

Pittston Planning Board Meeting----July 8, 2021

Those present: Bruce Engert, Terry Shepherd, Jim Lothridge, Dan Taggart, Jason Daugherty, Jane Hubert, Pete Kelley, Greg Bickford, Nick Sampson (ReVision Energy), Mike Hamlin and Deb MacInnes.

The meeting was called to order by Vice-Chair, Terry Shepherd, at 6:30 p.m.

A quorum was established.

Public Hearing for Greg Bickford: Bruce Engert, Code Enforcement Officer, stated that this is a non-conforming lot. The lot is .91 acres with a house and a garage on it. Bruce said that this is not grandfathered because the garage had not been run as a business since 2013. Bruce said this is a unique situation, but in his opinion it cannot be grandfathered. Bruce recommended that the Chair of the Planning Board get in touch with the Town Attorney to review the Town Ordinance and see if the Planning Board can grant permission for the business or not. Bruce said that he does not think the Planning Board can give a variance, it would need to go to the Appeals Board. Pete Kelley made a motion to get a legal opinion on this matter then get back to Greg Bickford. Jane Hubert 2nd. It was a 6-0 vote.

Mike Hamlin came to the Planning Board at the request of the Planning Board to discuss the goings on at Hallet's Hilltop Stop. At the request of the Select Board, a letter was sent to Mike who was in violation of Pittston's Marijuana Retail Business Ordinance (Prohibition). Mike said that he jumped the gun on this and when Bruce stopped to tell him he had to stop selling pot and pot stuff, he took the items out of his store and will not do that again. Mike was also told to clean up the outside of the store. Mike had been having a continual lawn sale and that is not something that the Planning Board had approved. Mike cleaned that up also and will be sticking to what the Planning Board approved, the convenience store and the redemption center.

At this time, Pete Kelly recused himself from the Planning Board meeting.

Nick Sampson from ReVision Energy came to the Planning Board to discuss the proposed Solar Farm on the Kelley Road, owned by Pete Kelley. Nick said that he would get in contact with the project manager that did the Solar Farm on South Beech Hill Road because the tree barrier still has not been replanted.

Mr. Sampson told the Planning Board about his company. Mr. Sampson spoke about the project. A summary of the project was reviewed and is attached. The project was discussed. Pete Kelley stated that you aren't going to be able to see much of the Solar Farm. Nick said that the noise from the Solar Farm is a hum that is 65 decibels and is more than 1,000 feet from the next property. There is a decommissioning clause in the lease and DEP also has that clause. Total project area is about 31 acres. The building permit fee was discussed. The Business

Application fee was discussed. Jane Hubert made a motion to charge \$1,000 for the Business Application fee. Jim Lothridge 2nd. It was a 5-0 vote.

There will be a Site visit at the Kelley Farm on July 31 at 9:00 a.m. and a Public Hearing on August 12, 2021 at 6:45 p.m.

Pete Kelley joined the Planning Board meeting.

Jane Hubert made a motion to approve the Planning Board meeting minutes of June 10, 2021 as prepared. Jason Daugherty 2nd. It was a 6-0 vote.

Jane Hubert made a motion to adjourn at 8:08 p.m. Pete Kelley 2nd. It was a 6-0 vote.

**Respectfully submitted by: _____
Debbie MacInnes, Planning Board secretary**

Terry Shepherd

Jim Lothridge

Dan Taggart

Jason Daugherty

Jane Hubert

Pete Kelley