

## Town of Eden - Planning Board Minutes

Eden Town Hall - 7:00 PM

October 2, 2019

### MEMBERS

**PRESENT:** Andrew Romanowski, Vice Chairman  
Brian Reed  
William Zittel  
Frank Meyer, DDS  
Joseph Eppolito

**EXCUSED:** William Mahoney, Chairman  
Bethany Fancher-Herbert  
Scott Green

**ABSENT:** Tony Weiss

**OTHERS:** Town Engineer - David Johnson, Brian Kulpa  
Town Council - Susan Wilhelm, Richard Ventry  
Steve Cerne - Project Manager Campbell & Associates  
Doug Scheu - Architect Campbell & Associates  
Colin Campbell - Owner Campbell & Associates  
Christopher Knox, P.E.; Crawford & Associates Engineering, P.C.  
Alex Curlin - Nexamp, Inc.

### Minutes from last meeting

**Mr. Zittel made a motion to approve the minutes of the September 4, 2019 meeting. Seconded by Dr. Meyer; All "Ayes" motion approved.**

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Mr. Romanowski explained the positive declaration and the premature decision of the site plan approval for Eden Solar, LLC from the previous meeting. The Board then discussed the need to rescind the site plan approval.

Mr. Romanowski read the resolution rescinding the site plan approval for Nexamp - Eden Solar, LLC. Motion to approve the resolution was made by Mr. Eppolito and seconded by Mr. Zittel; All "Ayes" motion approved.

### Campbell & Associates 8274 North Main Street:

Mr. Cerne spoke about the growing business at Campbell & Associates and their need to expand. They would like to add on to the current location and keep the business in Eden. The proposed site plan was discussed as follows:

The street view will not be changed. Parking spaces will increase and be moved to the rear of the property behind the building. Exterior elevations, drainage and lighting are still being planned. Application for site plan approval and the site plan checklist will be provided for Mr. Cerne ASAP.

### **Town of Eden - Proposed Sign Code:**

The Board discussed their review of the proposed sign code. Mr. Reed and Mr. Zittel suggested changes to the Temporary Sign Code to accommodate seasonal signs. The following recommendation was provided for the Town Board:

**The Planning Board of the Town of Eden completed its review of the proposed Sign Code at its' October 2, 2019 meeting. The Planning Board hereby provides the following input for consideration by the Town Board.**

### **Modify (G) Temporary Sign code (page 23) to accommodate Seasonal Signs.**

#### **1. 225-29A (18)G - Zones A, RR, C**

- **Maximum Area to be changed from 12 square feet to 24 square feet**
- **Maximum Height to be changed from 3 feet to 6 feet**

#### **2. 225-29A (18)G – Zones OB, LB**

- **Maximum Number to be changed from 1 per use to 2 per use**

#### **3. Additional Regulations**

- **(a) should read – No sign shall be displayed for more than a 90-day period.**
- **(b) should be eliminated.**

Mr. Reed made a motion to approve the Recommendation; seconded by Mr. Zittel. All in favor? All "Ayes". Motion approved.

### **Nexamp - Eden Solar, LLC - 7501 Sisson Highway:**

Mr. Curlin expressed his concern about the impact of a positive declaration. He feels that Nexamp has been very accommodating to the Town's concerns and requests. They have downsized the project by 20% to preserve as much farmland as possible. They modified the decommissioning plan in order to return all property to usable farmland. Permission was granted to farmers to use the access road.

#### **Nexamp is offering additional mitigations to include:**

Planting of pollinators and sheep/goat grazing within the array area.

Funding contribution to a farm conservation easement in Eden. An estimate for the easement is approximately \$1,700 per acre. As such, Nexamp is prepared to make a total contribution of \$35,700 based on a 21-acre solar project.

Nexamp will work with the Town and Mr. Artmeier to identify farm acreage and use the funds to place under farm conservation or to improve existing farmland.

**Nexamp feels that it is possible for the Town to acknowledge impacts on the EAF but still issue a Negative Determination of Impact.** “Given the physical nature of the project, the site restoration plan, and the impact mitigation efforts proposed, Nexamp does not view the project as permanently altering the land and ‘consuming’ farmland. The Artmeiers can easily return the parcel to farming after decommissioning of the system.”

Mr. Curlin stated that Eden Solar has fully complied with all stipulations of the solar bylaw.

Mr. Kulpa stated that the Comprehensive Plan and the Agricultural and Farmland Protection Plan were adopted on April 11, 2018 which postdates all other plans.

Mr. Curlin requested that the Planning Board members explore the option of rescinding the positive declaration. Mr. Romanowski and Mr. Zittel stated that the option could be discussed with Mr. Mahoney, Planning Board Chairman and Mr. Trask, Town Attorney.

Mr. Zittel made a motion to adjourn the Planning Board meeting. Seconded by Dr. Meyer; All “Ayes”. Motion approved.

The next meeting is tentatively scheduled for November 6, 2019 at 7:00 pm.

Respectfully submitted,

Jen Crowe

Secretary Eden Planning Board