

**Town of Groveland  
4955 Aten Rd.  
Planning Board Minutes  
Joint Meeting Planning Board and Zoning Board of Appeals  
Monday, October 25, 2021 at the Town Hall**

Members Present:  
Chair Seth Burnette  
Randy Clymo  
Fred Ingalls Jr.  
Roxanne Adamson  
Kathleen Gurak  
Mitje Raschi

Code Officer: Absent

Others:  
Ron Niedermaier  
Courtney Burnette  
Pete Dolan  
Rick Sleggs  
William Magee  
Pattie Johnston  
Phil Livingston Jr.

Excused:  
Ron Maxwell

**1. CALL TO ORDER:**

Chair Seth Burnette opened the regular Planning Board meeting at 7:28 PM. There was a quorum.

**2. REVIEW OF September 27, 2021, UNAPPROVED minutes**

Randy Clymo made the MOTION to APPROVE the September 27, 2021 Planning Board minutes as is.

Fred Ingalls Jr. seconded the motion as presented.

AYES in favor: Seth Burnette, Randy Clymo, Roxanne Adamson, Mitje Raschi, Kathleen Gurak, and Fred Ingalls Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

**3. SOLAR LOCAL LAW:**

Chair Seth Burnette explained to the Zoning Board of Appeals that the Planning Board had invited the ZBA to attend the PB meeting because once the PB is presented with the Solar Energy System proposition it will then go to the ZBA for their review.

The Board made the following changes to the Solar Local Law:

Page 3 Article D #13

(13) Provide an acceptable emergency response plan in advance of the project and before final approval. **LIV Co OEM will be included in review of application process.**

Page 4 Article E #10

(10) All solar energy **project developments including roads, berms, bushes, structures, etc.**~~system components~~ shall have a one hundred fifty (150) foot setback in the front from the highway right of way and one hundred fifty (150) foot setbacks from the sides and the back unless there exist abutting residential uses, in which case all such developments ~~components~~ shall be a minimum five hundred (500) ~~one hundred (100) feet~~ from any property line ~~residential structures/dwelling~~, deviation from which requires an Area Variance to the Zoning Board of Appeals.

Page 4 Article E #11

(11) **All hazardous materials contained in solar modular panels must be disclosed to the Town of Groveland.** ~~Solar modular panels shall not contain hazardous materials, needs to be disclosed if used.~~

Page 5 Article E #16

(16) **Request a copy of the landowner lease. This is the opportunity for the Town to ensure that the decommissioning plan is consistent with the landowner lease and other town protective language.**

The board also wanted Trista to follow up with the attorney with the remaining attorney questions. Trista stated that she would check with Kim Burgess first to ensure the questions were not already asked and not added to the Law.

Kathleen Gurak made the motion to approve all changes.  
Mitje Raschi seconded the motion.

AYES in favor: Seth Burnette, Randy Clymo, Roxanne Adamson, Mitje Raschi, Kathleen Gurak, and Fred Ingalls Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED

#### 4. CEO REPORT:

CEO Ron Maxwell was not present at the meeting, therefore nothing to report.

#### 5. OTHER BUSINESS:

The board mentioned changing our meeting time to 7:00PM from 7:30PM, the board was in agreement. This will be placed on our November meeting agenda.

**6. ADJOURNMENT:**

There was no other business or announcements Seth Burnette called for adjournment.

Randy Clymo made the motion to adjourn the meeting at 9:25 PM.

Fred Ingalls Jr. seconded the motion.

AYES in favor: Seth Burnette, Randy Clymo, Roxanne Adamson, Mitje Raschi, Kathleen Gurak, and Fred Ingalls Jr.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

*Trista A Tozier*

Trista A Tozier

Planning Board Secretary