

Minutes for Regular Meeting of the Planning Board

Date: September 2, 2020

Called to order @ 7:05pm via google meet.

Present: Planning Board: Brian Hawthorne, Robert Silberberg, Jerry Little, Peter Lapointe

- 1) Approved the minutes of 08/26/2020.
- 2) No correspondence to review.
- 3) Need to confirm if Claude DuPont has resigned from the planning board since he has resigned from the building committee.
- 4) 27 Broom LLC: Brian and Jerry visited the site to observe the first harvest. No odors discerned on site. Security and tracking logs are extensive and thorough. The barn is being used for office, weighing and drying room with a carbon filtration system. Barn is still acting as effective screening. There was a brief discussion of the need to amend the existing permit or seek a new special permit if the current one expires.

Referenced but did not discuss the remaining action items from 8/26 meeting [including:

- a) Approval of Final Draft of the Odor Mitigation Plan. Since harvest is imminent, any local complaints are likely at this time. Brian intends to be present at the start of the harvest operation on September 2.
- b) Unauthorized changes executed by renovating the barn and not using the farmhouse.
- c) Failure to notify the SPGA of notice of sale for property transfers without covenants that reference adherence with the Special Permit. Special Permit does not allow transfer of the permit.
- d) Conditions require all work to be completed by January 21, 2021.
- e) Brian will draft a letter to 27 Broom LLC of the need to amend the permit.]

- 5) Tabled further work on Village Green. Could start stakeholder meetings later. Also, funding opportunities might be available in the form of block grants or other resources.
- 6) Roads – Peter will continue to transcribe the notes from Arvilla Dyer when she was Town Clerk. Need to determine the status of county roads for discontinuance or adjusting layout. Goal: Vote to accept all town roads at town meeting.
- 7) Zoning adjustments per recommendation from AG's approval letter. Goal: Approval at Town Meeting. We need to develop a time line to be able to place it on the warrant.
- 8) Letter authorizing Brian to be sole signature needed for approved ANR plans needs to be recorded with the Registry of Deeds and Land Court
- 9) Discussed future ANR plan anticipated for Ruby Goodnoff property.

Adjourned at 7:30

Next meeting (via Google Meet) 7:00pm September 16, 2020