

New Braintree Planning Board Minutes Monday, July 17, 2023

Present: Jason Ayer, Chair; Jody Kablack, Genevieve Stillman, Stephen Thaddeus Thomas, Dave Thompson

The meeting was called to order by the Chair at 7:10 pm.

Gravel Permits Public Hearing: The Board visited each site this evening.

Bo Lee Excavating, 300 McKay Rd – Walter and Susan Lee were present for the hearing. Fee, application and abutter receipts submitted. A large portion of this property was recently cleared of trees. Plan is to continue excavating 15-20 ft from the property line, leaving a 1:3 slope at the property edges. Jay warned them to stay away from property lines. A Motion to approve the gravel permit was made by D. Thompson, second by S. Thomas, and voted unanimously. Permit #2023-1.

Thomas and Suellen Stott, 324 West Rd – Suellen Stott was present for the hearing. Fee, application and abutter receipts submitted. They have plans to remove a very small amount of material this year. No additional comments. A Motion to approve the gravel permit was made by G. Stillman, second by S. Thomas, and voted unanimously. Permit #2023-2

Caron, 510 Barr Rd – Fred Smith was present for the landowner. Fee, application and abutter receipts submitted. They plan on removing approximately 10,000 yards his year. Nothing was done over the past year, except continuing to build the road. The Board had no additional comments. A Motion to approve the gravel permit was made by G. Stillman, second by S. Thomas, and voted unanimously. Permit #2023-3.

Stanley Grigas, 87B Sibley Rd – Stan Grigas was present for the hearing. Fee, application and abutter receipts submitted. Significant gravel operation was conducted this year. The Board noted that it was a very clean and organized operation. They have been reclaiming disturbed land by growing corn. No additional comments. A Motion to approve the gravel permit was made by D. Thompson, second by G. Stillman, and voted unanimously. Permit #2023-4

Minutes:

A motion was made by G. Stillman, seconded by D. Thompson, and voted unanimously to approve the minutes of May 15 and 22, 2023.

CMRPC Hours:

A motion was made by J. Kablack, seconded by G. Stillman voted unanimously to approve the use of 8 hours of CMRPC time to update the Assessor maps. J. Kablack will notify the assessors.

Designate soils of local importance:

The Board discussed material provided by Al Averill to map soils that are adequate for crop production so that they can be incorporated into the State's APR program. The Board thought it was a good idea to move forward with mapping additional soils. J. Kablack will communicate this to Mr. Averill, but that we also will forward to the New Braintree Agricultural Commission.

Update on Summit Solar:

J. Kablack noted that construction has begun, but several conditions of approval have not been submitted, as required in the Settlement Agreement and the Special Permit. J.K will continue to work with Palmer Moore from NexAmp to get the outstanding items.

Special Permit at 753 Barre Rd

The Board briefly discussed the operation of a Texas BBQ stand at the property. It was noted that the people operating the stand have spoken to the ZBA and have been notified that a special permit is required for this use.

Next meeting: The Board tentatively scheduled the next meeting for Monday September 11, 2023.

A motion was made by J. Kablack, seconded by D. Thompson and voted unanimously to adjourn at 8:15 pm.