

**PLANNING BOARD MINUTES**  
**Benjamin Eddy Building, 6 South Killingly Road**  
**Wednesday: September 4, 2019**

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**A. Call to Order**

Joe Carey called the meeting to order at 7:00 p.m.

**B. Roll Call**

Planning Board Members: Ron Cervasio, Chair; Mike Carpenter, Jeff Sheldon, Lisa Johnston, Anthony Renzi, Helen Hardy

Staff: Jennifer Siciliano, Planner; Joanna Achille, Solicitor

Town Officials present: Denise L. DiFranco, Town Council President

Members of the public: Sandy Sheldon, Monique Taylor, Russ Maymon, Jacquelyn Moorhead, Paul Allen, Amita Rodman

**C. Approval of Minutes**

July 17, 2019

Anthony Renzi moved, Mike Carpenter seconded, to approve the minutes of July 17.

Discussion: Helen Hardy checked in with Jennifer to make typographical corrections.

Motion passed 5 – 0 – 1 Ron Cervasio abstained.

August 21, 2019

Anthony Renzi moved, Mike Carpenter seconded, to approve the minutes of August 21, 2019.

Discussion: Helen Hardy checked in with Jennifer to make corrections.

Motion passed 5 – 0 – 1 Ron Cervasio abstained.

**D. Correspondence**

Mr. Cervasio presented information about taxes in towns being adjusted for land that contain solar arrays. Ms. Siciliano distributed two letters.

**E. Proposed Draft Solar Ordinance Review and Recommendation** (moved to after F. & G.)

**F. Truck Ordinance Review**

Mike Carpenter wrote a letter to the Town Council for the planning board. The letter was reviewed and discussed. Ms. Achille stated that trucks greater than 26,000 lbs. would need Special Use Permit. Mr. Renzi suggested allowing owner/operators with CDL to store a truck greater than 26,000 vehicles by right. Ms. Achille stated that it is allowable with a Special Use Permit. Discussion: Jennifer Siciliano, Ron Cervasio, Joanna Achille.

Anthony Renzi moved, Jeff Sheldon seconded, to expand Section E. parking and storage of vehicles under 26,000 lbs. to add two vehicles.

Anthony Renzi amended the motion to say “per property”. Jeff Sheldon seconded.

Amendment passed 5 – 0 – 1 Ron Cervasio abstained.

Anthony Renzi moved, Jeff Sheldon seconded, to send the letter as amended to the Town Council.

Discussion: Jeff Sheldon

Motion passed 5 – 0 – 1 Ron Cervasio abstained.

**G. Blighted Buildings on Route 6**

Discussion: Ms. Siciliano stated that letters written by Mike Carpenter were sent to the Town Council regarding the blight on Route 6. Mr. Cervasio explained the history resulting in the blight on Route 6. Ms. Achille made suggestions. Discussion: Jeff Sheldon, Anthony Renzi, Lisa Johnston, Mike Carpenter, and Ron Cervasio

Mr. Cervasio asked that the letter be forwarded to the Town Council from the planning board.

**E. Proposed Draft Solar Ordinance Review and Recommendation**

Ms. Siciliano prepared the ordinance and amended it with citizen comments. Ms. Achille looked at it and made suggestions. The Planning Board received the ordinance section by section.

Each paragraph was discussed: Anthony Renzi, Joanna Achille, Jennifer Siciliano, Ron Cervasio, Helen Hardy, Mike Carpenter. Paragraphs a. and b. wasn’t clear where the 20-foot buffer was and if it was needed. “Shall maintain a 200-foot undisturbed setback from all property lines.” DEM has its own regulations which will include large setbacks. Paragraph c. 4. Amita Rodman noted said property owners have entered into agreements with other individuals or entities that aren’t

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recorded by the town; she is concerned that the town may not be informed of the transferals. It was agreed that the town should be notified of the transfers.

Ms. Achille to review this and send it to Mike for suggestions. Paragraph d. 3. Setbacks: Add terrain masking. Mike will supply the definition. There is also the question of visual buffers vs. percentage of coverage. d. 4. Height. 12 feet is the maximum height recommended. Want to eliminate “primary agricultural” e. shall not produce glare.

#### **H. Future Agenda Items**

- Farm Forest Accessory Business Uses

#### **I. Adjournment**

Jeff Sheldon moved to adjourn at 8:34 p.m.

Respectfully submitted,

Helen Hardy,  
Secretary