The meeting was called to order at 6:40 p.m. with the following members:

**PRESENT:** Roxann Wedegartner, Chair; Linda Smith, Vice-Chair; Mary Newton, Clerk; Jim Allen; Clayton Sibley; and alternates Tim Gorts and Joshua Parker.

Also in attendance: Eric Twarog, Senior Planner/GIS Coordinator and Jeff Terrell of WHAI.

**Approval of Minutes**

MOTION: Moved by Newton, seconded by Allen and voted 5:0 to approve the meeting minutes from April 15, 2010.

**ZBA Recommendations**

a. Northeast Biodiesel (Parcel R05-24E) – Request for a special permit pursuant to Sections 200-4.12 C(9), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a biodiesel production facility within the Planned Industry (PI) Zoning District.

The Board discussed the proposed project.

MOTION: Moved by Sibley, seconded by Newton, and voted 5:0 to forward a positive recommendation to the ZBA on the application Northeast Biodiesel (Parcel R05-24E) for a special permit pursuant to Sections 200-4.12 C(9), 200-8.3, and 200-8.4 of the Zoning Ordinance in order to allow a biodiesel production facility within the Planned Industry (PI) Zoning District.

**Action Items**

a. Recommendation on the Sale of Town-Owned Land (Williams Street Proposed)

The Board discussed the property in questions and had the following questions and concerns:

- Did an abutter make a request to the Town to buy this land?
- Who owns the adjacent parcels?
- What is the use of the existing 15 foot ROW on Map 70, Lot 39?
- Would the sale of this land result in any land-locked parcels?

The Board reached consensus to hold off on making a recommendation until these questions/issues have been addressed. This item will be added to the June 3, 2010 Planning Board agenda.

**Discussion Items**

a. Proposed Zone Change for a Portion of Mohawk Trail by Steve Andrews
The Board discussed the letter to the Board from Steve Andrews asking that the Board consider a zone change for a portion of the Mohawk Trail from residential to commercial. Board discussed the letter and asked Twarog to invite Mr. Andrews to their June 3, 2010 meeting to discuss this further.

**Adjournment**

**MOTION:** Moved by Smith, seconded by Newton, and voted 5:0 to adjourn the meeting at 7:25 p.m.

Respectfully Submitted,

Eric Twarog, AICP  
Senior Planner/GIS Coordinator