

**TOWN OF BARRE
PLANNING BOARD
MAY 10, 2021**

CALL TO ORDER: 6:33 PM

BOARD MEMBERS PRESENT

Tom Keeler	Wes Miller
Jean Depatie	Stephen Harling
Kirk Mathes	Jean Peglow
Dr. George McKenna (Alt.)	

EXCUSED BOARD MEMBERS

Kurt Dudley

ABSENT BOARD MEMBERS

Eric Watson (Alt.)

Others present: Tom McCabe

In Mr. Dudley's excused attendance, Mr. Keeler appointed Dr. McKenna to a voting member of the board for the evenings meeting.

I. APPROVAL OF MEETING MINUTES

Mr. Mathes made a motion to approve the April 12th regular meeting and April 26th workshop meeting minutes with no corrections. Motion was seconded by Mr. Harling and carried. (7-0)

II. NEW BUSINESS

There is no new business at this time.

III. OLD BUSINESS

Mr. Keeler wanted to review the three questions that Jason Ebbs from LaBella Associates had in regards to the Solar Law changes.

1. Limiting of acreage
2. Different soil types
3. Ag & Markets on soil types

Mr. Keeler stated that there has also been some correspondence between Dr. Pogue, Mr. Mark, Mrs. Tierney and himself in regards to setbacks in the proposed solar law. Is it measured from the panels or the surrounding berm? Mr. Mark in talking with Laura Darling it is 250' from a building or structure, anything that is permanent. Section 350-119H, a was looked at. Under

normal zoning is anything listed as permanent? Nothing is listed as permanent including fencing.

Dr, McKenna also spoke out on the noise levels which he felt should be from the property line and not structures. He felt that it was wrote in favor of any projects and not a home owner.

Work then continued through the remainder of the model law for battery storage law. Mrs. Preston will then have a draft of the entire law for the next meeting.

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

At the April 28th meeting, the following referrals were heard:

- Town of Gaines application for a Special Use Permit and Site Plan Review for AES Distributed Energy Stendts Solar Project on West Bacon and Gaines Road in Residential/Agriculture District with battery storage was approved with the applicant shall follow the recommendation of the Orleans County Emergency Management Office as stipulated in a letter dated October 22, 2020
- Town of Gaines application for a Special Use Permit and Site Plan Review for AES Distributed Energy Stendts Solar Project on West Bacon and Gaines Road in Agriculture/Residential District was approved with the applicant following the recommendation of the Orleans County Emergency Management Office as stipulated in a letter dated October 22, 2020
- Town of Shelby's application for an Area Variance, Special Use Permit and Site Plan Review for a proposed Agricultural Processing Facility on South Gravel Road in the Ag-Res District was approved with the condition that Shelby's Zoning Board of Appeals grants the required are variance.
- Town of Shelby's application for a Site Plan Review for an antique retail sale operation on South Gravel Road in General Business District was approved with the condition that Shelby's Planning Board shall be satisfied that the placement of any freestanding signage near the highway right-of-way, will not obstruct the sight lines of vehicles attempting to exit the property.
- Town of Barre's application for Amendment to Zoning Text (proposed Solar Law changes) was approved

Other items:

- 2020 Summary of referrals with the Town of Barre having had the most referrals
- MRTA Summary concerning The Marijuana Regulation and Taxation Act. Must opt out by October 2021 for having dispensaries and public consumption
- Cory Winters has joined the staff

MAIL

- State Siting Board on the Heritage Wind project with a notice of the public hearing on May 20th at 5 pm.

V. **ADJORNMENT**

Mr. Kirk Mathes made a motion to adjourn the meeting at 8:42 pm; seconded by Mr. Miller and carried (7-0).

Lee A. Preston, Clerk