

Town of Harpersfield

Planning Board

Minutes: February 26, 2025

Present: D. Darling, D. King, W. Keller, A. Gallagher and D. Cole

Also present: L. Page, N. Brower, Hank Browning and Karley Bessez.

D. Darling called the meeting to order at 7 p.m..

Minutes from December and January were presented. On a motion by W. Keller, with a second by D. King, both sets of minutes were approved as presented. Motion carried 5-0.

Karley Bessez was present with survey maps, a copy of the old deed for a proposed two-lot (minor) subdivision off Middlebrook Hill Road. The parcel will be divided into two lots. Lot A is 9.271 acres and has an existing dwelling. Lot B will consist of 26.437 acres that is vacant. The map shows the required percolation test pit. There is existing septic on Parcel A.

A motion was made by D. King, with a second by W. Keller, to approve the subdivision as presented. Motion carried 5-0.

The \$60 fee is due to the town clerk for the application.

D. Darling reported the Dave Miller on O'Dell Lake Road Extension needed a signature from the planning board stating they have nothing to say about his recombining three parcels into one.

Glen Valentine of South Worcester Hill Road has not gotten back to D. Darling regarding a subdivision proposal. A woman had given him a map, saying she wants sell three lots as a single lot. It is currently on file as a single parcel.

Bill Boyle intends to combine properties, but was not ready to bring it back to the planning board this month.

Board members discussed the need to get training. The training by a Cornell student was cancelled recently. There are trainings available on the Department of State website. Individuals may take the training and print out a certificate. W. Keller asked that there be some in-person trainings offered. He does not want to do training online and asked if the town could do something with a PowerPoint. A monthly newsletter from the DOS could count as training and N. Brower said he would follow up and try to set something up for in-person at the town hall.

W. Keller ended the meeting by saying he is not giving up on the groundwater issue and would like to see it addressed in Stormwater Pollution Protection Plan (SWPPP) proposals. He has appealed to the state Department of Environmental Conservation (DEC) Division of Water to consider solar panels as impervious and therefore affect groundwater recharge. It is important that temperatures remain cold for imprinted salmonoids that return

to their origins. He said the stormwater protection prevention plan is not doing what he wants. He believes it violates the SPEDES permits. He said when the planning board starts its review it needs to spell it out and go above and beyond to identify a form of mitigation on the impacts and to set the parameters for stormwater pollution.

He suggests any future projects should incorporate his stormwater concerns and set up to pay a consultant to address these issues.

The town will be holding a sexual harassment training and the planning board members will be advised when the training is taking place.

It was noted each member needs four hours of training.

On a motion by D. King, with a second by W. Keller, the meeting was adjourned at 7:56 p.m. Motion carried 5-0

Respectfully submitted,

Liz Page

Recording secretary