**PLANNING BOARD MEETING- MAY 18, 2022**

The NB Planning Board held their monthly meeting at the Police Department Conference room May 18, 2022 at 6:30PM. Bill King called the meeting to order. In attendance were planning board members Bill King, John Tripp, John Turner, Michelle Petraitis, Brandon Avery and Clerk Kimberly Bent with members from the public Jeffrey Howland and Jason Benoit.

Chair King gave the clerk a check for the Site Plan peer review for Vibram for the sum of $2000.00 to be put into the PB revolving account. One invoice to be paid to JH Engineering ($1560) for review of site plan, all signed invoice.

Chair King opened the discussion about Vibram Site Plan Review/Certificate of Decision draft. He explained that he asked Vibram for a table of contents or index sheet for their project plans as their plans involve several firms and page numbers are not consistent. Also, pages need to be stamped by engineer or architect. Board recommended several Certificate of Decision edits involving wording and removing repetition.

Jason Benoit explained that the bump out at the corner of Grove St. has to be removed for snow removal.

Discussion between Jeff Howland , Board and Jason Benoit about what plan changes need to be made along School St. after the proposed new entrance. Chair King set up in person meeting with Vibram for Friday at 1PM with Jason B. and Board members.

John Tripp made a motion to approve Certificate of Decision with conditions including Board must sign construction plans prior to building permit being issued, seconded by Michelle Petraitis and unanimously approved by all.

John Tripp made motion to approve minutes from April meeting as emailed, seconded by John Turner and unanimously approved by all except Michelle Petraitis who was absent from meeting.

The Board welcomed new member, Brandon Avery.

**MAIL:**

Town of New Braintree – public hearing

Town of Spencer – Craig Lusignan– Special Permit for ground mounted solar project at 83 Northwest Road

Gjergii Disho/Krueza Disho – Special Permit for multi-family use -17 Cherry Street

Capstone General Contracting – Stormwater Permit – 1 Donna Drive

Kim Snyder – Trinity Solar -Special Permit – 36 Howe Road

Town of Brookfield – Robert/Donna Latino – Special Permit to operate battery storage system – 68 South Maple Street

Town of New Braintree – public hearing to amend zoning bylaws

Paul Paradise sent a letter requesting a special permit for gun store. Chair has called Mr. Paradise and left two messages that he needs to fill out paperwork and provide application fee for hearing. Mr Paradise has not responded.

Regarding Board reorganization, John Tripp made a motion to nominate Bill King as Chair and Michelle Petraitis as Vice Chair, seconded by John Turner and unanimously approved by all members.

Michelle Petraitis made motion to approve the following solar project completion certificates and give the Chair permission to provide the signed certificates to the Building Inspector – Elm St/Lane Ave: Hanrahan, Shore Road: Hayes/Chipman and Elm St/Ryan Road: Brookfield Orchards/Gustafson, seconded by John Turner and unanimously approved by all members.

Michelle Petraitis nominated Brandon Avery as CMRPC delegate and Bill K. as CMRPC alternate, seconded by John Turner and unanimously approved by all members.

Michelle Petraitis made a motion to adjourn at 8:30PM, seconded by John Tripp and so voted.

Next Meeting June15, 2022

Minutes are two pages,

Submitted by Kimberly Bent, Clerk