

Town of Newfield
Planning Board Meeting Minutes
Town August 8, 2018
7:00 PM

In Attendance: Planning Board Chair; Karen Trask, Randy Brown, Jacob Marnell, Leo Tidd, Bob Mazourek, Town Board Member; Chris Laughlin, Town Board Member; Mike Allinger, Planning Board Secretary Missy Hein.

Guests in Attendance: Delaware River Solar Supervisor; Peter Dolgos, Chazan Engineer; Nicholas Vamvas, Daniel & Nancy Winch, Jim Van Allen, Joan Down, and Jamie Cone

Meeting called to Order at 7:03 PM by Chair; Karen Trask

Privilege of the Floor: Daniel Winch wanted it noted and brought to the attention of the Board his concern about the “glare” and reflection off of the solar panels.

Meeting minutes from July 25th tabled until next meeting.

Karen gave an update that George Frantz is checking on the status of the Environmentally Sensitive Areas Map.

Introductions

Delaware River Solar (DRS) filed a Site Plan Review Application for the Solar Farm being constructed of Burdge Hill Road. This resulted in many questions from the Planning Board, The Town Board and neighboring Landowners.

- Access road on Burdge Hill will be the only access for construction, DRS will see that there is a turn around on site for large trucks as they will not be backing in to site or from site onto Burdge Hill Rd. this will prevent any traffic back up onto Burdge Hill Rd.
- Dirt on roads, DRS will make sure Project Manager enforces that the driveway/access road is properly prepped to prevent excess mud & dirt on the road.
- Project Manager will email Planning Board as well as homeowners directly involved with project updates, and timelines. (approximately every 2 weeks)
- Contractor will be responsible for dust management and control once project starts.
- After completion of project there will be one stabilized grass driveway through out the site to get to and from the cement converter pads.
- A concrete wash area is being added to the final Site Plan.
- All racking are pile driven and no concrete footers are used, they are approximately 8’ down depending on the soil study performed.
- The disturbance of 5 acres does not include the poles driven in to hold the arrays.
- The setbacks are in 3 parcels at which DRS is looking to have parceled again. Jacob has requested that the Planning Board approves the new property lines before SPR is approved.
- The arrays and panels will not increase any rain run off or directional pattern.

- DRS is meeting with the last homeowner this week about visual mitigation of property. The Planning Board has requested that all planned vegetation be written out before approved.
- Chris Laughlin mentioned the property on the neighboring corner of Burdge Hill Road and Millard Hill Road and that it is currently a hay field but at any time this homeowner has the right to sell off parcels. In planning the vegetation to be planted the Board would like to see that taken into consideration as well. As to not obstruct any views from potential homeowners.
- Dan Winch has invited all parties involved to his deck/porch to see the view he will have and the glare from his home. He encourages the company doing the glare study to view from his elevation and not just from the road side.

Peter Dolgos will have an email to Karen Trask on or about the 28th of August with an update of the questions and studies discussed. The Planning Board will address these issues at the September 5th meeting and reply to him. At this time no future meeting is scheduled with DRS.

Next Meeting of the Planning Board will be September 5, 2018 at 7:00 PM.

Randy Brown moved to adjourn meeting at 8:03PM, Seconded by Leo Tidd. All in Favor.