

Planning & Zoning Minutes
August 9, 2023
6:30pm

Chairmen Scott Thornton called the meeting to order at 6:30pm and in attendance were the following:

Planning and Zoning Commissioners: Chairman Scott Thornton, Ronnie Stumpf, Jacqueline Sudler, Kathy Thornton and Randal Beers.

Staff: Town Manager, Amy Thomas and Town Clerk, Tracey Thompson.

Citizens: Brian Conlon – Langan Engineering, Joe Shanahan – RWE, Clean Energy, Dan String – KCI Engineering, Residents, Jane Paskey, Bill & Sandra Wood and Robert Wells.

PRELIMINARY SITE PLAN REVIEW

Solar Farm -

207 Walnut Street – (Tax Map #SM-07-128.20-01-12.00/000)

Each Commissioner had been given a copy of the preliminary site plans and KCI's comments regarding the plan prior to the meeting.

Commissioner Thornton had a few concerns:

1. There is no wetlands certificate.
2. The plans show installation of a 7ft fence around the property. Mr. Shanahan stated that per the National Electric Code it is required to be a 7ft fence and per the Town's ordinance, Article 8, B-3 Non – Residential Uses – states, "The Planning Commission may allow or require fences, walls, hedges, or shrubbery that are higher than the limitations stated in this subsection. In making such a determination, the Planning Commission must find that exceeding the height limitations is necessary due to the type of use, security concerns, or the protection of adjacent properties." Mr. Conlon requested that the Planning and Zoning Committee consider the request to install a 7ft fence. Mr. Thornton stated that as long as Council agreed he was ok with the 7ft fence.
3. Landscape plans show plants that are not within the Town's ordinance, so that needs to be corrected. Mr. Conlon stated that he would review the ordinance and have that corrected.

Mr. Stumpf stated that he has heard residents state they would like to see a white vinyl privacy fence installed so they don't have to see the panels, Mr. Conlon stated that if that is something planning and zoning is requesting, they will do that.

Dan String commented on the wetlands and stated that there are wetlands on the plans and they are near the driveway but no panels will be placed on them so they didn't see them as an issue. Mr. String also commented on the decommissioning plan and stated that would need to go before the Town's attorney as well. Amy stated that she would send it to Barrett.

Mr. Woods had questions about the landscaping screen and Mr. Shanahan stated the landscaping will be on the outside perimeter of the fence.

Commissioner Thornton stated they will approve the preliminary site plans contingent on receiving updated plans with a wetlands certificate and updated landscape plan showing plants that fall within the Town's ordinance.

Commissioner Thornton asked if there were any more questions and there were none.

RECOMMENDATION: The Planning Commission recommends Council approve the Preliminary Site Plan Review for the proposed Solar Farm located on Walnut Street contingent on approving the 7ft fence. The request fell within the guidelines of the Planning and Zoning Ordinance and with KCI's comment letter.

2018 COMPREHENSIVE PLAN – 5 YEAR REVIEW –

Amy stated that every five years the state requires a review of the Comprehensive Plan. Everyone was given the opportunity to come in Town Hall and review the Comprehensive Plan before the meeting that was last updated in 2018. There was review of the plan during the meeting as well. It was decided there is no need for any changes.

RECOMMENDATION: The Planning Commission recommends that no changes need to be made to the 2018 Comprehensive Plan.

The meeting was adjourned at 7:30pm. These minutes were prepared by Amy Thomas.

Amy Thomas, Town Manager Date