

**New Braintree Planning Board Minutes**  
**Monday, January 8, 2024**

**Present:** Genevieve Stillman, Vice-Chair, Stephen Thaddeus Thomas, Jody Kablack

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

- Approval Not Required Plan Endorsement – West Road, Assessor Map 408, Parcel 96

Gary LeFevre, property owner, was present. The plan presented creates 2 unbuildable parcels that will be sold/given to the adjacent property owners, Stott and Lee. The land was part of the old road right of way. He submitted the ANR application and a fee of \$50.

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

- Minutes to Approve: November 6, 2023

A Motion was made by S. Thomas, seconded by J. Kablack to approve the minutes of November 6, 2023 as drafted.

- Minor Changes to Supplemental Planting Plan for Summit Solar – 40 Hardwick Road

Another minor change to the landscaping plan has been requested by Nexamp. The proposed berm located directly opposite 85 Hardwick Road (Nancy Lee's house) blocks the historical access point to the agricultural field. The request is to shift the berm to the north 20-40 feet to accommodate the existing access point. Ms. Lee has indicated to Ms. Stillman that this would be preferable than the original location.

A motion was made by J. Kablack, Seconded by G. Stillman, to allow the minor change to the landscape plan as indicated in an email from Palmer Moore, NexAmp, shifting the berm 20-40 feet north.

- Therese Goulet spoke to the Board about the possibility of subdividing her lot located on Hardwick Road, which has 2 dwellings on it, and using a separate parcel of land located across Hardwick Road as the additional lot area in order to meet the minimum zoning requirement. The Board noted that this should be discussed with the Building Inspector, and most likely would need a variance. Deed restricting the separate parcel so that no dwelling could be built on it may be an incentive to issuance of a variance. That would be entirely up to the ZBA.

**Next meeting:** The Board tentatively scheduled the next meeting for Monday February 5, 2024.

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