

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – August 5, 2021

Meeting Date: August 5, 2021

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Rick Wells, Vice Chair

Marlene Ott, Secretary

Ken Church

Betty Smith

Mary Knight

Brooks Clayville

Staff

Jennifer Keener, Deputy Director, DRP

Kristen Tremblay, Zoning Administrator

Stu White, DRP Specialist

Bob Mitchell, Director, Environmental Programs

Roscoe Leslie, County Attorney

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, July 1, 2021

As the first item of business, the Planning Commission reviewed the minutes of the July 1, 2021 meeting.

A motion was made by Ms. Ott, seconded by Ms. Knight, and carried unanimously to approve the minutes.

B. Board of Zoning Appeals Agenda, August 12, 2021

The Board of Zoning Appeals meeting scheduled for August 12, 2021 was cancelled. Therefore, there was no agenda for the Planning Commission to review.

C. Technical Review Committee Agenda, August 11, 2021

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for August 11, 2021. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Committee.

III. Sketch Plan Review

A. Zoom Car Wash

As the next item of business, the Planning Commission reviewed a sketch plan for a proposed car wash facility. Hugh Cropper introduced the project and John Salm presented the proposal for

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discussion. Mr. Cropper stated that the property is zoned C-3 Highway Commercial District and the proposed use is permitted by-right. He also stated that the project would obtain water and sewer service from the Riddle Farm plant and that they are working on EDU calculations. The project has Stormwater approval with the county. Mr. Salm added details about the proposal and stated that 85% – 90% of the water used will be recycled. He also stated that the project will be required to follow the U.S. Route 50 Transportation Corridor Plan Design Guidelines.

IV. Site Plan Review

A. Ebenezer Solar

As the next item of business, the Planning Commissioner reviewed a site plan for a proposed large solar facility. Finn McCabe from Ground Star Energy presented the project. The proposal had previously been approved by the Planning Commission on July 3, 2019 but the approval expired due to a grid calculation error causing a delay in progress. Mr. McCabe stated that the power generated would be sold wholesale to the grid. He also indicated that they had not received any negative feedback from the adjoining property owners and that the project would take 8 – 9 months to complete once a building permit was obtained. At the request of the Planning Commission, Mr. McCabe agreed to move the landscaping plans earlier in the construction plan.

Following the discussion, a motion was made by Ms. Knight, seconded by Ms. Smith, and carried unanimously to approve the project.

V. Text Amendment

Jennifer Keener presented a proposed amendment to the Zoning Code to replace the existing agritainment facility use and definition with a new definition for an agritourism facility.

Following the discussion, a motion was made by Ms. Knight, seconded by Mr. Clayville, and carried unanimously to approve the amendment.

VI. Adjourn – A motion to adjourn was made by Ms. Knight and seconded by Ms. Ott. The Planning Commission adjourned at 1:46 P.M.



Mary Knight, Secretary



Stuart White, DRP Specialist