



Planning Board – Town of Spencer

Minutes

Planning Board Meeting
June 06, 2023, at 7:00 pm
REMOTE & IN-PERSON

McCourt Social Hall, 157 Main Street Spencer, MA 01562
Memorial Town Hall

Planning Board Members Present: Chair Robert Ceppi (in-person), Vice Chair Shirley Shiver (in-person), Charlie Bellemer (in-person), and Vaughn Slack (in-person)
Planning Board Members Absent: None
Staff Present in-person: Lauren Vivier, Town Planner/ Conservation Agent (in-person), Monica Santerre-Gervais, ODIS Senior Clerk (Remote)
Staff Absent: None

1. The Chair opened the meeting at 7:03pm

2. Continued Public Hearing Definitive Subdivision Plan: Applicant/Owner: Spencer Solar II LLC c/o Melink Solar Development, Location: Charlton Road (Bacon Hill Road); Spencer Assessor's Map R08- 10. The applicant is requesting a definitive subdivision plan approval under Article 2.3 (Definitive Subdivision Plans) of the Spencer Subdivision Regulations. The property is located within the Rural Residential zoning district. This is a readvertisement of the public hearing on this application, which originally commenced on November 17, 2020.

Calisto Bertin, Bertin Engineering, was remote and Attorney TJ Recupero was present for the meeting. Additionally, the Town of Spencer Peer Reviewer, Dominic Rinaldi, BSC group was on remotely.

Mr. Bertin discussed the recently submitted revised plan and the edits included moving drainage, changing a basin, and putting in a curtain drain for the neighbor with water issues. Mr. Rinaldi discussed the items that were open for peer review and what was submitted to satisfy the requirements. Mr. Calisto stated the curtain drain was put on the plan to be a good neighbor. Ms. Vivier mentioned it is unknown the flow rate of water currently going into the towns system and what will be the new rate. Mr. Calisto said it would not be more water to the road.

Mr. Ceppi asked to discuss the letter the Town Clerk received for constructive approval for Charlton and Ash Subdivision. Mr. Recupero said they would like to continue to work with the Planning Board, however, in the unlikely event they were disapproved, he advised his client to submit the Constructive Approval documents. Mr. Recupero mentioned the ongoing process, the delays in peer review, and the flaws with the continuances. Mr. Ceppi stated they have been giving the applicant more time to make the plans right and it was the applicant and attorney who would not sign the continuances. Mr. Recupero said September 2022 is the date needed for a

decision or written continuance. Mr. Ceppi stated the one waiver could be denied and then the plans submitted would not meet the requirements.

MOTION: Mr. Bellemer motioned to deny the waiver for sidewalks

SECOND: Ms. Shiver

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

Mr. Bellemer explained there have been many edits to the plan. Mr. Recupero said the Planning Board has approved waiver in the past, trying to protect his client's best interest, and hopes the board will change their mind regarding the sidewalk waiver. Mr. Bellemer asked if there is a guarantee for only one house lot. Mr. Recupero said it is a proposed residential lot and one lot for solar and proposed it could be a decision.

The Chair opened the hearing up to the public for comments:

Matt Defosse, 7 Paul's Drive, said he is happy the Planning Board denied the waiver request, the sidewalks are a requirement, and it is unfair for the applicant to submit last minute documentation.

Gary Nelson, 96 No. Spencer Road, asked about the water going over the road and who is responsible for the damage. Mr. Ceppi said it could be made a condition that if there was damage the applicant would be responsible to correct and fix the issues. Mr. Nelson asked about wells drying up due to blasting and Mr. Bellemer believed there would not be blasting anymore.

Frank White, 35 R Jones Road, also mentioned not having water and wells drying up due to the blasting.

Judy Shaw, 228 Charlton Road, just moved into this residence at the end of October, spent \$7,000 on water filtration due to the compromised Aquaphor, she was not notified of this project, and asked how many homes would be in the subdivision. Mr. Ceppi discussed that they are requesting one house lot and one lot for solar, and they did not have enough frontage and needed the approved subdivision to create the road. Ms. Vivier stated that when this project first came to the Planning Board and then when it was re-advertised abutters within three hundred (300) feet of the parcel were notified and the previous homeowner received the notices.

