

Memo

To: Jim Lamphere, Town Planner
From: Tony Santilli, Building & Zoning Official
Date: February 19, 2021
Re: Comolli Solar Project

19 FEB 2021

Jim,

Please be advised that this office has made the following determinations regarding AP 2 lot 73, the Comolli solar project;

1. Gravel/access road; this office does not consider the preexisting access road a use independent of the proposed project. As it relates to Unit 1 residential, the access road is a preexisting entrance to the property. An access road *must* be present to service all three land condominium units, whether residential or commercial. A legal instrument such as an easement should be established for this access.
2. Zoning setback- the opinion of this office is that the setback for this project should be as prescribed as per the PSES ordinance. The PSES ordinance states applicable setbacks shall be applied as per general requirements in section A.1 that refers to the minimum front, side, and rear yard depth and maximum building height applicable to permitted uses in the applicable zoning district. Additionally, the PSES ordinance states the Planning board shall have the authority to increase the setbacks pertaining to PSES requirements when abutting a residential zone. Therefore, it is the opinion of this office, the relevance of footnote 1 of section 6 dimensional regulations of the zoning ordinance is a moot point.
3. Gated emergency access- As of this date, this department has not reviewed a site plan indicating where the access gate will be located for this project therefore a determination cannot be rendered. It would be recommended that the planning board apply a condition requiring the developer to locate the gate on unit 2.