

**Newfield Planning Board Minutes
Town of Newfield, JANUARY 6, 2021
On zoom and at Town Hall**

PRESENT: Eric S., Shelly G., Dylan Langone and Sara

Quorum present: yes, Dan P., Emily F., Gloria D, Ben B., Anthony G., Skip T.

Topic	Discussion	Decision
<u>Call to order</u>		7:03
<u>Pledge</u>		
<u>Minutes</u> 11-4-20 hearing 12-2-20 hearing 12-2-20 meeting minutes 12-16-20 meeting minutes		Motion made by Dan and seconded by Anthony to accept minutes Nov. and Dec. Minutes as written Roll call:5-0-0 Dan...yes Gloria..yes Skip..yes Anthony..yes Ben..yes
<u>Public Comment</u>	none	
<u>Old Business</u>		
<u>Map 22 Lot 4.1</u>	Findings of fact for NBD Solar LLC were reviewed. There was no discussion. Conditional Use Permit Application was approved on Dec. 16,2020 the Findings of Fact and Conclusions of Law need to be sent to applicant by Jan.15,2021. Nichole at Town Office has agreed to print and set up a process for board members to sign the document.	Motion made by Ben and seconded by Skip to accept the findings of fact as written. Roll Call: Vote: 5-0-0 Dan..yes Ben..Yes Skip..Yes Gloria..Yes Anthony..Yes Chair will notify Town Office to make arrangements for planning board members to come in and sign findings of fact. Eric S. from SMPDC will contact applicant and remind applicant to send 2 large and 1 small updated plans along with a copy of the deed showing the new lot line conveyance.
<u>Annual Report 2020</u>	Annual report was presented for approval	Motion made by Skip and seconded by Ben to approve the PB 2020 Annual Report to be published in Town Report Rollcall vote: Dan...yes Ben...yes Skip...yes Gloria...yes Anthony...yes

<p><u>Subdivision Ordinance</u></p>	<p>Comments from Jeff Kalinich were received on the proposed changes to the ordinance Article I Purposes. The suggested changes were reviewed. Members of the Board had some confusion around the meaning of "lotted" in line 1.11A(1). Timeline and public hearing were discussed.</p>	<p>Chair will contact Mr. Kalinich and ask for clarification of 1.11 A (1) Public hearing will be advertised and held at 7pm on Weds. Feb.3,2021 Revisions will be on the Town Warrant for the next Town meeting.</p>
<p><u>Shoreland Ordinance update</u></p>	<p>Eric Sanderson from SMPDC updated the Board about a Shoreland mapping meeting held with the Newfield C.E.O. who approved some reclassification of resource protection areas. We now have a digitized map of the original map. More work will need to be done. A member asked if he should recuse himself from the map revision since they may be affected by a revision.</p>	<p>Workshop will be scheduled for March 24th to continue the work on the Shoreland update. Eric. S. will look into the recusal question. Eric will send a paper copy to the Board of the draft digitized map.</p>
<p><u>New Business</u> <u>Wakefield Rd. Subdivision Sketch Plan, Langone Subdivision</u></p>	<p>Sketch plan was reviewed. Some questions arose about topography, driveway design, length to width ratio and soils test. This application may be a Major Subdivision if an access road is required.</p>	<p>Applicant will consult with the engineer and D.O.T. Applicant will make any changes/clarification in the sketch plan and return to planning board at a later date.</p>
<p><u>Office Supplies</u></p>	<p>Gloria presented a bill for reimbursement for the purchase of batteries and transcription fee for a third party.</p>	<p>Ben Made a motion to approve the reimbursement request in the amount of \$34.54. Dan seconded the motion Roll call vote 4-0-1abstension Ben..yes Dan..yes Skip..yes Anthony..yes Gloria...abstain</p>
<p><u>Other Items</u> Job opening</p>	<p>Nichole has scheduled interview for next Monday at 2:00 pm</p>	<p>Skip, Dan and Gloria will attend the interviews for the Administrative Assistant Position</p>
<p>Meeting adjourned</p>		<p>Motion made to adjourn by Ben and seconded by Skip all in favor. Adjourned at 9:17pm</p>

Next meeting: Weds. Feb. 3,2021 at 7pm
Minutes typed by GD approved 2-03-21