

Town of Harpersfield Planning Board

Minutes: **March 30, 2022**

Present: D. Darling, W. Keller, A. Gallagher, F. Ciulla and D. King. A. Gallagher will be voting member in the absence of K. All.

Also present: L. Page, N. Brower, Dan Fancher, Maria Kelso, Sharon Pick, Colleen Bisceglia, Russ and Laurie Bedford.

D. Darling called the meeting to order at 7 p.m. and read the public hearing notice for the John and Iris Almanza property subdivision on state Route. 23.

It was noted the town clerk had received a call from an adjacent landowner asking how many homes would be built.

No one present offered any comment on the proposed subdivision.

The hearing was left open as D. Darling opened the regular meeting.

The minutes of the February 23, 2022 meeting were approved with the following change. The Kelso subdivision should read March, not April. The motion was made by F. Ciulla with a second by D. King. Motion carried 5-0.

A motion was made by D. King, with a second by W. Keller, to close the public hearing at 7:20 p.m..

Maria Kelso was present regarding the Almanza subdivision. She presented mail receipts and a map. The \$60 application fee was paid.

Members of the planning board reviewed Part II of the Short Environmental Assessment Form (EAF) and determined it would have no significant adverse effects and moved on to Part III for review.

A motion was made by D. King, with a second by W. Keller, to declare the subdivision has no significant impacts on the environment. Motion carried 5-0.

A motion was made by W. Keller with a second by D. King, to approve the Almanza subdivision. Motion carried 5-0 and D. Darling signed the maps.

Sharon Pick was present with a map of properties for a proposed boundary line adjustment. The adjustment involves property that was originally joined and they now wish to re-divide, according to the original deeds, involving 8 and 24 acres from 32 acres. The boundaries are not changing from the 2003 subdivision.

Planning board members determined a subdivision would not be needed.

Laurie and Russell Bedford were present with an application for a boundary line adjustment adding 6.88 acres to an existing 2.05 acres, with the main parcel consisting of 261.18 acres.

A motion was made by W. Keller ,with a second by F. Ciulla, to approve the boundary line adjustment. Motion carried 5-0.

Dan Fancher was present acting as an agent for William Eklund and proposing to add 2 acres from Eklund Family Farm Machinery to where his home is located at Dibble Road and Eklund Road. The boundary adjustment would add 53.30 acres to 208.30 acres owned by EFFM.

A motion was made by D. King with a second by F. Ciulla to approve the adjustment with the stipulation that a signed and notarized copy is presented to the planning board chairman for his signature. Motion carried 5-0.

Colleen Bisceglia, director of solar development for BlueWave Solar, based in Boston, MA. She explained the company is a solar and energy storage business which has done a lot of development in Massachusetts and Maine. She said the company is currently working on development of a project between Bruce Hill Road and state Route 23 that would tie into the NYSEG substation off state Route 10. She said the proposed project is "super preliminary". An application has been made to the power grid and the proposal is for a 4 megawatt and a 5 megawatt project on either side of the existing NYSEG power line. The arrays would be located at the crest of the hill and would follow the sun east to west. She noted they do work with farmers to allow grazing underneath the solar panels.

Planning board members asked questions and received input on the preliminary project.

On a motion by W. Keller, with a second by F. Ciulla, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Liz Page
Recording secretary