

## Town of Fenner Planning Board Minutes: 12/15/2021

Present: Monica Cody, Andre Schokker, Andy Stone, Donna Griffin, Sue Yanulis

Donna called meeting to order at 7:30.

November meeting minutes were not reviewed by all, we will wait for next meeting to discuss and approve. County feedback on M. Cody's special use permit was received and can be discussed tonight.

### Preliminary review for David Irvine, Hill Road Subdivision. 96.-2-1

The Irvines are selling their home and have a contract in place. They would like to parcel off the 5 acres that the house sits on and leave the remaining 113 acres in place for agricultural usage. Hill Road would extend 216 feet of road frontage and driveway for each parcel. Present road frontage is 170' straight into the property which would separate the two parcels. The remainder of the property will be maintained as ag land rented for hay. Tax map shows 170 feet of public road into the parcels. The remaining 46' will need to be a right of way or shared driveway.

Discussion regarding the additional road frontage from the public road to the driveways will need to either have a right of way or a split road. David will speak to the surveyor for what will make the most sense and will update the survey accordingly.

Public Hearing will be set for January 19<sup>th</sup> at 7:40PM. Their relator Nancy Frisbe will be present to represent the Irvines.

### Discussion of M. Cody special use permit feedback from Madison County Planning Board:

Feedback was received and general feedback was that they are supportive of the items within the application but defer to local opinion as there are a lot of potential ideas included. Direction was discussed that home based business was approved and would suffice as approved at last meeting, and to add additional phases as addenda to the special use permit in the future when the desire to move forward with each arises. M. Cody discussed that the next phase will be an on-farm shop, which there is current law in place for, and fits within Ag and Markets law which wouldn't need a special use permit if it complies with existing codes. Will plan to return to planning board for additional permissions as desired/required.

M. Cody to ask Lisa Dolan to print copies of SECRA blanks in the mailbox for our use at future meetings.

Note was made that enel is looking to have a 60 turbine wind farm with locations in several towns. The project would include a battery storage site. No further information is available at this time.

Motion to close 8:00 by Andy, second by Sue. Meeting closed.

Respectfully Submitted,

Monica Cody