

**TOWN OF BARRE
PLANNING BOARD
DECEMBER 10, 2018**

CALL TO ORDER: 6:34 PM

BOARD MEMBERS PRESENT

Tom Keeler	Wes Miller
Jean Depatie	Kurt Dudley
Kirk Mathes	Jean Peglow
Stephen Harling	Dr. George McKenna

BOARD MEMBERS EXCUSED

Others present: Tom McCabe, Larry J. Gaylard, Robin Nacca, John Metzler, Lauren Antkowiak (Spin City Media), Richard Cox and Mrs. Dale-Hall.

Mr. Keeler gave the meeting guidelines.

I. APPROVAL OF MEETING MINUTES

Mr. Dudley made a motion to accept the minutes of the November 12th and November 19th meetings with the correction of the meeting date of November 12th instead of October 8th. Seconded by Mrs. Peglow and carried (7-0).

II. OLD BUSINESS

Dr. McKenna asked about the procedure for notification of special meetings. Mr. Miller stated that he had tried to contact all members regarding the meeting. Mrs. Nacca asked why it was not on the website as well. Mrs. Preston stated that she was unaware of the final date until it was too late for her to put it on the website before leaving on vacation. Mr. Keeler stated that the reason for the special meeting was the SEQR was failed to be completed for Mrs. Sherman and Mr. Watson which needed to be completed before going to the County Planning Board. The SEQR was reviewed in entirety.

The attendance and training sheet was given to the members. Mr. Miller stated that he had attended the NCC training and not at Hoag Library. Mr. Keeler stated that all members must have 4 hours of training per year which is available online or at various locations in the area during the year.

Dr. George McKenna is a new alternate member to the board. The only applicant to the other open alternate member position was Mr. Eric Watson. Mr. Keeler felt that the board should still interview. Discussion took place:

- Seems odd to interview with only one applicant
- Should be consistent
- Is Mr. Watson a resident of Barre or any applicant in the future

Resolution 16-1218

Introduced by: Tom Keeler

Seconded by: Kurt Dudley

The Town of Barre Planning Board having only one application for consideration for the open alternate position that there should still be an interview process.

The resolution passed. (7-0).

Dr. McKenna asked who chooses which alternate serves in an absence. Would it be just with absentees or just when a quorum is needed? Would the senior most alternate vote? A quorum would be four (4) for this board. There was much discussion on this. The short course has the regulation along with 350-59 of the Barre Code. The board will look into this. Dr. McKenna also asked what the duties of the alternate are.

The possible solar policy was discussed:

- Because of the situation with the wind policy, we should not rush into the solar policy
- Do we want solar farms
- Still should have a solar policy
- Individuals can have them
- Don't have anything major in our zoning
- Possible policy was taken from other towns, mainly
- Possible policy is on the website
- Mr. Mark wanted some changes that were proposed besides the date. Some language needs to be clarified, his interpretations to ours.
- The comprehensive plan talks about green energy
- Farmington is going thru this right now. Pembroke will be in the spring time with no pilot for solar

Mrs. Preston will ask Mr. Mark to be to our January meeting.

Sue Sherman's public hearing date was discussed. Mr. Keeler asked if the neighbors and the newspaper were notified for a hearing on December 17th, and is on the website. Mrs. Preston stated that it was.

Resolution 17-1218

Introduced by: Tom Keeler

Seconded by: Wes Miller

The Town of Barre Planning Board will hold the public hearing for Mrs. Sue Sherman on December 17th.

The resolution passed. (7-0).

Mrs. Dale-Hall stated the Mr. Quill has not come back as yet to pay for his Special Use Permit and it has not been issued. Apparently he is waiting for the Sherman's to clear out the building of their belongings. Mrs. Peglow stated that she happened to run into the neighbor with the issues expressed at the public hearing and said that he is ok with it. Mrs. Dale-Hall said that a procedure of some kind in writing to follow up with the zoning officer to obtain the permit should be established. Mr. Miller stated he had found the idling laws and that NYS repair shops are exempt from idling rules. It was felt that Mr. Miller's findings should go into Mr. Quill's folder.

Subdivision of property was discussed.

- Would subdivisions be done without the planning, zoning or CEO knowing about it?
- Mr. Keeler stated that Kendall has a subdivision policy but it deals with large properties.
- Flag lot and right of way etc. can also be a problem. Flag lot and right of way should be defined better and looked at.
- Should be as clear as possible
- Mrs. Dale-Hall said it has come up a couple of times in the past
- We should think about emergencies with flag lots (owned) and right of ways (not owned)
- Final decision would have to go to the Town Board to change the zoning
- How would we make the County and residents aware of it?
- Could be costly for the seller as a survey would be needed or stop buyers
- Could possibly stop actions if County is aware of it
- Mr. Lance could also talk about this in January as well
- Subdivisions should be large enough to build on and to put a septic system in
- What about a land contract?

III. NEW BUSINESS

Mrs. Preston will let the board know when their term is up.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

The November meeting was cancelled.

VI. ADJORNMENT

Mrs. Peglow made a motion to adjourn the meeting at 8:10 pm; seconded by Mr. Miller and carried (7-0).

Lee A. Preston, Clerk