

**SIDNEY PLANNING BOARD
MINUTES FROM JANUARY 6, 2025**

MEMBERS PRESENT: **BOB CHAPUT** *Acting Chairman*
MAURA GAMMANS
DEBRA SIMMONS
KATE WILLIS
MARY BLASCHKE - *Sec / Alt*

MEMBERS ABSENT: **TOM MCAVOY**

Bob Chaput calls the meeting to order at 7pm. The first item of business is the minutes from 12/16/2024. Debra Simmons motioned to approve the minutes, Kate Willis 2nd the motion, 4 for / 1 absent (TM).

The board has received updated plans from Novel Energy Solutions, LLC for the Philbrick-Middle Road solar array on Map 41 Lot 15. The following conditions were placed upon the application –

- The addition of silt fencing on both sides of the roadway during the preconstruction process with erosion and sediment control measures to be shown.
- The north side of the project must be redesigned to retain the 40’ vegetated buffer from the property lines as required by our Solar Energy System Ordinance.

The conditions that were required to be placed on the plans have been met. NES is also aware that a performance bond will be required before a building permit is issued. Code Enforcement Officer, Nate Smart, states that he will also need to have their Stormwater Plan from the Department of Environmental Protection and the Permit by Rule.

Mary circulates the letter that NES has emailed to her for the board to sign. The letter is from the title company and focuses on the Planning Board having reviewed all files, information, codes, rules, and ordinances surrounding the solar project and that NES has complied with them. The board is not comfortable signing the letter until it has been reviewed by legal counsel. Kate highlights some verbiage of the

document that we may want removed. Mary will reach out to our legal department for guidance moving forward.

Bob Chaput motioned to adjourn the meeting at 7:28pm, Kate Willis 2nd the motion, 4 for /1 absent (TM).

**SIDNEY PLANNING BOARD
MINUTES FROM JANUARY 21, 2025**

MEMBERS PRESENT: **TOM MCAVOY** *Chairman*
MAURA GAMMANS
KATE WILLIS
MARY BLASCHKE - *Sec / Alt*

MEMBERS ABSENT: **BOB CHAPUT**
DEBRA SIMMONS

Tom McAvoy called the meeting to order at 7pm. The first item of business is the minutes from 1/6/2025. Kate Willis motioned to approve the minutes, Mary Blaschke 2nd the motion, 3 for / 1 abstain (TM) / 2 absent (BC, DS).

The first item on the agenda is an application from **Andy Volinsky** to place an accessory building on his property at 37 Gardenia Lane, Map 6 Lot 4. They removed a garage that had become quite worn with mold and a cracked cement floor and would like to place another building in that approximate location. The proposal is for a 24' x 24', 1.5 story accessory building for workshop and an art studio for his wife. The building will be 225' back from the shore and further from the southern boundary line than the previous building. It will have electricity and water, and the septic was replaced and upgraded right after they purchased the property in 2024. The application is placed on the agenda for the next meeting on February 3, and the abutters will be notified.

Kate Willis motioned to adjourn the meeting at 7:18pm, Tom McAvoy 2nd the motion, 4 for / 2 absent (BC, DS).