

NEW FREEDOM BOROUGH PLANNING COMMISSION
January 16, 2023

Meeting was called to order by Teresa Ruby at 6:02 pm.

Members present: T. Ruby, J. Merrill, E. Aycock

Also present: Wade Portner, Zoning Officer

Brenda Portner, Administrative Assistant

Minutes: Motion by J. Merrill, 2nd by T. Ruby to approve the minutes of August 15, 2022. Motion Carried.

NEW BUSINESS:

PC. CASE NO. 03-23

PATRICIA MCDADE – FINAL SUBDIVISION PLAN – 216 W FRANKLIN ST:

T. Ruby moved the McDade plan first on the agenda.

J. Merrill motioned to approve the reverse subdivision (lot consolidation) of the two lots at 216 W. Franklin St. 2nd by E. Aycock. All in favor. Motion Carried.

P.C. CASE NO. 01-23

NEW FREEDOM BUSINESS PARK, LLC – 127 PLEASANT AVE. – SPECIAL EXCEPTION OF - §225-308.C.(7) TO ALLOW A SOLAR ARRAY:

Joe Burget, a land surveyor from Burget & Associates, Inc., introduced himself and Doug Berry, the owner of Solar Renewable Energy.

Doug explained his company and what they do. He had a presentation showing past projects they have completed. He provided dimensions, installation methods, safety provisions and various possible fencing and maintenance options for the site in question.

Joe Burget explained where the site location was and what it was zoned for. He informed the public that the power generated from the solar panels would go directly

into the utility pole which would go into the power grid. He explained more how the installation and maintenance of the site would work and what could be expected by the surrounding residences.

E. Aycock asked if the panels are glazed to prevent reflection and who would ultimately be responsible for the panels long term.

Doug Berry responded that the panels are rated for airports and they would be purchasing the property so Solar Renewable Energy would own and maintain both the panels and property.

Public Comment:

Marie Coyle of 10 Independence Dr. expressed concerns over the many negative things she has read about energy being stored in batteries. She also asked about stormwater runoff.

Nick Louloudis of 17 Washington Rd. questioned where the electricity supplied goes.

Mike Johnston of 33 Independence Dr. was curious about what the panels would look like.

Tim Kreft of 14 Independence Dr. expressed his support of this plan vs. a new development.

Linda Schehlein of 43 Independence Dr. expressed her support for the plan vs. a development or another large industrial use. She was concerned about what she read saying that solar farms can drop adjacent property values from 7% - 9%.

Bruce Coyle of 10 Independence questioned the noise produced by the generation of the electricity.

Kim Butcher of 26 S Constitution Ave. was confused about the 75' buffer. He thought it was 30' plus 15'. He also questioned if it was building or lot coverage.

Decision:

J. Merrill motioned to recommend approval to the Zoning Hearing Board. 2nd by E. Aycock. All in favor. Motion carried.

P.C. CASE NO. 02-23

**VFW POST #7012 – PRELIMINARY/FINAL LAND DEVELOPMENT
PLAN FOR THE VFW @ WETHERSFIELD PARK:**

Joshua George from Landworks Civil Design was present to represent the VFW plan. He explained where the proposed VFW site would be located and the details of what they are proposing.

T. Ruby went over the Comments from Warehaus, Landworks Civil Design, LLC and YCPC.

Decision:

J. Merrill motioned to recommend conditional approval to the New Freedom Borough Council for the following Waivers:

1. Two access points
2. Road widening, curbs and sidewalks and topography.

2nd by E. Aycock. All in favor. Motion carried.

J. Merrill motioned to recommend to Borough Council that the VFW plan be conditionally approved with the following conditions met:

1. Provide details for lighting fixtures.
2. Provide all Waivers in writing.
3. Provide a Traffic Impact Study.
4. Provide HOP for recommended improvements.
5. Provide an aerial view of features within 200'.
6. Provide a note stating there are no deed restrictions or covenants proposed.
7. Provide the location of the stormwater outfall of the pipe.
8. Provide pavement markings & road signage for access road & parking.
9. Clarify general note 35 per the lease agreement with the Borough.
10. Provide the bond estimate.
11. Provide the access agreement per the lease.
12. Update the sewage Planning Module.
13. Provide supported documentation for the sewage flows.
14. Provide calculations for the design infiltration rates using a proper reduction factor.
15. Provide the NPDES Permit.

2nd by E. Aycock. All in favor. Motion carried.

Adjournment:

Motion to adjourn by J. Merrill, 2nd by E. Aycock. All in favor. Meeting adjourned at 7:30pm.