

**TOWN OF JACKSON  
PLANNING BOARD MEETING  
March 3, 2020**

The Town of Jackson Planning Board met on Tuesday, March 3, 2020 at the Town Hall at 7:00 pm for the regular monthly meeting with the following people in attendance:

**Board members:**

- Noel Hanf, Chairman
- Irene Headwell
- Mark Mahoney
- Amy Maxwell
- Cheryl Record
- Nick Rowland
- John Tully (absent)

**Others present:**

- ReJean DeVaux, PV Engineers
- Sharon Dunn
- Harold Gilbar
- James Kondrat, Borrego Solar
- Lindsey McEntire, Borrego Solar
- Robert McGeogh

**MINUTES**

A **motion** was made by Headwell, seconded by Maxwell to approve the November 12, 2020 meeting minutes as written. Motion carried in favor 5-0 with Record abstaining.

**ROBERT MCGEOCH**

Rob McGeoch was present with a sketch plan of his property at 9 McMillan Road (parcel ID 248.-1-1) Where he proposes to subdivide approximately 4.34 acres from the 110-acre property. The property lies on both sides of State Route 22 and runs north from the intersection of McMillan and Colfax Roads. Mr. McGeoch proposes to create a rectangular lot that borders State Route 22 and Colfax Road. The proposed lot contains a residence and a garage. If the subdivision is approved, Mr. McGeoch has a buyer for the new lot. This is a minor subdivision and Mr. McGeoch hopes to have the survey before the April 7<sup>th</sup> meeting.

**PAULINE LAPOINT/BORREGO SOLAR**

Lindsey McEntire, Project Developer for Borrego Solar was present with Borrego colleague James Kondrat and ReJean DeVaux from PV Engineers to propose a community solar power generation facility in Jackson. Borrego proposes to rent 28 acres from a 61.50-acre lot owned by Pauline Lapoint located at 2609 State Route 22 (parcel ID 239.-2-45).

During the sketch plan conference, Borrego stated that:

- Mrs. Lapoint will have a 25-year lease with Borrego Solar.
- Due to the steep topography, the 28 acres will be divided into two sections of arrays, however, the arrays will only cover less than half of the leased land.
- The entire project will be surrounded by a seven-foot chain link fence.
- The arrays will be installed at an angle to utilize the southern exposure.
- To accommodate the size of the project, Borrego will remove five acres of trees.
- Three pull off/turnaround areas will be created on the 28 acres.

- Borrego must obtain letters and/or permits from several entities including National Grid, the Cambridge Fire Department, NYS Department of Transportation, Army Corp of Engineers, the Environmental Protection Agency (EPA) and the Department of Environmental Conservation (DEC).
- The wetlands on the northwest side of the parcel will be avoided and fenced off during construction.
- Borrego will work with DEC on a stormwater plan.
- There will be lights near the fence gates that will point downward which should minimize disturbance to the neighboring properties.
- Once constructed, the only noise created from the solar arrays will come from the inverter which registers at 80 decibels, equivalent to a residential air conditioner.

The Planning Board received the Application, fee, Full Environmental Assessment Form, multiple maps and a list of adjacent property owners. Before the application can be considered complete, the Board will need a completed Agency Designation Form, the Ag Data Statement as well as a number of other items listed on the checklist. Borrego will also provide a copy of the contract/lease agreement with Mrs. Lapoint as well as a potential screening plan for the easterly most section of arrays (which would be closest to State Route 22).

A **motion** was made by Maxwell, seconded by Headwell to identify the Jackson Planning Board as the lead agency for the Pauline Lapoint/Borrego Solar project. Motion carried 6-0.

The Clerk will send letters to agencies required to receive notice as well as the adjacent property owners.

### **HEDGES LAKE, INC./HAROLD GILBAR**

Harold Gilbar presented a survey of the waterfront property he quitclaimed to Mike and Kathleen Morgan in April 2019. Washington County (as well as the Town of Jackson) requires that the Jackson Planning Board give approval for this boundary line adjustment. Ms. Maxwell pointed out that to qualify as a boundary line adjustment, there must, among other requirements, be two parcels with a common boundary line that is proposed to be moved. The survey map does not show that to be the case. After further discussion, the Board requested the following:

- The map needs to identify where Morgan's original boundaries were prior to the addition of the 17 feet that Mr. Gilbar has quitclaimed as well as the deed book number and parcel ID;
- The map needs to show succession of ownership from Gordon Nesbitt to the Morgans; and
- The quitclaim deed description needs to match the map.

Mr. Gilbar will work with his surveyor to update the map.

**NEXT MEETING: Tuesday, April 7, 2020 @ 7:00 pm**

**Adjourned** at 9:37 pm

Respectfully submitted,

Tammy Skellie-Gilbert  
Planning Board Clerk