Ralph Hick, 21 Lyford Road, is concerned about flooding issues and lithium batteries near homeowners. Mr. Ceppi stated the comments should be regarding the application for the subdivision and there is no application for solar at this time.

Dave Nussey, 227 Charlton Road, asked to confirm if there will be blasting or hammering. Mr. Bertin said for them to conform to the road requirements they will need to remove six to eight feet, it will be blasted or chipped, and the work done will be bonded and insured. Mr. Nussey asked why the landowner did not choose the property on Bacon Hill Road. Mr. Recupero said it is in a trust and he is unsure of the plans the owner has for that property.

James Pervier, 4 HJ Perron Road, had comments about drilling and his well because the abutters have a right to know about the blasting.

Gary Woodbury, 219 Charlton Road, explained the parcel being discussed was logged in 2017 and it changed the water flow and made water issues, there is ledge on the property and the applicant will have a lot of rock to remove, yards near the property are being washed away, and said this project is not good for the town.

Chris Lajoie, 226 Charlton Road, asked about the location of the road, if blasting and his well is ruined who pays for that, and he also spent \$8,000-\$10,000 on water filtration for his home. Mr. Ceppi stated the applicant cannot create more water and the blasting company will do their due diligence before blasting and they will be bonded.

Merriellen Standish Maroney, 17 McCormick Road, asked if the road will be public and maintained by the town and Mr. Ceppi answered it will remain a private road and maintained by the applicant.

TJ Mitchell, 152 Ash Street, explained he used to live in Thompson, CT and this same project was approved, and the blasting ruined his new well, he had to pay thousands in repairs, caused water issues and well issues, and trying for someone to pay for the damages was difficult.

Ms. Vivier stated she received a message through GoTo Meeting from Hayley Sutherland, 68 Borkum Road, regarding her email from the last meeting.

Mr. Recupero said they gave notice to abutters and the radius was 300 feet from the parcel, the Third-Party Engineer stated the plans are now in compliance, and they would like to not go into litigations because they will be ordered to return to the Planning Board. Mr. Recupero stated if this does go to litigation it would be for the original subdivision plans, which is not good for the Town of Spencer or the applicant.

Jack Gagnon, 136 Ash St, asked why the applicant needs the subdivision. Mr. Ceppi said they did not have enough frontage for a solar farm, requesting a subdivision to create the frontage, and they cannot for the solar farm if they do not have a legal piece of land.

Mr. Defosse asked who develops the best management practices, and Mr. Ceppi said it was engineers and the Department of Environment Protection (DEP).

Taylor Wentworth, 245 Charlton Road, water concerns from the logging in 2017 make it feel like a 100-year/ 50-year storm every time it rains. Ms. Wentworth has the same issue as Mr. Woodbury, has holes in the yard, and her yard washes away. Ms. Wentworth does not feel the applicants' calculations for water are adequate.

Maureen Macdonald, Ash St, asked why this area for the project location. Mr. Recupero answered that a resident in Spencer marketed the land to a solar company and the land is leased.

A resident spoke allowed and stated the case law mentioned by the applicant was not used in correct context, abutters have right for legal counsel, and they could start a Homeowners Association.

Ms. Vivier read aloud the email from Ms. Sutherland and their position against the subdivision and solar farm; however, Mr. Ceppi stated the application is for a subdivision not a solar farm. Ms. Sutherland modified the email to be towards the blasting and subdivision.

Aaron Hutchins, 225 Charlton Road, expressed that the plans have been botched since the beginning, for three years the applicant did not have enough frontage and then suddenly found three feet, The core drillers accessed and cleared 30 feet of the neighbor's property, and only suggesting putting in a post and rail fence with an eight-foot retaining wall.

Alyssa Mitchell, Ash St, has a pond on her property and concerned with the change in the water table, beavers live in pond, if issues arise its concerning regarding the flooding.

Kurt Nordquist, 8 Gale Dr, stated this is a public hearing and everyone has a right to speak, former Chairman of the Zoning Board, the applicant makes the money and walk away, and the town will be stuck with the problems, and do not feel threatened by the Superior Court.

