

Town of Homer Planning Board

Minutes for Wednesday, November 16, 2016 at 7:00pm

Board Members (absent *)

Eugene Wright, Chairman

Michael McMahon

Betsy Gray

Bruce Crandall

Stuart Young

Chad Butts

Michael May

Others Present

Lindsay Andersen, Recording Secretary

John Daniels, CEO*

Pat Snyder, Attorney

Public Attendance: Atty. Fran Casullo

Public Hearing

Chairman Wright opened the public hearing for an **application by Richard Osborne for subdivision approval to subdivide 5 acres out of a 199 acre parcel located on McGraw-North Road.**

Mr. Osborne was unable to attend but he is represented by attorney Fran Casullo, who has his power of attorney. Atty. Fran Casullo presented a survey map for the board members to review. The board members reviewed the proposed subdivision map. The survey showed a building foundation near the back line. Board members noted that the rear setback may be insufficient and needs to be at least 30 feet. Mr. Casullo stated that he was not aware of this 30 foot setback and he will make sure it is met, either by knocking down any remaining foundation structure or by moving the survey line back.

With no questions or comments from the public the public hearing was closed.

Regular Meeting

Chairman Wright opened the regular meeting for discussion for an **application by Richard Osborne for subdivision approval to subdivide 5 acres out of a 199 acre parcel located on McGraw-North Road.**

Chairman Wright reviewed the short environmental assessment form with the board members and all questions were answered no.

Member Young made the motion to declare a negative declaration under SEQ. Member Butts seconded the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 7,0,0.

Member May made the motion to approve the application providing sufficient rear setback be provided by either knocking down an old barn foundation if necessary or moving the property line. Member Gray seconded. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 7,0,0.

SOLAR PROJECT

Board members reviewed the draft proposed local law submitted by Atty. Snyder. Page 1 – there were no changes recommended. Page 2 – change made to omit the 100 feet within a wetland section – do not include a distance. Page 2 – change the definition of minor solar systems to include installation for its own use equivalency. A farm installation sized for the approximate consumption of the farm would also qualify as a minor system even though it may exceed 3,000 square feet. Page 2 section D – change the setback to a minimum of 100 feet for a major system. Add all solar panels, mechanical equipment (substitute the word solar for mechanical). Page 3 – add a section to define prime farm land and include groups 1-4. Include a site plan review checklist to be completed during site plan review. A revised draft will be sent out for review prior to the next meeting.

Member Young made the motion to accept the October 26, 2016 meeting minutes. Member Gray seconded. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 7,0,0.

Pending agenda the next planning board meeting will be December 28, 2016 if there is no agenda the next meeting will be January 25, 2017.

Adjournment

The meeting was adjourned at 8:15pm.

Lindsay M. Andersen, Recording Secretary