

New Braintree Planning Board Minutes Monday, May 13, 2024

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

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

1. Discussion of Site Plan approval, 295 Goodfield Road

Liz Hart and Doug Arnold, 115 Town Farm Road, Barre were present to discuss the construction of a new home at 295 Goodfield Rd. They stated that they are going to several different boards in New Braintree prior to building the home. They have not yet met with the Building Inspector yet, but have been to the Conservation Commission. The Board reviewed the plan and there is adequate frontage and area for a building lot. This is not a new lot, the lot is existing. The proposed house is not on the plan, but setbacks will be adequate. The lot is 30 acres. J. Ayer explained that we have no jurisdiction unless requested by the Building Inspector, but appreciated them coming in.

2. NexAmp – close out of application at Barre Cutoff Rd (Miller)

Peter Studt and Connor Roche from NexAmp were present. Also attending was Mark Borelli. G. Stillman recused herself.

The Board reviewed the memo submitted by NexAmp dated May 9, 2024 outlining conditions required.

Regarding Landscape Plantings. J. Ayer thinks additional plantings are required, but will not be able to confirm until a site visit is conducted. He suggested the Board schedule a site visit with Dustin McEwen from NexAmp to review the plan. J. Kablack will try to schedule something in the near future.

The Board needs to more fully review the plan and the bylaw before it makes a decision to sign off.

3. NexAmp – close out of application at Turnpike Road (Borelli 2)

The Board reviewed the memo submitted by NexAmp dated May 9, 2024 outlining conditions required. There was general consensus that condition 3 has not been fully complied with. The issue with screening has been brought up several times to Palmer Moore from NexAmp. The new driveway that has been constructed along the western side of the array removed significant vegetation, and the Board feels that additional screening will be needed. The Board wants to meet at the site to determine compliance and suggest additional planting. G. Stillman thinks there may be a surety bond for this. Mark Borelli would like to be present for the site visit. J. Kablack will try to set up a site visit with NexAmp in the near future.

Tentative dates were set for 5/21 or 5/23 at 6 pm. This will be confirmed by email.

4. Minutes to Approve: April 1, 2024

A Motion was made by G. Stillman, second by D. Thompson to approve the minutes of April 1, 2024 as drafted.

5. Use of CMRPC hours to update Assessor Maps

There was discussion of whether the Board wanted to keep some hours in case there was a need to review bylaws. The Assessor's need 10.25 hours. J. Kablack made a motion, seconded by J. Ayer, to conditionally vote to release the needed hours after reviewing total hours accumulated. Voted unanimously. J. Kablack will inquire how many hours the town has currently.

6. Board reorganization

A motion was made by J. Kablack to nominate Jason Ayer for Chair, and Genevieve Stillman for Vice- Chair. D. Thompson seconded and it was voted unanimously. Jody Kablack will remain as Clerk.

Miscellaneous

J. Ayer stated his opinion that all proposed bylaws should go through the Bylaw Review Committee. Any Plan Board member who is interested can work with that committee.

G. Stillman brought up the removal of public street trees on West Road. No one has heard if any enforcement has been taken by the relevant jurisdiction (Highway Superintendent). G. Stillman believes that quarterly joint meetings between the major boards in town should occur. These should be initiated by the Select Board. J. Kablack will discuss this with the new Executive Secretary.

Gravel Permits – It is time to schedule renewals. A tentative date for a public hearing was set for Monday, 7/15. J. Kablack will notify applicants and place the hearing notice in the Barre Gazette as required.

Next meeting: The Board tentatively scheduled the next meeting for Tuesday June 11, 2024. Town Meeting is on June 17.

A motion was made by D. Thompson, seconded by T. Thomas and voted unanimously to adjourn at 8:07 pm.