

**Town Of Berne  
Planning Board Meeting Minutes  
November 2, 2023**

**Regular Meeting:**

- Chairman Martin called the meeting to order at 6:55 PM
- Pledge of Allegiance
- Roll Call: Chairman Martin, Board Member Vincent, Board Member Shultes, Board Member Kipper, Alternate Member Khoury, Alternate Member Warner, Board Member Bremer was absent.
- Review of August Minutes Chairman Martin made a motion to accept the August minutes and hold off on reviewing and accepting September 7, 2023, minutes until we were sure who made the motion to adjourn the meeting, because at that meeting the recorder died the last couple minutes of the meeting. Board Member Kipper seconded the Motion, the Motion was carried with all Members voting AYE.

**New Business:**

**1. Douglas Matheson 1640 Helderberg Trail SBL# 79.1-1-11:**

- A representative from Plug PV explained that the Matheson's wanted to put a interlock kit installation and installation of 6.075kw DC code compliant roof mounted solar array with a total of 15 panels. This project does not have any batteries, the panels are being used for a charging station. It will be a one-day installation depending on the weather.
- Board member Vincent asked the applicants if there was a physical disconnect and where it was located, he also asked how old the roof was that the panels were going to be located on.
- Board Member Schultes asked if all the fees for this project we paid, there was confusion on the application fees which include the solar application and the building permit which is all one fee for solar. Chairman Martin asked that the Fee Schedule for the Town of Berne be emailed to all Planning Board Members.
- Chairman Martin and Board Member Kipper will do the Site Visit for the Planning Board
- A Site Visit consent form needs to be filled out by the applicant; they will come to town Hall to sign it.

**2. Minor Subdivision for JMW Estates INC. 631 Irish Hill Rd  
SBL# 79.-3-7.2**

- **Nick Daniels from Hershberg and Hershberg Consulting Engineers and Land Surveyors was at the meeting as a representative for JMW Estates. The applicant wants to split up a parcel of land that is on both sides of the road. The original parcel is 14.55 acres, and they want to split it into 2 parcels. One parcel consisting of 9.53 acres and another parcel of 5.02 acres.**
- **This property was subdivided years ago at least once before the recent owner purchased it.**
- **The applicant already has a contract with Matt Lounsbury for the 5.02 acres for lot 2, therefore we will have him also sign a site visit consent.**
- **Chairman Martin and Board Member Kipper will conduct the site visit for the Planning Board.**
- **The Conservation Board will conduct a site visit as well on the property.**
- **There will be a second Meeting of the Planning Board on November 30, 2023, to revisit both Applications for the Minor Subdivision and the Solar/ Historic Review for 1640 Helderberg Trail.**
- **Board Member Kipper made a motion to adjourn the meeting, Chairman Martin seconded the Motion, the motion was carried with all members voting AYE.**

**Meeting Adjourned at 7:35 PM**

**Submitted Respectfully,**

**Peggy Sue Deitz  
Administrative Assistant**