

## SABATTUS PLANNING BOARD MEETING MINUTES

March 26<sup>th</sup>, 2024 SABATTUS TOWN HALL-7pm

Call to order- Time: 7:01pm

### I. Pledge of Allegiance

Public Attendance- Esther Dodson, Rebecca Shedd, James Shedd, Jon Mennealy, Larry Abbott, Ann Abbott, Kevin Pacheco.

### II. Roll Call:

<input checked="" type="checkbox"/> Raymond Doyon, Chair	<input type="checkbox"/> Angie Mitchell	<input type="checkbox"/> VACANT Alt 2
<input checked="" type="checkbox"/> James Lowell, Vice Chair	<input checked="" type="checkbox"/> Bruce Lovett	<input type="checkbox"/> Bill Martin, CEO
<input type="checkbox"/> Gary Ham	<input checked="" type="checkbox"/> Wayne Heyward, Alt 1	<input checked="" type="checkbox"/> Emily Snape, Secretary

### III. Approve Minutes from February 27<sup>th</sup>, 2024

Motion to approve minutes as written by Bruce Lovett 2<sup>nd</sup> James Lowell Vote 4-0

### IV. Public Hearing- Ordinance updates for vote at the annual Town Meeting; Accessory Dwelling Units, Marijuana, Solar, Building Code, Erosion and Sediment Control, Shoreland Zoning.

Motion to open Public Hearing made by Bruce Lovett 2<sup>nd</sup> James Lowell Time: 7:03pm

Discussion/Questions- There were no residents who wished to comment during the public hearing. The Board began discussion about the Solar Ordinance and whether there would be a section about battery storage for solar fields. They expressed concern about environmental implications should these batteries become damaged or leak. At this point the Board decided to leave the public hearing to hear Kevin Pacheco's presentation, and then return to the public hearing afterwards.

Motion to return to regular session.

Motion by Bruce Lovett 2<sup>nd</sup> James Lowell Vote 4-0 Time: 7:18pm

Motion to reopen Public Hearing made by Wayne Heyward 2<sup>nd</sup> James Lowell Time: 8:06pm

Discussion/Questions-The Board decided to have the prepared Solar ordinance submitted to the Select Board but to also request a moratorium be placed for projects involving large quantity battery storage. The Board accepted the Shoreland Zoning, Marijuana ordinances, Building Codes, and Post Construction Stormwater with one addition of the phrase "no later than 60 days following the date the deficiency was identified. If 60 days is not possible, then the permittee must establish an expeditious schedule to complete the maintenance and establish a record of the deficiency and corrective action(s) taken." to Sec.6 A Paragraph 2. The Board identified that they were unable to finalize a draft for the Accessory Dwelling Unit without Code Enforcement input and decided to continue working on it. The Board discussed whether they had the correct state document for Erosion and Sediment control, and because of this uncertainty they decided to continue working on updating it.

Motion to return to regular session.

Motion by Bruce Lovett 2<sup>nd</sup> Wayne Heyward Vote 4-0 Time: 8:54pm

Motion to accept ordinance updates with/without the following changes.

Changes: Add moratorium for solar battery fields. Add text to Sec. 6A Paragraph 2 on Post Construction Stormwater. No new ordinance will be sent to the Select Board for Accessory Dwelling Units or Erosion and Sediment Control.

Motion by Bruce Lovett 2<sup>nd</sup> Wayne Heyward Vote 4-0 Time: 8:54pm

### V. Unfinished Business-

## Ordinances in need of update

- Subdivision Ordinance
- Site Plan Review
- Aquifer/Wellhead Protection
- Land use Lot Size Minimums

## Comprehensive Plan Update

Discussion: Ray stated that after finishing up with ordinances he would like the Board to begin working on updating the Comprehensive Plan.

**VI. New Business-** Kevin Pacheco to discuss plans for a multi-family development project located at map 14 lots 31- A, B, C, D

Esther Dodson with Main-Land described the site location for a multi-unit apartment complex located between Greene Street and No Name Pond Road. She went on to explain that this will consist of 6 buildings, each 60 ft by 64 ft in size and 3 stories high. There will be 12 units per building, making 72 units total. They will be mostly 2 bedroom apartments, ranging from 838 sq ft-876 sq ft of living space. Kevin Pacheco Estimated rent per unit will be \$1600-\$1650 per month. All buildings will have sprinkler systems. Kevin Pacheco stated they hope to have 2 parking spaces per unit, picnic areas around the site, possibly outdoor basketball courts, indoor community space/room, possibly gym area. Trash pickup will be included. DEP Stormwater permitting would require two small runoff ponds on the property. Esther Dodson said that this project is still in the development phase and that there's lots more planning to do. She said they've been working with the water and sewer district to ensure adequate water supply. She mentioned they would be reaching out to the Fire Department as well, for input regarding hydrant addition. James Shedd expressed concern about flooding issues he's had since the groundwork began. Kevin Pacheco reassured him that the final project should result in improved runoff and less flooding in the area. Jon Mennealy asked how the buildings would be heated. Kevin Pacheco replied that heat pumps would be used. Jon Mennealy asked if this will be considered "low Income" housing, Kevin Pacheco replied that it would not be considered low income. Larry Abbott asked if the school district would be able to handle the influx of students if 72 new families move in. Kevin Pacheco stated he was unsure of the impact on schools. Kevin Pacheco concluded his presentation by stating that the village area surrounding this project has a lot of potential for economic development and that he hopes the Town will begin making improvements to the area to bring more families and community.

**VII. Code Enforcement Business-** None

**VIII. Planning Assoc. Business-** None

**IX. Other Business/House Keeping Reminders/comments from the floor:**

Jon Mennealy asked if ordinance updates could be posted on the website prior to the Town Meeting. Emily Snape, Secretary stated she would look into that request and added that copies would be made available at the town office for review prior to town meeting.

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

Next Meeting would be April 30<sup>th</sup>, 2024, rescheduled upon Town Manager's request.

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

Motion to adjourn by Wayne Heyward 2<sup>nd</sup> Bruce Lovett Time: 9:12pm