

TOWN OF EAST BLOOMFIELD

Planning Board Minutes

May 2, 2024

Planning Board Members Present: Julie Pellett, Daniel Compton, Dan Morley, Michael Woodruff, Michelle Rhoda

Absent: Kimberly Duvall, Kimberly Gebo

Others Present: Christel Daggett (Planning Board Secretary), Carol Stratton (Applicant)
Mark Potter & Andrew VanDoorn (Abundant/Labela)

Pellett opened the meeting at 7:30 pm.

I. TNC1-24 Expansion of nonconforming structure Owner Carol Stratton property located at 7251 State Route 5&20 Tax Map # 80.00-1-26.000 for a 14 x 6 Sunroom, addition of 2nd floor over existing 10 x 20 patio and proposed 25 ft +/- raised deck on eastern side of house to access from sunroom.

Stratton stated that there used to be trees behind her house but when the Town put in the sewer line, they took them out and the sun is brutal back there.

Woodruff motioned Rhoda seconded to a forward to the ZBA with no comments.

Record of Vote:

Pellett Aye Compton Aye Morley Aye Woodruff Aye Rhoda Aye
All Board members present voted Aye, Vote was carried.

II. Special Use Permit, TSP2-24 Owner Jacob Arner (Agent Mark Potter)

Labela/Abundant Solar Energy System 135-83.3. Property located on Rice Road Tax Map # 54.00-1-74.210. Proposed 4.482 MWAC Large Scale Solar Energy System.

Potter stated that they got the visuals done that the Board asked for. Woodruff stated he thought they did a good job. The Board agreed. The visuals showed 3 different angles of the location all showing what it will look like now, year 5, and at year 10. They will plant 12 +/- ft. tall Green Giants. By year 5 the trees will be 4 ft. at year ten they should be full grown to be at 12 ft. and span outward into a hedge. They will plant 3 types of bushes; Lilac, which is a Spring pollinator, Viburnum is a summer pollinator & Witch Hazel changes color and thrives in the fall so every season there will be something to look at. Potter stated that he did a variety of clusters; different quantities, shapes and shrubs and combined them all. Compton stated that he liked the lilacs and felt the public would like them as well. Potter stated that they would plant 19 Lilacs, 19 Viburnum, and 10 Witch Hazel on 444.

VanDoorn stated that he reached out to all of the adjacent property owners. He stated that they did not receive any negative comments. Out of the 9 property owners 7 are favorable and will attend the Public Hearing. Daggett stated that the letters to the neighbors will go out on the 3rd. Van Doorn stated that they showed the neighbors the screening and are in favor. The neighbors added that it is very windy, apparently that is an issue when the snow drifts so they are hoping that will help will be part of the solution. VanDoorn stated that the adjacent neighbor had some break in their natural screening but Abundant agreed that they would plant some Green Giants there to create a permanent visual barrier on their property.

VanDoorn stated that they will bring information to the Public Hearing on how the residents can subscribe. Potter stated they may have to re-submit the application due to having the wrong address. They will have to correct the amount of telephone poles from 5 to 3. The Public Hearing will be on May 16th.

There were no further comments.

Topics for future review - The Board will begin review of existing code for a SUP (for each event) on 50 acres or more and bring suggestions for any possible changes or new SUP for event centers that could exist with less acreage

1. Continued review of the Comprehensive Plan's suggested updates for zoning districts changes
2. 5 G placement of antenna's
3. Battery Storage
4. More research and code considerations for cannabis in the future
5. Look into code for event centers vs current code that allows for a SUP for each event on 50 acres or more
6. Look at the schedules for any items that need to be updated or clarified

III. Discussion:

There was a brief discussion about the Public Hearing. Woodruff stated that the public needs to understand that this is a Special Use Permit and as long as they meet the criteria then the Board cannot turn it down. The Planning Board does not have the authority to dis-allow a Special Use Permit unless it has something to do with the criteria of that Special Use Permit or if it is endangering the health and safety of the public. The only power that the Planning Board has to rescind the Special Use Permit is if they don't adhere to the conditions that they set forth, that is why the conditions of the Special Use Permit are important.

There was a brief discussion on finding out who owns the Maintenance operations of the project. Will it be under the same umbrella? That will be something to ask Abundant about at the Public Hearing.

IV. Minutes of April 4, 2024

**Rhoda motioned Woodruff seconded to approve the minutes of 4.4.2024
All board members present voted aye; vote was carried.**

V. Meeting Adjourned

**Rhoda motioned and Woodruff seconded to adjourn @ 8:20 pm.
All Board members present voted Aye, Vote was carried.**

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary