April 3,2025 Town of Madrid Planning Board Meeting

Attendees:		Excused:
Wayne Day	CEO Rita Swayne	Allen Kelly
William Hull	Carl Huttle	Bruce Durant
Joe Finnegan		

Meeting Called to Order at 6:30 PM by Chairman Finnegan

The minutes of the previous meeting had been distributed in electronic format by Secretary Allen Kelly and there were no additions, deletions, or corrections noted.

On a motion by William Hull and second by Wayne Day to approve the minutes as submitted, all voted in favor.

Discussion was held on the application by Madrid Solar LLC current status. The application has been submitted to the county planning board for their review and action.

Carl Huttle distributed copies of the document which was developed by the Board of Fire Commissioners opposing the application which he had referenced at the public

meeting earlier (March 27, 2025) to the members of the planning board and CEO Swayne . He discussed the process their board had used to develop the document.

Chairman Finnegan asked that he forward a copy of that document to the county planning board for their information.

CEO Swayne discussed the former Miller's Gas station property and the steps she plans to take to proceed with condemnation of that building. She is basically starting the process over since the previous CEO had omitted necessary details in his order of condemnation. She is consulting with CEOs from other jurisdictions to guide her in the process. We also discussed condemnation of the burned out house on State Highway 310. She will be moving forward with that property as well.

The board also discussed the application by Mike Campbell to establish a scrap yard and vehicle maintenance facility on County Route 44. I was noted that this application was submitted to the county planning board for review and comment, responded with three options, one to deny the application as it is prohibited in areas zoned RA, the second is to create an Economic Development Zone designation for the property owned by Mr. Campbell, and a third option would be to amend the Zoning and Land Use Code to allow this type of use in areas zoned RA. The planning board chose to deny the application on a motion by William Hull, second by Wayne Day, with all members present voting in favor of the motion.

There was informal discussion on the potential application from Nexamp Solar to add battery storage equipment to their current solar farm installation on Brady Road. Since we haven't received a formal application as of this date for this project the board took no action. CEO Swayne has been in contact with their engineering firm and will keep the planning board apprised of the status of this project application.

Other derelict or non-conforming properties were noted in discussion and the CEO informed the planning Board that she will address these issues in the not too distant future.

There being no other business items to come before the board on a motion by Wayne Day, second by William Hull to adjourn the meeting with all voting in favor the meeting was adjourned at 7:35 PM