

TOWN OF GAINES PLANNING BOARD MEETING
JUNE 7, 2022
TOWN HALL

Meeting Called to Order by Chairman Watt at 7:05 P. M.

Pledge to the Flag led by Gerald Monagan

PRESENT: Christopher Watt, Chairman; Gerald Monagan; Brenda Radzinski; Doug Bower; Doug Heath (Attorney), Dan Strong (Codes Enforcement Officer); Sherman Gittens from MRB Group
Excused: Justin Kirby

GUESTS IN ATTENDANCE: Kris and Glynne Schultz; Laura Olinger; Janet Ward (Nexstar Solar); Dan Schuth; Kevin Johnson; Kevin Overton, Mark Tillman

APPROVAL OF MINUTES

Chairman Watt asked for a motion to approve the minutes of May 3, 2022; Motion by Doug Bower and 2nd by Brenda Radzinski

Ayes 4; Nays 0

Excused – 1; Justin Kirby

Motion Carried.

NEW BUSINESS:

Dan Schuth, Kent Road, Division of a small piece of Property in Town of Gaines. Dan Schuth was present. Chairman Watt started the discussion with letting the board know Mr. Schuth was looking to sell a wooded section of a property, which lies behind an open field, which Mr. Schuth currently has leased to another farmer. Chairman Watt let Mr. Schuth know he had a few items that need to be completed in order to move forward. The first item they would need would be a survey showing a 36-foot wide access to the property. The other item would be documentation showing Mr. Schuth having a release for the 36 foot wide row from the current lease and that the row never be leased out again or the buyer will be purchasing the property including access. Once all of this information has been provided to the board, a public hearing will be held and the application will then be approved. Mr. Schuth agreed with Chairman Watt and asked to confirm what was actually needed for next month's meeting. Chairman Watt let him know he will need an accurate survey, release of leased; or new description of property and updated lease. No other comments or questions were made and no further action will be taken at this time.

OLD BUSINESS:

Tillman's Village Inn Land Division

Chairman Watt moved to the continuation discussion regarding the Tillman's Village Inn Land Division. Chairman Watt started the discussion by introducing who was present: Schultz the engineer working on this project, Laura Olinger, Kevin Johnson (Laura's Attorney) and Mark Tillman. Kris Schultz stepped up and presented the board with updated survey maps to review. The discussion then continued where they left from last month's meeting; parking concerns and the septic (leachbeds). Kris Schultz explained to the board what changes were made and how this was updated to make access and better parking for this situation. It was updated per the code; 1 space for every 200 square feet and number of employees or hotel guests? There were multiple discussions between Kris Schultz, Dan Strong (Codes Officer) and the board regarding this matter and wondering if what is presented today will work. Lot 1; the restaurant will have 57 spaces and Lot 2; the Inn would end up with 26 spaces. Mr. Watt stated the code calls for parking spaces for every three diners, plus a parking spot for each employee at peak time. This would greatly cut down on the amount of diners at several times. The discussion moved to the septic (leachbeds), regarding the Department of Health. Doug Bower asked if the Health Department had come and inspected it to make sure everything was updated for both the restaurant and the Inn. Kris Schultz confirmed the Health Department was contacted and would be having them come out at some point to check things out. It was also mentioned this is something needed to be done to meet the requirements of 213 or 214 feet with sand filter and treatment. Kris confirmed this would be taken care of and will meet all requirements. Chairman

Watt then went back to the parking situation as he still has some concerns. His main concern is regarding the number of spaces that would be available for both staff and guests at both the restaurant and the Inn. He felt the way it was set up according to the survey would not work or meet the code. Dan Strong (Code Officer) read the code aloud to the board and the audience explaining how the parking should work in this type of situation. Kris Schultz then let the board know the parking could be adjusted if need be and discussion continued. Kevin Johnson who is representing Laura Olinger then spoke up and let the board know they would take on the problems to both properties. Doug Heath the Town's Attorney then spoke up stated there was no easement for the parking for either Lot 1 or 2. There needs to be an easement in order to do anything more. It was mentioned that Kris Schultz was told that at the 1st meeting. The discussion then moved back to the parking spaces, Kris Schultz wanted to know from the board what the number of spaces should be for both Lot 1 and 2. Dough Heath, Town Attorney stepped in and stated that nothing more will be discussed until a written agreement and easement is provided. More information will need to be provided regarding the parking and documentation from the Health Department showing their results for the septic (leach beds). Dan Strong, Codes Officer stated he would like to see a site plan showing the exact location of the septic (leach beds) and how it connects to the restaurant and the Inn. It would also need to show how they are going to expand the field or make a new field. Dan Strong also requested a verification of the occupancy for the lodge buildings and how this septic (leach beds) will utilize and handle the occupancy for the Fire Code. This information needs to be precise before it goes to the County Planning Board, as they will pick things apart and not approve if things are missing. We need to be precise here before going to the County Planning Board. No further action will be taken at this time, more discussion to come at next month's meeting.

A Brief Recess was taken for board to collect their thoughts.

UDERITZ Solar Project

Chairman Watt then moved the discussion to the Uderitz Solar Project. Janet Ward from Nexstar was present. Sherman Gittens from the MRB Group started the discussion. He updated the board regarding the documentation that was reviewed at April's meeting. Both parties agreed on all of the details and changes made and the approval of the Special Permit and Site Plan can now be done.

Chairman Watt asked for a motion to approve the Special Use Permit provided by MRB Group; Motion by Doug Bower and 2nd by Brenda Radzinski

Ayes 4; Nays 0

Excused – 1; Justin Kirby

Motion Carried.

Chairman Watt then asked for a motion to approve the Site Plan also provided by MRB Group; Motion by Doug Bower and 2nd by Brenda Radzinski

Ayes 4; Nays 0

Excused – 1; Justin Kirby

Motion Carried.

Janet Ward from Nexstar then submitted all of the plans and documents to Sherman from MRB Group.

A motion was then made to authorize Chairman Watt to sign the decommission bond off site; Motion by Doug Bower and 2nd by Brenda Radzinski

Ayes 4; Nays 0

Excused – 1; Justin Kirby

Motion Carried.

The building permit will be worked out with Dan Strong, the Codes Officer. No other questions or comments were made and this completes the project.

PESCARA 1 Solar Project

The Board moved onto the PESCARA 1 Solar Project. Sherman from MRB Group presented the board with an email he has received from Jared Parrem for them to review. There was a brief discussion between the board and Sherman from MRB Group regarding the situation with this project. They are still dealing with the Lighting District Issues; Doug Heath

the Town's Attorney is trying to wrap this up. He is looking at possibly getting it done at either the end of July or early August. The Town of Carlton is working on a Public Hearing for August. They are hoping the extension can continue until the hearing happens in Carlton, otherwise, the board needs to discuss the situation and make a decision. The board may need to call a special meeting in July to make their final decision and Jarred may not like the decision the board makes. More information to come, but no specific date is set. No further action will be taken at this time.

OTHER BUSINESS:

Chairman Watt did a brief discussion regarding the new solar laws. The board needs to get things finalized before the memorandum expires. They really need to get going on these.

ADJOURNMENT

Motion to adjourn at 8:30 P. M. by, Doug Bower 2nd by Gerald Monagan

Ayes 4; Nays 0

Excused – 1; Justin Kirby

Motion Carried.

Respectfully submitted,
Sarah Bradshaw
Secretary