

Town of Madrid
Planning Board Minutes
January 5, 2023

Time: 6:30

Attendees: Joe Finnegan Chr., Allen Kelly Sec., Wayne Day, Bruce Durant, Bill Hull, Tony Cooper

Absent: Jeff Gilson Code Enforcement (Excused)

Others: Jeff Lines of Source Power Company and Bill Jaquith.

Old Business: The minutes for the December 2022 minutes were distributed by the Secretary for consideration prior to this evenings meeting. A motion to accept those minutes as written was made by Bill Hull And seconded by Wayne DayThe minutes were then accepted by unanimous consent of the members present.

Solar Project Proposition:

A presentation was prepared to be made to the Planning Board this evening by A solar company seeking to build a solar project in the Town of Madrid (Source Renewables) of White Plains, NY. The Location of this project is on Property owned by Bill and Laurie Jaquith. This property borders on the Grasse river as well. It is a 2 megawatt project and it is proposed for property that is Zoned as RH. This property has been used in the past as farmland for the planting of grasses and corn. Solar is not a permitted use as the parcel is zoned. RH (Residential Hamlet) and as such it could not be approved by the Planning Board. After denial by the Planning Board they can appeal this decision to the Zoning Board of Appeals for consideration of a variance that would enable the project to go forward. The main concern about this proposal is the proximity of it to the Hamlet of Madrid. It would be located behind the Jaquith's home and several other residences on Main Street and also the cemetery. It would extend down toward the river but would not be close as it would then be in the flood plain. The proposal would include fencing and screening in the form of trees to obstruct the view of the facility from homes, the highway and the Cemetery which are adjacent to the proposed site. Other obstacles to this is the lack of 3-phase power line to accommodate the transfer of Power to the Grid. The developer indicates that they are in talks with National Grid to make changes to enable this to happen. 3-phase lines currently exist on North Street and could be accessed by the addition of more poles and different lines from the Main Street access point where the facility is proposed.

In addition to these points, it is also unclear how the neighboring residents feel about this proposal. Initially there reportedly was no objection but now it appears that some folks might have rethought their position and the impact this facility might have on their living situations and properties in the future.

The developer also indicated that they would seek a PILOT agreement as is a standard for Solar Projects. This likely would be a positive for the community adding to the Tax revenues for both the Town and the School District also.

Upon the completion of the presentation the Meeting was concluded as there was no other business before the board for consideration this evening.

Meeting was Adjourned: 7:40