

**MINUTES
LEWIS COUNTY PLANNING BOARD
December 17, 2020**

- (1) **Call to Order:** Chairman Petersen called the regular meeting of the Lewis County Planning Board to order at 2:30 PM in the conference room on the 2nd floor at the Lewis County Court House, Lowville, New York. Roll call was requested by Mr. Petersen.
- (2) **Roll Call:** Board Members Present: Tim Petersen, Gary Rosiczkowski, Michael Kaido, Tim Hunt, John Lehman, and Jerry King. Staff Present: Casandra Buell, Director of Planning; Kevin Brouillard, Community Development Specialist. Public Present: N/A
- (3) **Reading and Approval of Minutes:** The draft November 19, 2020 meeting minutes were received. Mr. Kaido motioned to approve the minutes; Mr. Lehman seconded the motion, which carried unanimously.
- (4) **Correspondence and Communication:**
Ms. Buell introduced Tim Hunt, who replaced Warren Shaw's position on the Board as County Highway Superintendent, which is an Ex-Officio voting member of this board.
- (5) **Report of Officers:** None
- (6) **Report of Special Committees:**

239-M Review

Ms. Buell read the following review:

TOWN OF NEW BREMEN TOWN BOARD

Site Plan Review for a proposed 3MW ground-mounted solar energy generating facility to be developed at 7194 and 7214 Brewery Road (Farney property) in the Town of New Bremen.

Tax Map Parcel #147.00-02-05.110 and 147.00-02-06.110

ClearPath Energy, LLC – Applicant

The applicant provided the following Project Documentation: 1) Site Plans; 2) Agricultural Data Statement; 3) SEQR Full Environmental Assessment Form with EAF Mapper Report; 4) Photo Simulations; 5) Project Narrative; 6) Stormwater Report, Operation and Maintenance Plan; 7) Decommissioning Bond Estimate; 8) Site Control Documentation; 9) Operation and Maintenance Plan; and 10) Glare Analysis.

▪ *Compatibility With Adjacent Uses:*

According to the submitted FEAF, the applicant has identified that the proposed action is nearby or adjoining rural, agriculture, forest, and commercial land uses. Based on the submitted materials, this 3 MW solar energy array shall be considered a medium-scale solar energy system and is an allowed use pending site plan approval by the Town of New Bremen. The proposed action included solar arrays that are located roughly 352' from the nearest residential building and is set back approximately 175' from the Town right-of-way.

Within the Operations and Maintenance Plan, the applicant expressed their interest in exploring the possibility of utilizing the project site for a dual use: a solar farm and livestock grazing area. This would allow the land to continue its agricultural use while also providing clean energy as a solar farm. It should also be noted that the property of the proposed action is not identified as having “tillable soils”. The proposed use meets the general interpretation of the County Comprehensive Plan, specifically, Chapter 3, Page 60, § Opportunities/Alternative Energy.

The applicant submitted site plans that show the proposed project area of the solar arrays spanning two (2) properties thus making it impossible to comply with the required 50’ side lot line setback. According to Real Property records, tax parcel #147.00-02-06.110 is owned by Niles E. Farney and tax parcel #147.00-02-05.110 is owned by Farney Lumber Corp. To avoid potential real property issues down the road and to comply with setback requirements, a property combination is highly suggested.

▪ *Traffic Generation and Effect:*

The proposed action includes a single 20’ wide gravel driveway providing direct access from Brewery Road to the onsite mechanical components and interconnect poles. According to the submitted site plans, it appears that this driveway will be roughly 200 feet from the nearest existing driveway; thus, exceeding the Town’s 35’ requirement. The applicant notes that this driveway will provide adequate provisions for vehicle parking and circulation, when needed; however, according to Article V Section 510(b), the minimum maintained width of driveways shall be 24 feet.

