

**Planning Board Minutes
March 16, 2023**

Planning Board Members Present, Steve Lester, Julie Pellett, Daniel Compton, Matt Rogers, Daniel Morley, Kimberly Duvall **Absent**: Michael Woodruff, Michelle Rhoda, Kimberly Rayburn
Others Present, Christel Daggett (Secretary), Logan Rockcastle (Marks Engineering) Marci & Bill Hardy (Local Farmers & members of the community)

Lester opened the meeting at 7:35 pm.

Notice for Public Hearing did not get put in paper on time. Notices were put at Seven different places of business on 3.10.2023 giving seven days' notice. Lester would like to keep Public Hearing open due to not enough time for public comment. Lester made the motion Pellett seconded All in favor Aye. to keep the public hearing open.

I. TSP1-23 Special Use Permit for Adam & Ashley Delong 2521 Cannan Rd. Tax Map # 66.00-3-31.100 for 5 - 30 x 130 Storage Buildings

Logan Rockcastle from Marks Engineering was here to represent Adam & Ashley Delong for the project. A brief discussion was held regarding the site of the property. Rockcastle stated that the property is zoned community commercial and is next to another commercial site. They are proposing to place 5 Storage buildings each 30 x 130. A comment was made about there being 6 Storage units currently kiddie corner across the street to where they want to put their storage facility. Storm water management was addressed. They created a landscaping plan for buffer between them and the adjacent parcels to the north and south, and along the road frontage. There will be dark sky compliant wall sconces for lighting on the buildings for full coverage and full cut off to prohibit light spill to adjoining properties. Morley stated he read the county comments about the zoning of the properties. They might include a couple different zones that should be taken care of. Rockcastle stated that it was under their understanding that it is zoned community commercial. Lester stated it was blessed by the County on Monday. Rockcastle stated this is a straightforward development of storage facility, not sure if it is a need for the area but, according to statistics Storage units are doing great around here.

Lester asked if they were open units for drive in or were they divided units? Rockcastle stated he imagined that they are divided units but not sure he does not have Architecturals on what the building looks like. That will be determined when they have there Architecturals, when they come in for their building permit.

Lester asked if there were any issues with the amount lot coverage. Morley stated it shows 26%. Compton stated from looking at the engineers report it indicates they would be taking some existing drainage from lot one to lot two. Rockcastle stated there is an existing drainage line shown on the map and that is calculated into their storage facility to accommodate that. Basically, it takes it off site and keeps the existing. In the proposal they will accommodate stone water runoff in addition to the offsite drainage. Compton and Morley asked if there was another building lot and if they had previously subdivided another building lot that was there. Compton stated not to the south. Compton showed concern that if there is existing drainage crossing a building lot to this lot, when someone decides to buy that building lot and build something there then the drainage will have to be handled again. Rockcastle stated it's usually accommodated by lot. Each lot and proposal are based on what is being developed. If another development happens to the North, they will accommodate. Right now, they are keeping all storm water runoff on their site. Compton asked if anything comes from the south to the north. Are they going to capture and conduct to the mosquito bog /stormwater management facility out front. Rockcastle stated yes. The bay is for sedimentation to catch it before it gets into the main filtration site. Any overflow into the ditch is filtered. Compton stated it is clean water not sediment filled water runoff.

Lester suggested to table further review of application until the next available meeting date so that the public would have chance to comment.

Compton stated he thinks it would be a good idea if we are keeping the public hearing open to give everyone a chance to comment before the Board starts acting on it even though Compton thinks it is put together very well. Daggett will put the Public Hearing notice in the paper. The next meeting will be on 4.6.2023 to further discuss the application.

II. Discussions:

Lester stated that regarding the agriculture business category, they have not heard back from Ag & Markets. The Board will not have any discussion until they hear from Ag & Markets.

Rogers asked about Solar. Compton stated that Rayburn has reached out to Delaware River Solar to see where they were at. The Board had questions about Delaware River Solar and the time frame they were given before they needed to come in and restart the process. Compton suggested they wait until Rayburn could be at the meeting to answer any questions that the Board had. Compton then asked if anyone had talked to John Bennett to see what his wishes are for Delaware River Solar? Daggett stated that John Bennett brought a copy of a letter that he had received from the Solar Company to Rayburn stating they were going to proceed with the project. Compton stated that John Bennett is a lifelong community member, contributor, and farmer and would like to see this project continue.

Lester stated Rayburn sent him an email of another Solar Company that was going to come in with an application for a different Solar project.

Lester stated that the Town Board approved the zoning changes for West Park Drive. There has been no further discussion for sign code yet without a public hearing. Lester stated he missed that meeting but, will push it at the next Town Board meeting.

Lester stated that he received an email from Marci Hardy with some follow up comments. He stated he hadn't heard back from her, so he didn't distribute her Email but after seeing our minutes he felt her words were well captured in the minutes of the last meeting.

Topics for review 2023

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. Minutes of March 2, 2023

**Rogers motioned and Pellett seconded to approve the minutes of 3/2/2023.
All board members present voted aye; vote was carried. Morley abstained.**

IV. Meeting Adjourned

**Lester motioned and Rogers seconded to adjourn @ 815 pm.
All Board members present voted Aye; Vote was carried.**

Respectfully submitted,

Christel Daggett
Planning & Zoning Board Secretary