



**Town of South Bristol**  
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**Planning Board Meeting Agenda**

Wednesday, January 18, 2017

7:00 p.m.

**Call to Order**

**Pledge of Allegiance**

**Reading of Vision Statement**

*Preserve and protect our safe, clean, naturally beautiful rural and scenic environment with carefully and fairly planned commercial, residential, agricultural and recreational development.*

**Minutes**

Approval of November 7, 2016 Planning Board Meeting Minutes

**Old Business**

Review draft proposal to amend town code pertaining to site plan approval

**New Business**

Board Training Reminder

Solar Farms

**Other**

**Motion to Adjourn**

## **Town of South Bristol Planning Board Meeting Minutes Wednesday, January 18, 2017**

**Present:** James Ely  
Ann Jacobs  
Ann Marie Rotter  
Michael Staub  
Rodney Terminello  
Mary Ann Bachman  
Sam Seymour

**Absent:** Ralph Endres  
Bessie Tyrrell

**Guests:** Dan Marshall

### **Call to Order**

The meeting of the Town of South Bristol Planning Board was called to order at 6:56 p.m., followed by the Pledge of Allegiance. All board members were present with the exception of Ralph Endres and Bessie Tyrrell.

### **Reading of Vision Statement**

Board member, Sam Seymour, then read the Comprehensive Plan Vision Statement.

### **Minutes**

Chairperson Ely called for a motion to approve the November 7, 2016 meeting minutes as written. Rodney Terminello made said motion which was seconded by Mike Staub. The motion was unanimously accepted by all board members present.

### **Old Business**

#### Review draft proposal to amend town code pertaining to site plan approval

Chairman Ely suggested that the board defer this topic until the next meeting so as to discuss the new business. He asked board members to digest the information provided and communicate to Diane Graham or himself any questions or suggested changes so we can be more specific on how to revise the code relative to site plan review.

### **New Business**

#### Board Training Reminder

Diane Graham provided information to board members on their training hours, training sites and upcoming training opportunities.

#### Solar Farms

Chairman Ely pointed out that the topic of solar farms was raised by our code officer, Phil Sommer, drawing my attention to the fact that the Town of Bristol had a proposal to establish a commercial solar farm. Mr. Sommer thought it might be useful if our board began some process of considering regulations to deal with solar farms.

Since then I had the occasion to discover that the Town of Gorham has under active consideration a solar farm regulation. The Town of Canandaigua has recently adopted a solar farm regulation. The State of New York has promulgated a model solar farm code for towns to consider. My quick reading has suggested that Canandaigua solar farm ordinance is very close to the NYS model ordinance. It is a good deal more complicated than the Gorham draft ordinance. Therefore, it has occurred to me that it might be an ideal time for this board to consider some regulation dealing with solar farms. I think it is important to bear in mind that I am not talking about individuals who want to use solar plates/panels for residential use on their own property. Phil Sommer is handling those as an ancillary building question and it has not been a big issue. Indeed, our town code actually has a brief section saying that we welcome and encourage solar farm development in the town. I am trying to suggest that the establishment of a large scale solar energy systems which are producing energy primarily for offsite use, not for local residential use, may create some issues that the town board and certainly the planning board should consider. I have reviewed the New York State model. I have reviewed the Town of Canandaigua and what the Town of Gorham is proposing to do. I have also had some communication with Jeff Graff, Esq. It seems to me that an appropriate town code provision would cover the following:

1. What districts would we want to permit construction of a large scale solar farm?
2. Lot coverage, height, and set back requirements?
3. Should they be enclosed by fencing for safety reasons?
4. What about landscaping to try to mute the impact of the large scale solar farm on neighbors?
5. What about abandonment and decommissioning?
  - We would want to require that they remove and restore the area to a natural state if it is abandoned. We need some type of financial guarantee whether credit or a bond so that the town will not be left with a project the sponsor abandons.
6. The NYS model graph says there should be a special use permit. Should we also require site plan approval?
7. Erosion control plan?
8. Maintenance plan?

The board members had a discussion.

Chairman Ely proposed with the board's permission to review materials and do a rough draft to work from for the next meeting. All board members agreed.

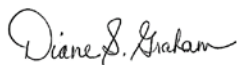
#### **Other**

There was no other information shared at this time.

#### **Motion to Adjourn**

Being no further business, Mike Staub made a motion to adjourn the meeting and it was seconded by Ann Marie Rotter. The motion was unanimously accepted and meeting was adjourned at 7:31 p.m.

Respectfully submitted,



Diane Scholtz Graham  
Board Secretary