In Article V Section 510(b), the Town of New Bremen Zoning Law notes that site plan approval is conditional upon the applicant obtaining any necessary approvals from the jurisdictional permitting authority (county or town highway). Since the identified public roadway is maintained by the Town of New Bremen, the applicant should discuss driveway access standards and needs with the Town’s Highway Superintendent prior to construction. The operation and maintenance plan does not detail snow removal from this accessway in case of an emergency. Being that snow can accumulate on the proposed gravel driveway and block access for emergency personnel, an adequate plan for driveway snow removal would be beneficial.

As noted on page 7 of the submitted FEAF, the proposed action will not result in a substantial increase in traffic above present levels nor would it generate substantial new demand for transportation facilities or services. It should be noted that the proposed action will result in an increase in traffic during the construction stages of the project. Depending on the season of installation, excess mud could accumulate on Brewery Road; posing a hazard to the public. Additionally, according to the Town of New Bremen Solar Law, “*In the course of the delivery, installation, maintenance, dismantling, removal or transport of the solar energy system or any components thereof the property of the Town of New Bremen, including but not limited to roadways, shoulders, drainage structures, signage, guide rails, etc., is damaged by the efforts of the applicant or any agents thereof, the applicant shall, within 30 days of completing construction, completely replace or repair all damage in consultation with the Town Highway Superintendent.*” Compliance with § 4-B (11) should be required.

▪ *Protection of Community Character:*

According to the FEAF submitted by the applicant, the proposed action is not in a critical environmental area, national or state register of historical places or state eligible sites or

archeological site, is not home to threatened/endangered species, and does not contain all or part of a registered National Natural Landmark.

As required by the Town of New Bremen Solar Law, a glare analysis was provided by the applicant and, based on the height of the solar panels, ground elevation, and project site location; the results note that no glare was found. Additionally, the applicant has noted that the project's mechanical equipment is not expected to generate excessive noise and all fans and mechanical equipment will be located more than 750 feet from the existing home on-site and more than 1,000 feet from any other residence. Additional noise information related to specific equipment will be provided upon request.

The applicant intends to install security cameras and video surveillance systems for security. Prior to commercial operation, the applicant will provide the police, fire department, and other public safety officials with a copy of the design as-built with instructions for system shut down in case of emergency and keys to all access points in the perimeter fence. Upon request, they plan to provide tours and emergency best practice advice in conjunction with the equipment manufacturers.

A maintenance plan was provided in the application. On a quarterly basis, the applicant will inspect the inverter, transformer(s), wiring, erosion and site cleanliness. In October and December, they will conduct a shading inspection, and, in the spring, they will clean the pollen and debris from the panels.

The proposed action site is within the 100-year flood plain and according to the FEAF; the proposed action would not cause or result in the alteration of or encroachment into an existing wetland. It is noted that the affected wetlands are not regulated by NYS and that they are areas bordering on, or otherwise adjacent to Black Creek which traverses the sites northeast quadrant. Since this waterbody is identified as being potentially subject to federal jurisdiction, the U.S. Army Corps of Engineers will be consulted. The FEAF notes that the applicant is aware of the required Nationwide USACE Permit 51. The proposed action will not significantly affect the wetland as the area will only require tree clearing and the installation of a chain link fence.

A decommissioning bond estimate was provided by the applicant; however, a full Decommissioning Plan should be submitted at the time of building permit application in order to comply with the Town of New Bremen Solar Law.

▪ *Signage:*

In compliance with the Town of New Bremen Solar Law, the applicant has stated that they will have tasteful signage with utility safety regulations to give citizens and passersby substantial information of who to contact in the event of an emergency.

▪ *Drainage:*

According to the submitted FEAF, the proposed action will physically disturb 39 acres and will result in stormwater runoff. This falls above the 1acre threshold which requires the applicant to obtain a SPDES permit. Before commencing construction activity, the applicant must work with NYSDEC to obtain the proper permits and copies should be given to the Zoning Enforcement Officer. It should be noted that, according to the submission, the applicant is aware of the NYSDEC requirements and has noted that construction activities will be performed in compliance with a site-specific construction SWPPP developed per the

requirements of the NYSDEC SPDES General Permit for Stormwater Discharges for Construction Activities.

