

WAYNE COUNTY PLANNING BOARD

MINUTES

October 31, 2018

Chairman, Matt Krolak called the October meeting of the Wayne County Planning Board to order at 7:00 p.m. in the Wayne County Office Building in Lyons, New York.

Board Present: Ron Baker, Mert Bartels, Ken Burgess, Rob Burns, Joe Catalano, Steve Guthrie, Bob Hutteman, Matt Krolak, Larry Lockwood, Bert Peters, Larry Ruth, Ron Thorn, Jim Wedman

Staff: Bret DeRoo, Tracy Lambie

SEPTEMBER 2018 MINUTES

Action – Approve

Motion – Mr. Guthrie

Second – Mr. Peters

Abstention –

Motion carried

ZONING AND SUBDIVISION REFERRALS

The following 8 referrals were reviewed and determined to be of no intermunicipal or countywide impact:

Action – Return these referrals to the Towns/Villages to be handled as local matters

Motion – Mr. Guthrie

Second – Mr. Bartels

Opposed –

Abstention –

Motion carried

Mark Withey, 644 Van Buren Street, V. Newark

Area Variance/Use Variance, Tax Map Ref. No. 68111-20-858213

Construct 20'x30' attached garage to existing non-conforming single family dwelling, 26.1' from south property line where 100' required. Mark Withey presented.

Comments:

- 1) the hardship criteria (rules/tests) that are required to grant the area and use variances must be substantiated at the local level,
- 2) the minimum variances necessary/adequate should be considered,
- 3) the Village may wish to review applicable plans/studies and regulations to determine if they still meet intended objectives should there be repeated requests for similar variances and
- 4) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations.

For reference, the NYS Department of State has a useful reference document available, “**Zoning Board of Appeals**”, on their website @ https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf.

Details regarding each of the variance “hardship rules/tests” can be found in this document.

Rick Clingerman, 520 East Union Street, V. Newark

Area Variance/Use Variance, Tax Map Ref. No. 68110-07-741989

Convert former bar into 700 sq. ft. efficiency apartment where 850 required.

Comments:

- 1) the hardship criteria (rules/tests) that are required to grant the area and use variances must be substantiated at the local level,
- 2) the minimum variances necessary/adequate should be considered
- 3) the Village may wish to review applicable plans/studies and regulations to determine if they still meet intended objectives should there be repeated requests for similar variances,
- 4) a sketch/site plan should be provided to help delineate onsite features such as existing structure(s), driveway, and parking area locations as well as parcel boundaries,
- 5) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building area, parking area(s), driveway sight distances (i.e. they should meet American Association of State Highway and Transportation Officials - AASHTO recommendations) and on-site traffic circulation. Proposed on-site traffic circulation, driveway locations, building area and associated parking areas should be designed/developed in a manner that will provide safe pedestrian and vehicular interaction between those items as well as access to East Union Street / NYS Rt. 31 and no on-site development should impede available sight distances,
- 6) emergency service vehicle access should be provided and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),
- 7) development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled East Union Street / NYS Rt. 31 (Erie Canalway National Heritage Corridor),
- 8) the property should be well maintained,
- 9) “operational noises” should be mitigated (i.e. noise generated by the proposed use should not impact nearby residential uses) and
- 10) any/all necessary local, federal and state (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Health) recommendations and approvals/permits must be followed/obtained.

For reference, the NYS Department of State has a useful reference document available, “**Zoning Board of Appeals**”, on their website @ https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf.

Details regarding each of the variance “hardship rules/tests” can be found in this document.

Lakeside Estates, 6853 Lakeside Road, T. Ontario
Amended Site Plan, Tax Map Ref. No 61118-00-854352

Amend site plan to move house closer to road.

Comments:

- 1) the proposed sanitary sewer system must meet applicable local and/or New York State regulations (e.g. Department of Health, Uniform Fire Prevention and Building Code),
- 2) the driveway should meet AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) a driveway permit should be obtained from the Wayne County Highway Department (Wayne County Department of Public Works),
- 4) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc.,
- 5) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable) and
- 6) future plans (if any) for the total acreage should be considered.

James Crary, 7112 County Line Road, T. Ontario

Area Variance, Tax Map Ref. No. 60118-00-928698

Place 14'x24' temporary shed (until pole barn can be built) 332 sq. ft. nearer to front property line than main building, 35' front setback.

