

Town of Belgrade

Planning Board

March 3, 2022 / 6 p.m.

Belgrade Town Office

990 Augusta Road

This meeting can be watched at

<https://youtu.be/IW2E-V0vy2Y>

MINUTES

Planning Board members present: Peter Rushton, Craig Alexander, Rich Baker, Sara Languet, Peter Sargent, George Seel.

In-person attendees: Town Manager Anthony Wilson, Code Enforcement Officer Richard Greenwald, Michael Bragg, Jan Partridge, Lori Yotides, Liz Fontaine.

Remote attendees: George and Julie Patten.

Mr. Rushton called the meeting to order at 6:03 p.m.

1. OLD BUSINESS

- A. Discussion and consideration of **Commercial Development Review Ordinance amendments** addressing commercial solar and wind facilities, and telecommunications towers. The town manager shared his thoughts that the Planning Board's current charge is to amend the Commercial Development Review Ordinance for commercial solar arrays; regulating residential arrays would fall under another ordinance, and is a topic best left for another time. He encouraged the board to consider all commercial array applications, as opposed to having the code enforcement officer permit smaller developments, so as not to disenfranchise the public from the process. Lastly, he encouraged the board to regulate all commercial arrays, regardless of their size, rather than focusing on regulations based on square footage, wattage, number of panels, or some other metric.

Mr. Alexander questioned whether residential arrays are commercial if they are realizing a financial benefit from them. The town manager drew a distinction between an arrangement that is financial versus commercial in nature. Following a lengthy discussion, Mr. Seel offered to research net metering further, the town manager said he would invite a resident who is involved in net metering with panels on his property to explain the arrangement at the next meeting, and he offered to write an email to the Selectboard seeking its guidance on how to proceed on whether to regulate residential arrays.

- B. **COMMERCIAL REVIEW OPINION** – Applicant: Michael Bragg. Location: 75 Main St., Map 25 Lot 67. Purpose: Proposal to sell coffee in the Belgrade Lakes Co., 75 Main St., on summer weekends. No construction proposed. To avoid running afoul of the Town's Minimum Lot Size and Commercial Development Review ordinances, Mr. Bragg proposed selling coffee inside of Belgrade Lakes

Co. rather than operating a cart on its parking lot. Eventually, he said, he would plan to occupy the retail space solely. Board members said they believed that would be allowed by the Town's ordinances and the property's current permitting.

2. NEW BUSINESS

A. **SHORELAND ZONING APPLICATION** – Applicant: George Patten. Location: 294 Timberpoint Rd., Map 8 Lot 15. Purpose: Change the shape of the existing garage roof from sloping to peaked with a dormer. To be used as storage. Existing lot is non-conforming and the garage is within 100 feet of the shoreline. Mr. and Mrs. Patten agreed to amend their application to clarify they intend to place beds in the storage space above the garage and add a bathroom. Mr. Seel moved to table the application until the Pattens provide an amended application, including a corrected square footage of the structure's footprint and the desire to add sleeping quarters and a bathroom, along with documentation of the septic system's capacity and capabilities. Mr. Alexander seconded. Motion approved 5-0.

3. OLD BUSINESS

A. Consideration of Feb. 3, 2022, Planning Board **minutes**. Mr. Alexander moved to approve the minutes as amended. Those amendments included noting that Mr. Alexander proposed not regulating any solar facilities with five or fewer roof panels and up to five ground-mounted panels, and regulating with screening arrays with six to 25 panels, with the CDRO regulating 26-plus panels. A suggestion was made to regulate developments that occupy at least 1,000 square feet. After a lengthy discussion, the board could not agree on the size or how to measure solar facilities to be regulated. Mr. Rushton said he would seek options from the town manager on how to proceed. Mrs. Languet seconded the motion to approve the amended minutes. Motion approved 5-0.

4. **ADJOURN**. Mrs. Languet moved to adjourn. Mr. Sargent seconded. Motion approved 5-0. The meeting adjourned at 8:07 p.m.