The submitted Stormwater report notes that the current runoff general flows overland to Black Creek or to low lying wetland areas. The proposed design will divide the site into five sub catchment areas and if the existing off-site drainage locations are maintained, the overall drainage patterns will not change significantly. According to the submitted Stormwater Report, the stormwater management system has been designed in compliance with the New York State Stormwater Design Manual.

▪ *Parking:*

The proposed action does not include parking areas. It is expected that, after construction, the site will be visited approximately twice per year for inspections as the facility's monitoring can be done remotely. According to the submission, during the least busy hours the site will have no vehicles visiting and would expect no more than (2) vehicles visiting during the busiest hours.

▪ *Community Facilities:*

According to the submitted project narrative and FEAF, the proposed action would not connect to existing public water supply or wastewater utilities as it would have no demand for potable water, and it generates no sanitary sewage. The applicant also notes that the proposed action will not create a new demand for energy.

▪ *Lighting:*

According to the submitted Solar Maintenance & Operations Plan, the proposed action will include a single downward-facing motion activated security light inside the perimeter to thwart vandalism, theft, and prohibit access to the site. They will be designed in a way to not unnecessarily trip but will provide a visual cue of suspicious activities to public safety and citizens passing by at night. All lights will be installed in such a way that does not add light pollution to the surrounding area.

▪ *Landscaping and Screening:*

It is proposed that the arrays will be enclosed with an 8' tall chain-link fence. Approximately 300 feet of road frontage will be visible to the public and the balance of the project will be screened from view by existing woods that will be left intact. The applicant has proposed to add landscaping along the 300 feet of open area to comply with the Town of New Bremen Solar Law and to lower the visual impacts.

Note: Due to the shared capacity of the Director of Planning as a Town of New Bremen Board member and referral review entity, to avoid ethical issues, a recommendation will be made solely by the County Planning Board based on the summary above.

COMMENT: According to Lewis County Department of Real Property records, tax parcel #147.00-02-06.110 is owned by Niles E. Farney and tax parcel #147.00-02-05.110 is owned by Farney Lumber Corp. To avoid potential real property issues down the road and to comply with setback requirements, a property combination or survey should be discussed in order to host the proposed action on a single site.

Mr. King expressed concern about emergency services if police, fire departments and public safety officials are not familiar with solar facilities and equipment. He suggested that training

be offered to emergency personnel. Ms. Buell informed the Board that the applicant has offered to give tours upon request.

Mr. Petersen suggested that options be outlined to either combine the separate parcels or resurvey them to comply with setback requirements. Mr. Petersen raised a question about the driveway width requirement and concern over creating precedence for not abiding by the Town of New Bremen local law. Ms. Buell suggested that the Town of New Bremen make an area variance if they choose to approve a 20-foot wide driveway.

Mr. Petersen and Ms. Buell also suggested that the Town Highway Superintendent be consulted on driveway width and access. Mr. King inquired about a plan for snow removal on the driveway if the applicant expects services to have year-round access.

With no further questions or comments, Mr. Petersen made a motion to approve with the below recommendations; Mr. Hunt seconded the motion, which carried unanimously.

Recommendation: Approve with the following conditions

1. The proposed action includes a 20' gravel driveway; however, the Town of New Bremen Site Plan Review Zoning Law Article V Section 510(b) requires that the minimum maintained width of driveways shall be 24 feet. Article VII Section 755 states that *the Town Board may waive, subject to appropriate conditions, the provisions of any or all standards and/or requirements herein set forth if in the special circumstances of a particular application such standards are not in the interest of the public health, safety, and general welfare or strict adherence to such standards and/or requirements would cause unnecessary hardship for the applicant without achieving public benefit objectives*. If the Town Board decides to waive the 24' driveway width requirement per Article VII, to ensure public safety, the Town Highway Superintendent should evaluate and approve the proposed width of the driveway along with the driveway entrance details prior to construction.
2. In addition to the applicant providing the police, fire department, and other public safety officials with a copy of the design as-built with instructions for system shut down in case of emergency, Emergency Service Personnel should be provided with on-site training to identify and review all mechanical equipment and access gates. Discussions should also include Emergency Service snow removal needs and possible emergency situations that could result during the operation of this facility.
3. Compliance with all Local, State and Federal regulatory requirements for this type of facility and the products stored.

