

SABATTUS PLANNING BOARD MEETING MINUTES
November 28th, 2023 SABATTUS TOWN HALL-7pm

Call to order- Time: 7P

Pledge of Allegiance

Public Attendance- Randy Weaver, Peter Waterman, Steven Huntington, Joanna Huntington, Robert Hincks, Tom Hincks, Rocky Voss, Jon Mennealy, Kevin Pacheco, Jeremy Thibeault, Roger Roberge, Scott Doughty.

Roll Call:

 X Raymond Doyon, Chair

 Angie Mitchell

 VACANT Alt 1

 X James Lowell, Vice Chair

 X Bruce Lovett

 VACANT Alt 2

 X Gary Ham

 Bill Martin, CEO

Approve Minutes from September 26th and October 24th, 2023 meeting.

Motion to approve minutes as written by James 2nd Gary Vote 4-0

Public Hearing- None

Unfinished Business- The board agreed to discuss Unfinished Business last in the interest of New Business Applicants.

Ordinances in need of update for vote at Town Meeting

- Post Construction Stormwater Ordinance
- Erosion/Sediment control Ordinance
- Rear Lot Ordinance
- Subdivision Ordinance
- Site Plan Review
- Building Code
- Shoreland Zoning
- Aquifer/Wellhead Protection
- Land use Lot Size Minimums

Ordinances to be created for vote at Town Meeting

- Solar Ordinance
- Noise Ordinance
- Stormwater Ordinance
- Accessory Dwelling Ordinance

Discussion: The Board mentioned that the Draft Marijuana ordinance will be discussed at the Selectmen Meeting on 12/5/23. They discussed the Stormwater Ordinance and that it needs to be updated to reflect current state law. Jon Mennealy brought up a typo he discovered in the Outpatient Addiction Ordinance. He asked about the legality of political signs that were put up during elections. The Board advised that political signs are governed by state law. Jon Mennealy asked if the town still has the Loitering Ordinance and the Emergency Siren Ordinance, the board replied that those were discontinued years ago. Jon Mennealy brought up the Parking Ordinance and a reference it makes to the "municipal parking lot on Main St", he requested that be updated to reflect the location of the current municipal lot. It was determined that other ordinance development would need to wait until the Code Enforcement Officer was present.

Comprehensive Plan Update

Discussion: Tabled

New Business-

Review of updated Site Plan for Sabattus Crossing Project

Discussion: Construction to begin spring 2024. Kevin Pacheco explained the changes in the plan, specifically regarding the parking lot and entrances/exits due to the changes in its commercial use. He stated there would be some "green space" added that would eventually become available for lease.

Motion to accept revised application by James 2nd Bruce Vote 4-0 Time: 7:20p

Motion to approve revised plan application with/without conditions by James 2nd Bruce Vote 4-0 Time: 7:20p

Conditions?-

Revision Fee to be collected from applicant \$125

Review of Preliminary Site Plan Review Application for Hillview Mini Barns

Discussion: Randy Weaver explained his intention to use map 7 lot 21 for display and sales of the existing business' mini barns. He is in the purchasing stage of this land and wanted to make sure he'd be able to use it in this manner. He specified that this lot would be used for display and sales only, not manufacturing. He stated he's in the process of having a wetland study done out of extra precaution. He stated the entrance for this lot would be located off Pleasant Hill Road and not Rt 126.

Motion to accept application with/without conditions made by 2nd Time:

Conditions?: The Board did not see any potential problems with this plan but made Randy aware the formal Site Plan Review process would need to be completed when he's ready.

Review of Preliminary Site Plan Review Application for North Side Auto Sales and Service

Discussion: Jeremy Thibeault explained that he's hoping to lease his property at 96/104 Sabattus Rd (the former Primary Auto Sales) to Joanna Huntington to be used for North Side Auto Sales and Service. Jeremy stated that there would be no change of use. The only change would be the business name and owners.

Motion to accept application with/without conditions made by _____ 2nd _____ Time: _____

Conditions?: **No need for a motion. The board did not see any issue with this plan.**

Code Enforcement Business- None

Planning Associate Business-

Discuss possibility of scheduling a December meeting to work on ordinances.

The Board agreed to schedule a December meeting provided the Code Enforcement Officer can participate. The meeting was tentatively scheduled for December 12, 2023 at 7pm

Other Business/House Keeping Reminders/comments from the floor:

Comments from the Board and/or floor: **The Board was made aware that the Waterman Solar Farm project is seeking to begin work soon. There was some question as to whether the original Site Plan accepted in July 2020 had expired. The Board Reviewed multiple documents that support that an extension was approved in October 2022. The Board stated that there is no further action required from the Planning Board, unless the Site Plan changes.**

*All new Applications need to be brought to Planning Board before the 15th of each month for timely processing.

Next Meeting would be January 23, 2024.

Motion to adjourn meeting &/or Move to Ordinance Review Workshop if needed.

Motion to adjourn by __ **Bruce** _2nd_ **Gary** _Time: **8:20p**