

SABATTUS PLANNING BOARD

Minutes – July 26, 2022 - 7:00PM

Roll Call:

☒ Raymond Doyon- Chair
☒ James Lowell – Vice Chair
☒ Wayne Heyward
☒ Bruce Lovett

☐ Zachary Campbell
☐ David Grenier (Alt 1)
☒ Clem Kerr (Alt 2)

☒ CEO, Dennis Douglass

Meeting called to order at 7:00PM

Chairman Ray Doyon made Clem Kerr a voting member for the meeting.

In attendance: Glen Dube of Glen Dube Excavation, Michael Richard & Barbara Richard

Minutes – Minutes of June 28, 2022 –
Bruce made motion to approve, 2nd by Wayne
All In Favor (5-0)

Public Hearing - Subdivision review Application
Nicholas Drive Subdivision
Glen Dube

*Proposed 6 lot subdivision for residential development to be located off Pine Ridge Road and Pine Ridge Road extension

Glen Dube showed the plan to Mr. and Mrs. Richards, abutters, who were in attendance. He explained that no mobile homes are allowed under his deed restrictions. The abutters had no public comments.

Clem Kerr asked if the remaining land that is being deeded to his niece could be sold at a later date. Glen said yes the land could be split after 5 years according to subdivision law. He has deeded the land to his niece with the intent they build a single family home on it someday.

Glen Dube informed the abutters that the new road Nicholas Drive would be a private road and is to be maintained by the property owners. The Subdivision plan notes the maintenance agreements.

Unfinished Business - Subdivision review Application
Nicholas Drive Subdivision
Glen Dube

Wayne made a motion to approve the Nicholas Drive Subdivision as submitted. Clem Kerr 2nd.

All In Favor (5-0)

New Business – Nautilus Solar – Webster Corner Road Solar Project

Nautilus Solar Energy, LLC requested an extension to their original approval dated June 23, 2020 to a new date of June 23, 2022. They have been granted the approval needed to start the permitting process this year and expects to be constructing the solar farm by the fall of 2022.

Wayne made a motion to grant the extension request. Bruce 2nd.

All in Favor (5-0)

Code Enforcement Business- None

Planning Associate Business- None

Other Business – Next meeting is scheduled for August 23, 2022 at 7:00pm at the Town of Sabattus meeting room.

Bruce made motion to adjourn, Wayne 2nd. Meeting adjourned at 7:33pm

All in Favor (5-0)