

PLANNING BOARD
June 6, 2023, at 7:30 PM
In Person at Town Hall, 41 South Main Street & Via Zoom

In attendance:

Members: Brian Edwards, Jarett Berke, Iain Sim, Kristine McDevitt, Jennie Chamberlin, Paul Simon, and Beth Esinhart via zoom.

Staff: Robert Houseman and Alex Taft

Others: See attendance sheet

Edwards called the meeting to order at 7:30 PM and recognized the members present.

- 1. P2023-18 Submission of Application for Minor Lot Line Adjustment by George H. Moses for the Cora H. Moses Revocable Trust dated 09/15/2010 and the George H. Moses Revocable Trust dated 09/15/2010, to annex .088 acres (3,830 sq. ft.) from Map 27, Lot 15 to Map 27, Lot 18 in the Single Residence "SR-2" zoning district.**

Edwards called on the first item. Edwards called for a motion for completeness of the application. A motion to ACCEPT the application as complete was made by Sim and seconded by McDevitt. The board voted in favor of accepting the application as complete, Simon was absent from this vote.

Edwards asked the applicant to come forward and present. George Moses gave a brief presentation.

Board discussed the following:

- Clarification of the proposed property boundary.

Edwards opened the public hearing and asked for comments. No public came forward to speak, Edwards closed the public hearing.

Berke made a motion to APPROVE, Sim seconded. Members voted in favor. Simon was absent from this vote.

2. Public Hearing on amendments to the Site Plan Regulations

Edwards introduced the item stating that this item as presented was a public hearing and the planning board may decide to approve these amendments. Mr. Houseman presented the proposal and discussed the internal process.

Board discussed the following:

- Current exterior lighting review.
- Concerns of screening the installation of heat-pumps.
- Methods of control of size and limitations on expansions for heat-pumps.

Edwards opened the public hearing and asked for comments. No public came forward to speak, Edwards closed the public hearing.

Sim made A motion was made to approve the amendments with the changes discussed, with revisions to Article VI B.2.f and g, and to strike the language of “Replacement or expansion of rooftop or ground mounted solar systems.” (Article VI B.2.g in site plan regulations adopted June 25, 2019) Berke seconded the motion and the motion passed unanimously. The full text of the proposed amendments is available for review at the Planning and Zoning Office.

3. Update on Sustainability Master Plan

Edwards called on the third agenda item and invited Esinhart to present an update. Esinhart spoke about the anticipated timeline and shared that the advisory committee will be meeting twice in June on the 13th and 27th. Esinhart shared that the chapters were nearing a final draft for planning board review.

4. Minutes May 2, 2023

Approval of the meeting minutes from May 2, 2023. A motion for approval was made by Berke and seconded by Sim, all members voted in favor.

5. Other Business

Mr. Houseman spoke about the meeting schedule for the meetings in July and August. The board agreed to meet at the end of August giving a substantial break between meetings for summer vacation.

6. Adjourn

A motion to adjourn at 8:35 PM was made by Sim, seconded by Simon, and passed unanimously.

Submitted by Alex Taft