Comments:

- 1) the hardship criteria (rules/tests) that are required to grant the area variance must be substantiated at the local level,
- 2) the minimum variance necessary/adequate should be considered,
- 3) no development should take place in road right-of-way area and
- 4) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations.

For reference, the NYS Department of State has a useful reference document available, “**Zoning Board of Appeals**”, on their website @ https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf.

Details regarding each of the variance “hardship rules/tests” can be found in this document.

Steven Zonneville, 5529 S. Centenary Road, T. Sodus

Preliminary Subdivision Plan, Tax Map Ref. No. 68116-00-116685

Subdivide 6 acres into 3 potential bldg lots, Lot 1 - 3.469 acres, Lot 2 - 1.6 acres, Lot 3 - 1.591 acres.

Comments:

- 1) the proposed lots should be configured with enough area for each lot to contain an existing and/or construct a new septic system (or connection to municipal sewer) that will meet local and/or NYS (e.g. Department of Health, Uniform Fire Prevention and Building Code regulations),
- 2) the proposed lots should be configured with enough area for each lot to have a driveway that meets AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) the proposed lots should meet zoning regulations for lot size, potential building setbacks etc.,
- 4) future plans (if any) for the total acreage should be considered,
- 5) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable),
- 6) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc. (if applicable) and
- 7) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area and NYS Department of Environmental Conservation wetland area (approximate mapping available for both online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations.

Jefferson Subdivision, 8040 Lake Road, V. Sodus Point

Preliminary Subdivision Plan, Tax Map Ref. No. 71119-17-093115

Divide 34.113 acres of wetlands from remaining 27 acres.

Comments:

- 1) the proposed lots should be configured with enough area for each lot to contain an existing and/or construct a new septic system (or connection to municipal sewer) that will meet local and/or NYS regulations/codes (e.g. Department of Health, Uniform Fire Prevention and Building Codes),
- 2) the proposed lots should be configured with enough area for each lot to have a driveway that meets AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) the proposed lots should meet zoning regulations for lot size, potential building setbacks etc.,

- 4) future plans (if any) for the total acreage should be considered,
- 5) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable),
- 6) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc. (if applicable) and
- 7) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area and NYS Department of Environmental Conservation wetland area (approximate mapping available for both online at <http://www.dec.ny.gov/gis/erm/>) as well as FEMA flood zone area (approximate mapping available online at <https://msc.fema.gov/portal>) and any planning/development should be done in accordance with applicable regulations.

Kozloski Subdivision, 3249 Lake Road, T. Williamson

Final Subdivision Plan, Tax Map Ref. No. 64119-00-907644

Subdivide 1.008 acres to sell. Joe Kozloski was available for questions.

Comments:

- 1) the proposed lots should be configured with enough area for each lot to contain an existing and/or construct a new septic system (or connection to municipal sewer) that will meet local and/or NYS regulations/codes (e.g. Department of Health, Uniform Fire Prevention and Building Codes),
- 2) the proposed lots should be configured with enough area for each lot to have a driveway that meets AASHTO (American Association of State Highway and Transportation Officials) recommendations for sight distance,
- 3) the proposed lots should meet zoning regulations for lot size, potential building setbacks etc.,
- 4) future plans (if any) for the total acreage should be considered,
- 5) development must meet NYS Uniform Fire Prevention and Building Codes, including driveway design that includes provision for emergency service vehicle access (if applicable),
- 6) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, property maintenance, fencing, berms, landscaping, etc. (if applicable) and
- 7) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) as well as FEMA flood zone area (approximate mapping available online at <https://msc.fema.gov/portal>) and any planning/development should be done in accordance with applicable regulations.

Christine Barnes, 11781 Tompkins Point Road, T. Wolcott

Special Permit, Tax Map Ref. No. 75119-07-520899

Extend existing deck and build new 15'x22' deck.

Comments:

- 1) the proposed deck should be sited so that it will not interfere with adjacent property owner(s) views of Port Bay,
- 2) the wastewater treatment/septic system must meet NYS Department of Health regulations (i.e. the proposed deck should not be within required septic system setbacks),
- 3) the proposed structure must meet NYS Uniform Fire Prevention and Building Codes,
- 4) development should be done in a manner that keeps it compatible with surrounding land uses and is also aesthetically pleasing through use of items such as deck design/materials, etc. and
- 5) the property owner(s) should be aware that portions of the parcel may contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) and FEMA flood zone area (approximate mapping available online at <https://msc.fema.gov/portal>) and any planning/development should be done in accordance with applicable regulations.

