

**TOWN OF NORTH HARMONY
PLANNING BOARD
Tuesday September 23, 2008 7:00**

PLANNING BOARD: WALTER GEIST, RICHARD JOHNSON, JULIE LESCYNski, PATRICK RICE, JOHN WARNER, DICK SENA , STEVE SENSKE

ALSO PRESENT: SALLY CARLSON AND DON McCORD

Three topics were on the agenda for tonight's meeting. Adult entertainment, wind towers and the town survey. The survey has been completed and is ready to be sent out. It has been decided that there will also be two drop boxes, one at the Ashville Library and one at the town hall. Return address envelopes will also be included with the survey. Surveys returned after October 28th will not be included. Approximately 1300 surveys will be sent out to home owners. Local businesses will also receive the surveys.

Concerning wind towers Mr. McCord provided the board with the Villenova Law. This Law gives the board an idea of what is permitted for residential and commercial towers. Mr. McCord told the board that they can be stiff and discourage the use of wind towers or be liberal and encourage them. The Planning Board can make usual provisional requirements such as a maximum height for the towers including the blade lengths. There are also negotiable site plans that include set backs and the types of towers allowed to be installed, as well as lot size and choosing a color for the tower that would best help it to blend in to it's back ground. Mrs. Carlson told the board that there is land in Sherman that is being leased by a commercial tower company. The benefit of leasing the land would be so the farmers and the town could receive a Hosting Fee. The law of Villenova suggests creating an overlay for commercial use. Mr. Senske suggested that people are not using the wind towers for economical reasons but because they feel it is the right thing to do. It could take 8-10 years to receive a payback. Mr. Johnson brought up the issue of avian problems. The wind towers can create a suction that is proven to pull in birds and bats. He also mentioned noise level. Mr. McCord said that in most laws anything over 50 decibels is not allowed. Most manufactures can tell you what the decibel rating is. Mr. Geist asked what kind of maintenance or bonding would be needed. Mr. McCord said there is generally a section on decommission. If the unit should become decommissioned, there would possibly be a bond provided and a take down plan would already be in place. Mr. McCord presented to the board some issues to consider while creating the law.

- * Protecting the view of the lake
- * Set backs
- * Acreage or lot size
- * Guyed towers versus monopole
- * Applications including proposed site
- * Making sure the tower does not exceed manufacturers recommendations for residential use.
- * Visual analysis
- * Maximum height

Mr. McCord said all cases will have to be looked at individually. Different areas have different obstacles.

The Board has decided the site for adult entertainment would be best placed off of the Stedman exit on Panama-Steadman road going towards Panama. This particular site has been chosen because it met the criteria that must be provided.

The next meeting will be held on October 7th at 7:00. The following meeting will be held on October 21st.

Bonnie Coulter – Planning Board Clerk