

**TOWN OF BARRE
PLANNING BOARD
SEPTEMBER 14, 2020**

CALL TO ORDER: 6:35 PM

BOARD MEMBERS PRESENT

Tom Keeler Wes Miller
Jean Depatie Stephen Harling
Kirk Mathes Jean Peglow
Dr. George McKenna (Alt.) – arrived at 6:36 pm

EXCUSED BOARD MEMBERS

Kurt Dudley

ABSENT BOARD MEMBERS

Eric Watson (Alt.)

Others present: Sean P. Pogue

Present by phone: Adam Winegard (AES), Chris Matthews (AES), Rachel Silva (AES), Andrew Gordon (AES) and David Herring (Barre Stone Products)

Mr. Keeler appointed Dr. McKenna to fill Mr. Dudley’s excusal for the meeting.

I. APPROVAL OF MEETING MINUTES

Mr. Harling made a motion to approve the August 13th minutes with a clarification request from Dr. McKenna. Motion was seconded by Mr. Harling and carried.

II. NEW BUSINESS

An application for a modification to Barre Stone Products special use permit was received. Mr. Keeler stepped out of the room at 6:37 pm while the application was discussed giving the chair to Mr. Miller. Mr. Herring from Barre Stone Products stated that they would like to add an electrical control building and remove temporary facilities thereby improving employee safety. Generators would be hard wired in and connected to the old switches. The building would be water tight and provide cooling and or heat for the generators. The building will be cast in concrete. It will also have a control tower, also improving employee safety. The temporary trailers are being replaced with the new building. The function is the same just safer.

Resolution 11-2020

Introduced by: Wes Miller
Seconded by: Jean Peglow

WHEREAS the Town of Barre has received an application for a Special Use Permit modification for Barre Stone Products located at 14120 West Lee Road to add an electrical control building and remove temporary facilities to improve employee safety

RESOLVED, to send the Special Use Permit modification to the County Planning Board

UPON ROLL CALL VOTE:

Mr. Keeler – Abstained
Mr. Miller – Aye
Mr. DePatie – Aye
Mr. Harling – Aye
Mr. Mathes – Aye
Mrs. Peglow – Aye
Dr. McKenna - Aye

The resolution passed.

Resolution 12-2020

Introduced by: Jean Peglow
Seconded by: Stephen Harling

WHEREAS Barre Stone Products are up to date on their current special use permit and it is just a modification

RESOLVED, there is not a need for a public hearing.

UPON ROLL CALL VOTE:

Mr. Keeler – Abstained
Mr. Miller – Aye
Mr. DePatie – Aye
Mr. Harling – Aye
Mr. Mathes – Aye
Mrs. Peglow – Aye
Dr. McKenna - Aye

The resolution passed.

The SEQR was then completed. Dr. McKenna questioned the no or small impact on an increase use of energy and fails to incorporate reasonable available energy conservation or renewable energy opportunities. After a short discussion he agreed with the original answer.

Resolution 13-2020

Introduced by: Jean Peglow
Seconded by: George McKenna

WHEREAS the SEQR was completed for Barre Stone Products application

RESOLVED, the SEQR be declared a negative SEQR

UPON ROLL CALL VOTE:

Mr. Keeler – Abstained
Mr. Miller – Aye
Mr. DePatie – Aye
Mr. Harling – Aye
Mr. Mathes – Aye
Mrs. Peglow – Aye
Dr. McKenna - Aye

The resolution passed.

Mr. Keeler returned to the meeting at 7:01 pm and took over the chairmanship. Mr. Miller asked Mr. Keeler if he officially abstains from the previous votes and he affirmed it.

An application from AES Solar was also received. It was presented to the Planning Board to give their recommendation to the Town Board as they have the final say. Mr. Winegard and the remainder of the AES team thanked us for accepting and listening to their application. The town has been helpful the entire way. A slide show was presented with Mrs. Preston's and Dr. Pogue's help. The slide show explained about the company and the proposed project.

Questions/comments were:

- Panels will rotate
- Will have a seven-foot-high chain link fence
- The army core of engineers has been involved in the planning stages
- A decommission plan has been submitted with the application
- AES will do preventative maintenance
- Only water will be used to clean the panels off so there is not a concern about toxicity to the soil
- AES not opposed to a berm of some kind. On the north and south side are tree lines with nothing on the east side. AES would like to work with the residents and the town on this as its not specifically spelled out as to what types of berm is required especially facing Rt. 98
- Sound level as asked about.
- This would be a long term relationship with the project, neighbors and the town.
- Project begins at 409' from the center of the road
- Current zoning does not specify where the "line" exists for the current business district
- Solar law outlines no solar in the business district
- Planning board would only do the site plan review with the zoning change by the town board and the variance needed by the zoning board
- Moving the project back to 500' would be additional tree and wetland impact. Various suggestions were made including changing Residential 1 to Agriculture/Residential
- AES not opposed to providing something saying the system is still in operation

- How could the Town be assured of any increase of salvage value listed? This could be revisited every 5 years or whatever is requested
- A new application would have to be done if the project was sold and had new owners
- Variance goes with the land and not the owner and since this is across two properties one is needed since the side setbacks are 15' from the property lines
- What if we as a board requested that the Residential 1 district is changed to Agriculture/Residential and AES submits a new plan starting at 500' Sean said that it could be December when it would be approved
- AES changes would be considered a modification to their submitted plan. They will look into this and get back to everyone
- If zoning were to be changed, it would be consistent to our comprehensive plan

Resolution 14-2020

Introduced by: Stephen Harling
 Seconded by: Jean Peglow

Whereas, The planning board has discussed the issue of changing the Residential 1 District to Agriculture/Residential District

RESOLVED, To recommend to the Town Board to change Residential 1 District to Agriculture/Residential District to be consistent with the Comprehensive Plan

UPON ROLL CALL VOTE:

- Mr. Keeler – Aye
- Mr. Miller – Aye
- Mr. DePatie – Aye
- Mr. Harling – Aye
- Mr. Mathes – Aye
- Mrs. Peglow – Aye
- Dr. McKenna – Aye

The resolution passed.

III. OLD BUSINESS

Mr. Keeler stated that after checking with Mr. Bensley at the County Planning Board, the referral for the business district expansion needs to come from the Town Board. Therefore the proposal will be sent to the Town Board.

The issue of having a public hearing before sending an application to the County Planning Board was discussed. Mr. Mark was told a public hearing should be done prior to sending it. However we as a board have always held the public hearing afterwards. It is helpful to have their comments presented at public hearings. It was mentioned that the Town of Byron's solar project held a public review prior to going to the County Planning Board and held the public hearing afterwards.

VI. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

The County Planning Board meeting for August was cancelled. There will be a meeting in September.

VII. ADJORNMENT

Mr. Mathes made a motion to adjourn the meeting at 9:15 pm; seconded by Mrs. Peglow and carried (7-0).

Lee A. Preston, Clerk