

**TOWN OF JACKSON
PLANNING BOARD MEETING
May 7, 2024**

The Town of Jackson Planning Board met on May 7, 2024 at 6:30 pm at the Town of Jackson Town Hall. The following people were in attendance-

Board Members:

- Kelly Donahue
- Erik VandenBerg
- Mark Mahoney
- Irene Headwell
- Steve Chuhta

Others Present:

- Ashleigh Brown
- Sharon Dunn

PUBLIC HEARING

The public hearing for the subdivision of 64 Waites Lane, tax map ID #238.-1-23.1, was opened at 6:30 pm. The Board reviewed the updated survey map. There being no comments from the public, the hearing was closed at 6:38 pm.

OPEN REGULAR MEETING 6:39 PM

APRIL 16TH MINUTES

A **motion** was made by Steve Chuhta and seconded by Mark Mahoney to approve the April 16th, 2024 meeting minutes as written. Motion carried in favor 5-0.

**ASHLEIGH BROWN
64 Waites Lane
Parcel Id #: 238.-1-23.1
Surveyed by: Corner Post Land Surveying, PLLC
Survey Completed: February 12, 2024
Revised: May 6, 2024**

A motion to approve the subdivision and approve the Planning Board Chair to sign the mylar map when it is available at a later date, on the contingent that it be identical to the approved survey map, was made by Mark Mahoney and seconded by Steve Chuhta. Motion carried in favor 5-0.

Roll Call:

| | | | |
|-----------------|-----|----------------|-----|
| Erik Vandenberg | Aye | Irene Headwell | Aye |
| Mark Mahoney | Aye | Steve Chuhta | Aye |
| Kelly Donahue | Aye | | |

COMPREHENSIVE PLAN UPDATE

There was a meeting to discuss the comprehensive plan at Town Hall on April 30th at 6:30 pm. Ken Gottry, a local to Cambridge with extensive knowledge on the history of Cambridge and its surrounding communities, opened with a discussion on the history of Jackson. Ken and former Town Historian Sharon Dunn agreed to incorporate their knowledge into a comprehensive history of the Town that can be added into the Plan.

Board member Vandenberg spoke with Labella Associates, a planning and engineering firm that specializes in drafting municipal comprehensive plans, about available funding options that could assist the Town. Board members discussed grant options and when funding may be available. Erik believes many statistics may currently be the same or similar to when the original survey of the Town was done in 2014. He added that an Agricultural Plan may be the best option to secure funding and preserve the Town's rural character we are currently trying to maintain. He will continue to gather figures for funding options and form a plan going forward for discussion at the next Comp. Plan meeting, which will be scheduled for mid-June most likely due to scheduling conflicts.

COMMERCIAL BATTERY ENERGY STORAGE SYSTEMS LAW

Chair Donahue presented Board members with a draft copy of the Commercial Battery Energy Storage Systems Law that incorporates different elements of different laws she had researched. Chair Donahue advised there are only a few other laws written for CBESS's in the State, and the Board needs to consider which elements are viable to the Town of Jackson when adapting the law for our community. Chair Donahue explained there are different tiers to commercial battery energy storage systems that change the applicability of the law. The draft presented incorporates Tier 1 and Tier 2 battery energy storage systems, Tier 1 classified as systems with an aggregate energy capacity less than or equal to 600kWh and Tier 2 classified as a system with an aggregate energy capacity greater than 600kWh. Tier 3, not included in the draft document, is classified differently, for systems of 1 MW or greater. The Board agreed to research the different tiers further to decide what limitations we want to put on system size regulation.

Board member Mahoney pointed out the importance of incorporating our local first responder's input while drafting the law, adding that each tier should include its own hazard mitigation plan, as each category of size presents its own dangers. Board members agreed that a safety review of each facility is vital, including a plan for potentially hazardous waste these sites may produce

and an environmental impact study. Board member VandenBerg added that a maintenance plan should also be included, as these batteries need to be cooled regularly to avoid overheating. Board member Chuhta pointed out that he believes a \$10,000.00 application fee is too low considering these concerns. Chair Donahue and Board member Headwell will make edits and redline the draft law for review at the June Planning Board meeting.

A **motion** was made by Steve Chuhta and seconded by Erik VandenBerg to adjourn the meeting at 7:38 pm.

Motion carried in favor 5-0.

Next Meeting: Tuesday, June 4th, 2024 @ 6:30 pm

Adjourned: @ 7:38 pm

Respectfully submitted,

Molly Dixon, Town of Jackson