

Planning Board Meeting Minutes
October 5, 2022

Present: Chair Ross Lemansky, Jean Vincent, Don Clay, John Smith, Bill Fontaine

Zoom Presence: Don Clay

Staff Members: Planning Director Randy Benson, Administrative Assistant Jayne Garney

Not Present: Associate Member Alycia Dzik

Chair Ross Lemansky called the meeting to order at 7:00 p.m.

7:00 p.m. Public Hearing-ZP Battery DevCo, LLC-Incom Way Definitive Subdivision Plan-294 Southbridge Road (Route 169)

Member Don Clay made a motion to continue the public hearing until 10/19/2022. Jean Vincent seconded the motion. All members were in favor.

7:05 p.m. Public Hearing-ZP Battery DevCo, LLC-Larry's Way Definitive Subdivision Plan-Sturbridge Road/Griffin Road

Member Jean Vincent made a motion to continue the public hearing until 10/18/2022. Member John Smith seconded the motion. All members were in favor.

7:20 p.m. Public Hearing (Continued)-White Development Corp-Four (4) Reduced Frontage Lots Special Permit and One (1) Conforming ANR Lot

Planning Director Randy Benson stated the applicant has requested the public hearing be continued to October 19, 2022.

Member Bill Fontaine made a motion to continue the public hearing to October 19, 2022. Member Jean Vincent seconded the motion. All members were in favor.

Member Ross Lemansky abstained.

GAIR, LLC-Jennings Road Ext. Subdivision Annual Approval Extension Request

Member Don Clay made a motion to approve the GAIR,LLC-Jennings Road Ext. annual approval extension to 9/15/2023. Member Jean Vincent seconded the motion. All members were in favor.

Approval-Not-Required:Jennings-Brookfield Road

Member Don Clay made a motion to approve the Jennings Road ANR to create 5-house lots. Member Jean Vincent seconded the motion. All members were in favor.

Fierro/Cabana-Cranberry Meadow Road

Member Don Clay made a motion to approve the Cranberry Meadow Road ANR. Member Bill Fontaine seconded the motion. All members were in favor.

Informal Discussion with Mr. Evan Turner from Aries Power Systems to Discuss a Proposed 508 Centric Solar Campus/Large Solar Array Facility Located at the 508 International Site Location off Brookfield Road

Mr. Evan Turner presented information on proposing a large scale solar project in Charlton.

Minutes:August 10, 2022

Member Jean Vincent made a motion to approve the August 10, 2022 minutes as written. Member Bill Fontaine seconded the motion. All members were in favor. Motion approved.

Other Business-Unknown at time of posting

Planning Director Randy Benson gave the Board an update on the Pawdcast, LLC dog kennel site plan.

Adjourn

Member Jean Vincent made a motion to adjourn. Member Don Clay seconded the motion. All members were in favor.

Motion approved to adjourn @ 8:30 p.m.