Ontario View Industrial Park, Timothy Lane, T. Ontario

Preliminary/Final Site Plan/Amended Site Plan/Final Subdivision Plan, Tax Map Ref. No. 61117-00-433803

Subdivide 2.5 acres, construction of 20,000 sq. ft. flex bldg. Dan Brocht of Costich Engineering presented.

Mr. Guthrie made his motion with the understanding that the Board was reviewing Preliminary Site and Preliminary Subdivision only. Applications should come back for final site and final subdivision in the future.

Action – Approve with Comments

Motion – Mr. Guthrie

Second – Mr. Ruth

Opposed –

Abstention – Mr. Catalano, Mr. Bartels

Motion carried

Comments:

- 1) proposed development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, fencing, berms, landscaping, property maintenance, etc., particularly given that the parcel is located on Timothy Lane and near the highly traveled NYS Rt. 104 corridor,
- 2) screening (e.g. fence, berm, landscaping, etc.) should be considered/used to help the proposed development remain compatible with surrounding land uses (i.e. mitigate visual and noise impacts between this proposal and adjacent land uses - if applicable),
- 3) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building area(s), parking area(s), driveway sight distances (i.e. they should meet American Association of State Highway and Transportation Officials - AASHTO recommendations) and on-site traffic circulation. Proposed on-site traffic circulation, building areas, associated parking areas and future development plans should be designed/developed in a manner that will provide safe pedestrian and vehicular interaction between those items as well as access to Timothy Lane,
- 4) “operational noises” should be mitigated (i.e. noise generated by business activity should not impact other nearby uses - if applicable),
- 5) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
- 6) any toxic/hazardous materials should be properly stored, handled and disposed of,
- 7) emergency service vehicle access should be provided for,
- 8) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area and NYS Department of Environmental Conservation wetland area (approximate mapping available for both online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations,
- 9) proposed development, as well as plans for the total acreage, should take applicable “well-considered” and/or master planning efforts/recommendations into account (e.g. “Commerce Center Master Plan”) and
- 10) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Department of Environmental Conservation Phase II Stormwater Management and Erosion and Sediment Control regulations, NYS Uniform Fire Prevention and Building Codes, etc.).

The Board felt that specific (proposed) business details will be important to have when it is time to consider final site / subdivision plans and items listed in General Municipal Law Section 239-1.2. (compatibility of various land uses with one another, traffic generating characteristics, etc.).

The Board requested a note be drafted to the Town of Ontario requesting any information on a potential traffic study and future of industrial park, re: roadways, density, emergency services, etc.

Sonbyrne Sales, Inc., 515 East Union Street, V. Newark
Preliminary/Final Site Plan, Tax Map Ref. No. 68110-07-735963

New 4,232 sq. ft. Byrne Dairy Retail Store and (5 dispenser) Fueling facility. Christian Brunelle of Byrne Dairy presented.

Action – Approve with Comments

Motion – Mr. Ruth

Second – Mr. Burgess

Opposed –

Abstention – Mr. Guthrie

Motion carried

Comments:

- 1) any/all applicable Village of Newark Department of Public Works approvals/recommendations must be obtained/followed (e.g. no development should take place in the street right-of-way, there should be no need for parking on the shoulder of Village streets unless otherwise permitted by Village code, etc.),
- 2) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway locations, building area(s), parking area(s), driveway sight distances (i.e. they should meet American Association of State Highway and Transportation Officials - AASHTO recommendations) and on-site traffic circulation. Proposed on-site traffic circulation, driveway locations, building area and associated parking areas should be designed/developed in a manner that will provide safe pedestrian and vehicular interaction between those items as well as access to East Union Street /NYS Rt. 31, Vienna Street, Church Street and Cuyler Street, and no on-site development should impede available sight distances,
- 3) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed commercial development remain compatible with surrounding land uses (i.e. mitigate visual and noise impacts between this proposal and adjacent residential uses),
- 4) development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building design/materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled East Union Street / NYS Rt. 31 (Erie Canalway National Heritage Corridor),
- 5) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
- 6) any/all toxic/hazardous materials should be properly stored, handled and disposed of,
- 7) emergency service vehicle access should be provided and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),
- 8) future plans (if any) for the total acreage should be considered and
- 9) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Department of Environmental Conservation-Phase II Stormwater Management and Erosion and Sediment Control and Petroleum Bulk Storage Regulations as well as NYS Uniform Fire Prevention and Building Codes).

