

Minutes for Regular Meeting of the Planning Board

Date: April 7, 2021

Called to order @ 7:00pm via google meet.

Present: Planning Board: Brian Hawthorne, Peter Lapointe, Jerry Little, Bob Silberberg. (Judy Cole called in @ 7:09)

Attendees: Jaimi and Roberta Wooldridge

- 1) Approved the minutes for meetings held on 2/17, 3/3 & 3/31.
- 2) Approved the minutes for the public hearing held on 3/17.
- 3) Correspondence: No mail, received email inquiry from Blue Wave Solar regarding solar by-law in reference to a parcels of land on North Central and North Union. Brian referred them to Zoning By-Law.
- 4) 1 Pleasant Street: Discussed requirements for site plan review and/or special permit for Hilltown Hybrids relocation to 95 South Central. Site plan requirements are similar, but, special permit requires abutter notification. No change to current site is proposed and survey and site plan needs to be scheduled.
 - a. Motion by Brian, seconded by Bob: To allow the use of the existing structure at 95 South Central as a repair facility for a period of 120 days pending submission of a site plan review if no changes are made to the structures or site. Voted unanimously to approve.
 - b. Motion by Peter, seconded by Judy: To allow a temporary sign to be placed on the premises for a period of 120 days pending submission of for site plan review. Voted unanimously to approve.
- 5) 27 Broom Street LLC: Schedule forth coming for greenhouse to be done in a single phase rather than two phases. They are investigating the possibility of a ground mounted solar array to defer their energy costs.

Motion to Adjourn @ 7:31

Next regular meeting (via Google Meet) will be April 21, 2021 to discuss fee structure for Special Permits and Site Plan Review.