

Minutes of the Development Review Board

Meeting date: May 7, 2018

DRB Members:

Wendy Manners-Seaman (Chair)
Fred Houston
Paul Lockyear
Jessie Couture

Others Present:

Craig Ohlson (Zoning Administrator)
Scott Tucker
Will King
Janet Nido
Greg Nido
Robert Grinold
Tom Flynn
David Buckley
Cheryl Rothman
Gerald Ostler
Michelle Lockyear
Shelia Ostler

The meeting was called to order at 6:00.

1. The amended minutes from the DRB meeting of April 2, 2018 were discussed. A motion was made by Paul Lockyear, seconded by Wendy Manners, to accept the minutes as amended. The motion carried unanimously.
2. The meeting moved on to consider Application 2018-005, Owner: Jim and Jane Saulnier, Agent: Solar Sense. This was a continuation of the hearing begun April 2, 2018 dealing with a 500kw solar array at 85 West Main Street.

The hearing opened at 6:05.

The Chair stressed to the members of the public that, while a conditional use, the Board was restricted by statute and the Zoning By-Law and could only consider screening and setback. No other conditional use standards could be applied by the Board. However, the conditional use standards would be examined and testimony taken to provide information to the Board of Selectmen should they care to enter an appearance before the State Public Utilities Commission.

Testimony was received from Will King, agent, and Tom Flynn, an engineer from Aegis Renewable Energy, on all of the conditional use standards. Setback was shown on a map provided with the application. Screening is to be provided by natural vegetation. Scrim type fencing will be used on the back of the panels.

A concern about water runoff was raised by Robert Grinold, an abutting property owner. The Chair again stressed that this was beyond the jurisdiction of the Board and should be addressed before the Public Utility Commission. Mr. Flynn did outline proposed mitigation methods of trenching and ponds.

On a motion by Paul Lockyear seconded by Jessie Couture the hearing was closed at 7:04.

3. The meeting moved on to consideration of Application #2018-008 by Gerald and Sheila Osler for conditional review to allow a Food Stand (Food Truck) in the Village District at 18 North Main Street.

Paul Lockyear stepped down from the Board to act as agent for the Oslers and provided testimony as the prospective operator of the Food Truck.

The hearing opened at 7:05.

Paul Lockyear provided testimony on the location of the truck and amenities. The truck would be northerly of the Red Mill with picnic tables and planting boxes. Parking would be southerly of the Mill. Patrons would be encouraged to use "Jerry's Deck" for seating and "Jerry's Bar" for beverages. The truck would not be on the premises continuously but would leave in the evening for restocking.

On a motion by Wendy Manners, seconded by Fred Houston the hearing was closed at 7:43.

Paul Lockyear returned to the Board.

On a motion by Fred Houston, seconded by Paul Lockyear, the meeting was adjourned at 7:43.

Respectfully submitted:

Fred Houston
Acting Clerk DRB