

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

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**A. Call to Order**

Michael Carpenter called the meeting to order at 6:59 p.m.

**B. Roll Call**

Planning Board Members: Mike Carpenter, Warren Ducharme, Lisa Johnston, David Paolissi, Anthony Renzi, and Helen Hardy, Secretary;

Staff: Jennifer Siciliano, Planner; Joanna Achille, Solicitor

Members of the public: Gordon Rogers, and Joe and Audrey Carey

**C. Election of Officers**

Chair and Vice Chair positions. Helen Hardy moved to nominate Anthony Renzi as Chair, and Warren Ducharme as Vice Chair. Mike Carpenter seconded.

Motion passed 6 – 0.

**D. Minutes**

1. October 16, 2019

Mike Carpenter moved, Lisa Johnston seconded, to approve the minutes of October 16, 2019 as corrected. Motion passed 6 – 0.

**E. Correspondence**

None.

**F. Proposed Draft Solar Ordinance**

Planning Board members discussed the draft ordinance as revised by Jennifer Siciliano and Joanna Achille on November 6, 2019.

Mike Carpenter noted that it takes 4 acres to produce 1 megawatt of electricity; 1 acre per a quarter megawatt.

Gordon Rogers asked if more than 1,750 sq. ft. of solar panels for the sole use of the property owner would fall under a major solar installation category.

Further discussion resulted in defining a medium solar installation as greater than 1,750 sq. ft. if used solely for the service on the property of the owner of the installation.

Anthony Renzi said he would like a medium installation to come before the Planning Board with a minimum of requirements. Jennifer Siciliano will draft it.

It was requested to add to condition (5) Landscaping Plan to add a section that specifies that no chemicals be used to control vegetation and to use manual control only.

Further discussion ensued about the removal of topsoil from the property to add to (e) under landscaping a plan to address and minimize re-grading of the property with limited removal of materials and topsoil.

There was also discussion regarding the reevaluation of the decommissioning bond after 10 years. There should be a lien on the property held by the town so that if the property changes ownership the town would be protected.

**G. Future Agenda Items**

- a. Windmill Ordinance
- b. Ordinance allowing both Special Use Permit and dimensional ordinances
- c. Update on progress of blight remediation
- d. Businesses in AR Zone
- e. Comp Plan
- f. Future Agenda Item schedule
- g. Capital Budget requests

**H. Adjournment**

Lisa Johnston moved to adjourn at 8:30 p.m. Motion passed unanimously.

Respectfully submitted,  
Helen Hardy, Secretary