

PLANNING BOARD MINUTES
Benjamin Eddy Building, 6 South Killingly Road
Wednesday: May 15, 2019

A. Call to Order

Ron Cervasio called the meeting to order at 7:00 p.m.

B. Roll Call

Planning Board Members:	Ron Cervasio, Chair; Joe Carey, Vice Chair, Mike Carpenter, Jeff Sheldon, Lisa Johnston, Anthony Renzi. Helen Hardy was excused.
Staff:	Jennifer Siciliano, Planner; Joanna Achille, Solicitor
Town Officials present:	Town Council members Denise L. DiFranco, President; Chris Stone; Patti Moreau, Tax Assessor; Bob Lohr, DPW Director
Members of the public:	Sandy Sheldon

C. Comments from Planning Board Chair

Ron Cervasio congratulated Planner Jennifer Siciliano for getting the Comprehensive Plan. Mr. Cervasio also commended Lisa Johnston for the new storefront of her business. He also discussed revenues as part of planning.

D. Approval of Minutes

No minutes. Item tabled.

E. Correspondence &

F. Five-Year Road Plan

Bob Lohr, DPW Director, discussed paving. Lisa Johnston spoke about cracks in South Killingly Road. Anthony Renzi asked if the road plan only included paving. Mr. Lohr said it was about asphaltting and maintaining dirt roads and that it's a balancing act. \$180,000 is allotted but that is not for dirt roads. Mr. Renzi asked about North Road. Mr. Lohr said they may have to pave North Road. Mr. Lohr said money for that would have to be separate. Mr. Carey asked about bridge repair. Mr. Lohr stated that the covered bridge needed repair. Mr. Lohr is hoping they can get a grant to help with that. Ron Cervasio discussed revenues. Joe Carey discussed bonds. Jeff Sheldon asked who would be able to pursue grants.

G. Taxes for Major Solar Installations – presentation

Patti Moreau, Tax Assessor, explained how the new solar farm on Rt. 101 is going to be taxed. The assessment on the property is \$129,800 and the taxes are \$2,964.53. Our tax rate currently is \$22.84 but we don't have next year's yet. A major solar installation will be taxed as follows: 20.5 acres of commercial property at \$40,000 per acre, which is approximately \$820,000 of assessment value. 27.5 acres will be assessed as residential which is \$2000 per acres unless they enlarge the solar farm. The assessment on that will be \$55,000. So the total assessment of that property will be \$875,000. On the tangible side by state law she said she can only tax them at \$5 per kilowatt. That will amount to be \$23,400. Mr. Renzi noted that the original plan the property was A/R, and asked if it can just change with a solar farm. Ms. Siciliano explained there are two different things: land use and zoning. The land will still be A/R zoned but the land use will be a solar farm. Mike Carpenter asked about the tax treaty that the state has with solar. Patti Moreau stated that the treaty was not for land use but only for the kilowatts by capping it at \$5 per Kw.

H. Major Land Development Final Plan Approval Extension Request

Danielson Pike Solar, LLC and owner Northwest Community Health Care to construct a 950kW DC (720kW AC) ground-mounted solar installation encompassing approximately 2.58 acres separated into two arrays, and related access drives and gates, vegetated buffer, soil erosion and sedimentation control measures, stormwater/drainage best management practices, and electric service extension and structures; located on Danielson Pike by Poles 191-195 and at the intersection with Shippee Schoolhouse Road on 7.088 acres, being Plat 10 Lot 20 in a General Business Mixed Use GBM district.

Tabled.

I. Major Subdivision

Pre-Application of applicant and owners Michael S. and Susan C. Barnes for a proposed 6-lot major subdivision with wells, septic, and driveways; located on the corner of Pierce and T. Parker Roads on 72.87 acres, being Plat 3 Lot 34 in an Agricultural/Residential AR district.

Mr. Barnes stated that the open space had been reconfigured and that it is not 6 lots. The driveway issue has been corrected. The land swap will not happen. They are seeking approval so that they can go to DEM and move forward.

Discussion: Joe Carey, Ron Cervasio, Mike Carpenter discussed septic system generator back-ups as a condition.

Michael Barnes stated that the plan was to divide three immediately and make the other three one big lot. 1, 4 & 5 and leave lots 2 & 3 in the middle and then the piece of T. Parker. So it won't be all six immediately. Jennifer Siciliano can state in the Master Plan Phase 1 and the Phase 2.

J. Zoning Advisory Opinion – Dexter, Plat 2 Lots 77A

The Applicant and Owners, Raymond and Judy Dexter, seeks a Special Use Permit for the Town of Foster Zoning Ordinances Article IV Uses Section 38-191. Table of uses. Residential uses 5. Multi-family dwelling structure on property 49A Moosup Valley Road, being Plat 2 Lot 77A.

Tabled.

K. Accessory Businesses in Farm/Forests

Tabled.

L.

M. Blighted Signs and Buildings on Route 6

Mr. Cervasio cited some problem areas. Joe Carey suggested the board make the council aware of the state ordinances. Anthony Renzi discussed tax sales. Mr. Cervasio suggested he discuss it with the attorney. Lisa Johnston discussed costs.

N. Future Agenda Items

- 1) Fees for Development
- 2) Blight Ordinance
- 3) Route 6 Zoning
- 4) Major and Minor Subdivision and Land Development Checklist

O. Adjournment

Joe Carey moved to adjourn at 8:00 p.m.
Motion carried 6 – 0.