

**MINUTES OF THE PLANNING BOARD MEETING OF JANUARY 8, 2018  
AT THE JESSE SMITH LIBRARY  
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

**I. CALL TO ORDER:**

Meeting was called to order at 7:00 p.m., Jeffrey Partington, Chairman, presiding.

**Members Present:** Jeffrey Partington, Jeffrey Presbrey, Robert Woods, Marc Tremblay, Dov Pick, Michael Lupis, Bruce Ferreira and Leo Felice.

**Members Absent:** Christopher Desjardins.

**II. ATTENDANCE REVIEW:**

Mr. Partington acknowledged that Mr. Desjardins was excused.

**III. ACCEPTANCE OF MINUTES:**

The minutes of the Planning Board meetings and Comprehensive Plan workshops of November 6, November 16, December 4 and December 11, 2017 were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Presbrey and carried unanimously.*

**IV. CORRESPONDENCE:**

- Letter to Attorney Eric Brainsky in response to his correspondence to the Board dated December 6, 2017 regarding the approval status of the Evergreen Estates Phase 2 development;
- Notice of an Agricultural Conservation Easement Program Grant from USDA
- Letter to National Grid

**V. OLD BUSINESS:**

**Continued Discussion/Recommendation to Town Council on Proposed Additional Amendments to Chapter 30 Zoning Ordinance, specifically Section 30-211. Roof and Ground-mounted Solar Photovoltaic Installation:** The Board continued their review of the additional changes made by the Town Council to the Zoning Ordinance Section 30-211 Roof and Ground-mounted Solar Photovoltaic installation, which included changes to allow the local fire districts the ability to install solar arrays on property owned by the districts. Mr. Goff told the Board that in light of the recent confusion with the developers on what was considered "lot coverage" for a solar array, he has provided a draft for their review to be incorporated in the changes and recommendation to the Town Council. The Board suggested that additional language be provided at the end of the definition as follows: *"for the life of the solar installation"* so that the definition will read: **Lot Coverage (for solar installations) – shall mean the area that is occupied by a solar installation that is usually encompassed by a security fence and includes the solar panels, inverters, equipment building(s), access driveways and grassed areas. This area is no longer usable for commercial or industrial development by the property owner and shall remain in effect for the life of the solar installation.** *A motion was then made by Mr. Ferreira to approve the changes and to forward a positive recommendation to the Town Council on acceptance of the revised ordinance as amended. The motion received a second from Mr. Tremblay and carried unanimously by the Board.*

**Continued Discussion/Recommendation to Town Council on Proposed Additional Language to Chapter 30 Zoning Ordinance, specifically creation of Section 30-162 Breweries, Brew Pubs, Distilleries, Wineries: Amendments to Section 30-3 Definitions; Section 30-71 Zoning District Uses; Section 30-72 Prohibited Uses:** The Board continued their review of the proposed language changes to the Zoning Ordinance to allow for breweries, brew pubs, wineries, farm wineries and distilleries, and the location of such facilities, from the November 6, 2017 meeting. The Board had suggested several changes at the last meeting which have been incorporated into the proposed language. *A motion was made by Mr. Tremblay to approve the proposed language, as amended, and to forward a positive recommendation to the Town Council on its acceptance. The motion received a second from Mr. Ferreira and carried unanimously by the Board.*

**VI. OTHER BUSINESS:**

**Report from Administrative Officer:**

The Board reviewed the report from the Administrative Officer for the month of December regarding Certificates of Completeness, incomplete submissions and endorsed plans.

*Having nothing further, a motion to adjourn was made by Mr. Ferreira at 7:27 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.*

Recorded by: M. Christine Langlois  
M. Christine Langlois, Deputy Planner