

DRAFT

**Town of Granville Planning Board Minutes
February 19, 2026**

Members Present: Todd Smith, Chairman
Justin Aldous
Tim Zinn
Peter Beyer
Zack Morris

Member(s) Absent: None

Clerk Present: Pam Martindale

The regular meeting of the Granville Town Planning Board on Thursday, February 19, 2026 was called to order at 7:00PM by Todd Smith, and a Quorum was established. Todd then led the reciting of the Pledge of Allegiance.

Meeting Minutes:

- The January minutes from January 15, 2025 meeting were reviewed. Justin made a motion to approve the minutes as written. Peter seconded the motion. All were in favor, none opposed, so the motion carried.

Correspondence:

- None

Public Hearing:

- **Joseph Thomas Billboards(Site Plan) Application 25-10, 9947 State Route 22(107.-1-4):** Joseph Thomas was present for this meeting. Mr. Thomas stated that he spoke to his neighbor, Dale Buccieo, at this evenings meeting and he clarified that due to ambiguous information provided to him concerning the installation process of billboards, he already had them installed and no new billboards were being installed.
Todd opened the Public Hearing at 7:04PM. There were no comments from the public and the applicant stated his conversation with his neighbor as stated above. The Public Hearing was closed at 7:05PM.
- **Mackenzie Aldous(Minor Subdivision) Application 25-7, 187 Lee Road(125.-1-7):** The applicant, Mackenzie, and her father, Tim Aldous, were present for this hearing. Mackenzie stated briefly that she was building a house on an acre of land located on the corner of Dibble Lane and Lee Road.

Todd opened the public hearing at 7:05PM and there were no comments from the public. The public hearing was closed at 7:05PM.

- **Summit Ridge Energy Application 25-9(Site Plan),1167 County Route 24, 117.-1-3.1:**

Tony and Jeremy were present for this meeting. Tony provided a brief description of the solar project. He stated that the project is about 9 acres in size for an installation of a 2 MW solar array.

Todd opened the Public Hearing at 7:07PM. Kathy Hulett commented that she was concerned about the glare that the panels may cause. She stated she spoke with the solar project manager(s) and her question has been answered. Later in the meeting it was stated that Summit Ridge Energy has obtained a declaration of no hazard letter from the FFA. Dan Williams commented that he was in favor of this project. He stated that he was curious about how the property will be maintained and in particular if any herbicides is used. Jeremy responded that 3 to 4 times a year someone will mow. There is no useage of herbicides and they will restore the soil to a grass/pollinator mix. Paul, the owner of this property, stated plans to have Ken Thomas continue to farm the land. Todd closed the meeting at 7:09PM. The Public Hearing was closed at this meeting and the public comment period will remain open.

Old Business:

- **Joseph Thomas Billboards(Site Plan) Application 25-10:**

- Todd read the resolution for this site plan and motioned for approval. Peter seconded this motion and Todd polled the board with the following results:

Tim- Aye

Peter- Aye

Justin- Aye

Zack- Aye

Todd- Aye

Todd stamped the sketch plan for approval. Joseph was advised that the resolution will be mailed to him. In addition, awaiting the letter from Washington County Planning Board.

- **Mackenzie Aldous(Minor Subdivision) Application 25-7:**

- Justin read the resolution for this subdivision and Justin motioned for approval. Zack seconded the motion and Todd polled the board with the following results:

Tim- Aye

Peter- Aye

Justin- Aye

Zack- Aye

Todd- Abstentions

Todd stamped the mylar survey map and signed the Public Health form. The applicant was advised that she needs to file this with the County within 60 days or it will be null and void.

- **Summit Ridge Energy Application 25-9(Site Plan),1167 County Route 24:**
- Todd opened the discussion with pointing out the conditions necessary to proceed with this Site Plan. They are as follows: The first condition pertained to the vegetation marking(s) on the sketch plan. Tony relabeled the trees to reflect Norway Spruce instead of Arborvitaes and initialed. Secondly, the work hours were confirmed, to include no work on holidays. This is stated clearly on the Environmental Assessment Form. Thirdly, Todd asked about plans for useage of neighbor, Daniel Williams, property for this project. Jeremy stated that it's in the process to finalize an Easement agreement for the project and specifically through the life of the project(40 years). This is to include the completion of the decommissioning of the project. Todd inquired about whether or not the recording of this Easement is stated in the deed. Jeremy stated that the document will be filed at the County(County Clerks office). Lastly, the details of the decommissioning process was discussed in length. Todd pointed out three triggers that would initiate the decommissioning process. Todd asked about the lease and should the owner sell the land. It was stated that Summit Ridge Energy has the right to purchase prior to any other purchaser(Right of First Refusal). Paul stated that in the Lease agreement with SRE, he can transfer or sell the property. It was stated that the Lease and property rights would go with the new owner. The second trigger states decommissioning process is to occur if no plans to repair or replace solar system. Jeremy stated there is an insurance policy by the Project owner(SRE) to cover damages and/or repairs to this project. Thirdly, decommissioning would occur if the solar system ceased to generate electricity for a continuous period of 12 months.The third trigger is stated in the decommissioning plan already. Todd stated that we would like a new site plan application when the decommissioning plan initiates. Specific questions were asked about the various things that are removed or decommissioned. The Board asked what the depth of the arrays and conduit would be. Tony and Jeremy weren't certain about this. It was stated that whatever the depth the material(array post and conduit) is located, this material needs to be removed. This is to include any solid waste or hazardous material. Lastly, the stated initial cost for decommissioning was discussed. Todd stated that Planning Board Clerk will contact an engineer for a second quote and Summit Ridge Energy will cover the cost for the engineer. The type of bond will be determined at a later time since the Town Board needs further counsel from the Town's attorney regarding this. Todd stated plans to re-evaluate the decommissioning surety every five years. Jeremy stated that the bond would be reissued to reflect the figure.

Todd asked who is keeping track of this information to ensure this plan is followed. Jeremy stated that a rapport would be submitted to the Town at the five year mark and any of the triggers. Todd stated that resolution for this project will include the discussed conditions and/or triggers.

Tony plans to send the clerk a smaller sized sketch plan.

Todd made a motion to adjourn the meeting at 7:56 PM. Justin seconded the motion, all were in favor, none opposed, and the motion carried. The next meeting is Thursday, March 19, 2026.