

Minutes for Special Meeting of the Planning Board

Date: March 3, 2021

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

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

Guests: Claude DuPont, Roberta and Jaimi Wooldridge, Chris Roos.

- 1) Approved the minutes of February 3, 2021 meeting, as amended.
Approved the minutes of the February 10 special meeting and approved the minutes of the February 17 meeting with the date changed from 2/10 to 2/17.
- 2) Voted to instruct Brian to sign the ANR plan submitted by Claude DuPont. Parcel meets the 3 acre minimum and 300 feet of frontage to be a building lot.
- 3) 1 Pleasant Street: Zoning Determination Form and site diagram was submitted by email to planning board. Next step is to file for special permit for vehicle sales and repair business. Once application is submitted, we can schedule the public hearing
- 4) 27 Broom LLC - Outdoor grow. Judy and Bob will review the special permit conditions that is in the planning board folder. Brian indicated that the special permit approved outdoor grow and that is was conditionally approved. Since 27 Broom intends to have another outdoor grow season, the SPGA needs to review the conditions of the original permit. Brian says this does not require a public hearing and can be done at regular meeting with a posted agenda.
 - a. Reviewing the criteria for monitoring, there were no complaints recorded on the complaint line established and maintained by 27 Broom as required in the monitoring plan.
 - b. Planning board received one written complaint by Matt Shippee.
 - c. Odor control monitoring plan to remain in place.

- d. The outdoor grow space was sited down the slope and south to ensure prevailing winds direct odor away from the houses on Broom Street.
 - e. Motion made and seconded for 27 Broom to continue their outdoor grow without additional conditions. Approved with one abstention.
 - f. Requested a construction schedule be submitted for the greenhouse once construction is going to restart.
- 5) Correspondence – no mail or email to review.
- 6) Reminder – Public Hearing for Zoning Changes on 3/17 at 7pm.
- 7) Local Technical Assistance from PVPC. Need request from chair to PVPC. Peter to follow up with PVPC.
- 8) Joint Board Meeting – We need a delegate for the Community (Master) Plan committee. Jerry said he would be interested.
- a. Planning Board priorities for adoption and review
 - i. Village Green
 - ii. Village Center Overlay District
 - iii. Town Roads
 - iv. Sub-division Control

Adjourned at 7:56

Next regular meeting (via Google Meet) will be April 7, 2021.