

**Present:** Patty Chaffee; Bill Rescsanski; Keith Weed; Alan Putnam; Gabe Bailey; Richard Carter; Alissa Bascom

**Absent:** Lenny Ostasiewski

**Staff:** Liz Emerson

Patty Chaffee called the meeting to order at 7:00pm.

**Approval of minutes of 2/07/2023:**

Motion by Mr. Weed to accept the February 7, 2023 minutes as submitted, seconded by Mr. Putnam. 4-0-3, motion approved. Mrs. Bascom, Mr. Carter and Mr. Bailey abstained.

**Applications:** None

**Continued Business:** None

**New Business:**

1. **2023-CUP-001: Campbell House LLC (Owner) Bright Spot Solar (Agent):** request final conditional use permit review for ground mounted Solar Tracker (Solar Panel); the property identified as Map 116 Lot 033 and is located north of 164 Old Springfield Rd in the Rural Residential (A-1) Zoning District.

Ann Campbell stated that the intention is to place a 48-panel solar tracker, more than 75' from every property line. This is proposed to help with the electricity bill, by producing over 88,000 kW of energy per year. This will be built high enough up for access by the Fire Department.

Motion by Ms. Bascom to approve the application as complete, seconded by Mr. Bailey. 6-0-0, motion approved.

Ms. Emerson explained that this proposal is considered a small commercial solar, requiring a conditional use permit from the Planning Board.

Motion by Ms. Bascom to approve the application as final, seconded by Mr. Bailey. 6-0-0, motion approved.

**Administration:**

Ms. Emerson explained that an entity approached the Select Board regarding leasing an area behind the Fire Station for a 200' tall cell tower. The Select Board requested that the Planning Board review this item first.

Ms. Chaffee asked how this will look on the hillside. Ms. Emerson stated that she would suggest the Select Board hold a balloon test for this proposal.

The Board discussed other options for locations around Town.

Ms. Emerson stated that the railroad reached out to let her know that lights, bars, and warning devices will be placed at all Town crossings. This will likely be completed within the next couple of months. She asked if abutters can be notified of this change.

Ms. Chaffee thanked Mr. Bailey for his years of service on the Board.

**Communications:**

**a) Board – Master Plan Discussion**

**b) Public Participation:**

Motion by Ms. Bascom to adjourn at 7:26pm, seconded by Mr. Bailey.  
6-0-0; motion approved. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude  
Recording Secretary