

Planning & Zoning Minutes
March 6, 2024
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 and Randal Beers.

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

Citizens: Brian Conlon – Langan Engineering, Dan String – KCI Engineering and Robert Wells.

FINAL 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 Final Site Plans and KCI's comments regarding the plan prior to the meeting as well as during the meeting.

Amy wanted to go over what we had on file for this project:

1. We received the original Sediment and Stormwater Management Plans but noticed per Kent Conservation's letter they approved an updated set that were dated November 3, 2022. Mr. Conlon stated that he would send me a copy of the ones that were approved by Kent Conservation.
2. We received the information from the Army's Corps.
3. The original Decommissioning Plan dated August 1, 2023 was updated on December 22, 2023, changes were made to the state that the Surety Bond shall name the Town of Felton as a beneficiary and would be in form acceptable to the Town. Amy stated per the plan they are required to provide a decommissioning surety, to be posted prior to any issuance of building permits in the amount of \$260,000 in the form of a long-term Surety Bond. Mr. Conlon and Mr. String stated that is correct.
4. One of the issues has been the landscaping, the Town does not have any evergreen trees or shrubs in the code and they wanted to plant them to screen the views for the property owners. Scott Thornton stated that we will be updating that list to include those.

Mr. String asked what their timeline was and Mr. Conlon stated that he is unsure but they are anxious to receive the permits. Mr. String stated that he asked because if the Town does have the

list updated when they are ready to plant their trees then we can allow them to plant the shrubs and evergreens.

Amy asked if we would need to get Deldot's approval of an entrance off Walnut Street since that is a state-maintained road before we give any permits and Mr. Conlon stated that they said they would need our approval first before they give them any access.

Mr. String suggested we can have them submit their Decommissioning Plan 60 days prior to construct so we will have a time line for construction.

RECOMMENDATION: The Planning Commission recommends Council approve the Final Site Plans for the proposed Solar Farm located on Walnut Street.

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

Amy Thomas, Town Manager Date