



**Town of Hartland
Planning Board Work Session Minutes**

Thursday, Mar 3, 2022 6:30pm

In attendance: Robert Spencer, Margaret Darroch, Beverly Spencer, Steve Urtel, & Secretary Jennifer Mason

Public attendance: Peggy Zaepfel

M. Darroch shared Newfane and Somerset's laws with the board. She pointed out the differences between the two.

S. Urtel shared that he did not find much regarding noise of solar panels. However, it depends on what type of panels are used.

The board discussed visiting a solar farm. They would like to see what the noise level is at 100'. It would be good to know whether they make noise or not.

S. Urtel shared his findings with the board. While the panels are being installed, under construction, they use diesel generators 24/7 for approximately 7 months.

P. Zaepfel called Soil & Water to discuss the ground chemical balance affecting the prime farmland. He directed her to the state. She left a voice message with a guy there. She wants to know are they going to let every individual test their soil or are we going by what the state considers as prime.

R. Spencer mentioned that Cambria had a bonding issue. They discussed who would cover the cost if a battery does explode? We need to incorporate something regarding that into our law.

M. Darroch shares our current solar law 144.17, 3 pages.

R. Spencer discusses what the board wants on the law. We need to compile a list.

- 500' set back to the fence
- 60 foot wide right of way for farmers and their equipment
- Screening and Visibility Landscape; Natural buffer of trees around the outside of the fence
- Trees have to be green all year around; Newfane law dictates evergreen conifers, 6ft or more at time of planning, lower growth plants between each conifer. Trees planted within 20 feet of the fence, room for growth
- Contractor works with a local tree nursery.
- The company will have 1 growing year to replace any dead trees
- Bonding in the event of a battery incident, fire, explosion... etc.



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P. Zaepfel comments that with our restrictions, at least people have options, they can still have a farmette, a horse... etc.

Steve: Property Values, Noise

Peggy: Ag and Markets for contact regarding soil & water

Margaret: Laws

Bob:

Jennifer: Property values, studies to support increase or decrease

Next regularly scheduled meeting will be held on Thursday March, 17th 2022

Meeting adjourned at 8:06 pm.

Respectfully submitted,

Jennifer Mason

Jennifer Mason
Secretary