

## **Select Board Minutes**

**Date:** February 21, 2024

**Time:** 6:99 PM

**Location:** Multi-Purpose Room

**Next Meeting:** February 27, 2024

**Pledge of Allegiance to the Flag**

**Minutes: Approved March 9, 2024**

**Present:** Richard Doughty, Lisa Miller, Dina Walker,  
Steve and Carol Conant, Dirk Walker, Laurie Pratt, David Rackliffe

### **AGENDA ITEMS:**

#### **1. Discuss and Approve Language in Large Scale Commercial Structure**

Richard said that he was the one that had an issue with the definition of a Large-Scale Commercial Structure and thought that 20,000 and 50' high was too large.

Dina explained that the lawyer said that there should be two separate Ordinances. One for Large Commercial Structure and one for Solar Farm.

The Moratorium will address both Solar Farms and Large Commercial Structures. The SB were all in agreement that they should be 2 separate Ordinances.

Richard said that he did not feel that there was a need for a moratorium and that we are too far from sub-stations and there isn't the electrical superstructure to support a large commercial array and he doesn't think anyone is going to come to Town and build a Dollar Store in Weld, but they want to go ahead with a Moratorium that he is fine with that. But if they want to go ahead with an article for a moratorium, he is fine with that with the intent of drafting an Ordinance with regulations for both of those uses.

Lisa said that she feels that all of them are looking to the future on both of these uses. She agreed with Richard on the size of the

Commercial Structure because it was not their intent to prohibit anyone from having a mom & pop shop from earning income in Town.

Dina said that they had been talking about this for a while and in term of the size that 20,000 square feet is pretty large. It is almost half a football field. Being that big would they have any interest in coming. Big lots is 15,000 to 20,000 square feet, but Dollar General is about 7,500 square feet and 50' is high.

Lisa proposed that in the definition section that they changer large commercial structure or structures means with a commercial purpose that either (1) occupies an area exceeding 7500 square feet or 50 feet in height. Dina 2<sup>nd</sup> the motion and it was passed unanimously.

## 2. Discuss and Approve FEMA \$6K (appropriate/surplus) in Warrant

Dan submitted the FEMA application last Spring for the May storm and anticipated that application was completed and when submitted he expected \$6,000 in FEMA funds so the Budget Committee had used those FEMA funds to offset the Public Works budget for 2024. There was some issues that occurred with some materials that was used in that restoration from a pit that was not a State permitted pit, so FEMA decided not to pay for the materials. Dan found out that the amount that the Town will be receiving is just over \$5,000. Richard is suggesting that we change the amount to appropriate to \$5,000 and raise \$1,000.

Richard moved to increase the raise \$1,000 and appropriate \$5,000 from FEMA for Article 7. Dina 2<sup>nd</sup> the motion and it was passes unanimously.

## 3. Discuss and Approve Warrant Articles for publication

Each article was gone through to see that all changes had been made to previous articles made at last meeting.

Dina moved under Article 11 for the Select Board to accept non-cash materials and services from volunteers offered to assist the Weld

Recreational Program that has \$1,000 or less with authorization from the Weld Recreational Coordinator.

Lisa moved for Article 12 to say "Shall an Ordinance entitled Solar Farm Ordinance and Weld Large Scale Commercial Structure Moratorium Ordinance be enacted? Dina 2dn the motion and it was passed unanimously.

Meridith Minear Memorial Service.

Meridith Minear 's memorial service will be a town event and the fee will be waived.

Dina moved to adjourned, Lisa 2<sup>nd</sup> the motion and it was unanimous.

7PM

Respectfully submitted,

A handwritten signature in cursive script, reading "Carol J. Cochran".

Carol J. Cochran, Town Clerk