

**TOWN OF BARRE
ZONING BOARD OF APPEALS
SEPTEMBER 21, 2020**

CALL TO ORDER: 7:00 pm

BOARD MEMBERS PRESENT

LuAnn Tierney Steve Coville
Larry Gaylard Richard Miller
Charles Swan Stephen Karas – Alternate

BOARD MEMBERS EXCUSED

Others present by phone: Adam Wingard (AES), Chris Matthews (AES), Rachel Silva (AES), Andrew Gordon (AES)

Mrs. Tierney opened the meeting at 7:00 pm.

I. APPROVAL OF MEETING MINUTES – May 18, 2020

Mr. Coville made a motion to approve the meeting minutes of May 18th seconded by Mr. Swan and carried (5-0).

II. NEW BUSINESS

AES as submitted an application for a solar farm with a possible variance. Mr. Wingard stated that he and AES has been happy with the response and feedback that they have received and thanked the town. He then presented a slide presentation to the board. Discussion then took place:

- They are a long-term developer of any project that they are involved in
- There needs to be rezoning done for the project to proceed. However, they are looking at the possibility of changing things to accommodate the 500' setback from the center of the road
- Side setbacks are a minimum of 15' from property lines. Hence the reason for asking for a zero variance as it will encompass 2 adjacent properties going right across the boundaries
- County probably not approve a zero variance
- Variance goes with the property forever
- A different route would be to have the variance included with the special use permit as a condition of the permit
- A special use permit is renewed yearly because it is a temporary condition
- Mr. Mark, town attorney in conversation with Mrs. Tierney thought that the variance be a condition of the special use permit would be a better way to go

- Mrs. Tierney has also spoken with Mr. Keeler and Mr. Miller, co-chairs of the town planning board
- Access road may be the only problem
- Don't want project to be more complicated
- Land will go back to original state when project is done

RESOLUTION NO 11-2020

**Introduced by: Dick Miller
Seconded by: Steve Coville**

WHEREAS, The Barre Zoning Board of Appeals has reviewed the **AES application** for properties located on Oak Orchard Road, (95-1-61.111 & 95-1-61.12); and be it hereby

DECLARED that the side variance should be handled through the special use permit

Mrs. Tierney – Aye
Mr. Coville – Aye
Mr. Gaylard – Aye
Mr. Miller – Aye
Mr. Swan – Aye

The resolution was thereupon duly adopted.

The County Planning Board's next meeting is September 24th. They are being done by zoom. The information for the meeting should be on the website soon to join if it's not there yet.

Mrs. Tierney stated that the ecodes are online. She gave a tip of putting your search in quotation marks and it will only search for that wording together

III. OLD BUSINESS

Mrs. Tierney reminded the board that training needs to be completed for the year if it has not been done yet.

V. ADJOURNMENT

Mr. Swan made a motion to adjourn at 7:14 pm; seconded by Mr. Gaylard and carried (5-0).

Lee A. Preston, Clerk