

Town of Northumberland Zoning Board of Appeals
Wednesday,
June 5, 2024 7:00 pm
Subject to Correction by Zoning Board
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Zoning Board Members Present: Vice Chair Sarah Mojzer, Maureen Leerkes, Christopher Mc Mahon, Paul Becker, and Anne Haag,

Zoning Board Members Absent: Carl Harrison and Chairman Mark Boyce

Town Employees Present: Michael Terry, Code Enforcement and Tia Kilburn, Zoning Board Clerk

Quorum Established

Vice Chair Mojzer called the meeting to order at 7:02 PM
All in attendance stood and recited the Pledge of Allegiance.

Vice Chair Mojzer announced the public hearing for **Application #: 0003-24, Applicant: Kasselmann Solar, Owner: Ben Nelson, Location: 262 Austin Rd, Ag Zone, 2 area variances, 65' front yard and 5 acres.**

Loreen Harvey, Kasselmann Solar explained they are proposing two ground mounted solar arrays, nothing has changed since the last meeting. She asked if the Board would like her to discuss the application further.

Vice Chair Mojzer stated there was not any public present, she asked if the Board would like discussion with the applicant. The Board agreed they did not need further explanation. Vice Chair Mojzer asked if any correspondence was received regarding the application, the Clerk responded no.

Vice Chair Mojzer asked if there were a motion to close the public hearing,
Ms. Leerkes made a motion to close the public hearing for application #0003-24,
Ms. Haag 2nd the motion,
All in attendance unanimously agreed.

Vice Chair Mojzer stated they would open the regular monthly meeting; she asked the Board if there were any discussion or concerns regarding **application #: 0003-24.**

Ms. Leerkes asked if the neighbors can see the panels and if they would be an obstruction of the view from the neighbors, Mr. Terry, Code Enforcement Administrator replied no, there are trees between the properties. Ms. Harvey pointed out one of the photos submitted showed the trees and placement of the panels.

Mr. Becker asked why they were only putting the panels 25' from the road, Mr. Terry stated it makes more sense to grant a variance than to remove trees for the placement. Vice Chair Mojzer asked if they would be in compliance with the setback if they removed trees, Mr. Terry replied yes, and added it did not make sense to remove a large number of trees to gain solar.

Vice Chair Mojzer asked if there were any additional discussion or comments, none were noted. She asked if there was a motion for the application.

Ms. Leerkes made a motion to approve the 2 area variances for application #0003-24, one front yard setback and one for the minimum property size for accessory solar panels in the agricultural district,
Mr. McMahan 2nd the motion,
All in attendance unanimously agreed.

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Vice Chair Mojzer asked if there were any other business for the Board, the Clerk stated she would like to confirm they would have a quorum for the next meeting July 3rd if a meeting was necessary. After discussion the Board requested the next monthly meeting, if needed, be moved to July 10th at 7 pm due to the 4th of July Holiday. The Clerk stated they do not have any upcoming applications, however if something changed before the next meeting, she would keep the Board informed.

Vice Chair Mojzer asked if there were a motion to adjourn the meeting.

Mr. Becker make a motion to adjourn the meeting at 7:08 pm,

Ms. Leerkes 2nd the motion,

All in attendance unanimously agreed.

Respectfully submitted,

Tia Kilburn, Zoning Board Clerk