Allan Collette, 40 Cherry St, asked if the project was still in peer review. Mr. Ceppi said it was completed today and is compliant with peer reviewers' comments. Mr. Collette asked about the conditions for the two lots and Mr. Recupero said the condition was just so if any changes happen then they need to return to the Planning Board for approval.

Mr. Hicks said inches were missing and then suddenly found, asked if another party has verified the found inches, and an Independent Surveyor needs to be hired to verify.

TJ Mitchell, 152 Ash Street, mentioned he owns the pond that goes through the property and

MOTION: Ms. Shiver motioned to close the public hearing.

SECOND: Mr. Bellemer

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

Ms. Shiver noted that at the 5/2/2023 meeting she requested from the applicant to have the frontage mistake corrected at the Registry of Deeds, as of today, this has not been done, therefore, Ms. Shiver stated the applicant would need a waiver for the frontage. Mr. Recupero stated he did not believe that was necessary because they have stamped plans with the revisions. Ms. Shiver stated that as of now the frontage at the Registry of Deeds is different from the plans submitted and that is why she asked to have that corrected.

MOTION: Mr. Bellemer motioned to deny the subdivision application for Charlton Road (Bacon Hill Road) due to non-compliance of the Town of Spencer Subdivision Regulations (Article 3 Section B. 1.I) for sidewalks.

SECOND: Ms. Shiver

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

3. Continued Public Hearing Definitive Subdivision Plan - Applicant: Spencer Solar LLC; Owner: Ash Spencer Realty LLC, Location: Ash Street; Spencer Assessor's Map R27-01. The applicant is requesting a definitive subdivision plan approval under Article 2.3 (Definitive Subdivision Plans) of the Spencer Subdivision Regulations. The property is located within the Rural Residential zoning district. This is a readvertisement of the public hearing on this application, which was originally commenced on November 19, 2019.

Calisto Bertin, Bertin Engineering, and Attorney TJ Recupero were present for the meeting. Third Party Peer-Reviewer, Corey Brodeur, Hayley & Ward, was present for the meeting.

Mr. Ceppi explained this is like the last project as the applicant's attorney has submitted for Constructive Approval. Mr. Ceppi asked Mr. Brodeur to discuss items that are outstanding at this time. Mr. Brodeur reviewed the peer review comments and stated item 15. regarding the underground chamber, item 20. needing additional test pits, item 31. Water quality calculations, item 41. Above ground basin (suggested interceptor swale), item 48. Flow rate and volume (Massachusetts regulations require volume decrease), not all plans are stamped by surveyors, some typos, and minor line issues, and item 53. Snowbird access pad and cross section information.

Mr. Bertin said at the last two meetings the Snowbirds asked to have access, so the plans were changed to include their access. Additionally, they tried to get the additional test pits done but could not get an excavator in time. Mr. Bertin disagrees with the requirement to decrease the volume of water because this is a new development.

Mr. Ceppi discussed Subdivision Regulations Section 3.5.C.2 says the Planning Board can take plans that meet Massachusetts DEP Stormwater Standards, and the plans do not comply. Also, Mr. Ceppi stated they need to vote on the waiver requested. Mr. Recupero said he can request to pull the waiver, discussed the Subdivision regulations and Mr. Ceppi said sidewalks need to be on one side, and Mr. Recupero stated he will keep the waiver for sidewalks.

MOTION: Mr. Bellemer motioned to deny the waivers for sidewalks

SECOND: Mr. Slack

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

The Chair opened the hear up to the public for comments:

Steve Drew, 97 Chestnut St, and Dan Reeves, 34 Cooney Rd, were present to represent the Snowbirds. They thanked the applicant for revising the plan and allowing the Snowbirds access and they discussed minor questions they had.

Edward Rivard, 131 Ash St, asked if the snowmobile path would intersect his new driveway and Mr. Calisto said yes.

James Pervier, 4 HJ Perron, asked about the access road width and the repairs to the road if there is damage due to construction vehicles. Mr. Ceppi said the frontage is sixty-seven feet and they can put conditions on the decision for damages to the road. Mr. Pervier discussed a piece of property the town owns, wildlife corridors, vernal pools, and the impact of disturbing the property.

