

# **TOWN OF PORTLAND PLANNING BOARD REGULAR MEETING - NOVEMBER 22, 2016**

**MEMBERS PRESENT:** Harold Smith, Co-Chairman, Robert Patterson, Daniel Thompson, Signe Rominger, Code Enforcement Officer, Carol Horlacher, Secretary

**MEMBERS ABSENT:** Thomas Vitale

Harold Smith, Co-Chairman brought the meeting to order at 7:31PM. Attendance was taken with all members present except Thomas Vitale. The meeting agenda was approved with a motion made by Daniel Thompson and seconded by Robert Patterson.

Harold Smith - Aye

Robert Patterson - Aye

Daniel Thompson - Aye

Carried

A motion was made by Robert Patterson and seconded by Daniel Thompson to accept the minutes from the October 25, 2016 Planning Board Meeting.

Harold Smith - Aye

Robert Patterson - Aye

Daniel Thompson - Aye

Carried

The Town of Portland Code Enforcement Report for October, 2016 was distributed to each member with no comments made.

## **OLD BUSINESS:**

### **Court Case Pending:**

Status Report was given by Signe Rominger on the following court cases:

- Piesnak - adjourned to 12/14/16 as her attorney had a conflict and could not attend on 11/9/16
- Stalter - in court 11/9/16 at which time the Judge gave him 30 days to dispose of (2) vehicles and to continue getting property up to code
- Bigelow - No show for 11/9/15 court date - Criminal Summons issued

Harold Smith, Co-Chairman asked the Code Officer regarding the status on the **Berry House** on Pecor Street. This is a "land bank" deal and has been ongoing for quite a long time. The Planning Board would like an update as to what the delay is. **Signe Rominger**, Code Enforcement Officer **will get an update** and report at the next meeting in January 2017.

### **Fall Planning and Zoning Conference:**

Harold Smith, Robert Patterson, Daniel Thompson and Mike Riforgiato attended the conference on November 10, 2016. Thomas Vitale was unable to attend due to illness. Harold Smith stated the conference was very informative. At this meeting, it was pointed out that the minutes must reflect all names and their respective votes each time a motion is made. The Planning Board Secretary advised she would do this going forward.

### **Solar Law:**

A copy of the newly enacted "Local Law #2" from Pomfret was reviewed by each Planning Board member and several changes/recommendations were recommended for the "small scale law" requirements and the "large scale laws" for review and comment as to placement etc. Daniel Thompson volunteered to make these changes and would forward to each member once complete for their review and discussion at the next meeting scheduled for January 24, 2017.

It should be noted that under Section - III - **Aesthetics** - a. that a change from being installed inside the walls was made to being installed on the outside of the primary residence and as close to a public utility electrical meter as possible. In reference to Section 5 - Special Use Permit Requirements - h. - **Decommissioning Plan** - each member was asked to review and discuss at the next meeting in January, 2017.

### **Luensman Overlook Park:**

An update was given by Carol Horlacher, Secretary. In contacting George Spanos she was told that monies have not been budgeted as they put out two (2) bids in 2016 with "0" response. No monies can be allocated unless collected. He said that they have not forgotten us and that once monies are collected the project would be done. Hopefully this will happen in 2017.

### **Tour of Rte. 20 and Webster Rd.:**

Signe Rominger, Code Enforcement Officer gave an update on the 22 properties with violations that were observed by her and the Town Board. Progress is being made; however, several owners do not have good phone #'s or addresses. Carol Horlacher is to assist in those efforts.

## **NEW BUSINESS:**

### **Commercial Solar Farms:**

A request by Daniel Schrantz, Supervisor was made to put a Moratorium on Commercial Solar Farms. Comments/recommendations were expressed by Planning Board members as follows:

Harold Smith stated that gravel pits should be 850' above sea level to preserve farm land, vineyards etc. He also stated that they should not have the right to walk away. Robert Patterson also stated that private solar permits should be issued to the respective fire departments and that shut off should be on the outside instead of the inside.

After much discussion, a motion was made by Robert Patterson and seconded by Daniel Thompson for the Town Board to impose a 6 month Moratorium on installation of all solar systems (**commercial and private**) within the Town of Portland. Carol Horlacher, Secretary will submit a letter to the Town Board requesting this action be taken at their next meeting scheduled for December 14, 2016.

Harold Smith - Aye

Robert Patterson - Aye

Daniel Thompson - Aye

Aye 3, Nay 0, Carried

### **Planning Board Appointments:**

With the recent resignation of Samuel Ricotta(Chairman), Harold Smith has agreed to become the Chairman and Daniel Thompson has agreed to be Co-Chairman. Carol Horlacher, Secretary will submit this request to the Town Board for their consideration and approval at their next scheduled regular meeting in December, 2016.

A motion was made by Daniel Thompson at 8:20PM and seconded by Robert Patterson to adjourn the meeting.

Harold Smith - Aye

Robert Patterson - Aye

Daniel Thompson - Aye

Aye 3, Nay 0, Carried

Respectfully Submitted,

Carol Horlacher  
Planning Board Secretary