



Town of Knox Planning Board

Established 1822

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Minutes: September 20, 2020

Present: Ed Ackroyd, Todd LaGrange, Betty Ketcham, Deb Nelson, Tom Wolfe, Bill Pasquini

Absent: Kurt Johnson

Meeting called to order at 7:00pm.

Review of August Minutes

Ed made a motion to approve the minutes, Tom seconded it, all in favor.

64 Witter Rd-Delaney Subdivision

Tom made a motion to close the meeting and open a Public Hearing for the Delaney subdivision, Bill seconded it, all in favor.

Public Hearing Open:

Kathy Delaney presented an overview of the request for the audience. Traci Delaney presented the final plat for the Planning Board members to review. Traci also had receipts from the certified letters that were mailed to all surrounding properties. She received all confirmations of delivery except for 1.

Kathy Delaney's estate Lawyer was in attendance. He was advised that it needs to be reflected in the new deed that the drive way is to be shared between all four houses/properties. Per Arnis, the estate lawyer, that will not be a problem.

It was determined that all requirements made at the August 20 2020 meeting were met.

Ed made a motion to accept the final plat, Tom seconded it, all in favor.

Tom made a motion to close the Public Hearing, Ed seconded it, all in favor.

Matt Fagan Proposed Subdivision

Joe Hammond, surveyor, presented the Matt Fagan subdivision proposal. It is proposed as a simple 1 cut. Joe had prepared a map of the property that Matt would like to gift his sister in law. The properties currently are on two separate tax parcels. One is owned by Matt and Courtney Fagan (wife) and the other is owned by Matt, Courtney and Jessica (Matt's mother).

Planning Board members reviewed the map and proposal and found that the 2 acre piece that would be merged into the 1-cut of the 12 acre parcel, if not documented correctly, may leave an undersized lot, if in the future it was ever to be sold.

Suggestions made in order to fix the problem would be either to update the map showing this and drafting a deed that would state a merger of the 1-cut 4 acre parcel being merged with 2 acres from the 30 acre parcel or simply doing a 1-cut for now from the 12 acre parcel and then returning at a later date to do another 1-cut from the 30 acre parcel.

Ultimately it is up to the property owner Matt Fagan who will return next month with a decision and present it to the Planning Board for approval.

Solar Array Project with RIC Energy-Jon Rappe

Jon Rappe and John Reagan present from RIC Energy. Jon presented cover letter to Planning Board members for review. It was noted to be missing general contact information for Jon Rappe. Jon to add this to the cover letter.

During this process a site plan review application could not be found within the Knox town applications. Instead the solar array checklist will be used as a guiding tool and the Knox Zoning Regulations will be followed.

A Packet of maps outlining the visual for the project was given to each Planning Board member.

It was noted that at least 1 neighbor would have visualization of the solar array. The neighbor has not been notified yet as the project has not yet been approved for a public hearing. RIC Energy wanted to finish the visual prior to notifying any residents that may be able to see the solar array. The neighbor/s to be notified prior to any public hearing.

Discussion of when clearing trees would take place. No cutting can occur until after November 1 due to the protected bats in the area and must be completed by March 31.

It was noted that the concurrence letter from Fish and Wildlife was not present. Jon explained that it may take several weeks to receive. They would like to have conditional approval without the letter. No decision was made regarding approval without the concurrence letter.

The next step in the process would be to give the Planning Board members time to review the packet from RIC in order to determine whether or not the packet is complete. Planning Board members to send concerns and items they feel are incomplete to Tom by the end of September.

Planning Board members discussed a site visit. Tom to send an email in regards to this to see who would like to do this.

RIC Energy associates Jon Rappe and John Reagan to return next month for further review and discussion.

MRD Application for 156/157

To be reviewed and discussed at next month's meeting.

Betty made a motion to adjourn, Todd seconded it, all in favor.

Meeting adjourned at 8:40pm.

Next meeting to be held on October 8 2020 at 7:30pm.

Respectfully submitted,
Tiffany Snyder Knox Planning Board Secretary