

## Planning Board Meeting

Jan. 9, 2024

Meeting opened by Dale Kratchovil at 6:03 p.m.

Members present: Dale Kratchovil, Mark Frechette, Jim Oleksak and Bill Hardie.

Minutes of December meeting approved.

Mail outdated

The Planning Board received a letter from the Zoning Board dated Jan. 3, 2024 stated that the Property located on 1190 Huntington Road in Russell, identified as parcel 9-2-8 in the town's Tax map 9, Block 2 Lot 8 is zoned as industrial.

Old Business – none

New Business

Michael J. Barone, Jr. and Eric J. Las from Beals and Thomas gave testimony on the proposed Solar-Electric Complex.

They stated that they hoped to have the revised plans sent to the Planning Board by the 23rd of January To be ready for the meeting in February.

They stated that they plan to put the electric lines underground to appease concerns from the Abutters.

A question was asked about how long the access road will be used to go up and down daily.

It was stated that probably about six months depending on the weather.

Dale asked about the inverter making noise at the top of the complex. If so how will the noise Be mitigated? Dale also asked about the 30% grade. Can you get that number down to something The Planning Board can approve.

Attorney Michael Barone stated that this driveway has been in existence since the 1950's before the Houses were built. According to state law Chapter 48 Section 3 states that access be allowed as Long as it does not affect public safety, health or welfare. He also stated that two residence on one Driveway is a General By-Law and not a Zoning By-Law.

He stated that the property was deeded out before the General or Zoning By-Laws went into effect. The property on either side was deeded out before the 1950's and access is owned by the property Pertaining to the project.

According to their deeds half the road is owned by Mr. Tyler and the other half is owned by Nate Sperry. Dale indicated that the Planning Board needs three proposals so our legal department can make a legal determination. The people from the solar project are putting it all together for the planning Board.

Meeting dissolved at 7:24 p.m.

Respectfully submitted,

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

Bill Hardie

VMH