

Planning Board Meeting January 22 2026 6:30 p.m. Town Hall

Attendance:

Bart Niswonger
Kathy Ford
Kate Bavelock
Anna Maunz
Kevin O'Connor
Annie Lagoy
Matthew Lagoy
Steve Stromm
Catherine Pease
Emily Labree
Elena Allee
Peter
Trip Shaw
Danore

Virtual:

Deb Phillips
Victoria
Nestor Mathews
Adriana Shaw
Steve Coyne

Agenda

• Discussion of bylaw amendments

Kate Bavelock: Discussion about the By law amendments and Moratorium

Goal: To look at what other towns have done that have passed AG review and utilize that information

• Draft moratorium language and maps

Bart discusses maps and how they affect the town.

Citizens petition is the most restrictive. The most restrictive thing passed is the one that will take hold.

Kate: Reminder - we're not approving a map -they are supplemental. We're just approving the articles.

Discussion about supplemental information: Watershed.

Approved for LTA funds.: Conversation with Ken Comia and Patty Gambriani - questions about the language we are presenting.

Sent Language to Town Counsel - has not heard back.

Discussion about Language in Article 1 Amendment

Discussion about infringement on property rights.

During discussion on February 24th, all information must be sourced
Information must be approved by the Town Moderator.

• Change to site plan review process

Town Counsel revised bylaws:

Kathy makes a motion to approve the Site plan review by law amendment 2.6.7. Procedure Parts A, B, C, D

Kate Bavelock seconds

- Nestor: Aye
- Anna: Aye
- Kate: Aye
- Kathy: Aye
- Bart: Aye

Special Town Meeting on February 24th: Discussion about language and have public comment
Vote on recommending different language

Questions for Town Counsel:

Where does the moratorium live in our Bylaws?

(potentially noted at the beginning of the section of the bylaw).

• Opportunity for Public Comment

Annie Lagoy brings up their septic.

Earthen Burn

Conditions: Constraints on the height of the panels.

Protection of the water.

• Discussion of large scale solar project proposed for 190 Ridge Road

• Possible kick off conversation with David Loring / PARE Corp regarding Technical Review

We don't currently have a contract with him so he is not here.

Engineer wants a list of questions.

Pairing down 21 page document into our list of questions for the engineer.
Kate asks when are we going to get answers to questions from Blue Wave.

Question for Blue Wave about process of questions
Engineer questions - in a more technical way.
Conversation about safety standards.
Submit questions in writing.

• **Review of Questions and Concerns Document**

- Create a synopsis/ consolidation public document
- Timeline of conditions

- Emily Larabee: Question about refuting responses from Blue Wave

• **Opportunity for Public Comment**

- Exclusions on Insurance Policy
- Baseline Testing for Wade Stream

• **Other business**

Planning Board Meeting February 29th: Hopefully meeting with Engineer

• **Approval of past minutes**

To Do's:

Anna: Draft Prompts for Engineer
Scope of the project
BOH: Proximity to well, abutters
Fire Chief

ITEM E FOR ADU, SIMPLIFIED Site plan review

Meeting Adjourned at 8:59 p.m.

Kate Bone
A. W. King
B. W.