Ms. Buell then read the following review:

TOWN OF NEW BREMEN TOWN BOARD

Site Plan Review for a proposed 3 MW ground-mounted solar energy generating facility to be developed at 7057 Brewery Road (Zehr property) in the Town of New Bremen.

Tax Map Parcel #147.00-01-22.100

ClearPath Energy, LLC – Applicant

The applicant provided the following Project Documentation: 1) Site Plans; 2) Agricultural Data Statement; 3) SEQR Full Environmental Assessment Form with EAF Mapper Report; 4) Photo Simulations; 5) Project Narrative; 6) Stormwater Report, Operation and Maintenance

Plan; 7) Decommissioning Bond Estimate; 8) Site Control Documentation; 9) Operation and Maintenance Plan; and 10) Glare Analysis.

▪ *Compatibility With Adjacent Uses:*

The proposed action consists of two (2) solar arrays on two (2) cleared farm fields. The North Array is an 8.2-acre array within an 18.3-acre fenced area occupying generally flat or gradual southern facing slopes in an existing open field. The South Array is an 18.4-acre array and equipment pad within a 21.5-acre fenced area behind the existing farmhouse north of Black Creek.

According to the submitted FEAF, the applicant has identified that the proposed action is nearby or adjoining rural, agriculture, forest, and commercial land uses. Based on the submitted materials, this 3 MW solar energy array shall be considered a medium-scale solar energy system and is an allowed use pending site plan approval by the Town of New Bremen. The proposed action includes solar arrays that are located at least 64' from the rear lot lines, at least 50' from the side lot lines and is set back approximately 720' from the Town right-of-way. The proposed use meets the general interpretation of the County Comprehensive Plan, specifically, Chapter 3, Page 60, § Opportunities/Alternative Energy.

Within the Operations and Maintenance Plan, the applicant expressed their interest in exploring the possibility of utilizing the project site for a dual use: a solar farm and livestock grazing area. This would allow the land to continue its agricultural use while also providing clean energy as a solar farm.

This project will connect to the local power distribution system via a series of interconnect pole running parallel to Brewery Road. The energy produced by the arrays will connect to the existing utility pole on Brewery Road by way of an underground electric line buried in non-metallic conduit.

It should be noted that the property of the proposed action has been identified as having "tillable soils" and an abundance of prime farmland soils. The Town of New Bremen Solar Law notes that the siting of any medium-scale solar energy system located on lots that contain Prime Farmland or Farmland of Statewide Importance shall be prioritized on portions of the lot that do not contain Prime Farmland or Farmland of Statewide Importance to the extent practicable. It appears that the reasoning for the current locations of the North and South Array may be due to the wetlands and forested areas on the site. If the applicant were to utilize only marginal farmland, the forest would have to be cleared.

▪ *Traffic Generation and Effect:*

The proposed action includes a single 20' wide gravel driveway providing direct access from Brewery Road to the on-site mechanical components and interconnect poles. According to the submitted site plans, it appears that this driveway will be roughly 136 feet from the nearest existing driveway; thus exceeding the Town's 35' requirement. According to the submitted site plans, the existing gravel farm driveway will be used to access the solar arrays. In the event of an emergency, this winding driveway could be blocked by farming equipment or personal vehicles. The applicant notes that this driveway will provide adequate provisions for vehicle parking and circulation, when needed; however, according to Article V Section 510(b), the minimum maintained width of driveways shall be 24 feet.

In Article V Section 510(b), the Town of New Bremen Zoning Law notes that site plan approval is conditional upon the applicant obtaining any necessary approvals from the jurisdictional permitting authority (county or town highway). Since the identified public roadway is maintained by the Town of New Bremen, the applicant should discuss driveway access standards and needs with the Town's Highway Superintendent prior to construction. The operation and maintenance plan does not detail snow removal from either accessway in case of an emergency. Being that snow can accumulate on the proposed accessways and block access for emergency personnel, an adequate plan for driveway snow removal would be beneficial.

