

DATE: October 22, 2019  
LOCATION: Library Meeting Room located at 141 Main Street  
TIME: 7:30pm  
**APPROVAL: 1/29/2020**

**Members Present**

Chris Thornton (Chairman), Mark Savory (Member), John Urbaczewski (Member) and Kirk Baker (Town Planner) were present.

David Jaquith (Vice Chairman), Troy Spaulding (Member), and Larry Graham was absent from the Board. Thornton called the meeting to order at 7:35 p.m.

**Continued Hearing**

**Verdant Medical – 124 Newburyport Turnpike**

The applicant Mr. Tito Jackson/CEO of Verdant Medical, is present to update the Board regarding his intent to submit new plans for the next meeting. The Board walked the site with applicant which was very helpful. Items discussed were frontage staying the same and the growing facility on the 8 acres being further back from frontage. The new plan allows for better use of the site. Discussed the possibility of having the ZRC put property on their next agenda for possible change to the shape of the lot. Thornton stated Mr. Graham could use time before next meeting for full review of the new plan. Baker suggested getting plan to him early next week.

Resident Bernie Cullen asked about water usage for the facility. With water being a very important component to the work, discussed well vs town water. Per the town bylaws, have to have one or the other, can't have both running together. Resident and Board of Light Commissioner, Bryan DiPersia discussed electrical use for the size of the facility, (11 acres total), with frontage being one acre. Applicant stated the plan is to phase in solar, with the opportunity to put solar on the roof of the back building with a ground array. It would be approximately 3 kilowatts when up and running.

Motion to continue hearing until November 13, 2019 meeting made by Thornton, seconded by Urbaczewski. All voted in favor (3-0).

**Site Plan Review – Additional Parking at 285 Newburyport Turnpike – MCR Technologies**

Applicant brought in updated drawing to put parking at the 50 ft. frontage line, 25 feet from the right of way, which would require a variance by the ZBA. Application currently into ZBA for change. Discussion on updated drawing, regarding the spacing and placement of the parking spots, and decrease of spaces from 8 to 7. Board previously voted not to recommend a side variance. ZBA will make recommendations but Board will decide if variance is needed. Owner wants the place to look nice and if the ZBA approves the plan, Spaulding stated he would be ok with it. The Board will follow the ordinance in place after receiving recommendation from ZBA.

Urbaczewski made a motion to continue hearing to November 13, 2019, Spaulding seconded the motion. All voted in favor (3-0).

**623 Wethersfield Street – Definitive subdivision Plan**

Thornton stated the applicant made a request for continuance. He spoke with council for the applicant. The solar bankruptcy is preventing progress on the subdivision. An existing conditions plan is needed to move forward on subdivision. Solar field has to generate the plan but they can't do anything until the company emerges from bankruptcy. Discussion on gravel deposited near site and general discussion on status and decommissioning bond for new owners. Hopefully anticipating sale to be complete by next meeting.

Motion by Urbaczewski to continue hearing until December 11 meeting, seconded by Savory. All voted in favor (3-0).

**Other Business**

**623 Wethersfield Street Rowley Solar Facility Update**

Applicant has a buyer but bankruptcy court still has to approve the sale. Trustee has to keep option of sale open until bid is accepted by the courts. Once bankruptcy court approves the sale, they cannot start producing energy until site work is completed. The Board will make sure their recommendations are complete before allowing the company to throw switch.

**Administrative**

**Planner Updates, Invoices and Payroll**

Payroll spreadsheet for approval passed around for signature.

**Minutes to Review**

Motion by Thornton to accept the February 20, 2019 minutes as presented. Urbaczewski seconded the motion and all voted in favor.

**Adjournment**

Urbaczewski made a motion to adjourn the meeting, Savory seconded the motion. All voted in favor. Meeting was adjourned at 8:15 p.m.