



Town of Hartland Planning Board Meeting Minutes

Thursday, Mar 16, 2023 6:45 pm

In attendance: Robert Harris, Robert Spencer, Beverly Snell, Steven Urtel, and Secretary Jennifer Mason

Code Enforcement Officer - Michael Hartman, and Town Supervisor Ross Annable attended the beginning of the meeting.

The meeting was called to order by **Chairman Robert Harris** at 6:45 p.m.

AirBnB:

B. Spencer reads an article from the newspaper regarding AirBnBs/Short Term Rentals in the Town of Newfane.

B. Snell questions the concern from the article in regards to parking. The board discussed how multiple vehicles and narrow roads could cause an issue with emergency vehicles accessing those roadways.

The board discussed the differences between AirBnB and Bed & Breakfast locations. AirBnB may be the whole home for rent, while the Bed & Breakfast consists of bedrooms for rent with the homeowner living there and prepares meals for their guests.

Solar/Battery Law Update:

Town Supervisor Ross Annable provided updated solar, and battery storage laws with detailed adjustments from Wendel. These are not final yet.

The board discussed the possibility of mowing being needed in the solar ray fields, in the event that livestock is not available to maintain the grass. Would this be a state, town or the property owner's responsibility?

Wendel has said that they would prefer to utilize local contractors as much as possible on this project. For example they are going to need a large amount of cement for this project. We are hopeful that they will be doing this.

What happens if the planning board votes against solar? The state and 94C overrules.

(Solar/Battery Law Update: Continued)

Share the Sun Fund link is now available for Mt. Morris Solar Project.

<https://www.edf-re.com/project/morris-ridge-solar-project/community-engagement/>

The board discussed a few of the proposed changes. The board will hold a work session on Thursday, March 30, 2023 at 7pm to discuss further.

Manure Storage:

Town Supervisor Ross Annable suggested that some distance restrictions from property lines and the right of way in a residential area and a possible time frame should be made for free manure piles. This does not include liquid manure; liquid manure is regulated by the DEC.

At the beginning of the meeting **Code Enforcement Officer Michael Hartman** suggested that the manure be stored inside the Agricultural District, not the residential district.

B. Spencer reads the Town of Royalton law regarding manure storage on any property. Buildings for horses and storage of manure shall not be less than 100' from the property line.

Unable to find any current Town of Hartland code in reference to horses.

B. Snell suggests that the board meet with the Town of Royalton board and Michael Hartman to review their laws to possibly update our laws.

A timeframe was not established at this time. The board discussed the difficulty with how that would be tracked and who would be responsible for that.

B. Spencer makes a motion that a manure pile should be at no less than 100' from a property line and/or 150' from a neighboring residential building. Seconded by **S. Urtel**.

4 Ayes, 0 Nays

B. Spencer makes a motion that a manure pile should be a minimum of 100' from the right of way (center line). Seconded by **B. Snell**.

4 Ayes, 0 Nays

A timeframe was not established at this time. The board discussed the difficulty in how that would be tracked and who would be responsible for that.

Comprehensive plan: Town Vision

- The board discussed how they cannot imagine that solar is part of the vision for our town. Has the vision in the town changed? If not, why are we pursuing this as a town? Why can't we say we are opposed to it?
- Driving around more than half of the current solar panels around were covered in snow.
- It would make more sense to allow residential solar for home owners who would like to utilize solar, not industrial solar where the panels are purchased from China.
- Concerns were discussed as to what happens at the end of life for the solar panels.

A concern was expressed regarding why it takes so long to fill the vacant planning and zoning board seats. Are these seats being advertised?

Wendel Law Firm is to be rewriting our comprehensive plan.

B. Harris states that he may resign as Chairman while staying on the board in the future. The board unanimously agreed that Harris is an asset to the board and would gladly accept his resignation as Chairman when the time comes, while staying a board member.

With no further business to discuss,

B. Snell makes a motion to adjourn, seconded by **S. Urtel**.

Meeting adjourned at 8:30 pm

Work session scheduled for March 30, 2023 at 7pm to review solar and battery storage law changes.

Next regularly scheduled meeting will be Thursday, April 20, 2023 at 6:30 pm.

Respectfully submitted,

Jennifer Mason

Jennifer Mason
Planning Board Secretary