

Minutes

Town of Portland

Planning Board Meeting

October 22, 2019 – 7:30 p.m.

Members Present: Smith, Patterson, Foster, Furman

Member Absent: Larish

Others: K. Powell, E. Holton, D. Schrantz, D. Carlson

Chairman Smith called the meeting at 7:30 p.m., followed by the Pledge of Allegiance.

Chairman Smith mentioned that the Code Enforcement officer had broken her ankle and will not be attending.

MOVED by Mr. Patterson, SECONDED by Mr. Furman to approve September 24, 2019 minutes of the Planning Board – *Unanimously Carried*

Code Enforcement Officers report had been emailed to Board members. MOVED by Ms. Foster, SECONDED by Mr. Patterson to accept as submitted – *Unanimously Carried*

NEW BUSINESS ---

1. Review of procedures for solar and wind projects
 - a. Between Town Board and Planning Board - Model

Chairman Smith met with the Town Attorney regarding the solar wind projects. As far as the solar law amendments, the Town Board met and set a hearing date for the 13th of November. As far as the wind moratorium, the Town will set the date of the public hearing. As far as the Rt. 20 solar project, the Planning Board will continue its hearing working on this matter after the adoption of the solar law amendment by the Town Board on the 13th of November. Providing that all information is acceptable, the Town Board will hold hearing.

2. Proposed battery storage law-
3. Proposed overlay districts for solar law

Information had been sent out to Board members regarding #3 and the Chairman identified the Solar Energy System Overlay District to be the following: A zoning overlay district which encompasses part of parts of one or more underlying districts and establishes requirements applicable to Large-scale Solar Energy Systems.

Chairman Smith then continued to read information relating to the following: Solar as Principal Use; Re-zoning Conditions; Procedures; Development Standards; along with the Decommissioning Plan.

Chairman Smith asked Town Supervisor Schrantz if the Town of looking for recommendations from the Planning Board regarding the overlay district and Mr. Schrantz reply

was yes. It was then MOVED by Mr. Furman and SECONDED by Ms. Foster to pass along the recommendations for an overlay district to the Town Board. *Unanimously Carried w/ Mr. Patterson abstaining.*

Regarding # 2 above, battery storage law, an email had been sent by Attorney Seachrist which stated, after looking into the model Battery Energy Storage model law suggested by NYSERDA, I think it makes more sense to adopt it as a separate law that creates a new section of the Zoning Code rather than trying to shoehorn it into the existing Solar Energy Systems Law. I do recommend that you add a phrase to the section in the current law to say that battery storage (as a use) is subject to any other local regulations adopted by the Town of Portland. Chairman Smith then read the section in the law and stated this is where we'd insert, "subject to any other local regulations adopted by the Town of Portland".

Chairman Smith then went through the additions being made to the Wind Energy Facilities Law in which the Town Board will take action on at their board meeting. Mr. Schrantz mentioned that more information is needed and there is a possibility of extending the moratorium.

Chairman Smith then asked the Board members if there was any more information needed for the Rt. 20 solar project or making any recommendations such as the height of the fencing or things such as that. Mr. Patterson stated there are a lot of deer up in that area and suggested maybe a 7' barbed fence.

4. Other

Mr. Schrantz had asked about the Thayer Hill solar project and Chairman Smith stated he was contacted by the individual and he would like it tabled for the time being.

Chairman Smith asked if there was any other business to come before the Planning Board and there was none.

MOVED by Ms. Foster, SECONDED by Mr. Furman to adjourn.

Unanimously Carried (8:18 p.m.)

Respectfully submitted,
Lori J. Foster, Planning Board Member