

Planning Board Meeting

March 12, 2024

Meeting opened by Dale Kratchovil at 6:00 p.m.

Members present: Dale Kratchovil, Bill Hardie and Mike Carpenter.

Minutes of Jan. meeting approved.

Mail outdated

The Planning Board received a letter from Jesse W. Belcher – Timme of Doherty, Wallace, Pillsbury and Murphy, P.C, regarding access to the proposed Solar Plant. The attorneys

Agreed that the proposed access road is legal under our town by-laws.

Everything that the Planning Board has request from the applicant has been done.

They were able to reduce the grade from 35% to 25% as requested by the Russell Planning Board.

Dale questioned the noise coming from the invertor at the top of the hill. They indicated That a sound study would be done from the location of the project to the closest house.

They stated that they have used this analyst before and he is very through.

Since the Solor Project owns the access road they will be responsible for maintaining it. They Will be responsible for plowing and sanding the road to allow access for emergency vehicles.

The Planning Board requested that there should be a time limit for working hours.

Once they get all their permits in place from the other town boards construction is expected To take four to five months. They expect to begin construction in the spring of 2025.

Old Business

The Planning Board took a vote on the Solor Project. Yes 3 No 0. The project passed unanimously Contingent that they get approval and all necessary permits from other town boards!

The Solor Project people requested a copy of the approval from the Planning Board. They stated That their lawyer will assist with the approval form.

Dale received a check from Chris Clark for \$2,440.00 for the Solor Project application fee.

Dale indicated that he will forward a set of plans to the Conservation Commission.

New Business

Dale received a call from a man from Knoxville, Tennessee wanting to build a three- car garage

And a bathroom on Tekoa Avenue in Woronoco. The area is zoned industrial. It is known as lot ten
On our town map.

Selectman Tom Kulig brought up the fact that our town by-laws are very outdated. He suggested that
We need to put together a committee to revamp our town by-laws. The committee should consist
Of one member of the selectboard, one member of the zoning board, one member of the planning
Board, the building inspector, the fire chief and the chief of police.

Meeting dissolved at 6:53 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Bill Hardie".

Bill Hardie

VMH