Jack Gagnon, 136 Ash St, referenced Planning Board Provisions and the Master Plan and this project not appropriate for the area. Mr. Gagnon discussed his previous employment with the Town of Spencer and in the past the property was not developed due to multiple issues with the property. Mr. Gagnon stated there is a reason this property was not developed in the past.

TJ Mitchell, 152 Ash St, asked about the extra water from the property and where its going. Mr. Bertin said the road drainage goes to a detention basin, into the pond on the property, and filters into the marsh. Mr. Mitchell stated he will not pay for water issues the applicant creates.

Frank White, 35 R. Jones Road, said 20 years ago and Westerman Development was applying to develop thirty-five houses on the land and would be blasting but the previous Conservation Commission Agent, Ginny Scarlet, said they could not blast. Mr. White is unsure how they would get septic to the house.

Ralph Hick, 21 Lyford Rd, the pond on the property is big and on the east side there is a man-made dam, and he is concerned with the blasting and what that might do to the spillway.

Allan Collette, said he pulled the file on Westerman and the previous Conservation Agent, Ginny Scarlet, commented back then to put this nightmare to bed.

Mr. Recupero mentioned the history of the project was discussed, it is a private landowner that they will lease the land, and the only way the Snowbirds get rights to access secured is by the subdivision approval.

Mr. Ceppi mentioned the landowner is still marketing a portion of the property. Ms. Vivier discussed a phone call we recently received regarding a ten-acre parcel being leased by Ash Street Realty that is being marketed. Mr. Recupero said he did not know anything about it.

MOTION: Ms. Shiver motioned to close the public hearing.

SECOND: Mr. Bellemer

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

MOTION: Mr. Bellemer motioned to deny the subdivision application for Ash Street due to non-compliance of the Town of Spencer Subdivision Regulations (Article 3 Section B. 1.I) for sidewalks.

SECOND: Ms. Shiver

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

4. Continued Public Hearing: Major Site Plan Review/ Stormwater Permit –

Applicant/Owners: Jaime Scarff/ Spencer Solar Farm LLC. Location: North Brookfield Road, Spencer, MA; Assessor's Map R39-14. The applicant is requesting a Major Site Plan Review and Stormwater Permit under sections 7.4, 7.4.5, and 4.8.9 of The Spencer Zoning Bylaw and Stormwater Regulations to develop a large-scale solar PV facility. The property is located within the Rural Residential (RR) zoning district.

Christopher Nolan, PARE Corporation, was present at the meeting. Dominic Rinaldi, BSC Group, was on remotely.

Ms. Vivier discussed the peer reviews and Mr. Ceppi asked to discuss open items from BSC Group.

Mr. Rinaldi discussed the stormwater has been clarified, channel around driveway was meant to be temporary but BSC Group would like the applicant to keep it, a minor open item is soil group clarification, and it could an entry issue in their HydroCAD. On the site plan review the plan scale is 1" = 80 and the requirement is 1" = 40 up to Planning Board, and there are a couple of waiver requests. Mr. Ceppi asked if the third-party review was based off current zoning bylaws and Mr. Rinaldi said yes. Mr. Rinaldi said they are waiting for Fire Department approval for item 5A, and Ms. Vivier said the Fire Chief has not provided comments yet. Mr. Rinaldi mentioned the applicant is requesting a waiver for clearing because they are proposing to clear more then what is allowed in the current bylaw, item 5C-does exceed the 15% slope and the applicant would need a waiver, item 6- needs driveway curb cut permit, item 7- is regarding a traffic assessment, and items 8- has to do with the decommissioning bond and they are looking for supporting documents because the calculations don't add up, didn't include access road removal, and final cost discrepancies.

Mark McCluskey, PARE Corporation, commented on the issues in the HydroCAD are being corrected and any typos on the plan will be corrected. Mr. Nolan stated that anything the Fire Chief needs they will take care of it. Mr. Nolan reviewed the items discussed by BSC Group, the waivers they are seeking, and the decommissioning process be deferred. Mr. Ceppi asked what coverage of solar panels was on the parcel and needed to be under 50%.

