

Minutes approved 1/25/17

TOWN OF PLAINFIELD

Zoning Board of Appeals

Meeting Minutes

Thursday, January 5, 2016 at 7:00 PM

at the Plainfield Town Hall

Members Present: Members Peg Keller, Laurie Israel, Joan Wattman, and Alternate Ann Irvine.

Call to Order: The meeting commenced at 7:15 p.m.

Reviewed and Approved Minutes: Alternate Member Joan Wattman made a motion to approve the minutes of the November 17, 2016 meeting, seconded by Member Peg Keller. The vote in favor was unanimous.

Discussion: Preparation for PVPC Technical Assistance Sessions. Peg gave a report on PVPC Technical Assistance possibilities for our Board. We have 15 hours of Local Technical Assistance (LTA) lined up. DLTA is a different. We would need to apply for it by January 13. We have information on it, but will not apply this year. We calendar it for a review later this year to see if we want to make an application for 2018. Peg said that the housing piece on the PVPC DLTA looks like a very interesting content.

We will ask Larry Smith of PVPC to come on Wednesday, January 25 to give us our first LTA training session, to start at 6 pm. Larry Smith needs to see our ZBA By-Laws and the ZBA Rules and Regulations prior to his coming. Also we will give him our current applicant information sheet to review. We will ask him for training on how to be a ZBA Board Member. We would like to see if what permit guidelines and flowcharts are available, and a good form of application. Peg will communicate this with Larry.

At our second meeting with Larry Smith (date to be determined) we plan to ask him to go over the Solar By-laws with us, and address our questions about the Solar By-laws.

Continued Discussion New Solar Bylaws. Peg reviewed the new Solar Bylaws and thought they were articulated clearly and worked well in tandem with the ZBA Rules and Regulations. Ann will type up her notes and comments from her review September, so we can review and discuss these. At this point, we have no suggestions for amendments of the Solar Zoning By-laws.

Distributed Town of Bourne ZBA Application Package for Review. Laurie distributed copies of this to the Board, and we reviewed it briefly. We found some well written documents, including applications for Special Permits and Variances. We might find some of this information helpful for us when start revising and preparing informational sheet. Laurie also distributed an online article by a law firm specializing in land use regarding variants.

Informational Sheet for Solar Installations for Home Use: Laurie distributed a draft of this Informational Sheet, which includes both roof mounted and ground mounted arrays. The Informational Sheet was reviewed by the Board members, discussed, and revised. Further revisions may be made. Laurie will send the revised information sheet (v. 2) to the ZBA members,. Judy Williams of the Conservation Committee requested an information sheet on this topic. Peg will send it to Judy Williams in draft form.

Town Website: Laurie will ask the web administrators to put up the approved ZBA minutes as they are approved as well as the scheduled dates and time of the future meetings.

Annual Report and Finance Committee Budget Request. We had a question as to if our own budget includes cost of legal advertising of matters come in front of the ZBA, or whether that is a Town expense, The ZBA has no way to determine how many applications there will be in the upcoming fiscal year. Peg will prepare the 2016 Annual Report of the ZBA, which is due this month.

Future Meetings: We meet at Wednesday, January 25, at 6 pm and we will ask Larry Smith of PVPC to meet with us for our first LTA training. Our next scheduled meetings are all scheduled to start at 7 p.m. as of now. They are scheduled for: Tuesday, February 14, Thursday, March 16, Thursday, April 20 and Thursday, May 18, Thursday, June 15, and Thursday, July 20. We will aim for the third Thursday of each month, unless a member has a conflict for the date, and then we'll attempt to adjust. Alternate Anne Irvine will notify the Plainfield Post and town office personnel and post notices at Town Hall and Town Hall Offices within the prescribed time for the meeting notice. In the agenda, we will leave a place for other business, for discussion only.

Adjournment: There being no further business to discuss, the meeting concluded at 8:40 p.m. with a motion to adjourn by Peg which was seconded by Joan, and unanimously approved.

Respectfully submitted,

Laurie Israel, Clerk