

**TOWN OF BARRE  
PLANNING BOARD  
AUGUST 9, 2021**

**CALL TO ORDER:** 6:34 PM

**BOARD MEMBERS PRESENT**

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

**EXCUSED BOARD MEMBERS**

Tom Keeler

**ABSENT BOARD MEMBERS**

Eric Watson (Alt.)

Others present: Shellye Dale-Hall and Tom McCabe

Mr. Miller appointed Dr. McKenna to a voting member in Mr. Keeler's excused absence even with having a quorum without him.

**I.     APPROVAL OF MEETING MINUTES**

Mrs. Peglow made a motion to approve the July 12<sup>th</sup> regular meeting minutes with one correction being it should be Mr. Miller who seconded closing the meeting. Motion was seconded by Mr. Mathes and carried. (7-0).

**II.    OLD BUSINESS**

Mr. Miller asked if there was anything of significance that the members found in the Town of Albion's and Town of Alfred's Battery Energy Storage System Laws. There were a few minor differences but not enough to warrant sending those to the Town Board. The Town Board is having the public hearing on the proposed law Wednesday at 6:00 pm.

In regards to the revamped Planning Board application, Mrs. Dale-Hall stated that it was fine-tuned by separating Zoning off, being more concise, adding a check off for fees paid and taking off the public hearing wording. The public hearing wording sometimes confused residents.

**Resolution 23-2021**

Introduced by:     Steve Harling  
Seconded by:       Kirk Mathes

Whereas the Barre Planning Board has reviewed the revamped Planning Board application (separating planning and zoning board into two distinct applications)

Therefore, the revamped Planning Board application is being sent to the Town Board for their approval.

The resolution passed (7-0)

### **III. NEW BUSINESS**

Mrs. Dale-Hall had some questions regarding a possible application coming in located in the Business District as she hasn't found anything in the zoning regulations that addresses this situation. The resident already has a business on the property and is thinking of putting in a "strip/mini mall". She does not have any information on whether they will be renting them out, drawing etc. The resident is working on drawings now.

- More than one business on a property? We only allow one home on a property.
- Mixed use situation
- Will it require a Special Use Permit or follow general business rules?
- Would it be considered like a rental property?
- It would be new construction as opposed to retrofitting a building
- What about water and septic?
- We do have zoning to cover Rice Haven Homes
- Resident's property is large enough, he could subdivide but does not want to
- Separate structures or one structure with multiple businesses?

Other comments questions in the discussion were:

- Have other towns done/allowed this?
- What about the cost of a tap for water? Is there a difference between commercial and residential?
- What about parking?
- The Town of Pembroke zoning regulations are totally different than ours
- What if someone doesn't have the property width; could they go behind existing buildings?

The consensus of the group was to look at other towns and concentrate on water, septic, each on their own lot or shared and parking. Therefore, the issue is tabled for now.

Mrs. Dale-Hall also had some questions on Special Use Permits on the issue of being "grandfathered" in. A gun/sporting club would like to build a pond for fishing from the banks with no boating. Are they open to a Special Use Permit since it is the practice of if a change is made you are no longer grandfathered in? A Special Use Permit allows rules, times of operation to be specified and making sure of smoke detectors etc. and the building is safe for operation. The opinion of the board was to let them continue as they are at this time. Mr. Mathes did ask if the town has any liability with putting ponds in. The situation could go both ways of not having a Special Use Permit or a building permit or the town requiring one.

### **IV. COMMUNICATION**

#### **ORLEANS COUNTY PLANNING BOARD**

At the July meeting, the following referrals/business were heard:

- Town of Albion's request for Site Plan Review for proposed addition to existing manufacturing facility on Oak Orchard Road was approved with no reservations. (This would be an example of one business with multiple structures.)

- Kendall’s request for a Site Plan Review and Special Use Permit for a 5 MW Solar farm on West Kendall Road was approved.
- Town of Ridgeway’s request for Site Plan Review and Special Use Permit for farm irrigation pond under 1 acre on Knowlesville Road was approved
- Town of Ridgeway’s request for Site Plan Review and Special Use Permit for a recreational pond under 1 acre on County Line Road was approved
- Town of Ridgeway’s request for a Site Plan Review for a 73’ diameter x 32’ high Tank Storage for chemical bulk storage on Allis Road was approved.
- Village of Lyndonville’s request for Site Plan Review for a farm and artisan Market was approved
- Town of Murray’s request for Amendment to Zoning Text adding #15 to Section 414 “Uses Requiring a Special Permit” was approved.

The County Planning Board members is playing it by ear as to whether there will be an August meeting.

**V. ADJORNMENT**

Mr. Depatie made a motion to adjourn the meeting at 7:28 pm; seconded by Dr. McKenna and carried (7-0).

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Lee A. Preston, Clerk