

**Town of Groveland
4955 Aten Rd.
Planning Board Minutes
June 22, 2020
7:40 to 9:40 PM**

Members Present:

Seth Burnette, Chair
Mitje Raschi
Frederick Ingalls, Jr.
Randy Clymo
Kathleen Gurak

Code Enforcement Officer:

Ron Maxwell

Others:

Greg Utberg (subdivision)
Dianna Utberg (subdivision)
Eric Munger (subdivision)
Kevin Niedermaier, OEM Director

1. CALL TO ORDER:

Chair Burnette opened the regularly scheduled June Planning Board meeting at 7:40 PM in order to allow for a quorum. (Kathleen Gurak will arrive shortly, reported the Secretary.)

2. REVIEW OF MAY 26, 2020, UNAPPROVED MINUTES.

Chair Burnette asked members to review and consider the above minutes presented. He requested corrections/comments. There were none.

Frederick Ingalls, Jr. made the MOTION to APPROVE the May 26, 2020 Planning Board minutes as presented.

Mitje Raschi SECONDED the Motion.

All in favor: Seth Burnette, Mitje Raschi, Randy Clymo, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

3. CONCEPT APPROVAL: DONALD B. MUNGER, 3-LOT SUBDIVISION, 7283 Groveland Hill Rd., Groveland, tax map #136.-1-2.1.

Chair Burnette invited the applicant to explain the above 22.1-acre subdivision after summarizing the above location. Eric Munger explained that he was Power of Attorney for his father, Donald, who was now in the VA. The property consists of the first parcel with about 8 acres, the second will have 9+ acres, and the third parcel across the road will be 5+ acres. The intention is to divide the 17.1-acre lot into two parcels. Chair Burnette asked the Utbergs if they intended to buy the property. Dianna Utberg spoke and said they intend to purchase both the 9 +/- acre and the approximately 5+ acre parcels with no plans to change the properties. Planning Board members were asked if there were any questions for E. Munger or the Utbergs. There were none. (Kathleen Gurak had arrived during the presenting of the subdivision application.)

Frederick Ingalls, Jr. made the MOTION to grant concept approval for the Donald B. Munger 3-lot subdivision, 7283 Groveland Hill Rd., tax map #136.-1-2.1.

The Public Hearing is set for July 27, 2020 to consider preliminary and final approval and will begin at 7:30 PM.

Mitje Raschi SECONDED the motion.

All in favor: Seth Burnette, Mitje Raschi, Randy Clymo, Kathleen Gurak, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

The Secretary will do the necessary notifications. A copy of Eric Munger's Power of Attorney for his father was requested by CEO Maxwell and will be in the official Town file. The Utbergs will attend the subdivision as E. Munger lives out-of-town.

4. ATD Zoning.

Chair Burnette and board members discussed (with CEO Maxwell) that it had been decided at a previous meeting to table this agenda item until battery storage is done.

5. LARGE SCALE SOLAR BATTERY STORAGE.

Chair Burnette announced that Kevin Niedermaier was present at the meeting to discuss fire prevention and methods used in fighting a large-scale battery storage fire. K. Niedermaier spoke about the Morris Ridge battery storage plans for Mt. Morris. It is the only one thus far in Livingston County. He had checked out the plans. There are presently three kinds of batteries used to store solar power. Morris Ridge had chosen lithium ion batteries; these are small. (He held up his thumb.)

A battery fire starts if shorted and that causes residual heating. There is a sprinkler system in the battery storage building which will discharge a large amount of steam and produce CO₂ automatically. The building has three sections with fire walls between them and will alarm to the 911 center. A million gallons of water is discharged and is converts to steam with the oxygen taken away. The outside battery storage system is about the size of a shoe box and is a mini version of a large one. There is a ventilation system that scrubs the air should there be a fire. A house fire releases more gases than a battery one. Livingston County does have an accredited clean-up team. The batteries do not explode. K. Niedermaier said he would rather fight a battery storage fire than a fuel fire because it is fought with CO₂ and not water.

Morris Ridge will have the first battery storage unit of its size in North America. It will connect to RG&E. There are about 1,000 solar panels at Morris Ridge. Battery technology is having a difficult time keeping up with that of solar panels because the panel technology is moving fast.

At 8:30 Randy Clymo had to leave due to a family emergency. Shortly after a few questions, K. Niedermaier left the meeting and Chair Burnette thanked him for speaking tonight.

Planning Board members proceeded to discuss battery storage and whether it should be a part of the Town Solar Law or separate.

A review or summary of solar battery knowledge presented tonight was also suggested. Several other solar projects in other towns were discussed.

6. TOWN ZONING AND MASTER PLAN AND FARMLAND PROTECTION PLAN.

Chair Burnette brought up whether to postpone this item.

Kathleen Gurak made a motion to table this agenda item until the July meeting.

Mitje Raschi SECONDED the motion.

All in favor: Seth Burnette, Mitje Raschi, Kathleen Gurak, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

7. CEO REPORT.

Chair Burnette asked CEO Maxwell for his monthly report. Ron Maxwell explained the two variances he had in June. July is much busier with four variances and there are also many permit requests.

Ambuscade has a permit with a temporary CofO. Porta potties are there. The sewer system may go in next year.

8. OTHER BUSINESS/ANNOUNCEMENTS.

Chair Burnette asked if there were any other announcements, etc. There were none.

9. ADJOURNMENT.

There being no further business to conduct, Chair Burnette called for adjournment.

Mitje Raschi made the MOTION to adjourn at 9:40 PM.

Frederick Ingalls, Jr. SECONDED the Motion.

All in favor: Seth Burnette, Mitje Raschi, Kathleen Gurak, and Frederick Ingalls, Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

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