

## Newfield Planning Board Meeting Notes for 1-18-17 at the Newfield Town Hall

Meeting called to order at 7:02pm

Attending-Planning Board: Tom Gerow, Bob Mazourek, Diana Bryant and Leo Tidd; Karen Trask, excused absence.

Also in attendance: Dan Winch, Jim VanAllen, Jamie Cone and Michelle Henry.

Approval of Minutes:

Approval of 1-11-17 minutes was put off to another meeting when we can get a more comprehensive account of the meeting.

POF:

Dan Winch- submitted a letter on behalf of himself and wife Nancy to the Planning Board expressing their concerns that potential solar arrays be sited in appropriate locations; considering proximity to historic housing and use of productive agricultural land.

Jim Van Allen-Expressed concern that a proposed solar array development on Burge Hill will be disruptive to the view shed of historic housing. "It's sad that one solar company and one landowner who doesn't even live in this beautiful location would come in and disrupt Newfield's agrarian scenery."

New Business:

- a. Solar Law-Discussion on recommendation for TB: Discussed where Comprehensive Plan comments on Solar Energy issues. Chapter 9-Energy; comments on pages 70, 71 and Action Items on page 77: Goal 9.1 and Goal 9.2; Objective 9.2c and Action Item #1- Investigate and implement land-use strategies such as site plan review or a development guidance system to guide type and location of development and mitigate impact.
- b. Discussed Dept. of State seminar where Solar Energy Regulation was discussed including NYS's Model Solar Ordinance. Other items discussed:
  - a. Bond-not legal, no enabling legislation.
  - b. Decommissioning.
  - c. Enfield Law-do a separate law, then can affect location.
  - d. Visual impact study-use wind law as a framework.
  - e. Need to tighten up: glare, environmental issues, view sheds.
  - f. Public disclosure of location-threshold of size to deal with site plan.
  - g. Distinguish "accessory" vs. "large scale" projects.
  - h. Set back rules similar to wind law.
  - i. Siting is a big issue.

Old Business:

Diana retyped SPR with last meetings comments gave them to Jeff to give to Tom Smith. Hopefully save the Town some \$ and expedite the process.

Criteria needs to be more detailed ½ way between Caroline and Enfield. (Leo).

We can request SEQRA-get off IDA site for Millard Hill (old Caslick property).

Get comments to IDA regarding view shed and neighbors.

Action items:

Diana-look at model laws and other for pertinent sections.

Leo-look at Newfield Wind Law and pick out pertinent sections for Newfield Solar Energy SPR.

Tom-write up "Purpose" for Newfield Solar Energy Law.

Meeting Ajourned: 8:23pm Motion by Diana Bryant; 2<sup>nd</sup> by Bob Mazourek.