

**TOWN OF BARRE  
PLANNING BOARD  
FEBRUARY 22, 2021**

**CALL TO ORDER:** 6:30 PM

**BOARD MEMBERS PRESENT**

Tom Keeler                      Jean Depatie  
Kurt Dudley                     Stephen Harling  
Kirk Mathes                     Jean Peglow  
Dr. George McKenna (Alt.) – arrived at 6:50 pm

**EXCUSED BOARD MEMBERS**

Wes Miller      Eric Watson (Alt.)

Others by phone: Adam Wingard and Teresa Bakner from AES

Mr. Keeler stated that he wanted to start the workshop by working on the proposed solar law changes. We have Lance Mark's recommendations along with those from LaBella.

Fees were discussed. There is an initial fee of \$2,500 for (USSES) and renewable every year for \$1,000. Clarendon's fees are based on square footage. There is nothing listed in the Town of Alabama's or Town of Murray's. Since the Town Board sets fees, we will leave it up to them.

- 350-115 B & C should be changed to Town Board with recommendation of the Planning Board
- 350-117 A 2: insert small scale solar before freestanding the heading along with looking for other locations.
- 350-117 A 8 changed to Town Board with recommendation of the Planning Board and specify small scale in the heading.
- Setbacks in 350-117 & 350-119 don't match therefore add with the exception of setbacks in the title
- 350-119 A & F changed to Town Board with recommendation of the Planning Board
- 350-119 H f added to say where there are two or more continuous parcels that have a (USSES) setback requirements shall not apply for continuous property lines between such parcels.
- 350-119 L 1 remove solar power plants
- 350-119 L 4 add the word third for independent third professional, change Planning Board to Town Board
- Section III 2 and 3 add the wording small scale solar
- Note 4 change RA to A/R
- Add a 350-123 **Host Agreement**  
The Town shall have the ability to enter into a Host Community Agreement, **with** any (USSES) applicant. The applicant or its successors shall be required to pay the Town a Host Community Fee annually to compensate the Town for expenses or impacts on the additional agreements with the applicant as may be necessary to protect the Towns and its citizens interest (E.G., separate road use and maintenance agreement or decommissioning

agreement). The Host Community Fee shall be in addition to any payment in lieu of taxes which may be authorized to be collected by the Town pursuant to Section 487 of the Real Property Tax Law of the State of New York. The amount of the Host Community Fee will be determined by the Town Board from time to time but not more frequently than annually. The Town shall require any applicant to enter into an Escrow Agreement to pay the engineering and legal costs of any application review, including the review required by SEQRA. All such fees shall be negotiated and determined prior to the approval and issuance of a Special Use Permit for an (USSES).

- The board did not feel that an official report from LaBella Associates.

Mrs. Preston will do a draft of the Solar Law changes and email them to the members. The draft will also be given to the Town Board for their workshop meeting on March 1<sup>st</sup> as a draft giving them time to review it. It will officially be given to them at our next meeting which is 2 days before the Town Board meeting.

Mr. Keeler asked Mr. Wingard if there was anything that he needed from the board at this time. Ms. Bakner stated that they are waiting for the zoning changes to be filed with the State. Mr. Keeler stated that the Solar zoning law needs to be clarified first before the application can move forward.

### **ADJORNMENT**

The workshop meeting was adjourned at 8:07 pm with everyone's consensus.

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Lee A. Preston, Clerk