Planning Board Member’s Present:

Earl Titus Ed Foote Deb King Willis Haar Larry Swan

Public Attendance:

Callie Perry, Town Clerk, Mark and Lynda Swan, Roger Reep, Douglas Smith, Bill Cisco, Robert Blackman, Diane Zimmer, Ron Mosher,

7:00 pm: Earl Titus called the meeting to order.

Minutes from February 19 read.

**Motion By: Willis Haar**to approve February minutes as read.   
**2nd by: Deb King**

**All in Favor. Motion Carried.**

Public Hearing – Brown Subdivision.

Subdividing a 42-acre parcel into a 33.47-acre parcel, a 2.26-acre parcel and a 6.4- acre parcel that the owner will be keeping. Right of way says proposed. A few changes to the map will be sent to Planning Board. Cannot approve subdivision until receive final maps and the right of way is permanent. The subdivision will be tabled until next meeting and if new maps are corrected and submitted.

**Motion By: Ed Foote**

**to table decision.**

**2nd by: Deb King.**

**All in favor. Motion Carried**.

Public Hearing Closed.

No public comment.

The Town Board would like to increase the price of subdivisions from $40 per parcel to $100 per application.

Ron Mosher in attendance along with the other property owners of the proposed Solar Project asking for the status of the project. The Planning Board has not received a completed application and has not received a response to the second letter that was sent to the developer. The application was submitted in October, but was not complete.

The Town Clerk provided a timeline of events of the Solar Project.

June – The Solar Project was presented and the Planning Board approved the concept plan with contingencies.

September – ESG Holdings was waiting on approvals from State before submitting application.

October – The Solar Project application was submitted on October 16th. Also submitted was the letter from the Landowner giving the Developer permission to get approval from the Planning Board.

November – Public Hearing.

December – Intent to act as Lead Agency was sent and 30 days is given for response time.

January – Developer agreed to give an extension while we waited for a response to Lead Agency. First letter went to Developer.

February –Developer responded. Second letter that included DOT’s questions and further clarification was sent to Developer.

March – No response from Developer. Town Attorney reached out to Developer with no response. Ron mosher reached out to Developer and he responded that he was working to compete the task list of questions and concerns addressed in the letter, needed to review reports, make final revisions and will reply in the near future. After that it is out of his hands.

The Planning Board’s business is with the Developer, not the land owner. Ron Mosher sent a letter to the Planning Board that the Developer does not own the land, but gives him rights to get what he needs for the permit, which takes the landowner out of the equation. None of the dates and timelines take place until a full, complete application is submitted.

A letter from Rossettii’s Law Office addresses the vacant lot on the corner of River Road and Ryers Creek Road. This is on the deed with the farm and needs a lot line adjustment. The corner loot will be added on with the house. Currently, this is a half-acre lot. When it is adjusted, the lot will be 2.77-acres.

**Motion By: Deb King**to approve the lot line adjustment adding the vacant .50-acre lot to the home of Ann Kirk, making it a 2.77-acre lot.   
**2nd by: Willis Haar**

**All in Favor. Motion Carried.**

The Town Board will be meeting twice per month indefinitely to catch up on unfinished business and suggested the Planning Board do the same. A Solar Law needs to be in place before future projects come in and a PILOT program is needed for the current Solar Project. Meetings will be the 1st and 3rd Monday at 7 p.m. of every month indefinitely.

Solar Law – review from other municipalities in order to use as a reference. Department of State also has a model law to review. This needs to be done in a timely manner. A mortarium needs to be in place while the Planning Board works on this in case future projects come in.

**Motion By: Willis Haar**to adjourn at 7:53 p.m.   
**2nd by: Larry Swan**

**All in Favor. Motion Carried.**

Respectfully Submitted: Callie Perry, Lindley Town Clerk\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_