

**Town of Groveland
4955 Aten Rd.
Planning Board Minutes
September 28, 2020
7:30 to 8:50 PM**

Members Present:

Seth Burnette, Chair
Randy Clymo
Mitje Raschi
Frederick Ingalls, Jr.
Kathleen Gurak
Roxanne Adamson, Alternate

Code Enforcement Officer:

Ron Maxwell

1. CALL TO ORDER:

Seth Burnette, Chair, opened the regularly scheduled September Planning Board meeting at 7:30 PM. There was a quorum for the meeting. Roxanne Adamson, alternate, also attended.

2. REVIEW OF AUGUST 24, 2020, UNAPPROVED MINUTES.

Chair Burnette asked that members present review the above minutes. Roxanne Adamson was thanked and complimented on doing last month's minutes due to the Secretary's illness.

Frederick Ingalls, Jr. made the motion to approve the August 24, 2020 Planning Board minutes as presented.

Randy Clymo seconded the Motion.

AYES in favor: Mitje Raschi, Randy Clymo, Frederick Ingalls, Jr., Seth Burnette, and Kathleen Gurak.

Opposed: None.

Abstained: None.

MOTION CARRIED.

3. LARGE SCALE SOLAR BATTERY STORAGE LAW – CONTINUED.

Chair Burnette opened this discussion which was continued from previous meetings. He suggested that the fill-in draft law provided by Town Attorney David DiMatteo be reviewed and used as a master.

Members and Code Officer Maxwell carefully reviewed "A Proposed Battery Energy Storage Systems" and made the changes that appear in the attachment at the conclusion of these minutes.

Kathleen Gurak made the motion to approve the "Town of Groveland Law Regulating Battery Energy Storage Systems" with the changes noted below.

Page 1 – Section III – D add *if applicable* as noted.

Page 7 – Section VIII - H – 3 add *one or three line* as noted.

Page 9 – Section VIII – I -3 change “7-foot-high” to “8 foot high”.

Page 10 – Section X – A – change first sentence to read: “*The Special Use Permit and Site Plan approval shall be valid for a period of time set forth by the Town of Groveland Zoning Board of Appeals*”.

Page 10 – Section X – A – the above is subject to Town Attorney’s review regarding the following question: “Is the inclusion of a time frame arbitrary (and could leave the Town open to possible litigation) because the Town of Groveland does not have time frames set forth for any other site plans?”

Frederick Ingalls, Jr. seconded the motion.

AYES in favor: Seth Burnette, Kathleen Gurak, Mitje Raschi, Randy Clymo, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Please see first attachment for the entire document with these changes.

4. TOWN ZONING, MASTER PLAN and FARMLAND PROTECTION PLAN.

Chair Burnette reviewed the above with Planning Board members. His letter dated May 21, 2020 was amended per the second attachment to these minutes. (See italics.)

Kathleen Gurak made the motion to amend Chair Burnette’s letter to the Conservancy as noted in the attached letter (changes in italics).

Randy Clymo seconded the motion.

AYES in favor: Seth Burnette, Kathleen Gurak, Mitje Raschi, Randy Clymo, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

5. CEO REPORT.

Ron Maxwell gave his monthly report. He said that there are two possible solar farms coming. One is on Brady Farms and the other is on the Merrimac Farms property near Abele Hill Road. Formal applications have not yet been submitted. The tax map numbers are needed.

Mr. Barber’s grandchild now wishes to build a house on Groveland Road property, but a subdivision is necessary. It is near the cemetery on Groveland Hill Rd. and some land has already been cleared. R. Maxwell will fine for Soil Erosion and Sediment Control violation.

Regarding the May application from last month's meeting, R. Maxwell reported that they have decided not to subdivide and instead now have a permit to redo their house in the same footprint. (It is a pre-existing non-conforming lot.) They would have lost their Dock and Mooring Permit if they had decided to continue with a subdivision. The new house will be three stories high with a sprinkler system. They are on public water.

Regarding the old Barber Hill Road house, it has to be designed for a plumber (or a level 3 technician) but not necessarily an engineer. It may require a storage tank for the sprinkler system.

Partridge's will have a C of O soon.

When asked about the new fire building, R. Maxwell replied that it will need a septic system, not just a holding tank. The bathroom may be removed, and a porta-potty used instead.

6. OTHER BUSINESS/ANNOUNCEMENTS.

There were none.

7. ADJOURNMENT.

There being no further business to conduct, Chair Burnette called for adjournment.

Kathleen Gurak made the motion to adjourn at 8:50 PM.

Mitje Raschi seconded the motion.

AYES in favor: Seth Burnette, Mitje Raschi, Kathleen Gurak, Randy Clymo, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan
Planning/Zoning Secretary

dmm

Attachments: 1) A PROPOSED LOCAL LAW ENTITLED "REGULATING BATTERY STORAGE SYSTEMS"

2) Sept. 28, 2020 Conservancy Required Letter

Town of Groveland Planning Board Meeting

ATTENDANCE

Date: September 28, 2020

Sign-In

1. Jedh Burnette
2. Fishell
3. R. O. Dawson
4. Al Surak
5. Randy Ceymo
6. Wanda Brown
7. _____