

Planning Board Meeting Minutes January 7 2026

In Attendance:

Netsor Mathews
Bart Niswonger
Kate Bavelock
Kathy Ford
Anna Maunz
Kevin Lennon
Trip Shaw
Helen Sharron Pollard
Kevin O'Connor
Catherine Rude-Sena
Tim Sena
James Downey

Virtual:

Dianna Fitzola
Adrianna Shaw
JPH
David Pollard
Deb Phillips
Emily Larabee
Annie Lagoy
Charlie Rose
Steve Coyne
Victoria
Brie

Agenda

- **Discussion of large scale solar project proposed for 190 Ridge Road**
- **Proposals for Technical Review of application**
 - Question of discussion with Mike Dondiego and preference on engineering firm/ needs.
 - Question of PARE and Tighe and Bond: what their experience with this is.
 - Availability?
 - PARE is "ready to go", but they were late getting in proposal
 - Town Counsel currently working with PARE on another project.

- Kathy: How important is it for someone to be present for meeting tomorrow?
- Meeting next week? To decide on engineering firm - initial review - so we can set the new hearing date.

- **Discussion of Board of Health questions**

- Catherine Sena: Nothing in report acknowledges this as a agrovoltaic system.
- Trip: Presentation from 200+ people at the public hearing.
- Bart: voices should be heard.
 - Rules around Public Hearing: If something has been said before it should not be said again.

Kate: asks questions about role of DEP- who is reaching out to DEP?

- **Discussion of All Boards meeting**

- January 13th @ 5:45 Planning Board Meeting
- January 13th @ 6:30 p.m. Public Hearing
- Kate: Going to talk with the Building Inspector this evening.
- Trip Shaw: Who will be responsible for inspections?
- Kevin: Talk to the Engineer about who will be inspecting

Kate: Not a lot of new information for conversation for tomorrow. Looking at the Public Hearing and listening to their presentation.

- **Opportunity for Public Comment**

Question about Conservation Commission

Annie Lagoy: Requests from Blue Wave:

- Site line study
- Glint and Glare study

- How is the Planning Board going to enforce the Bylaws?
- Is it possible to get documents from public to be part of presentations?

Kathy: Preference to get requests in writing.

Making Checklist Public

- **Discussion of potential bylaw changes**

Kate Presents her work on Bylaw changes.

Bart Presenting: LTA funds: Patty Gamborini

Funds- to allow us to have conversations with Land Use and Environmental orgs.

LTA gives 3 days worth of labor from PVPC

By Law change vs moratorium: Permanent vs. temporary.: To protect ourselves more than we are currently protected.

Town Counsel has resources to help get the bylaw done quickly.

Looking at this process as this is the First Bylaw change: this begins - but is not the last/ end of the process.

Using Maps as part of By Law changes

Kate: Divide up Required Documents in 8.5.3. number 6: Look at Planning Board Model Bylaws

Setbacks: DOER max 75'

Possibility of 125' setback, local or state designated scenic bylaws: 150'

Bart: Bio Maps:

69% of land in Worthington falls in critical land

SMART:

- If you build panels on Core land - there are no incentives.
- If you build panels on Critical land- no incentives

SMART II: Land use has to be Category I

- gravel pits or agricultural land (Already disturbed landscapes)

SMART III

7 categories: each project is graded

-1 to 4 point score

Possibility of Batteries excluded from the Core and Critical areas.

Tree Cutting in Critical areas.

Possible redundancy on APR land: Solar panels aren't currently allowed - but its possible that state will change that in the future.

Add in : Do not place in Bio Map 3

IWPAs : Well Radius protection area

Using Hadley's Bylaws as a map for our own.

- **Possible solar moratorium petition**
- **Alternate solar moratorium language**
- **Changes to the Site Plan Review process**
- **Opportunity for Public Comment**

- Discussion about Public Hearing Presentation
- Presentation Reviews from towns people.
- "Service Level Agreements" about how these meetings are run.
- Public Hearing: This meeting is about Conditions.

• **Other business**

Bart and Kate attended Meeting with Blue Wave and Fire Chief
Planning board needs to issue a recommendation at the time of the vote

3 weeks for publication of the final language:
Finalize the language within 24 days: @ January 31

By Law: Once accepted by the AGs office: Retroactive to the day that the Town Meeting passed it.

Kate: Put forward Moratorium along with Special Town Meeting.

By Law Changes: for regular Town Meeting

TO DOs:

Bart:

- Discussion with Tighe and Bond and PARE:
- PARE: Have they done this before?
- Are they currently working with Blue Wave? conflict of interest?
- Tighe and Bond: Electrical suppression effort/ expert. How they would price that - and how that would get priced in their proposal.
- Conversation with Beth: If she has worked with Pare?
 - what is her opinion: Use of word "pursuant"; time line, way for technical review, not leaving it all to the building inspector.
- Chat with Kate and Evan: do they know PARE?
- Create folders for each individual meeting
- Talk to PVPC about 300' setback to wetlands
- Conversation with Town Counsel:
 - What is his opinion: Use of word "pursuant"; time line, way for technical review, not leaving it all to the building inspector.
 - Question about Fence setbacks
- Making Worthington Resident's Concerns Checklist **Public**

Kate:

- Contact Diane Brenner about her planning to be present tomorrow?
- - who is responsible for being in touch with DEP?
- - Make changes on By-Law changes
- - Moratorium Language

Kathy: Formulate an organized list of questions.

Anna: Create Spreadsheet to organize questions.

Nestor:

- Get more information about fence setbacks
- - Discussion with Jan Taylor about wildlife corridors

Goal: To have response and attendance at the February Public Hearing.

Future discussion: Permeable vs non-permeable surfaces in Land Clearing:
8.5.6 B.1

- Approval of past minutes