Tad Heuer, Foley Hoag, attorney representing applicant was present at the meeting. Mr. Heuer said they submitted documentation and feels the waivers are justifiable, if the Planning Board does not approve the waivers would move to legal argument that the bylaw is not enforceable, will accept reasonable conditions and looking to move with this project forward. Mr. Ceppi stated the applicant's attorney feels the applicant should follow the previous bylaws, however, the Towns Council opinion is that the current bylaws need to be followed. Mr. Ceppi asked if this matter is still in appeals court. Jeffrey Bridges, Town Administrator, explained the matter of the site plan expiration is in appeals court. Mr. Ceppi explained that since the plan does not meet the requirements of the new bylaw, and if the waivers are denied, then the site plan application will be denied. Mr. Heuer stated the board cannot deny a site plan application that has an approved use.

The Chair opened the hear up to the public for comments:

Matt Defosse, 7 Paul's Dr, said the applicant submitted legal document, the town submitted legal documents, and the Planning board should deny the waivers and have a judge decide.

Matt Blanchard, 5 Paul's Dr, feels there is an error in the narrative from the applicant dated May 25, 2023, regarding isolated trees over ten inches caliper. Mr. Rinaldi said during the site visit isolated trees were smaller, but they did not walk every inch of the project.

Mr. Bellemer asked about the number of acres of land that would be cleared, and Mr. Nolan said the clearing is thirty-one acres, over 50%, and is a waiver request.

Mr. Defosse came before the board to discuss his submission to the Planning Board. Mr. Defosse discussed the Town of Spencer's Zoning Bylaw; Article 7.7.4.1 describes the purpose of the reviewing of plans for uses and structures and the protection for the town and its residences. Additionally, Mr. Defosse discussed the Planning Boards Site Plan processes, discussed section 7.5.2 regarding the applicant following the new zoning bylaws, and that the Department of Energy Resources (DOER) strongly discourages locations of large-scale solar farms that results in loss of land. Mr. Defosse showed the map of the land and that it is prime farmland soil, interim well heads, zone 1 well protection, wetlands, steep slopes, across road is priority habitat with rare species, 7-Mile River, and aquifer protection zone. Mr. Defosse is concerned with how the applicants submit documents at the last minute and does not give appropriate time for review. Additionally, Mr. Defosse reviewed the waivers being requested and his belief to deny the waivers, discrepancies in site plans and narratives, and the Planning Board needs to make sure that the rural character remains for this neighborhood. Mr. Defosse challenges if the sound study that was submitted was verified and feels the material submitted was from another site in 2010. Another to verify is the traffic assessment because the one submitted was from 2012 and that BSC Group did not review this. The earthwork onsite is 6,000 cubic yards and seems to be reviewed by peer review. Furthermore, Mr. Defosse discussed the \$20,000 decommissioning bond is not appropriate for the panels to be decommissioned and shipped out to be properly disposed.

Ms. Shiver looked over the shading plan and asked what the loss would be if the trees did not get cleared and they maintained the 50% requirement. Jamie Scarff said it would be a significant loss.

MOTION: Mr. Bellemer motioned to deny the waiver for exceeding the 50% clearing requirement.

SECOND: Mr. Slack

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

MOTION: Mr. Bellemer motioned to accept the waiver for exceeding the slope requirement.

SECOND: Mr. Slack

DISCUSSION: None

ROLL CALL VOTE: Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, and Mr. Ceppi voted Nay (vote 3-1) motion carried.

MOTION: Ms. Shiver motioned to accept the waiver for the scale of the drawings.

SECOND: Mr. Slack

DISCUSSION: None

ROLL CALL VOTE: Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, and Mr. Ceppi voted Nay (vote 3-1) motion carried.

Mr. Heuer stated that the board motioned to deny the waiver for clearance and if they approve the site plan then the project cannot be constructed without the clearance waiver, the board is not allowed to deny the site plan approval because it is an approved use under state law. Mr. Heuer stated they provided case law, and the Planning Board can only condition does not prohibit the approved use and discussed the Dover Amendment. Ms. Shiver asked the question on clearing waiver and the amount of loss. Ms. Shiver said the loss of the trees and the deforestation due to the solar farms is the issue. Mr. Heuer explained that under section three of the Dover Amendment it takes that away from municipalities and overrides local concerns. Mr. Bellemer asked if they could show data on how much output is proposed per panel. Mr. Bridges explained that the fifty percent clearance requirement has not been overridden or rejected by the Attorney General. Mr. Heuer said that does not have an influence on this application.