As noted on page 7 of the submitted FEAF, the proposed action will not result in a substantial increase in traffic above present levels nor would it generate substantial new demand for transportation facilities or services. It should be noted that the proposed action will result in an increase in traffic during the construction stages of the project. Depending on the season of installation, excess mud could accumulate on Brewery Road; posing a hazard to the public. Additionally, according to the Town of New Bremen Solar Law, *"In the course of the delivery, installation, maintenance, dismantling, removal or transport of the solar energy system or any components thereof the property of the Town of New Bremen, including but not limited to roadways, shoulders, drainage structures, signage, guide rails, etc., is damaged by the efforts of the applicant or any agents thereof, the applicant shall, within 30 days of completing construction, completely replace or repair all damage in consultation with the Town Highway Superintendent."* Compliance with § 4-B (11) should be required.

▪ *Protection of Community Character:*

According to the FEAF submitted by the applicant, the proposed action is not in a critical environmental area, national or state register of historical places or state eligible sites or archeological site, is not home to threatened/endangered species, and does not contain all or part of a registered National Natural Landmark.

As required by the Town of New Bremen Solar Law, a glare analysis was provided by the applicant and, based on the height of the solar panels, ground elevation, and project site location; the results note that no glare was found. Additionally, the applicant has noted that the project's mechanical equipment is not expected to generate excessive noise and all fans and mechanical equipment will be located more than 700 feet from the existing home on-site and more than 1,500 feet from any other residence. Additional noise information related to specific equipment will be provided upon request.

The applicant intends to install security cameras and video surveillance systems for security. Prior to commercial operation, the applicant will provide the police, fire department, and other public safety officials with a copy of the design as-built with instructions for system shut down in case of emergency and keys to all access points in the perimeter fence. Upon request, they plan to provide tours and emergency best practice advice in conjunction with the equipment manufacturers.

A maintenance plan was provided in the application. On a quarterly basis, the applicant will inspect the inverter, transformer(s), wiring, erosion and site cleanliness. In October and December, they will conduct a shading inspection, and, in the spring, they will clean the pollen and debris from the panels.

The proposed action site is within the 100-year flood plain and according to the FEAF, the proposed action would not cause or result in the alteration of or encroachment into an existing wetland. None of the on-site water bodies are listed in the most recent compilation of NYS water quality impaired waterbodies. The FEAF notes that the applicant is aware of the required Nationwide USACE Permit 51. The existing culvert crossing between solar arrays will be maintained and the applicant will replace the existing timber deck with a precast concrete deck.

A decommissioning bond estimate was provided by the applicant; however, a full Decommissioning Plan should be submitted at the time of building permit application in order to comply with the Town of New Bremen Solar Law.

- *Signage:*

In compliance with the Town of New Bremen Solar Law, the applicant has stated that they will have tasteful signage with utility safety regulations to give citizens and passersby substantial information of who to contact in the event of an emergency.

- *Drainage:*

According to the submitted FEAF, the proposed action will physically disturb 12.6 acres and will result in stormwater runoff. This falls above the 1-acre threshold which requires the applicant to obtain a SPDES permit. Before commencing construction activity, the applicant must work with NYSDEC to obtain the proper permits and copies should be given to the Zoning Enforcement Officer. It should be noted that, according to the submission, the applicant is aware of the NYSDEC requirements and has noted that construction activities will be performed in compliance with a site-specific construction SWPPP developed per the requirements of the NYSDEC SPDES General Permit for Stormwater Discharges for Construction Activities.

The submitted Stormwater Report notes that the current runoff general flows overland to Black Creek and continues off the property to the north. The proposed design will divide the site into five sub catchment areas and if the existing off-site drainage locations are maintained, the overall drainage patterns will not change significantly. According to the submitted Stormwater Report, the stormwater management system has been designed in compliance with the New York State Stormwater Design Manual.

