

**TOWN OF BARRE
PLANNING BOARD
MARCH 12, 2018**

CALL TO ORDER: 6:33 PM

BOARD MEMBERS PRESENT

Tom Keeler Wes Miller
Jean Depatie Kurt Dudley
Paul Gillette Wilford Wraight
Kirk Mathes

BOARD MEMBERS EXCUSED

Jean Peglow Darryl Sanford

Others present: Tom McCabe, Sean P. Pogue, Shellye Dale-Hall, Ben Yasman, and Neil Habre

I. APPROVAL OF MEETING MINUTES

Mr. Dudley made a resolution to approve the meeting minutes of February 12th. Seconded by Mr. Wraight and carried (7-0).

II. OLD BUSINESS

Mr. Mark has written a letter to The Legion of Christ informing them of their Special Use Permit lose and absence of a special use permit and actual use of the property for tax-exempt purposes associated with the property will be terminated effective March 1, 2018. A copy of the letter sent is on file with the Town Assessor and Codes Officer.

The proposed new wind energy policy was sent to Mr. Lance and given to the Planning Board members. Mr. Yasman stated that the policy came from our zoning with some sections just being added to and some are entirely new. Many of the changes are based on the Cassadaga Project. The changes are in red; red underlined was added and red crossed out was changed. As much as possible, the policy was reviewed by sections with questions and other information interspersed.

- Article 10 supersedes.
- State has no setbacks or height requirements. They do have some sound level guidelines.
- Seven member panel consists of 2 local ad-hock members, and someone from DEC, Department of Health, DOT, Ag & Markets, Department of Public Works.
- Section 350-99 has been added which added definitions.
- Section 350-103 Standards (A)(6) This provision does not apply to transmission infrastructure should be in red

- Apex does use guide wires where it has to be above ground
- Section 350-103 Standards (A)(8)(c)
 - Just only one setback
- Section 350-103 Standards (B)(1)
 - Adds details
- Section 350-103 Standards (F)
 - Changes tip height from 500 to 600 feet
 - Town supposedly doesn't have a say to height. FAA supersedes
 - Anything over 200' is lighted
 - Over 500' must do a study
 - Mr. Yasman asked to confirm how the study is done
 - Have preliminary approval for 600'
 - If turbine needs to be moved over 100' in any direction from where pinpointed, the project needs to be refiled
- Airforce base participates in review of the project and there are no concerns with this project.
- Create a wind overlay district?
- Decommissioning
 - Landowner responsible who has a turbine?
 - Done by bond
 - Updated periodically
 - Last two pages talk about decommissioning and restoration
 - Should be very clear for down the road
- Better defines and makes the project viable
- Technology changes all the time

It was stated that the Town has \$35,000.00 intervener funds available to do our own investigations, set policy, etc.

Mr. Yasman stated that in the past three Special Use Permits for Meteorological Towers was asked for in the past. Only one has been installed at this time. One owner's land is too wet to install it and the other was sold. He has rescinded those applications and will soon present additional meteorological sites on the Peglow farm which will be over 200' and one on Root Road on the old Liz Peterson's farm currently owned by Dick Miller.

Mr. Mark's further solar policy suggestions were tabled at this time.

III. NEW BUSINESS

Mrs. Dale-Hall talked to the board about a potential buyer's intentions regarding Drake Island. They would like to use the property for their own personal multiple resident "family compound" situation. The dorm would be turned into a duplex and the chalets into single residences. Our

current zoning does not allow multiple residences on a single property. Mrs. Dale-Hall was after the planning boards take on the situation. She stated that we could possibly issue a Special Use Permit for private cluster family resort, redefine resorts in our zoning. Road maintenance was also brought into question. The board agreed with Mrs. Dale-Hall that since the situation is only hypothetical at this point that the party should put in an offer with the stipulation that the property could be used as they wish to turn it into.

Future water districts were discussed.

Broadband internet was discussed with funds for only 51 homes in the Town of Barre included.

Mr. Keeler was going thru some of his records and ran across an old training “The Short Course” and he wanted the board to pay close attention to:

- Page 4 Disclosure
- Page 7 Quorum
- Page 9 Voting
- Page 10 Ex Session
- Page 49 Dealing with the Public
- Public Hearing
 - Let everyone speak
 - Quorum needed
 - Everyone sign in
 - Ask if anyone else wants to speak
 - Need note taker to do meeting minutes to produce within 2 weeks
 - Make sure we read the County decision
 - Need a motion
 - Need to vote.

Mrs. Preston will scan and email the training information to the members of the board.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

There was not a meeting in February.

V. ADJORNMENT

Mr. Gillette made a resolution to adjourn the meeting at 10:06 pm; seconded by Mr. Dudley and carried (7-0).

Lee A. Preston, Clerk