

New Braintree Planning Board Minutes
Monday, March 14, 2022

Present: Genevieve Stillman, Chair; Jeff Howland; David Thompson, Jason Ayer, Jody Kablack

The meeting was called to order by the Chair at 7:17 pm.

Items of New Business:

- Site Plan Review of proposed single family home, Map 406, Parcel 30 Matt Pollard presented.

The Board reviewed the plan for conformance with the Zoning Bylaw regarding setbacks, frontage, acreage, buildable lot. It was noted that the Building Inspector should have given Mr. Pollard a packet which lists all the approvals needed. The Select Board and Building Inspector will be notified that process doesn't seem to be being followed.

A motion was made by Jeff Howland, seconded by Dave Thompson and voted unanimously to approve the plan as presented. The chair will sign for the Board at the appropriate time.

Items of Old Business:

- Borelli II Solar field, 1940 Old Turnpike Road.— J. Kablack reviewed the correspondence from the Planning Board to the Building Inspector regarding landscaping and signage issues. The Building Inspector has not followed up with the Board's concerns. A motion was made by Jeff Howland, seconded by Dave Thompson and voted unanimously to send a follow up letter to the Building Inspector and the Select Board urging the Building Inspector to issue an enforcement action and to require NexAmp to complete the landscaping this spring, without any further delay.
- Brodmerkle 61A removal, 2643 Barre Rd – The Town was in receipt of a letter from NexAmp legal counsel that pursuant to state law, the Town had not taken appropriate action by providing an appraisal within 30 days of receiving the notice, and therefore was not entitled to moving forward. Board members expressed concern that the original notice letter to the Town was mailed at a date that was after the regularly scheduled January Planning Board meeting. This seemed to be deliberate. No action was taken.

Approval of Minutes: 11/1/21, 11/17/21, 12/6/21, 2/7/22 and 2/17/22

A motion was made by Jeff Howland, seconded by Jody Kablack and voted unanimously to approve the minutes listed above.

Reading of Mail:

The Planning Board was given copies of bills from Town Counsel regarding the Summit Solar application from August 2021 to February 2022. Jody Kablack was tasked with discussing some of the charges with Randy Walker, Select Board Chair.

2022 Annual Town Meeting:

- The Bylaw Committee has submitted proposed changes to the Marijuana Bylaw consisting of items noted by the Attorney General's office that require amendment. The Planning Board will schedule the statutory public hearing for April 11, 2022, after making sure the Bylaw Committee can attend.
- Later in the meeting the Board discussed the possibility of submitting a bylaw allowing for an Associate Planning Board member for special permits. Jody Kablack will research and report back.

Genevieve Stillman recused herself from the remainder of the meeting and left the room.

Executive Session: Jay Ayer, Vice-chair, noted that they will enter into Executive Session to discuss the litigation strategy related to Summit Solar Array, and will not return to regular session.