- *Parking:*

The proposed action does not include dedicated parking areas. It is expected that, after construction, the site will be visited approximately twice per year for inspections as the facility's monitoring can be done remotely. According to the submission, during the least busy hours the site will have no vehicles visiting and would expect no more than (2) vehicles visiting during the busiest hours.

- *Community Facilities:*

According to the submitted project narrative and FEAF, the proposed action would not connect to existing public water supply or wastewater utilities as it would have no demand for potable water, and it generates no sanitary sewage. The applicant also notes that the proposed action will not create a new demand for energy.

- *Lighting:*

According to the submitted Solar Maintenance & Operations Plan, the proposed action will include a single downward-facing motion activated security light inside the perimeter to thwart

vandalism, theft, and prohibit access to the site. They will be designed in a way to not unnecessarily trip but will provide a visual cue of suspicious activities to public safety and citizens passing by at night. All lights will be installed in such a way that does not add light pollution to the surrounding area.

▪ ***Landscaping and Screening:***

It is proposed that the arrays will be enclosed with an 8' tall chain-link fence. The applicant has noted that since the proposed action is barely visible from Brewery Road and visible portions are more than 1,000 feet from the right-of-way, very little landscaping will be needed. Existing vegetation will be protected, and several trees will be planted to mitigate potential abutter views of the interconnect poles.

Note: Due to the shared capacity of the Director of Planning as a Town of New Bremen Board member and referral review entity, to avoid ethical issues, a recommendation will be made solely by the County Planning Board based on the summary above.

Mr. Petersen inquired about the site's entry point, as thru-traffic to the solar panels would have to pass through the on-site farm. Mr. Rosiczkowski asked if the property owner approved of the driveway being used for access to the solar site. Mr. Hunt did not see any issue with the driveway providing site access. Mr. Petersen expressed concern that farm equipment could block the driveway for emergency access.

With no further questions or comments, Mr. Petersen made a motion to approve with the below recommendations; Mr. Rosiczkowski seconded the motion, which carried unanimously.

Recommendation: Approve with the following conditions

1. The proposed action includes a 20' gravel driveway; however, the Town of New Bremen Site Plan Review Zoning Law Article V Section 510(b) requires that the minimum maintained width of driveways shall be 24 feet. Article VII Section 755 states that the *Town Board may waive, subject to appropriate conditions, the provisions of any or all standards and/or requirements herein set forth if in the special circumstances of a particular application such standards are not in the interest of the public health, safety, and general welfare or strict adherence to such standards and/or requirements would cause unnecessary hardship for the applicant without achieving public benefit objectives.* If the Town Board decides to waive the 24' driveway width requirement per Article VII, to ensure public safety, the Town Highway Superintendent should evaluate and approve the proposed width of the driveway along with the driveway entrance details prior to construction.
2. In addition to the applicant providing the police, fire department, and other public safety officials with a copy of the design as-built with instructions for system shut down in case of emergency, Emergency Service Personnel should be provided with on-site training to identify and review all mechanical equipment and access gates. Discussions should also include Emergency Service snow removal needs and possible emergency situations that could result during the operation of this facility. Additionally, given the current use as an active farm and residence, a shared discussion between the property owners, Emergency Service Personnel and applicant should be had to make sure the shared driveway is clear at all times in case of emergency.
3. Compliance with all Local, State and Federal regulatory requirements for this type of facility and the products stored.

Ms. Buell then read the following review:

TOWN OF DENMARK ZONING BOARD OF APPEALS

Area Variance for a 6' x 20' sign above entry doors on the front of the newly constructed Tractor Supply retail store located at 11131 State Route 26 in the Town of Denmark.

Tax Map Parcel: #083.00-01-25.120

Mike Britton – Applicant

The applicant provided the following Project Documentation: 1) Site Plan with Sign Renderings; 2) SEQR Short Environmental Assessment Form; 3) Agricultural Data Statement; and 4) Tax Map.

It should be noted that this sign was part of the original Tractor Supply Special Use Permit, which was approved by the Town of Denmark Planning Board on April 7, 2020. Based on the ZBA's referral, details of this sign are consistent with the original submission.

