



Town of Hartland Planning Board Meeting Minutes

Thursday Jun 29, 2023

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

Public attendance: Peggy Zaepfel

Steve Urtel makes a motion to open the meeting at 7:30 pm. Seconded by **Robert Spencer**.

Comprehensive Plan:

Peggy Zaepfel inquired about our comprehensive plan. Royalton had an open meeting tonight about their comprehensive plan. Did Ross talk with these people to rewrite our plan?

R Harris: Wendel is doing it. I don't know to what degree we will have any say in it. Maybe when Wendel is done with it they will show us before they vote on it.

S Urtel: One thing that should be in there is the guaranteed price of your home. What if your home is only worth 50% after this.

R Spencer: EDF should pay the difference.

R Spencer: Back in I believe the February town board meeting someone brought the comprehensive plan up. Ross said we are making some changes, I will be directing the Planning Board to make changes. A week later, or the March meeting, he told us that he is having Wendel make the changes instead. I stood up and said "what are we a bunch of puppets?" We have made changes, and submitted changes.

P Zaepfel: The comprehensive plan is useless really. We just learned that everything that is written in the plan doesn't matter when big money comes in. They don't care, they don't listen, it's a guideline that they don't follow.

P Zaepfel: The state is trying to tell us that we are getting solar no matter what, so we have to put it in our Comprehensive Plan. They're basically taking away your rights.

R Harris: This board ultimately has to vote on the plan. Can they write a SEQR to our satisfaction? For example, how do they plan to decommission the panels?

Comprehensive discussion points:

- The board would like to set up a meeting with Wendel.

R Harris: How do we even write anything about Solar?

B Snell: It's hard because our comprehensive plan has never had anything about solar or wind mills. Comprehensive plan used to be called the master plan. It's not a law, it is a projection of what the "forefathers" have intended for our town.

B Snell: It should be protecting our farm land, which I think it is right now.

R Spencer: The dept of agriculture is actually donating money to some of these project under executive order

S Urtel: They are months behind doing this. NYS has to install like 500,000 miles of new electrical lines in order to be totally electric by 2025. They can't even put one in NYC by that time.

B Spencer: Hochal is beginning to get a lot of negative feedback from her constituents.

P Zaepfel Nebraska just had a hail storm that wiped out a whole solar project. golf sized hail.

S Urtel: This is agricultural land here that is protected by the great lakes. It's the most important farmland around right now. In a drought we have water to irrigate, the land is so fertile here. Some of the most valuable land in the United States right here.

R Spencer: You can turn any land into prime farmland because we have the water.

P Zaepfel: Sharon Tazer with Cambria, said that they lost their appeal, they did a bunch of studies on their own, sent them to OARS and they were rejected. The way that the law is written is that if it has not been approved after a year it is automatically approved. It will be a year in August.

R Spencer: 150 acres was under contract with the county. He then signed a 2nd contract with the solar. The county sued and won, which took that 150 acres away from the solar project. The county has put a lot of money into that land already, with advertising and so on.

Old Business

B Snell: We are still looking for a 5th member for our board.

R Harris: We know people have applied, what is the hold up?

P Zaepfel: The people applying are being told that the position has been filled, or that there are no vacancies.

R Harris: The next question to ask is who has been appointed?

With nothing further to discuss,

R. Spencer: made a motion to adjourn, seconded by **S. Urtel**.
4 Ayes 0 Nays

Chairman Harris closes the meeting at 7:57 pm.

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

Respectfully submitted,

Jennifer Mason

Jennifer Mason
Planning Board Secretary