

12/19/19

The regularly scheduled meeting of the Hartland Planning Board was held at the Hartland Town Hall

Members present:

Robert Harris, Beverly Snell, Merle Snell, Robert Spencer, Margaret Darroch.

CEO Hartman

Attorney Seaman, absent.

Chairman Harris opened the meeting at 6:58 p.m. Calling for the first order of business.

Business - "Our Farm"

Applicant - William Beake

Mary Anne Gudzinski

Location - 7610 Ridge Road

Tax Map# 6800-4-7

Chairman Harris announced that the applicants were returning to the board to update current

(2)

application as follows:

Meadow area - Currently weather permitting we use the meadow which is totally enclosed by white picket fencing for special events, private parties, holiday events, Our Farm's Fall Festival, possibly at a later date for a Lilac Festival. We do offer wine and beer for those events asking (ie, weddings, our fall festival) this is a license we apply for from the state for a one day or weekend event. We are aware that some other local venues offer fireworks for special events, we also will be offering the same w/ proper licensing and personnel. We will continue to offer live music for our special events (keeping in mind courtesy to our neighbors).

Hayrides - are currently offered thru out the year. We focus on

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Schools and larger groups, and by appointments. We will be offering sleigh rides weather permitting.

Barn Animals: We have a small "petting zoo" for the kids, we will continue focus on this, the children love it.

Future Buildings We would like to add a Parco Type Rectangular building for hosting larger caterings and or space for vendors when we have our special events, our fall festivals, possibly w/ one restroom (handicapped) Projection on this would be 2020. This is to be determined.

Parking: We have more than enough ample parking, our front lot is 100' x 150'. The back lot is 3+ acres, total open acres for parking 10+ acres.

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Signage and Privacy - We will be constructing an 8' x 190' wooden privacy fence to border our east property line at the end of this fence we will be adding a winter type fencing to complete the entire east line of our property along w/ proper posted signage so no one is confused about the property line. We will be re-hanging our original hand-painted Hay Ride sign at the proper 49.5' (from center of road) we will determine if the sign will be hanging horizontal or perpendicular to the road at a later date, it will be at a height so as not to interrupt any view points. Our plan is to apply for alternate road signage - we are located on a curve of the road, anyone traveling east direction can not see our sign until they are past our farm.

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CEO Hartman - At this point of the presentation, the zoning officer reported that the prior sign had been moved and is in compliance with the town code.

Alternate motorized vehicles: We are not allowing or have any design on having the public bring or rent - ATV's, Snow mobiles, or 4-Wheelers of any kind on or to the property. We do however own a snowmobile for grooming our trails for cross country skiing and nature trails.

We are fully insured for all activities on the property

Country Store - currently Antiques, collectibles, candies, arts and crafts can be purchased. We are going to include consignment items - ie; wood products,

(b)

Childrens books, crafts by other artists. The store will be run like a small co-op others taking time to help is selling goods and manning the store. We will have several tables and chairs set in the building for Billys Beef cafe' (our plan is to construct within the building a small kitchen for light menu items for guests of "Our Farm") We will have some seasonal employees. Hours of operation will be 9:00 a.m. - dusk.

After presenting the corrections to their original plan, the applicants explained the Country Store addition:

The Country store will be updated with kitchen and bath to meet Health dept. regulations. Catering preparations would be done from this location. Additionally they intend to be open for

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breakfast and lunch daily
(7 days / week) The hours of
operation for the cafe would
be 6:00 a.m. - 2:00 p.m. The
building will seat 40 people.

Finding everything in order,
Chairman called for a motion.

Motion by R. Spencer to accept
the amendments to the "Our Farm"
application as presented by the
applicants and grant the permit.

M. Darroch seconded the motion.

Vote: 5, 0. Carried.

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Town residents from the "Protect Our Rural Community" came before the board urging the board to keep the town of Hartland rural by voting against the Industrial Solar project."

Chairman Harris invited them to come forward and speak stating their name and address.

- Michael Outman - 8458 Chapman
- concerned that the town is not sticking to the Comprehensive Plan and objectives.
 - Not in favor of the project
 - 1 million takes up too much acreage
 - Hartland is a 'right to farm' community
 - Detrimental to Town
 - Moved here because it was strictly an agricultural area.
 - He has traveled to many homes, talking to 100's of

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people and 95% of them are ignorant to this project. When he informed them they strongly opposed it.

- No benefit to town (except the 15 land owners). Power would be going to NYC.
- Part of the governor's agenda for green energy.
- Implores this board not to be influenced by this solar company. It's not worth the small amount of money coming in.
- Cost of Haz mat / Fire Co
Taxes increased
land destroyed
exodus of people
- Please, protect our rural land.

Leo Shannon - 9248 Seaman

- Explained he had come to Town Board and asked if the town would make a resolution allowing this solar project to be voted on by the people. He has not heard back from the board. He doesn't think it should be up to the board to make the decision.
- Feels the panels are dangerous especially to children.
- money shouldn't be the determining factor.

Peggy Zaepfel - 8474 Chapman

- Against project along with many other town residents
- nature of the town will change.
- eye sore - losing beauty of agricultural land.
- Against comprehensive Plan.

- how do we know how safe these panels are? They have not been around long enough to see effects.
- afraid they will be abandoned
- asking for a moratorium until we see the effect of project on other communities

BARB Cutton - Chapman Rd.

- Those speaking before me pretty well summarized it all. So I will just ask to keep the town rural.

Jon Davis - 1992 Redge Rd

- Keep Hartland rural.
- He has been to meetings and read through minutes.
No record of EDF
- Highly opposed

Ray Sullivan - 7984 Ridge Rd

- Environmentist told him told him this area was protected land. How can they put these farms in?

- What is going to happen to all our property value?

The consensus of the board was that referendums are not possible. The residents elected a town board to represent them, that's why elections are important. However, this town board has stated that they are open to public opinion.

Therefore, it is up to the public to let their voice be heard through petitions, social media, surveys, and attendance to town board meetings.

The Chairman thanked all
for coming in and called for
a motion to adjourn.

B. Spencer offered such motion
which was seconded by M. Hall

Vote 5.0. Carried.

Respectfully submitted,
Beverly Snell, acting sec'y