According to the minutes from the Town of Denmark Zoning Board of Appeals meeting on December 8, 2020, the zoning permit was denied because the proposed sign does not comply with the Town of Denmark Zoning Law as set out on pages 48-49, Article B, Section 985.

▪ *Compatibility with Adjacent Uses:*

The proposed action is located on a parcel approximately 1,000 feet way from Farney's Home & Building Center. This established commercial business has a large sign affixed above the entrance approximately 75' from the property line and a sign close to the NYS Route 26 right-of-way.

Based on the submitted sign renderings and sign plan drawings, the proposed sign will be affixed to the newly constructed 19,097 sq. ft. Tractor Supply building located approximately 225' from the NYS Route 26 right-of-way. Given the size of the building and setback, it appears that this 124 sq. ft. sign would be appropriate for the area and compatible with nearby uses.

▪ *Traffic Generation and Effect:*

The proposed action will not affect traffic generation.

▪ *Protection of Community Character:*

The proposed sign will be affixed to the recently built Tractor Supply retail store which is located in an area that has existing residential, agricultural, and commercial uses. The proposed action appears to be compatible with nearby uses and it appears that the building and signs were designed with the community in mind.

▪ *Signage:*

The proposed sign does not comply with Article IX, Section 985(B) in that it exceeds the maximum 32 sq. ft.; however, it appears that the sign area is well below the maximum 10% of total square footage of the side of the building (estimated to be approximately 6,600 sq. ft.).

▪ *Drainage:*

The proposed action will not affect site drainage.

- *Parking:*

The proposed action will not affect site parking.

- *Community Facilities:*

The proposed action will not require water or wastewater utilities; however, electricity is required for the gooseneck lighting.

- *Lighting:*

The submitted plans show that the sign will be externally illuminated by three (3) gooseneck lamps. Based on the information submitted, it appears that the proposed action is compliant with Article IX, Section 985(G) and (H).

- *Landscaping and Screening:*

The proposed action will not affect landscaping and or screening.

Recommendation: Approve

Mr. King and Mr. Petersen noted that Tractor Supply has likely made plans for the proposed signage since the original approval in the spring.

Mr. Lehman made a motion to approve, Mr. Hunt seconded the motion, which carried unanimously.

Ms. Buell then read the last review:

TOWN OF NEW BREMEN TOWN BOARD

Proposed amendment to the Town of New Bremen Solar Law to further define Large, Medium and Small-Scale Solar Energy Systems.

Town of New Bremen – Applicant

The General Municipal Referral Form was submitted by Town Clerk Elizabeth Jones on behalf of the Town of New Bremen.

Amendments Include:

Large-scale solar energy systems: A typo was identified and corrected (mW to MW)

Medium-scale solar energy systems: Added language in the definition to cover potential gaps between small-scale solar energy systems and medium-scale solar energy (more than 25kW and up to 25MW). There was also language added to cover building-mounted systems.

Small-scale solar energy systems: A typo was identified and corrected. Small-scale energy systems would produce less than 25kW of electricity.

Note: Due to the shared capacity of the Director of Planning as a Town of New Bremen Board member and referral review entity, to avoid ethical issues, a recommendation will be made solely by the County Planning Board based on the summary above.

With no further questions or comments Mr. King made a motion to approve, Mr. Rosiczkowski seconded the motion, which carried unanimously.

(7) **Report of County Planner:**

- Response from municipalities regarding previously submitted/reviewed projects:
 - Site Plan Review – Pond Effects Bar & Grill – Town of New Bremen Town Board – Approved w/ conditions

(8) **Unfinished Business:**

- 4 Hour Annual Training Requirement

(9) **New Business:** None

(10) **Adjournment:** There being no other business, a motion to adjourn the meeting was made by Mr. Rosiczkowski, seconded by Mr. Lehman, which carried unanimously. Ms. Buell adjourned the meeting at 3:42 PM.

Respectfully submitted,



Casandra Buell

Director of Planning