

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
July 10, 2018**

The Town of Jackson Planning Board met on Tuesday, July 10, 2018 at the Town Hall at 7:00 pm for the regular monthly meeting with the following people in attendance:

**Board members:**

- Noel Hanf, Chairman
- Irene Headwell
- Mark Mahoney
- Jamie Nolan
- Cheryl Record
- John Tully

**Others present:**

- Maureen Beddows
- Laura Chadwick, Washington Co.
- Dean & Evelyn Chapin
- Carol Rich
- Matt Vercelletto, Monolith Solar

**7:00 PM PUBLIC HEARING – WASHINGTON COUNTY**

Laura Chadwick, Director for Washington County Real Property Tax Services,0 was present to respond to questions regarding the transfer station parcel where the county wishes to subdivide 5.45 acres from the 11.52-acre parcel. The county has a contract to sell the proposed lot of 5.45 acres to Earth Waste and Metal (EW&M) who has been leasing all of the county transfer stations for the last five years. Dean and Evelyn Chapin were present to ask about their access lane from the parcel. The map shows the access lane and states it in the deed references. Public hearing closed at 7:11 pm.

**MINUTES**

A **motion** was made by Headwell, seconded by Nolan to approve the June 5<sup>th</sup> and 19<sup>th</sup>, 2018 meeting minutes as written. Motion carried in favor 6-0.

**WASHINGTON COUNTY**

A **motion** was made by Nolan, seconded by Headwell to approve the Washington County minor subdivision. Motion carried in favor, 6-0.

Roll Call:

Noel Hanf	Aye	Jamie Nolan	Aye
Irene Headwell	Aye	Cheryl Record	Aye
Mark Mahoney	Aye	John Tully	Aye

The Chairman signed the maps, Mylar and Public Health letter.

**CAROL A. RICH**

Due to circumstances beyond Mrs. Rich's nor the Planning Board's control, her survey map approved on May 1, 2018 could not be filed on time. A **motion** was made by Mahoney, seconded by Tully to re-approve the Carol A. Rich minor subdivision. Motion carried in favor, 5-0.

Roll Call:

Noel Hanf	Aye	Jamie Nolan	Aye
Irene Headwell	Aye	Cheryl Record	Aye
Mark Mahoney	Aye	John Tully	Aye

The Chairman signed the maps, Mylar and Public Health letter.

**PETER CALABRESE – COMMUNITY SOLAR  
(in partnership with Monolith Solar Associates, LLC)**

Matt Vercelletto, mechanical engineer with Monolith Solar Associates, LLC was present with information about the proposed Community Solar project they are planning on Peter Calabrese's 10+ acre vacant lots located at 3042 State Route 22 (parcel #232.-1-28.5 ~ 10-acres & #232.-1-18.1 ~ 0.3-acres). Monolith anticipates utilizing 60% of the land to install 10 rows of solar panels. At the last minute, Mr. Vercelletto was sent to replace Andrew Petersen, Permitting Manager for Monolith. Mr. Vercelletto was limited as to what questions he could answer. He did explain that the solar panels:

- Have 20-year life span;
- Emit noise similar to a microwave;
- Do not get hot nor are prone to fire;
- Have a mesh that discourage birds from landing on the panels; and,
- Are 12 feet high at the highest angle.

Mr. Vercelletto recorded the Board members questions to share with Mr. Petersen. Since there were so many unanswered questions, the Board felt this meeting was not a complete sketch plan. However, the Board did review the checklist with Mr. Vercelletto to show which steps will be required for the site plan review. With permission from Mr. Calabrese, a few members of the Board will complete a site visit prior to the August meeting.

**Adjourned** at 8:33 pm

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk

**UPCOMING MEETINGS:**

Tuesday, August 7<sup>th</sup> at 7:00 pm

**REMINDER: *Town-wide Picnic***

**Friday, July 27<sup>th</sup> at 6 pm Cambridge American Legion**