

TOWN OF SARDINIA
PLANNING BOARD MEETING MINUTES

April 19th, 2017

The Planning Board of the Town of Sardinia was brought to order on Wednesday April 19th 2017, at 7:00 PM by Nancy Spink, with a quorum of the board assembled.

Members Present:

Nancy Spink

Jamie Emmick

Keith Reynolds

Bob Hill

Darren Farthing

Guests:

Gene Degman

Absent:

Bob Church

Dan Szustakowski

Christine Eisensmith

Minutes:

Nancy Spink asked the board if they had reviewed the meeting minutes of March 15th 2017 submitted by Jamie Emmick. All received.

Bob Hill made a motion to accept the minutes.

Darren Farthing seconded the motion.

The motion **passed** by a vote of 4 ayes to 0 noes.

Correspondence: None

Old Business: Nancy Spink would like to come up with a template of the regulations for the wind turbines. Nancy Spink questioned if we should write up a commercial template as well. Bob Hill

feels we should be cautious with commercial wind turbines. Nancy Spink questions the way the town of Evans has it written states you have commercial wind energy system limits it by kw and height. The majority of the specs use the verbiage wind energy conversion system. Nancy Spink does not want to use that terminology in fear of opening us up to wind farms. Keith Reynolds stated this is just terminology. Bob Hills stated the United rep explained in a whole unit it will go back into the grid at a small percentage. Gene Degman stated he has seen it written for solar that it cannot be more than 110% of the usage. Bob Hill suggested that we do something similar. This would eliminate the wind farm issue. Bob Hill is ok with using another towns as a template adding our own verbiage. Darren Farthing stated Eden's looks like a great template to work with. Nancy Spink stating she has no problem using theirs the only thing that would need to be corrected is that they reference their own systems. She does like the farm one. We cannot stop a farm from getting one but we can ask that we ask for the same information and they would need to obtain a permit. Gene Degman confirmed this was true as it is in the agriculture environments laws. Nancy Spink questioned what are we thinking on limited the height at? She was considering 150-175. Bob Hill stated he thought we had to be over 175. Nancy Spink stated not specifically as long as we are under 200' then the FAA doesn't have an issue. Nancy Spink thought 199' would be a good size. Darren Farthing stated that is equal to a 20 story building. We can set a height at whatever we would like. Keith stated he doesn't believe it is the higher you get the better results you get. Also there is no incentive of building one higher than needed. Keith Hill stated that the basic rule of thumb is that they need to be 30 ft. above the nearest building or tree line. Nancy Spink referenced page 2 of 6 of Eden under requirements zoning a. we do not want wind farms. So that needs to go. Nancy Spink stated that we needed to determine which districts we are going to allow it on. Nancy Spink recommend NO to the following districts HR, HB, PR, and CPO. Yes would be for AR, LC, BL, PFO, MHP, GCF. Nancy Spink also questions if a fence is needed. Do we want to require at the bottom of the structure. Bob Hill states you could do a fence or you could do the anti-climb. Nancy Spink stated the anti-climb is already in place. Bob Hill states that we want the anti-climb to be at 30ft. Nancy Spink the other questionable part in Evan's when a community member puts in for a variance and comes before us who should notify their neighbors. Nancy Spink doesn't believe we should be responsible for that. In Evan's the make the town clerk required to notify the neighbors'. Gene questioned how they will obtain a permit? Nancy Spink stated they would come before us for approval. Darren Farthing stated that we do not have hearings. Planning board has no special hearing it would have to go before the town board. Bob Hill stated that we would provide written planning board approval. If they are commercial it should be a public hearing with the town board. Nancy Spink questioned if we would need the reports for ice and thrown blades. Darren Farthing and Bob Hill feels it is not needed for the residential. Nancy Spink confirmed at last meeting board agreed the wind turbines cannot be place in the front yard with out or else they would need to obtain a variance. Darren Farthing recommend that we go with the town of Eden's as it is set up just how we would like to proceed with minor revisions. Nancy Spink recommends using the Evans wind energy system terminology instead of Edens. Nancy Spink stated the setback discussed at last month's meeting that the setback would be the total height of tower including blades from the nearest building or property line. Darren Farthing stated

that it should be that plus some. He has seen that when there fall they move additional. Bob stated he has no problem with a 5% addition to the height. Darren Farthing recommends larger than 5%. Nancy Spink recommends a bond enforcement. It does require it to be annual and would assume somebody would have to inspect it annually. Nancy Spink will get this typed up and ready for the next meeting for when the attorney is present. It will be sent in an email to review prior. Nancy Spink stated that we should have more than 2 listed in the definition to clarify wind farm.

Training is May 10th at Houghton College. Meet at 7:00 at the Sardinia Town Hall.

New Business:

None

No Further business was discussed.

Bob Hill made a motion to adjourn the meeting.

Darren Farthing seconded the motion.

The motion **passed** by a vote of 4 ayes to 0 noes.

Meeting adjourned at 7:52 pm.

Next scheduled meeting is May 17th, 2017.

Minutes submitted by Jamie Emmick