

Town of Madrid
Planning Board Minutes
June 5, 2025

Time: 6:30

Attendees: Joe Finnegan Chr., Allen Kelly Sec., Wayne Day, Bill Hull, Bruce Durant,
Rita Gerenser, Code Enforcement, Tony Cooper Sup.

Others: Jana Lee Bishop, Greg Hargrave, Don McCall

The meeting was Called to order. The minutes of the May meeting were distributed electronically for review by board members prior to this evenings meeting. A motion to accept the minutes as written was made by Bruce Durant and seconded by Wayne Day. The May minutes were then approved by unanimous consent of the board members present.

Old Business:

Jan Lee Bishop who lives next door to Mr. Michael Campbell where he operates a vehicle repair business at 430 Cty Rte 44 Chase Mills. Ms. Bishop spoke of her concerns about the business as it as ballooned into a Junk Yard and an eyesore on both sides of the highway. She stated that she is unhappy with having to look at an unpermitted junkyard and that it should not be there negatively impacting upon her property and quality of life. She is concerned that it may continue to grow in the future and she wants it to be stopped.

The Application of Michael Campbell for a vehicle dismantling facility to be constructed on his properties has been reviewed by the County Planning Board. It was returned saying that it would only be possible if there were to be a Variance Granted by the Zoning Board of Appeals, The Junk Yard Permitting Process or by Planned Development District Process. The parcels concerned are zoned R-A Residential-Agricultural and this is not a permitted use..

A motion to deny the application was made by Bill Hull and seconded by Bruce Durant. All Board members being present voted no on the application. Mr. Campbell will be informed and told that he can appeal the matter to the Zoning Board of Appeals should he wish to do so.

Discussion was held on the NEXAMP proposal for having battery storage facilities located on the Brady Road near an existing solar farm site. That property is owned by Greg Hargrave. These would consist of about 5 conex type metal structures that would house batteries to store energy for release into the power grid at peak times to maximize returns.

Concerns about the potential volatility of these types of facilities and fires that might erupt were addressed. It was said that they are believed to have become more stable now and that they would have fire suppressant systems installed within the buildings to minimize the potential for fires.

Several Nexamp Employees were attending the meeting virtually by computer link with Supervisor Cooper to address any concerns as they were presented for discussion. More about this proposed project will be discussed in the future as the application process for this project proceeds.

The Board spoke with Rita Gerenser the new Code Enforcement Officer about the need to proceed with the citing of some of the violations in the Community that have been identified. Although she has only started recently, the problem properties have existed for extended periods of time and need to be addressed. These include Wayne Taillon's, Michael Campbell's, The former Miller's Market owned By Amanda Losey, A burnt out home on Rte. 310 toward Norfolk and A trailer Owned by Mrs. Linda Armstrong located near Cogswell Corners toward Lisbon. Garbage and trash has been accumulating on this property for several years despite nobody living there.

Rita assured the Board that she would continue to pursue these matters with the concerned parties and issue citations where appropriate.

A motion to Adjourn was made by Bill Hull and seconded by Bruce Durant.

The meeting was adjourned at 7:55