

**TOWN OF NORTHAMPTON PLANNING BOARD
OCTOBER 10, 2017
7:00 P.M.
TOWN HALL**

MINUTES

PRESENT:

**ROBERT SMITH, CHAIRMAN
STEVEN NAPLE
JACK GROFF**

MATT GINTER, CODE ENFORCEMENT OFFICER

I. CALL MEETING TO ORDER:

The meeting was called to order at 7:01 p.m.

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION: To approve the minutes to the September 12, 2017 meeting with a change being made to the Code Enforcement Report identifying that the minimum S.F. per principal building in the Town of Edinburg is 1,250 feet and correction of meeting adjournment to 8:27.

MADE BY: Chairman Smith

SECONDED: Member Naple

VOTE: 3-0

III. PROPOSED ZONING AMENDMENTS:

1. Background:

- The Code Enforcement Officer has identified various amendments to the Town Zoning Code as follows:
 - a. Minimum lot sizes when public water and sewer are present
 - b. Definition of Principle Buildings
 - c. Temporary Use Permits and a renewal process
 - d. Senior Housing as an allowable use in Schedule A
 - e. Resource Conservation District along St. Rt. 30 being rezoned to Hamlet

PLANNING BOARD DISCUSSION: The Planning Board reviewed the list of possible changes to the Zoning Code presented by Matt Ginter, CEO. The Planning Board determined the following:

- a. Minimum, lot sizes when public water and/or sewer are present. 5,000 with both; 10,000 if one or the other, 20,000 if neither.
- b. More information is needed to include examples. Do we want to control uses of residential districts?
- c. The consensus of the Planning Board was that it should be handled at the CEO level for routine renewals.
- d. The consensus of the Planning Board was that a definition of Senior Housing needed. The Planning Board discussed where in the use regulations it would fit and would it fall under a Special Permit? The Planning Board decided to table any decision for the time being however there is interest in changing to make "it", whatever that is, allowable.
- e. The consensus of the Planning Board was that the portion of the current Resource management Zoning District along NYS Route 30 should be re-zoned to Hamlet.

IV. PROPOSED SOLAR REGULATIONS:

- 1. The Planning Board desires to look at a set of regulations regarding Solar/Solar Farms. The following information has been provided:
 - a. American Planning Association - Integrating Solar Energy into Local Development Regulations.

- b. Local Law No. 1 of 2015 Establishing Regulations Concerning Solar Farms in the Town of Johnstown.
- c. CEO reference to the Town's adopted Unified Solar Permit.

PLANNING BOARD DISCUSSION: The Planning Board reviewed the information provided. The Planning Board determined that the Town should proceed with a simplified version of the Town of Johnstown Solar regulations that were reviewed. The Planning Board discussed whether or not the solar regulations should be subject to Special Permit and whether or not it would be a requirement within all existing Zoning Districts.

V. CODE ENFORCEMENT REPORT:

No Report

VI. OTHER BUSINESS:

None

VII. CLOSE OF THE MEETING:

MOTION: To close the meeting at 8:35 p.m.

MADE BY: Member Groff

SECONDED: Member Naple

VOTE: 3-0