Jonathan Romig, Macedon Center Road, T. Macedon

Area Variances/Special Permit/Final Site Plan, Tax Map Ref. No. 64112-00-252753

4,000 sq. ft. pole barn shop, 1,250 sq. ft. house, small lawn/landscape business, occasional vehicle maintenance

Action – Disapproval

Motion – Mr. R. Baker

Second – Mr. Peters

Opposed –

Abstention – Mr. Bartels

Motion carried

Comments:

The Board felt they lacked information that is needed to help them assess the items they are charged to consider by General Municipal Law, Section 239 - 1.2. Unfortunately, no one attended the meeting to represent the application and help discuss the proposal.

The Board offered the following comments for consideration should the proposed development proceed: (comments #1 - #3 are related to the area variances and the remaining comments are related to the proposed development/business):

- 1) the hardship criteria (rules/tests) that are required to grant the area variances must be substantiated at the local level,
- 2) the minimum variances necessary/adequate should be considered,
- 3) the Town may wish to review applicable plans/studies and regulations to determine if they still meet intended objectives should there be repeated requests for similar variances,
- 4) a driveway permit should be obtained from the Wayne County Highway Department (Department of Public Works),
- 5) the driveway should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations and no on-site development should impede available sight distance,
- 6) development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building/property maintenance, fencing, berms, landscaping, etc.,
- 7) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed development remain compatible with surrounding land uses (i.e. mitigate aesthetic, noise and dust impacts if applicable - use berms to help reduce noise impacts from use of equipment, pave driveway to reduce dust impacts, etc.),
- 8) outside storage should be limited (e.g. equipment in disrepair should not be permitted to accumulate),
- 9) any toxic/hazardous materials (associated with any on-site activity) should be properly stored, handled and disposed of,
- 10) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes - including driveway design that includes provision for emergency service vehicle access (if applicable), NYS Department of Health - wastewater treatment, NYS Department of Environmental Conservation - Phase II stormwater management and erosion and sediment control and petroleum bulk storage regulations, etc.),
- 11) emergency service vehicle access should be provided for and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),
- 12) future plans (if any) for the total acreage should be considered and
- 13) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area and NYS Department of Environmental Conservation wetland area (approximate mapping available for both online at <http://www.dec.ny.gov/gis/erm/>) as well as FEMA flood zone area (approximate mapping available online at <https://msc.fema.gov/portal>) and any planning/development should be done in accordance with applicable regulations.

For reference, the NYS Department of State has a useful reference document available, “**Zoning Board of Appeals**”, on their website @ https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf.

Details regarding each of the variance “hardship rules/tests” can be found in this document.

Thad Shepherd, 1143 East Union Street, V. Newark

Area Variances/Preliminary/Final Site Plan, Tax Map Ref. No. 68111-20-888012

Construct 4,076 sq. ft. addition with east side setback 4' 3 5/8" where 20' required, 11 parking spaces where 37 required. Thad Shepherd was available to answer questions via phone.

Action – Approve with Comments

Motion – Mr. Catalnao
Second – Mr. Peters
Opposed –
Abstention –
Motion carried

Comments:

- 1) the hardship criteria (rules/tests) that are required to grant the area variances must be substantiated at the local level and
- 2) the minimum variances necessary should be considered.

As a note, the Board did discuss the area variance related to the proposed reduction in parking spaces. This was an effort to consider options that could be used to have code parking space requirements more specifically accommodate land use/business demand (and potentially reduce underutilized parking area).

