

PLANNING BOARD
Regular Meeting Minutes
March 8, 2022

Members present: Mark M. Schafron/*Chairman*, Robert J. Swartz/*Vice Chairman*, Steve Cormier, Paul A. Cormier, and Robert J. Bettez, Sr.--*Members*, Trevor Beauregard/*Director-City Planner*.

Members absent: *None.*

Also present: Chris Coughlin-City Engineer, *and* Christine Martines Fucile-DCDP.

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Mr. Schafron called the meeting to order at 7:00 p.m.

1. APPROVAL OF MINUTES:

Motion to approve meeting minutes of December 14, 2021

(no meetings held in January and February)

- ✓ Public Meeting – T. Slocum, Inc.
- ✓ Regular Planning Board Meeting

S. Cormier/R. Swartz.

Vote – All in

favor.

2. NEW BUSINESS:

2.1 538 Clark Street Decommissioning Bond

T. Beauregard noted he received a request from the current owner Nexamp of the 538 Clark Street Solar Array and wanted to bring this to the Board's attention. T. Beauregard further noted they would like to issue a bond, rather than cash surety for the decommissioning of that project. Typically, in the past the Board has preferred a cash surety, however, in the Zoning Code, it does identify a bond as being adequate surety. In addition, the condition that was placed on the Site Plan final approval states the developer shall provide the City a performance bond in a form and amount acceptable to the City Engineer.

T. Beauregard said he responded to their letter and recommended some changes as shown on Provision 1, Provision 8, and Provision 11. Provision 9 becomes Provision 10. New Provision 11 requests they provide a 30-day notice of termination if they were to terminate the bond. T. Beauregard stated the letter went out January 6, 2022, certified mail and has been received, however he has not heard back to date. Mr. Schafron remarked it would be nice to hear back from them especially since they are asking for changes to the surety. T. Beauregard stated

hopefully they do respond with an edited bond and can bring this back to the Board to vote to accept the bond and will then re-issue the cash surety back to them. T. Beaugard said there is no need for a motion, just bringing this to the Board's attention at this time.

2.2 Open Space Plan – Update

T. Beaugard informed the City has appropriated necessary funds to hire a consultant to update the Open Space Plan which expires the end of August 2022. This was last updated in 2015 and is a seven-year plan, which is required for certain open space and recreation grants.

T. Beaugard asked for a volunteer from the Planning Board. S. Cormier expressed his interest as a volunteer. T. Beaugard explained the plan needs to be updated to be consistent with state guidelines and requirements over time. The update will include public hearings as part of the process to get input from the residents, and should be a good six-to-eight-month process. S. Cormier inquired who is on the committee. T. Beaugard responded the Committee has not been solidified yet, however, Conservation Agent is heading the project, as well as a conservation member and municipal grounds commission member as well as himself.

2.3 Subdivision Rules & Regulations - Update

T. Beaugard reported 2005 was the last update for this. Again, the City has appropriated funds for a consultant firm, and received a proposal from BSC Group who has done work in the City in the past. Therefore, another Planning Board member will be needed. Mr. Schafron volunteered to be the Planning Board Representative for this update.

3. OLD BUSINESS:

None.

4. ANNOUNCEMENTS~~NEWS~~ARTICLES~~EVENTS:

... *Copy of article provided from "The Beacon" ~ Liabilities to Assets program.* T. Beaugard noted NewVue Communities is able to use state funding (Chapter 121A) to acquire properties that are vacant, to then rehabilitate them and get them back onto the tax rolls.

... *Next Meeting: Tuesday, April 12, 2022, at 7 p.m.*

P. Cormier noted he will not be able to attend this meeting. Mr. Schafron said leave the date as is for now, however if something important comes up, can possibly change the meeting date.

P. Cormier asked if there is any update for Clark Street project. T. Beaugard provided a brief summary of the Zoning Board of Appeals decision.

Adjournment

Motion to adjourn.

R. Bettez/S. Cormier.

Vote – All in favor.

The meeting adjourned at 7:19 p.m.

All documents referenced or used during the meeting are part of the official record and are available in the Department of Community Development and Planning pursuant to the Open Meeting and Public Records Law.