

**Town of Smithville
Planning Board Meeting Minutes
Wednesday, August 5, 2015**

Planning Board Members: Chairperson, Jackie Centerwall, Shane Butler, Robert Brooks and Adam Whitbeck; Clerk, Suzette Valachovic

Planning Board Members in Attendance: Chairperson, Jackie Centerwall, Shane Butler, Robert Brooks, Adam Whitbeck, and Suzette Valachovic.

Planning Board Members Absent/Excused: None

Others in Attendance: Alison Owens; Tim Carr and Steve Erby from Monolith Solar

Jackie Centerwall called the Planning Board Meeting to order at 7:00.

1. Review and Approval of Minutes.

July 13, 2015, minutes were presented for approval. Chairperson Jackie Centerwall asked for a motion to approve the July 13, 2015 meeting minutes; motion made by Shane Butler, 2nd by Robert Brooks, vote unanimous, motion approved.

2. New Business.

- Chairperson Jackie Centerwall advised the Board of her receipt of the resignation of Neil Pease, due to health reasons, which has been forwarded to the Town Board. The Planning Board wishes him the best.
- Adam Whitbeck has been appointed to fill the vacancy of Doug Garner's remaining term. Board reviewed with Adam Whitbeck the current items presently being worked on, state mandated yearly training and the Town Law Manual. It is noted that Shane Butler has not received a manual, and both Shane Butler and Adam Whitbeck should receive one.
- Tim Carr and Steve Erby from Monolith Solar Associates, LLC were present to discuss their site plan review with the Board. Note – Robert Brooks recused himself from site plan review process. Monolith Associates answered the Board's concerns regarding the use of fencing, lighting, driveway, and basic aesthetics of the project. No fencing will be used, solar panels will have fabric back, it will be open range/open air; no lighting, as the wildlife would consistently be setting off motion sensory lighting; the driveway will be stone/tar, and wide enough for one vehicles to enter to unload panels, but not wide enough for vehicles to pass each other. Discussion was also had regarding Monolith paying sales tax on the power generated and paying taxes based on the assessed value of the property, which would be assessed as vacant land, unless a shed/building was erected. Monolith would like to move quickly with the project as winter is fast approaching. The Board advised that a Public Hearing is required in order for approval. Chairperson Jackie Centerwall requested that Monolith provide "road view" prospective of the project to be presented at the Public Hearing. Monolith representatives asked if the Board would give a contingent approval subject to the Public Hearing.

Chairperson Jackie Centerwall asked for a resolution for a contingent approval of the site plan of Monolith Solar Associates, LLC subject to the Public Hearing, scheduled for August 19, 2015 at 7:00 PM. Motion made by Shane Butler for a resolution for a contingent approval of the site plan of Monolith Solar Associates, LLC subject to the Public Hearing, 2nd by Adam Whitbeck. Vote unanimous, motion approved.

Monolith Solar Associates, LLC presented check number 3887 in the sum of \$100.00 to Chairperson Jackie Centerwall for payment of site plan fee, payable to the Town of Smithville. Chairperson Jackie Centerwall remitted payment and application to Town Clerk Alison Owens.

Chairperson Jackie Centerwall will provide Town Clerk Alison Owen with the Public Hearing notice to be published in the paper and posted to the website.

3. Adjournment. Jackie Centerwall asked for a motion to adjourn; motion made by Robert Brooks, 2nd by Shane Butler. Vote unanimous, motion approved.

Meeting adjourned at 8:15

Planning Board meetings are scheduled for the first Wednesday of every month, at 7:00 p.m. at the Smithville Community Center.

Next Planning Board Meeting is Wednesday, September 2, 2015 at 7:00 p.m.

PLANNING BOARD 2015 SCHEDULE:

January 12th	February 9th
March 9th	April 13th
May 11th	June 8th
July 13th	August 5th
September 2 nd	October 7 th
November 4 th	December 2 th

Respectfully submitted,
Suzette Valachovic
Planning Board Clerk.