

Planning Board  
Village of Dexter  
Special Meeting  
Monday, November 13, 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

Absent: Todd Reinhardt

Also present: Gerry Kostyk, Lisa Chapin; lot line adjustment applicants, June Venton; resident, Robert Schonfield, Patricia Matteson, and Alexander Hood (via phone at 6:45pm); special use permit applicants, James Millington, code enforcer, Danielle Queior; clerk

Privilege of the Floor: None

Motion Brian Moore 2<sup>nd</sup> Tammy Hanson to approve the minutes from the October 30, 2023 regular meeting.

Ayes: 6 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore

Nays: 0

Correspondence: None

Old Business:

Motion Charlene Mannigan 2<sup>nd</sup> Deborah Harmann to open a public hearing at 6:33pm to hear comments on a Lot Line Adjustment application submitted by Gerry Kostyk on behalf of residents Lisa and Jeff Chapin and Charles and Donna Rawson situated at 130 Brainard Ave.

Ayes: 6 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore

Nays: 0

Gerry Kostyk presents the proposed adjustment;

The adjustment involves parcels 72.74-1-31.1 (Rawson residential lot, 130 Brainard Ave), 72.74-1-31.3 (Lisa Chapin), and 72.74-1-31.4 (Rawson). The Rawson's are keeping 31.1, residential lot. Lisa Chapin is keeping lot 31.3 (conveying a small portion to the north to Rawson). Lisa and Jeff Chapin are purchasing 31.4 (conveying a small portion to the north to Rawson). These two small portions will be added to the Rawson's residential lot 31.1. The two Chapin lots will remain as separate lots 31.3 and 31.4.

June Venton is a bordering neighbor to the west. No comments, adjustment understood

Clerk calls Alexander Hood; representative of Intelligent Green Solutions to join the meeting at 6:48pm

Motion Carol Oliver 2<sup>nd</sup> Charlene Mannigan to open a public hearing at 6:49pm to hear comments on a special use application submitted by Intelligent Green Solutions proposing a Solar PV System to be installed on the rooftop of 29 Grant Street.

Ayes: 6 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore

Nays: 0

Alexander Hood, representative of Intelligent Green Solution explains proposed project:

- 32 panel, 12.96 KW solar array, standard system
- facing the west/southwest, backside of roof, rear yard, out of sight
- residential, will offset the regular electrical usage
- tied into existing grid, excess production flows back on to the grid giving 1:1 credit to the user
- Eliminates electric bill for National Grid

Board: Will there be lithium batteries involved?

Hood: -no lithium batteries involved  
-low chance of battery request for this type of system, if request is made would need to go through permitting process again  
-interconnection agreement

Board: Who disposes of the solar panels if new buyer doesn't want system etc.?

Hood: -systems are normally an asset and kept by new buyers  
-life of system- warranty for 25 years, will slowly lose efficiency therefore systems are purposely oversized when installed. Built to last 30-40 years. Made with recyclable materials, can be upcycled into smaller items that use solar, for example garden lighting. Green Solutions will take panels back even at end of life.

Motion Charlene Mannigan 2<sup>nd</sup> Brian Moore to close the public hearing for the Solar PV System at 7:03pm  
Ayes: 6 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore

Motion Tammy Hanson 2<sup>nd</sup> Carol Oliver to approve the Lot Line Adjustment application submitted by Gerry Kostyk on behalf of residents Lisa and Jeff Chapin and Charles and Donna Rawson situated at 130 Brainard Ave.

Ayes: 6 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore

Chairman will sign survey maps and Gerry Kostyk will file with the Jefferson County Clerks Office, all parties will receive a copy of the signed map

Motion Carol Oliver 2<sup>nd</sup> Brian Moore to approve the special use application submitted by Intelligent Green Solutions proposing a Solar PV System to be installed on the rooftop of 29 Grant Street.

Ayes: 6 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore

Nays: 0

Clerk will send decision letter along with permit to both Intelligent Green Solutions as well as Ms. Matteson so that the solar panel installation can commence

The next meeting will be held Monday, January 29, 2024 at 6:30pm unless business should arise. No regular December meeting will be held due to the Christmas Holiday

Motion Charlene Mannigan 2<sup>nd</sup> Tammy Hanson to close meeting.

Ayes: 6 Stephanie Ferguson, Carol Oliver, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Brian Moore

Nays: 0

Meeting adjourned at 7:10pm

Respectfully submitted, Danielle Queior