Meeting called to order: 7:04pm

Members present: Chairman Serotta, Dot Wierzbicki, Jackie Elfers, Carl D’Antonio, Konrad Mayer

Absent: Bob Conklin, Barry Sloan

Also Present: Dave Donovan-Attorney, Alexa Burchianti-Secretary, John Nosek-Engineer (in place of Al Fusco)

A motion was made to adopt the minutes from July 19, 2017. Motion made by Dot. Second by Carl. Motion carried 5-0.

Board updates: Welcome new member Konrad Mayer. He has a lot of experience coming from the ZBA board. New Zoning changes will be adopted soon including, the solar and different zones and different uses. Long way to go but it’s a start. Next meeting of the Planning Board is scheduled for October 4, 2017

**Ridgeview Estates-90 day extension**

Motion made to grant a 90 day extension. Motion by Carl. Second by Jackie. Motion carried 5-0. A letter will go out.

**Hills of Chester-90 day extension**

Motion made to grant a 90 day extension. Motion by Jackie. Second by Dot. Motion carried 5-0. A letter will go out.

**Clean Energy Collective-Site Plan Application**

215 Black Meadow Road

Joe Shanahan director of Real Estate & Permitting for Clean Energy Collective. Currently doing Solar in 15 different states. Been in business for 3.5 years. 67 projects on line in 15 different states. Partnered with 33 Utilities. Will be a community shared solar array. They will comply with the proposed solar law.

Jim Ullrich Alpine Environmental, roughly a 20 acre site immediately behind the existing the stainless steel transfer facility that is there. It’s an open hay field. State wetlands have been flagged out and surveyed. There is federal wetlands that branches off. Zoning requirements, this will be a little under or around the 2 megawatt that will be finalized panel configuration. Another requirement of 50% coverage, this project comes in at 20% coverage. 4+ acres of solar panel on 20 acres total. Facility will be set back from the state wetlands back from the tree lines to prevent shading. There will be an easement and a driveway from that front lot. They will review the visual impact requested by Al Fusco. Have contacted DEC already about endangered species. (only a phone conversation).

Community shared solar. They want to bring a benefit to the community and be good neighbors. They build a project and sell it all production to a utility. They allow residential, commercial, industrial, or even municipal to be a part of the program. Therefore to receive the benefits of the discounts on the electric bill. The other benefit is, they don’t do any project in any city or town without a PILOT program. As the process moves along, they would sit down with the town supervisor and those that are operating the assessment process and discuss what they are putting, in terms of the cost of the project, this project will run probably 3 to 3.3 million dollars to construct. But its not fair to be taxed as personal property by the town. So what they do is put down what it costs to build it, what the production is, and give all the information what the assessor would require and basically negotiate an annual payment to the town. So when they sign the lease for the property, it’s a 25 year lease with 4/5 year options at the end of that. So what they say is that on a certain day of every year the town would get a check for that amount of money. That’s how this company does it. It’s something they are proud of.

Looking for guidance on the decommissioning plan. 85 % of the municipalities they are in require a decommissioning plan and some form of surety. That’s assurance for removal and restoration of the site if for some reason they abandon the operation. Of those communities that he is in 90% of them he offers up a bond from the Hartford Fire Insurance Company out of Connecticut for the amount. They have an engineer put together and stamp an estimate for removal. Usually they will submit a proposal for what it costs in labor etc etc. and take a credit for salvage value if you did it. Almost all municipalities take the credit for salvage. Will come upon an agreed upon price with you or Mr. Fusco and then they would attach that agreement and the decision from the board (if they get approved) and reach out to Hartford for a bond in that amount with revisal every five years that the removal and cost is re-evaluated and if the cost has gone up the bond amount would be go up.

Dave Donovan stated that the Planning board attorney (himself) and the Town attorney would review. Doesn’t know what the final version the law says. With the Johnson project which is under construction now the town did not take a surety bond. It took a cash bond. Certainly understanding that you don’t want your cash tied up for 25 years. On the other hand is what if the surety company is not in business and is the town is chasing that. There were discussions back and forth and ultimately a cash bond was posted.

Don stated we can work that out.

Al Fusco Letter 9-15-17:



John went over the comments in Al’s letter. Look at landscaping, possibly need more buffering.

