

**MINUTES OF THE PLANNING BOARD MEETING OF JUNE 3, 2019
AT THE JESSE SMITH LIBRARY, 100 TINKHAM LANE, HARRISVILLE SUBJECT TO
APPROVAL AT THE NEXT REGULAR MEETING**

I. CALL TO ORDER:

The meeting was called to order at 7:05 pm, Jeffrey Partington, Chairman, presiding.

Members Present: Jeffrey Partington, Michael Lupis, Bruce Ferreira, Dov Pick, Steve Foy and Christopher Desjardins

Members Absent: Robert Woods and Leo Felice

Others Present: Ray Goff, Planning Director

II. ATTENDANCE REVIEW:

Mr. Partington acknowledged that Mr. Woods and Mr. Felice were excused.

III. ACCEPTANCE OF MINUTES:

A motion to accept the minutes of the May 6, 2019 meeting was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously.

IV. CORRESPONDENCE: None

V. OLD BUSINESS: None

VI. NEW BUSINESS:

Evergreen Estates, Map 237, Lot 5; Rural Residential Compound, Request for Master Plan Extension/or Reinstatement.

Mr. Eric S. Brainsky of Brainsky Levison LLC spoke as representative of the applicant, Mr. Dennis Piette.

A motion to extend was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously.

Reschedule July Planning Board meeting.

A motion to reschedule the July Planning Board meeting from July 1, 2019 to July 8, 2019 was made by Mr. Ferreira, seconded by Mr. Desjardins and carried unanimously.

Kick off meeting with consultants, Horsley, Witten regarding zoning amendments for compliance with the recently approved Comprehensive Plan.

Jeff Davis from Horsley, Whitten Group discussed with the Board the topics for updating the Zoning Ordinance. He explained that the revisions to the ordinance were dictated in the recently approved Comprehensive Plan. The topics to be addressed were power plants, renewable energy siting and rural land uses. He offered the approach of making some quick fixes to the Zoning Ordinance to address power plants and solar energy siting, with additional amendments that require broader public input and discussion later.

He discussed with the board two approaches to addressing power plant siting. First to make power plants a prohibited use or, second, to make them allowed in an overlay zone. The third approach would be to do nothing and leave the current ordinance as it is.

They discussed the Town's current solar facility siting ordinance and suggested that the Board may wish to tweak the ordinance so that it is based on siting of the solar facility on the land rather than on power output. He also made a distinction between solar being a primary and secondary land use. Additionally, the board discussed other types of alternative energy sources and opined on considering them with changes to the Zoning Ordinance.

The consultant discussed increasing the zoning restrictions in the rural area in consideration of the conservation opportunity zone as suggested in the Comprehensive Plan. The consultant suggested that the board look at the current land use restrictions and decide if there are uses which should be added to the prohibited uses in the F-5 zone. He further explained that by making a use prohibited, there is no further way to prohibit the use to ensure the use is not requested.

The Board then discussed public outreach. It was mentioned that the upcoming Family Fair would be a good place to get feedback on the topics we were discussing. The discussion revolved around what kinds of information the board would like and how to ask the questions. Since there are a few different ways of approaching public outreach, it was suggested that between 3 to 5 questions be asked which deal with siting and future development of the town.

VII. OTHER BUSINESS:

Report from Administrative Officer: None

Having nothing further, a motion to adjourn was made by Mr. Ferreira at 8:15 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.



Vicki T. Martin, Deputy Town Clerk