The Board also recommended approval of the Preliminary/Final Site Plan with the following comments, should the area variances be granted locally:

- 1) any/all applicable NYS Department of Transportation (DOT) permits/recommendations must be obtained/followed (e.g. a NYS DOT driveway work permit may possibly be needed for any proposed or modified East Union Street /NYS Rt. 31 driveway, no development should take place in the NYS DOT right-of-way, there should be no need for parking on the shoulder of NYS Rt. 31, etc.),
- 2) traffic generating characteristics of the proposal should be considered, including, but not limited to the following: driveway location(s), building area, parking area(s), driveway sight distances (i.e. they should meet American Association of State Highway and Transportation Officials - AASHTO recommendations) and on-site traffic circulation. Proposed on-site traffic circulation, driveway locations, building area and associated parking areas should be designed/developed in a manner that will provide safe pedestrian and vehicular interaction between those items as well as access to East Union Street / NYS Rt. 31 and no on-site development should impede available sight distances,
- 3) development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as building/property maintenance, construction materials, fencing, berms, landscaping, etc., particularly given that the parcel is located on the highly traveled East Union Street/ NYS Rt. 31 (Erie Canalway National Heritage Corridor),
- 4) screening (e.g. fence, berm, landscaping, etc.) should be used to help the proposed commercial development remain compatible with surrounding land uses (e.g. mitigate visual and noise impacts, particularly as they relate to adjacent residential uses),
- 5) emergency service vehicle access should be provided and local emergency service providers should review plans to ensure that proposed development can be accessed and served (e.g. ambulance, police and fire),
- 6) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation - Phase II stormwater management and erosion and sediment control regulations, NYS DOT - driveway work permit, etc.),
- 7) outside storage should be limited (e.g. items in disrepair should not be permitted to accumulate),
- 8) any /all hazardous/toxic materials must be properly stored, handled and disposed of and
- 9) future plans (if any) for the total acreage should be considered.

For reference, the NYS Department of State has a useful reference document available, “**Zoning Board of Appeals**”, on their website @ https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf .

Details regarding each of the variance “hardship rules/tests” can be found in this document.

GreenSpark Solar, Buerman Road, T. Sodus
Special Permit, Tax Map Ref. No. 69117-00-873633
7 acre commercial solar PV array.

Action – Approve with Comments

Motion – Ruth

Second – Burgess

Opposed –

Abstention – Baker

Motion carried

Comments:

- 1) development should be done in a manner that helps it remain compatible with surrounding land uses and is also aesthetically pleasing through use of items such as system design/materials, fencing, berms, landscaping, etc.,
- 2) it should be confirmed that the solar panels will not produce a glare (possibly impacting neighboring property owners, motorists, etc.),
- 3) a photovoltaic system decommissioning plan should be intact,
- 4) the access driveway should have sight distances available that meet AASHTO (American Association of State Highway and Transportation Officials) recommendations,
- 5) all necessary local, federal and state recommendations and approvals/permits must be followed/obtained (e.g. NYS Uniform Fire Prevention and Building Codes, NYS Department of Environmental Conservation – Phase II stormwater management and erosion and sediment control regulations, NYS Office of Parks, Recreation and Historic Preservation/SHPO, US Army Corps of Engineers and US Fish and Wildlife Service regulations),
- 6) the applicant(s) should be aware that portions of the parcel appear to contain (or be near) National wetland area (approximate mapping available online at <http://www.dec.ny.gov/gis/erm/>) and any planning/development should be done in accordance with applicable regulations and
- 7) future plans (if any) for the total acreage should be considered.

For reference, the following are items that the Board feels could be considered when reviewing photovoltaic system applications (Source: NYS Department of State, Division of Local Government Services, “Solar Energy Regulation” presentation):

Compatibility with neighborhood character:

1. Do not negatively impact adjacent uses
2. Visually compatible
 - a. For example, potential impact includes glare or reflection, which might be nuisance to other property owner or impair visibility of motor vehicle drivers
3. Use sensitivity especially in areas containing unique architectural styles or historic structures

Review elements:

- 1) Access to solar energy
- 2) Casting shadows
- 3) Blocking view sheds
- 4) Causing glare
- 5) Rain run-off

Decommissioning provisions:

- Some municipalities address abandonment, decommissioning or “cessation of activity” within their regulations

- For example, “Must ensure site will be restored to useful, nonhazardous condition, including completion time frame for complete removal of collectors, mounts and other associated equipment and facilities”
- Some require decommissioning plans, especially for commercial scale projects

Other Business:

Nominating committee: Election of 2019 Officers will take place at the December meeting. The Nominating Committee consists of Mr. Burgess, Mr. Bartels and Mr. Hutteman.

There being no further business, Mr. R. Burns made a motion to adjourn, seconded by Mr. Ruth. The meeting was adjourned at 8:41 PM.

Respectfully submitted,
Tracy Lambie, Secretary