

## Minutes for Regular Meeting of the Planning Board

Date: December 16, 2020

Called to order @ 7:01pm via google meet.

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

Attendee: Matt Shippee

- 1) Approved minutes of 11/18 and 12/2
- 2) Correspondence:
  - a. Email query from Mr. Frosh regarding Chapter 61, no action required
  - b. Email on 12/8 requesting draft budget. Brian expressed need for assistance. Peter to contact PVPC.
  - c. Email from 27 Broom LLC stating intent to begin construction.
- 3) 27 Broom LLC: Requested pre-construction conference that Brian attended on 12/15 with town officials. Brian reported that their intent is to begin construction on 12/16. For fire safety reasons, the highway department does not want any parking of workers or construction equipment on the road. 27 Broom has requested an extension of the completion date from January 17, 2019 to January 17, 2023. Original special permit required completion within two years and that date would be January 17, 2021.
- 4) Motion: Peter made a motion to extend the completion date 18 months from the start of construction. Motion was seconded by Jerry Little.  
Discussion: The consensus of the board is this seems reasonable given the onset of winter conditions. Matt Shippee wondered why an extension was needed and requested the extension be reduced to 12 months. Peter said he would prefer not to reduce the extension due to cold weather construction delays and the potential for yet another extension if they were unable to complete the work. Brian said he will remind 27 Broom LLC of the hours when construction is permitted per the special permit. Motion carried unanimously.
- 5) 17 Broom LLC – Discussion regarding need to revise special permit for use of the barn that was not in the original permit. Brian stated that the

Building Commissioner issued a permit for the work and has subsequently issued a Certificate of Occupancy. Since the permit was issued, there is little recourse to require an amended special permit or make a finding that the construction violates the permit.

- 6) Matt stated that he is recording meetings and want written transcriptions of the meetings. Matt is looking and waiting for the board to balance his concerns with approvals. Peter stated that we are only overseeing the special permit as granted.
- 7) Brian stated he would request an electronic copy of the drawings approved for the 27 Broom LLC special permit from the applicant.
- 8) Reviewed the summary of zoning amendments to be presented at Annual Town Meeting. Bob picked up one errata in my reference to 2.4.3 (b) should be sub-paragraph (a). Next step is to create a mark-up and send to the selectboard for them to initiate the process for public hearing prior to Town Meeting.
- 9) Discussed Annual budget for FY2022. We will need some technical assistance for the Town Green study to identify planning steps and sources of funding. Peter will reach out to Eric Weiss @ PVPC to see what might be available and if we can get a handle on what to request in our budget.

Next meetings January 6 and January 20, 2021.

Adjourned at 8:06