Chairman Serotta stated he has some comments and questions. Likes community based solar. We don’t take a negative attitude we already approved 2 solar farms. 1 small community based just over an acre, and a large commercial. You picked a site that is in 100 year flood plain. I disagree with the landscaping, in an industrial area I don’t believe we have to do so a much landscaping down there. There is one view shed that I believe that you do have to protect a little bit. Don pointed out where another proposed sub division is proposing to go.

Chairman Serotta pull up website to show the property, showing where the sub division is proposing to go, also pointed out the topography of the surrounding land. Showing that there is a spot where some of the houses may look down on it. However, just something to look at. That is the one view shed you would have to concentrate on most. But Chairman stated they need to look further out as well.

Chairman also stated Bog Turtle wetland was in a different location. However check if you are in the 200 ft buffer. We would need a letter from DEC and also SHPO. The FEMA map is more concerning. Jim Ullrich stated that the soils exhibit wetland characteristics but the vegetation does not. Chairman pulled up pictures of what the road looked like after Hurricane Sandy, and would like to know how this would be addressed. Jim Dillin will tie it to the bench mark. The piling would be the only things getting wet.

Address the wetlands, flood plains, viewshed, the road coming in won’t affect any of Eighteen Eight Group parking.

Poll board for comments and questions:

Carl: Overall size of the parcel? Jim: 23.3 Acres. 20% will be occupied. 4.7 acres. Carl: 2 megawatts right? Jim: yes, depending on the panels yes. Steel pilings. Carl: what would be maximum height of the panels? Joe: 14ft max.

**Suresky’s & Sons -Site Plan Application**

Elkay Drive- Steve Esposito Engineer. Here to make some minor changes to an already approved site plan, just across the street. A portion was paved and the other portion was gravel. Lived through one winter and they would like to pave the rest that is gravel.

Also proposing to modify the 2 ponds, and convert them to infiltration ponds. Adding paving will change impervious surfaces on site. And add a diversion swale.

Al Fusco Letter 9-15-17:





John discussed and went over Al Fusco’s comments according to his letter.

Would like to see infiltration testing for the ponds. And just include that in the SWPPP.

Also just check the weir height didn’t look like it matched.

Landscaping, some of it has died and needs to be replaced. Maybe add some Forsythias.

Steve: Received approval in October of 2015, started construction in the spring of following year. Received the CO in December of last year. We were in a severe drought last year so yes they lost some of the plantings. They did also give a bond with the town for the landscaping. It is scheduled for the end of this month to plant the evergreens. Pretty extensive buffer along Kings Hwy. They will definitely look at the planting again. Chairman Serotta: Stated, we know the plantings will fill in as well and you didn’t plant small trees. But maybe some other plants so the cars are not seen. It’s not the dealership I’m sure you don’t want people seeing it.

Mr. Suresky: We want to plant some larger growth, we have had some theft. Not here. So we want to block visually as much as they can.

Chairman: Spoke to Megan and feels that this a 239 because of stormwater.

Dave Donovan: For new members of the board, just wants to make it know that his first represents The Suresky’s. He doesn’t personally his partner Rob does and has for years. He just wanted to be known.

Chairman Serotta: Stated he feels it’s a minor change and as long as it meets stormwater calculations and would be in favor of waiving a public hearing.

Chairman polled the board:

All in favor to waive public hearing.

They will be in front of the board again at the November 1, 2017 meeting.

**Pat & Tim Miller -Site Plan Review**

Tim Miller came in front of the board just to have on the approved site plan from the sub division the placement of and agricultural barn on the property. According to 50.4 (a)(3)(c) because it is for AG purposes it doesn’t need a building permit. However, the Millers would like a letter from the planning board saying it’s ok.

Al Fusco Letter 9-15-17:



According to John Nosek, pretend comment #2 is not there.

Motion made to write a formal letter to Tim & Pat Miller saying the planning board is ok with putting the AG barn on the property. It’s not changing the use of the property. Doesn’t need well & Septic.

Motion made by Konrad. Second by Carl. Motion carried 5-0.

Board discussed what applicants were on the agenda for the October meeting.

Meeting adjourned.

Respectfully Submitted,

Alexa Burchianti

Planning Board Secretary