

Planning Board
Village of Dexter
Regular Meeting
Monday, October 30, 2023
Minutes

Quorum: Yes

Meeting called to order at 6:30 PM by Chairman Stephanie Ferguson

Members present: Stephanie Ferguson, Carol Oliver, Deborah Harmann, Charlene Mannigan, Tammy Hanson, Brian Moore, Todd Reinhardt

Also present: Gerry Kostyk, Lisa Chapin, Charles Rawson; lot line adjustment applicants, Alexander Hood; special use permit applicant, Danielle Queior; clerk

Privilege of the Floor: None

Motion Deb Harmann 2nd Brian Moore to approve the minutes from the April 26, 2023 regular meeting.

Ayes: 7 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore, Todd Reinhardt

Nays: 0

Correspondence: All members received information regarding coursework available to receive the four credit hours required each year to serve as member of the planning board.

New Business: Gerry Kostyk presents a lot line adjustment application and plot plan on behalf of residents Lisa and Jeff Chapin and Charles and Donna Rawson. The adjustment involves parcels 72.74-1-31.1 (Rawson residential lot, 130 Brainard Ave), 72.74-1-31.3 (Chapin), and 72.74-1-31.4 (Rawson). The Chapin's will convey a small portion (northern most point) of parcel 72.74-1-31.3 to the Rawson's, keeping remainder as is. The Rawsons will keep a small portion (northern most point) of parcel 72.74-1-31.4 and convey the larger portion to the Chapins. The Rawsons will add the two small pieces split from 31.3 and 31.4 to their residential parcel 31.1. The existing right of way will be extended to the western most lot (31.4). All conveyances will be referenced on the survey map to be easily followed in the future should questions arise. During the process Garry Haller, Senior Tax Map Tech with Jefferson County as well as Christine Thurston, former assessor for the Town of Brownville were contacted for reference. Rebecca Trudell is the new assessor for the Town of Brownville. Taxes will be organized accordingly after reorganization of the lots. All three lots will be more than the minimum required lot size.

Motion Carol Oliver 2nd Tammy Hanson to accept the lot line adjustment application as complete.

Ayes: 7 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore, Todd Reinhardt

Nays: 0

Motion Charlene Mannigan 2nd Todd Reinhardt to schedule a public hearing for the lot line adjustment to be held Monday November 13, 2023, at 6:30pm.

Ayes: 7 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore, Todd Reinhardt

Nays: 0

New Business: Intelligent Green Solutions has submitted a special use application proposing to install a Solar PV System on the rooftop of 29 Grant Street. Alexander Hood, representative of the company explains: System would be installed on the rooftop of 29 Grant Street, facing the west, rear yard, out of sight. 12.96 KW standard system which would offset the regular electrical usage. Any excess production would flow right back on to the grid giving compensation to the Matteson's. Eliminates electric bill for National Grid, break even on install cost is usually 5 1/2-6 years.

Gerry Kostyk: How much lithium battery storage will there be?

Mr. Hood: None, no plan to add batteries. If in future the Matteson's wanted to add batteries then a new permit would need to be applied for.

Motion Tammy Hanson 2nd Deborah Harmann to accept the special use application for a Solar PV System as complete.

Ayes: 7 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore, Todd Reinhardt

Nays: 0

Motion Charlene Mannigan 2nd Todd Reinhardt to schedule a public hearing for the special use permit proposing a Solar PV System to be held Monday November 13, 2023, at 6:45pm.

Ayes: 7 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore, Todd Reinhardt

Nays: 0

New Business: Recommendations for members for the 2023-2024 year.

Motion Charlene Mannigan 2nd Carol Oliver to nominate Stephanie Ferguson as Chairman for a term of one-year, effective December 4, 2023 through December 1, 2024.

Ayes: 7 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore, Todd Reinhardt

Nays: 0

Motion Todd Reinhardt 2nd Carol Oliver to nominate Brian Moore as Vice Chairman for a term of one-year, effective December 4, 2023 through December 1, 2024.

Ayes: 7 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore, Todd Reinhardt

Nays: 0

Motion Charlene Mannigan 2nd Deborah Harmann to nominate Stephanie Ferguson as Member for a term of seven years, effective December 4, 2023 through December 1, 2030. Stephanie Ferguson's term expires December 3, 2023

Ayes: 7 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore, Todd Reinhardt

Nays: 0

The next meeting will be held Monday November 13, 2023 at 6:30pm

Motion Charlene Mannigan 2nd Carol Oliver to close meeting.

Ayes: 7 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore, Todd Reinhardt

Nays: 0

Meeting adjourned at 7:00pm.

Respectfully submitted, Danielle Queior