

## **New Braintree Planning Board Minutes Monday, September 11, 2023**

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

The meeting was called to order by the Chair at 7:02 pm.

1470 Gilbertville Road

Sharon Allain, property owner, and John Cournoyer, builder, were present to discuss.

Ms. Allain purchased 19 acres of land in New Braintree and wants to build one house. She has received Conservation Commission approval, the building is located over 200 ft from the Ware river. She has removed 3.5 acres from Chapter 61A and a release of lien from the Assessor's Office is recorded at Worcester Registry of Deeds. The Building Inspector reviewed plans and recommended they receive Plan Bd approval.

Motion made by D. Thompson, seconded by J. Kablack to notify the Building Inspector that the Plan Bd has reviewed the plan for the construction of 1 home and has no issue from our prospective.

### **Summit Solar Supplemental Planting Plan**

Palmer Moore from NexAmp was present to discuss this issue. Mr. Moore stated that the supplemental planting plan prepared by the Planning Board consultant, Louise Garwood, looks Ok as long as it doesn't negatively impact the solar array. He doesn't see anything problematic but will have his design team review. NexAmp will try to complete all work this fall, including planting. Ms. Stillman suggested integrating some of the supplemental plantings into the straight line of arbor vitae trees, closer to the fence. Mr. Moore stated the lease line is approximately 15 feet off the fence line. They will have vegetation easements for the berms along Hardwick Rd so they can discuss additional easement/use of the land for the supplemental plantings.

There was a brief discussion of which plantings to use - standard plantings or New England wetland plants. The consensus was that a combination of both would be most beneficial to screen the array quickly.

If NexAmp doesn't have any issue, no further Planning Board discussion is needed, except for when it is time to release the escrow payment.

A motion was made by D. Thompson, seconded by J. Kablack and voted 4-0-1 (Ms. Stillman abstained) to accept the supplemental planting plan, and opine that no modification of the Special Permit is necessary.

J. Kablack asked Mr. Moore if NexAmp would pay Louise Garwood directly instead of requiring the Town to cash the escrow check to pay her fee. Mr. Moore said he would look into this request and get back to the Board.

The Planning Board urged NexAmp to start planting as soon as the fence is completed to establish the plants.

**Minutes:**

A motion was made by J. Kablack, seconded by G. Stillman, and voted unanimously to approve the minutes of July 17, 2023. The April minutes will be reviewed at the next meeting.

**Building Packet**

Ms. Stillman brought up the issue of making a recommendation to the Select Board regarding hiring a new Building Inspector contingent on passing the state certification exam within a 2 year period. Members expressed that it may not be legal to do so, especially with liability. Ms. Kablack thinks there is a bigger issue with zoning enforcement (Borelli 2 landscaping and signs; Texas BBQ cease and desist).

A brief discussion continued about the new Building Inspector's reluctance to give the building packet out to prospective builders. The packet includes a checklist so that builders understand all the various approvals needed. The building packet was developed over the years by the various land use boards and is a good guide.

A motion was made by S. Thomas, seconded by D. Thompson and voted unanimously to send an email to the Select Board from the Plan Bd about the building process that we went through tonight so that they may encourage the Building Inspector to use the building packet.

**CMRPC**

A motion was made by D. Thompson, seconded by J. Kablack and voted unanimously to nominate Jeff Howland as the Plan Bd delegate to CMRPC. Alternate is Thaddeus Thomas.

**Next meeting:** The Board tentatively scheduled the next meeting for Monday November 6, 2023.

A motion was made by J. Kablack, seconded by Ms. Stillman and voted unanimously to adjourn at 8:06 pm.