Mr. Defosse said the Dover Amendment gives a list for what the applicant can do and clearing thirty-one acres in a 35 acres lot is not justifiable.

MOTION: Ms. Shiver made a motion to close the public hearing.

SECOND: Mr. Bellemer

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

MOTION: Ms. Shiver made a motion to deny the Major Site Plan Review for North Brookfield Road

SECOND: Mr. Bellemer

DISCUSSION: Difficult to make a motion because it is still in appeals process.

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

MOTION: Ms. Shiver made a motion to accept the Stormwater Permit North Brookfield Road and that the stormwater bond be determined by applicant and peer reviewer.

SECOND: Mr. Slack

DISCUSSION: Ms. Vivier asked if the Planning Board had additional conditions for the Stormwater Permit. Mr. Nolan was ok with the Stormwater Permit decision. Ms. Vivier said they need to have a stormwater bond.

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

5. Discussion: Attorneys General Decision for Solar Amendment

Ms. Vivier discussed the recent response from the Attorney Generals office for the Solar Amendments and portions were denied. Ms. Vivier suggested considering a moratorium for Energy Storage Systems. Also, the cap on solar facilities was denied and Ms. Vivier is reaching out to the Attorney General for the other towns who have caps in their towns. Ms. Vivier recommends the Planning Board to continue discussion on her leave.

6. Discussion: Board Policies and Procedures

Ms. Shiver motioned to table the Board Policies and Procedures.

Mr. Ceppi asked what is important to add now and discuss later. Ms. Vivier said Mr. Ceppi is not at the next meeting but can email the members and send what is important to add and if the members can vote without Mr. Ceppi.

7. Planning Board Revolving Account

N/A

8. Town Planner Report

- Ms. Shiver is on Capital Improvement Committee and volunteered to remain on

Mr. Bellemer motioned to have Ms. Shiver on the Capital Improvement Committee for 2024, seconded by Mr. Slack, and Roll Call Vote 4-0.

- Grant application for \$50,000 was submitted and Ms. Vivier will keep the Planning Board updated.
- David Prouty High School surety amount calculated, performance amount \$829,500, stormwater 2,636,000 totaling \$3,465,500. Ms. Vivier handed out the decision for David Prouty High School for sign offs.

9. General Board Discussion & Board Liaison Reports

N/A

10. Citizen Input

Mr. Defosse thanked the board members for their decisions and the public that showed up.

11. Minutes approval for 5/16/2023

MOTION: Ms. Shiver motioned to approve the minutes for 5/16/2023 as submitted.

SECOND: Mr. Bellemer

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

11. Adjournment

MOTION: Ms. Shiver motioned to adjourn the meeting at 11:37pm

SECOND: Mr. Vaughn

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack and Mr. Bellemer all voted aye, (vote 4-0) motion carried.

Submitted by Monica Santerre-Gervais, ODIS Senior Clerk

Approved by the Planning Board on: 8/1/2023

List of Documents used on June 06, 2023

Items sent to Planning Board prior to Meeting by email:

- Final Agenda R1
- Memo from Town Planner
- Charlton Bacon Subdivision-updated drainage report, updated plans recieved 5/31/2023, and drafted decision with conditions.
- Ash Street Subdivision-updated drainage report, updated plans recieved 5/31/2023, and drafted decision with conditions.

- No. Brookfield Solar- updated plans, narrative, peer review, and peer review response.
- Drafted decisions for Charlton Bacon Subdivision, Ash Street Subdivision, and No. Brookfield Solar.
- Material from Matt Defosse regarding Solar Farms.
- Attorney General letter dated 5/30/2023 regarding Article 10 & 15.
- Letter from Recupero Law regarding Charlton Road, dated 6/06/2023.
- Letter from Recupero Law regarding Ash, dated 6/06/2023.
- Drafted minutes from 5/16/2023

Items submitted/ brought to the Meeting: