**Present:**  Steve Buerman, John Boeckmann, Lee Sanders, Scott VanAken, Julie Vanderwall, Jefferey Flower, Julie Vanderwall, Board members. Stuart Gwilt, Chairman, Steve DeHond Code Enforcement Officer, and Nichole Ruggles secretary.

**Absent:** none

**Also, present:** Thomas DeYulio, Todd Schram, Bridget Bergstresser, Bill Barwell, Kim Barwell, Bill Young, TJ Murphy, Brandee Nelson, Tina O’Connor, Reid Robbins, Travis Yates

**Application # 4642-23**: Consider Site Plan and Sign submitted by John Yates who is requesting approval to operate a Martial Arts Studio on property located at 1715 State Route 21, tax map number 44.03-1-30.000 in a C-1 district pursuant to Chapter 325 Section 325-75-325-15-C-8-325-66.

Stuart Gwilt started the meeting with review of the public hearing notice. 11 surrounding neighbors were notified of the hearing. Scott VanAken was in attendance. The sign meets the dimensions it looks like.

Travis Yates, The current tenant teaches martial arts and would like to stay in the building. He has several students in all different age groups. He teaches discipline, structure and self-encouragement. Local fire departments have asked him to help as well. It seems like a great program for the community. The sign will be where the current open soon sign is, so it meets the Town code.

Lee Sanders, what are the hours? What about the Bar being in the same area?

Travis Yates, The bar is open on the weekend, Friday, Saturday and Sunday. The Martial Arts program is right now Tuesday, Wednesday, Thursday evenings and Saturday mornings. Thy are closed by 9pm in the evenings. They have about 5-10 students currently enrolled right now.

Stuart Gwilt, Are all the lights up?

Travis Yates, yes.

John Boeckmann, is this long term? And what about the parking?

Travis Yates, I do not know the answer to that. The parking lot has enough room to accommodate the parking for both places.

Scott VanAken, maybe 10 more cars? Will there be some overlap? I want to make sure there is enough parking so no one is parking on State Route 21.

Travis Yates, we have enough parking and any overlap of large gatherings we will cancel classes if need be. I would hope no one would park on 21.

A motion was made by Jeffrey Flower to approve application #4642-23 Site Plan and Sign submitted by John Yates who is requesting approval to operate a Martial Arts Studio on property located at 1715 State Route 21, tax map number 44.03-1-30.000 in a C-1 district pursuant to Chapter 325 Section 325-75-325-15-C-8-325-66.

Motion seconded by John Boeckmann. All voted “Aye.” Motion carried. Scott VanAken abstained his vote.

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**Application # 4643-23**: Consider Preliminary Site Plan and Special Use submitted by Catalyze Holdings, LLC who is requesting to construct Solar Arrays on 116 acres vacant farmland on property located at State Route 31, tax map no. 4.00-1-31.000 in an A-1 district pursuant to Chapter 325 Section 325-40-33.

Stuart Gwilt, revied the Public Meeting notice at this time.

Brandee Nelson, project engineer reviewed the plans for the solar project using a large viewing map. This is a 2 Solar PVD system on 116 acres in total property. There is a ridge that runs on the property that will exclude the view for the surrounding neighbors. The land has been surveyed and discussed. There are a few areas of wetlands but won’t affect the solar area. No more than 50% of the land will be of use for the project. It is a great area due to the open land and no shading. You will not be able to see from any street view. State Route 31 will be where the utility is connected. We are proposing to split the parcel as there will be 2 separate arrays. On the property there is a road large enough for service trucks to enter that area.

Resident Tom D, how close will this be to my property as I am the closest to this project.

Brandee Nelson, its 80 ft. away.

Tom D, will I be looking at 40 acres of solar panels?

Brandee Nelson, you shouldn’t be able to see the panels because they will be on the lower level portion of the field. We did a visual impact assessment for these reasons. It is the best location for the panels on the field. We can talk about adding greens to the area if needed.

Residents seemed to be concerned and many questions were being discussed back and forth during this time.

Steve Buerman, What about the elevation on all areas? I would like to expand the project size and heights information for all the residents to see.

John Boeckmann, what will happen to the other area of the land?

Brandee Nelson, it’s still staying farmland.

Scott VanAken, will there be 6foot high fencing?

TJ Murphy, the fencing will not affect any view for any of the surrounding residents. It’s not very tall. Just tall enough to protect the solar panels.

Resident, who will benefit from this?

The engineer team discussed the benefits of energy and long-term rates. 200 homes per megawatt, 1600 homes could benefit from this.

The board members reminding the public this meeting was for information only, no voting at this time will be necessary. Many agencies must review this project including the County, Agg and Markets.

Resident, any lights?

No lights are required.

During this time there were a lot of concerns and questions regarding the project back and forth with the residents, board members and engineers.

Steve Buerman reminded everyone that this meeting is for reviewing and information only as it seemed there were a lot of upset residents in the surrounding area.

During this time, there were a lot of back-and-forth conversations between the residents, board members and the Solar project team members.

Resident, do we have an idea of load zones? How far apart can the next solar farm be? Is there any noise when they pivot?

No noise when they pivot, they move with the sun rotation and are very slow.

Resident, will you put in utility poles?

Yes, on the highway and the rest will be all underground.

Lee Sanders, is there a pole line for hook up?

Yes, we have already been in contact with service company and we have a legal binding contract already, we had concerns if we didn’t have a contract ahead of time. We have had projects fall through in the past.

The Solar panels are on 48 acres of leased land. The contract is for 20 years with possible 35 years due to the 3–5-year options.

Resident, what about the snow mobiles? They go through that area.

It will not affect the trails but will have to go around the fenced in area.

Steve Buerman reminded everyone that this meeting is for reviewing and information only. This will go to the county level and then back to us for another meeting in March. At this time, I would like to see more information to help the public with all their concerns. No vote is necessary at this time.

**Application # 4619-21:**

The Town Planning Board agreed to remove Site Plan conditions of site plan # 4619-21 submitted by Will-O-Crest farms for a manure storage facility, per the comment letter and possible violations of AML 305-A, Dated February 17, 2023. (Included in the Minutes)

1. Pond depth monitoring
2. Pond site and walls must be properly monitored
3. Liner maintenance
4. Ground water monitoring wells
5. Sampling and testing
6. Inspection and annual review

Per Ag & Markets these conditions are already monitored per the CAFO permit and implement through federal NRCS conservation practice standard waste storage facility code 3134 among other federal and state standards.

Also agreed too is that the Town will not be changing anything in our codes.

(See attached letter from Ag & Markets dated for February 17, 2023.)

**Previous Minutes:**

A motion was made by Lee Sanders to approve the meeting minuets, which took place on January 17, 2023. Motion was seconded by Julie Vanderwall. All voted “Aye.” Motion carried.

At this time, the meeting was stopped at 818pm.

Respectfully submitted,

Stuart Gwilt Nichole Ruggles

Planning Board Chairman Recording Secretary