

**Town of Tremont  
Planning Board Minutes  
November 14, 2023**

**1. CALL TO ORDER**

Chair Good called the Meeting to order at 5:59p.m.

**2. ROLL CALL**

All Board Members were in attendance.

**3. ADJUSTMENT/ADOPTION OF AGENDA**

Mr. Harper moved, with Mr. Wulsin seconding, adoption of the Agenda as presented.  
Motion approved 5-0.

**4. MINUTES:**

*Minutes of October 24th, 2023:*

Mr. Wulsin moved, with Mr. Witham seconding, acceptance of the Minutes of October 24, 2023 as presented.

Motion approved 5-0.

**5. OLD BUSINESS:**

*Proposed Land Use Ordinance Changes*

Proposed Land Use Ordinance changes were presented for review. Discussion ensued among the Board. It was noted the Planning Board has until February to submit anything to the Selectboard.

The Board felt comfortable with:

- The 20% residential change, with the exception of Mr. Wulsin who preferred to wait until the Comprehensive Plan was updated.
- Removal of the net developable area.
- Deleting no multi-uses residential uses permitted.
- Two changes regarding approval instead of issuing an permit.
- State law about providing pre- and post-construction photos.
- Allowing roof-mounted solar panels.
- Allowing CEO approval for ground-mounted solar panels.
- The definition for residential solar collector will change to non-commercial solar collector, and amend to state "electricity generation requirements for non-commercial uses." And amend the land use table "residential solar collector" will change to "non-commercial solar collector".
- The Board asked Deputy Code Enforcement Officer Higgins to re-write and re-propose the solar information as a whole. Mr. Wulsin preferred to wait until the Comprehensive Plan was updated before including solar in the ordinance.

It was suggested to have a proposal which includes a revised version to vote on.

**6. OTHER:**

*2024 Planning Board Meeting Schedule*

Mr. Harper moved, with Mr. Wulsin seconding, to adopt the 2024 Planning Board Meeting Schedule as presented.

Motion approved 5-0.

**7. CEO ISSUES:**

No CEO Issues were reported.

**8. SET DATE FOR NEXT MEETING:**

*Suggested November 28th, 2023*

Mr. Wulsin moved, with Mr. Harper seconding, approval of November 28, 2023, 6:00 p.m., in the Harvey Kelley Room.

Motion approved 5-0.

**9. ADJOURN**

Mr. Witham moved, with Ms. Gott seconding, to adjourn the meeting.

Motion approved 5-0.

Meeting adjourned at 7:34 p.m.

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Chair Mark Good

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Date