

New Braintree Planning Board Minutes Monday, November 6, 2023

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

The meeting was called to order by the Chair at 7:00 pm.

- Approval Not Required Plan Endorsement – 325 Moore Rd, Assessor Map 406, Parcel 1
Bob Hunter and Patty Hunter, from Brewster MA were present. The property is their family farm on Moore Road. They want to create an approximately 8 acre house lot. With an existing house (lot 2) and an approximately 3 acre vacant lot (lot 1). The balance of the property will remain as 1 large lot (approximately 40 acres). They submitted a fee of \$150.

A Motion was made by G. Stillman, seconded by J. Kablack to endorse the ANR plan for 325 Moore Road as presented.

- Approval Not Required Plan Endorsement – Easement Plan at Unitas Road Over Ware River, Plan dated October 19, 2023, Assessor Maps 403, 408, 409 (portions)

This plan shows easements that are necessary for the bridge repair over the Ware River. The Select Board had reviewed the plan at a prior meeting. The Planning Board hopes that the abutters who are granting easements have been involved in the process.

A Motion was made by G. Stillman, seconded by J. Kablack to endorse the ANR plan for Unitas Road as presented.

- Discussion about New Braintree Airport – no update
- Discussion about Public Engagement

Thaddeus Thomas is interested in trying to engage the public, especially young people, in government. As this is not official Planning Board business, he was encouraged to speak with the Veterans Agent and others in Town for additional ideas.

- Minutes to Approve: April 3, 2023; September 11, 2023

A Motion was made by G. Stillman, seconded by J. Kablack to approve the minutes of April 3, 2023 and September 11, 2023 as drafted.

- Minor Changes to Supplemental Planting Plan for Summit Solar – 40 Hardwick Road
NexAmp has stated that they have no problem with the supplemental planting plan prepared by Louise Garwood, with the exception of the planting of white pines. Ms. Garwood offered other species that would have a similar screening effect that do not grow as tall, possibly impacting the solar array. She suggests inkberry (*Ilex glabra*), bayberry (*Morella pensylvanica* or *Myrica*), Hophornbeam (*Ostrya virginiana*) and sumacs (*Rhus copallina*, *glabra*, *typhina*).

A motion was made by J. Kablack , seconded by T. Thomas and voted 3-0-1 (Ms. Stillman abstained) to notify NexAmp of these changes. It was noted that careful inspection at the time of planting will be necessary by the Board to ensure the correct plantings are installed. It was also noted that we should request a schedule for when the planting will occur/be completed.

- Other Business:

Jonathan Wawrzonek, 250 Ravine Road, wants to purchase a parcel of land on Hardwick Road. He came to the Planning Board to inquire if he can put a barn up on an existing concrete pad at this property. The Board noted that this is a zoning question that can only be answered by the Building Inspector.

Paul Maio updated the Board on what is happening with Denis Long's farm and the solar field. The farm is up for sale in order to satisfy all 3 heirs. They are thinking of creating a separate lot for the solar farm, and possibly creating an additional house lot. There may be issues with contiguous frontage for an additional lot. The Board noted that a restriction/easement may be needed to secure the landscape requirements of the special Permit. Mr. Maio was notified that the only aspect of this proposal for the Planning Board was to approve an ANR plan if frontage lots were going to be created.

Next meeting: The Board tentatively scheduled the next meeting for Monday Dec 4, 2023.

A motion was made by J. Kablack, seconded by Ms. Stillman and voted unanimously to adjourn at 7:56 pm.