**Town of Madrid Planning Board Minutes**

**September 2021**

**September 13, 2021**

Time: 6:30

Attendees: Joe Finnegan Chr., Allen Kelly Sec., Wayne Day. Bill Hull, Bruce Durant, Tony Cooper Sup.,

Jeff Gilson Code Enforcement.

Absent:

Others: Bill Moulton, Jeff Lines of Source Renewables Solar Company.

Old Business: The minutes of the meeting for the month of August were distributed electronically by the Secretary for review and consideration of the Board members prior to this meeting. A motion to approve those minutes as written was made by Bill Hull and seconded by Bruce Durant. The minutes were then approved by unanimous consent of the Board members present.

New Business:

Jeff Lines with Bill Moulton: Madrid Solar Project Community Solar Project. They provided the Board with a presentation to build a 2 megawatt solar farm project off Main Street behind the Cemetery along the riverside on property owned by Bill Moulton. This land is part of his residential property located on Main Street. It is currently fields that run alongside the Grasse River. They provided letters from his neighbors who own property that would also abut this proposed project. This letters indicated that they were not opposed to the proposed project as presented provided vegetative screening was provided to obscure the views of the panels from their properties. A Special Use Permit will be necessary for the Proposed Solar Project to go forward. This is due to the proximity of the river to the proposed project and the property being zoned as RH.

Some considerations are the availability of 3 phase power which is not currently there. It is located on North Street and would need to be continued to the Moulton property to access the project. Emergency Access would be required along with a remediation plan and bonding to ensure this could be done. The life expectancy of this project would be 25 years. It possibly could be prolonged if updated in the future. More detailed plans will be required and reviewed with the Code Enforcement Officer in the future before this could be thoroughly assessed. The project is still in it’s preliminary stages as inquiries are being made into the viability and permissibility are being explored.

Jeff Gilson reported to the board that he has had inquiry about the installation of A commercial sign on Rte 345 on property owned by Greg Cuthbert. He is interested in possibly installing a commercial Billboard for advertisement along the roadside which he would rent to prospective customers at a fee.

Another inquiry was made about the possibility of a petting zoo for animals primarily goats on Rte 310 where there is currently an Amish farm. Individuals from the New York City area are purchasing the Amish farm and are interested in having a petting zoo and perhaps several campsites located along the riverside on that mostly Agricultural property.

Board member Allen Kelly inquired if a building permit was issued to the individuals who own the trailer and garage across from the driveway to the Golf Course and Church. Jeff Gilson said none had been applied for to date. He said that he would look into the construction of an addition on the back of the garage that has been added onto in recent months.

Other issues and discussion: no other matters were before the board this evening.

Meeting was adjourned. 7:15