

**TOWN OF BARRE
PLANNING BOARD
FEBRUARY 10, 2020**

CALL TO ORDER: 6:30 PM

BOARD MEMBERS PRESENT

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

ABSENT BOARD MEMBERS

Others present: Richard Cox, LuAnn Tierney, Guy Smith, Peter Smith, Sean P. Pogue and Shellye Dale-Hall

I. APPROVAL OF MEETING MINUTES

Mr. Mathes made a motion to accept the minutes of January 20th. Seconded by Mrs. Peglow and carried (7-0).

II. OLD BUSINESS

At this time Mrs. Dale-Hall nor any board members have not heard from Mr. Wietler so any action is on hold still.

At this time Mrs. Dale-Hall nor any board members have heard from Mr. Josh Pistelli regarding his possible application so any action is on hold at this time.

A moratorium on battery storage will be recommended to the Town Board for a period of six months with an extension of six-month extension if needed. We will continue to review applications if there will not be battery storage. The Town of Ridgeway is the only other town considering battery storage at this time.

There are some Solar Policy rewording/changing that needs to be done.

- 350 115 B should be changed to site plan approval by the town board
- 350 115 C in section 350 119G should be clariid to read USSES shall be permitted only in AR districts. Applications to construct or make major modifications to a USSES shall be made to the planning board for a site plan review. The planning board will make a

recommendation to the Town Board on the application. The Town Board will hold public hearings and make the final determination of the Special Use Permit

- 350 117 3 Remove the existing sentence and replace it with ground mounted or freestanding solar collectors are to be positioned in the side or backyard of the primary building.
- 350 118 F should be removed totally when we establish a moratorium for storage batteries
- 350 122 add any and all studies determined to be necessary by the planning board or Town Board during the site plan review to construct a USSES to be paid by the developer/landowner

Resolution 1-2020

Introduced by: Stephen Harling

Seconded by: Wes Miller

To accept the changes to the Solar Law. However, changes will not present it to the Town Board at this time as there may be other changes therefore eliminating multiple County referrals and public hearings.

The Resolution passed.

Fees for solar projects were discussed from the Town of Stafford, Shelby, Ridgeway, Yates and Pembroke. The members felt that it should be based on the size of the project.

Resolution 2-2020

Introduced by: Stephen Harling

Seconded by: Jean Depatie

To assess a fee of \$100.00 per megawatt.

The Resolution passed.

The Town Board has asked the DEC to be the lead agency for the Eagle Harbor S & G Mining. Eagle Harbor S & G Mining would like to come a do a presentation on their request. They wish to remove the topsoil and mine the rock at a depth of 80 feet. Mr. Keeler stated the mining permit allows you how far you can go. It was asked if the DEC should come also.

III. NEW BUSINESS

Triple G Farms, Inc. has submitted an application for a Special Use Permit modification to expand their farm labor camp located at 15082 Sheelar Road. They wish to increase the workers to 12 and in order to accommodate the additional 5 workers by using the upstairs of the building. The remodel will consist of adding insulation, drywall, lighting and updated electric to the upstairs. The Orleans County Health Department is also requiring the addition of a window to the space and two additional leach lines to the septic system. Most of the work has been completed at this time. There will not be additional vehicles to be there. The H2A program requires housing and transportation for the workers. Mrs. Dale-Hall sees no issues with the

modification other than the delay in coming in for the modification. It is always nice, neat and clean whenever I have been there to inspect.

Resolution 3-2020

Introduced by: Stephen Harling

Seconded by: Wes Miller

WHEREAS, The Town of Barre Planning Board has reviewed the application of Triple G Farms, Inc. for a Modification to their Special Use Permit for property located at 15082 Sheeler Road (118-1-23.11); and be it hereby

RESOLVED, that the modification be approved with the conditions of

1. Maximum of 12 occupants, all male
2. Addition of 2 leach lines per Health Department
3. Health Department approval
4. Maximum of 1 to 2 vehicles
5. Close house after the season

UPON ROLL CALL VOTE:

Mr. Keeler – Aye
Mr. Miller – Aye
Mr. DePatie – Aye
Mr. Dudley – Aye
Mr. Harling – Aye
Mr. Mathes – Aye
Mrs. Peglow – Aye

The Resolution passed.

The Town of Barre Land Use Plan indicates rezoning from 98 West along 31A to Eagle Harbor Road as Residential/Commercial on both sides of West Lee Road. Dr. Pogue is proposing extending the zone on both sides of West Lee Road from 98 to Town Line Road as Residential/Industrial/Commercial. The Town of Barre Land Use Plan also indicates rezoning from 31A south to Root Road and southward from 98 to just past West Barre Road Extension as Residential/Commercial. Dr. Pogue is proposing changing the Residential/Commercial South from 31A, both sides of 98 to Delano Steel Road. There was much discussion.

- Is there 3-phase electric to Town Line Road? What if someone would want 3-phase if there isn't? They would then have to pay for it to be installed.
- We would need to modify the Comprehensive Plan before going forward which can be done consecutively.
- Districts are not named the same in the Comprehensive Plan with what it should be.
- How far back off the road would the district go back? It is 500 feet currently and that should accommodate most.
- Would we have to change verbiage on all the other policies because of changing district names?

- Would there be oppositions from the farmers along 31A?
- We need to look down the road in making it better for all.
- Would a bigger water line be needed?
- A planned development would need to have 20 acres so that is probably out.
- General Business limits manufacturing unless sold on the premise.
- Ask to change Land Use Map to line up perfectly
- Best defined as General Business/Light Industrial
- Opportunity to change wording

VI. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

- Murray's request for Amendment to Zoning Text and Zoning Map establishing Senior Housing District was approved.
- The upcoming land use training event at Hoag Library will be on June 18th. CPB members were asked to be considering topics they would like covered. Two preferred topics are battery storage and short-term rentals.

VII. ADJORNMENT

Mrs. Peglow made a motion to adjourn the meeting at 9:02 pm; seconded by Mr. Depatie and carried (7-0).

Lee A. Preston, Clerk