

**TOWN OF STILLWATER
PLANNING BOARD MEETING MINUTES
STILLWATER TOWN HALL
JULY 22, 2019 @ 6:30 PM**

Present:

**Chairman Peter Buck (PB)
Frank Bisnett (FB), Member
Heather Ferris (HF), Member
Carol Marotta (CM), Vice Chairwoman
Randy Rathbun (RR), Member
Marybeth Reilly (MR), Member
Dale Smith (DS), Member
Kimberlee Marshall (KM) Alternate Member**

Also Present:

**James Trainor, Attorney for the Town (JT)
Paul Male, Town Engineer, (PM)
Lindsay (Zepko) Buck, Town Planner (LB)
Ellen Vomacka, Town Board Liaison
Sheila Silic, Secretary**

Pledge:

Chairman Buck called the meeting to order at 6:30 PM and led everyone in the Pledge to the Flag.

Review and approval of minutes of Planning Board meeting:

Vice Chairperson Marotta made a motion to approve the minutes from the June 24, 2019 meeting, seconded by Mr. Rathbun. A roll call vote was taken 6-0. The motion passed unanimously.

Chairman Buck	YES
Member Bisnett	YES
Member Ferris	YES
Vice Chairperson Marotta	YES
Member Rathbun	YES
Member Reilly	ABSTAINED
Member Smith	YES

PB2019-02 Wickes Minor Subdivision, 8 McDermott Road

****Chairman Buck recused himself from this project****

Vice Chairperson Marotta recognized Gavin Vuillaume of Environmental Design Partnership LLP who is representing Mr. Christopher Wickes. Mr. Vuillaume stated that Mr. Wickes is also present this evening. Mr. Vuillaume stated that the first phase of the project was the Lot Line Adjustment, which the Planning Board approved on June 24, 2019. Mr. Vuillaume stated that the second phase of the project is the subdivision of the parcel. Mr. Vuillaume stated that the Lot Line Adjustment gave Lot #2 frontage on County Route 75 and Lots #1 and #3 have frontage on McDermott Road. Mr. Vuillaume stated that Lots #2 and #3 will have a shared driveway for ingress and egress. Mr. Vuillaume stated that the driveway for Lots #2 and #3 will be built to the standards for emergency access. Mr. Vuillaume stated that each lot will be connected to public water and will have onsite septic systems. Mr. Vuillaume stated that they have not received a response from the Arvin Hart Fire Department.

Vice Chairwoman Marotta proceeded to open the public hearing and asked if anyone wished to comment; hearing none she proceeded to close the public hearing.

Vice Chairperson Marotta stated that most of the comments from Mr. Male's comment letter dated July 16, 2019 have been addressed. Vice Chairperson Marotta stated that there are some outstanding issues that can be addressed later.

Vice Chairwoman Marotta asked if anyone had any additional questions or concerns, and, hearing none, she asked to move to discussion of SEQRA.

**TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 26**

WHEREAS, Christopher Wickes has submitted an application for a minor subdivision regarding property located at 8 McDermott Road, Mechanicville, NY 12118, more fully identified as Tax Map Number 252.-1-23.1; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is an unlisted action requiring SEQRA review; and

WHEREAS, pursuant to 6 NYCRR §617.6, the Stillwater Planning Board is the lead agency for SEQRA review; and

WHEREAS, the applicant has submitted a fully completed Short Environmental Assessment Form (EAF); and

WHEREAS, the Planning Board has duly reviewed the EAF and has considered the criteria contained in 6 NYCRR §617.7(c), to determine if the proposed action will have a significant impact on the environment;

WHEREAS, the Planning Board reviewed each of the 11 factors contained in Part 2 of the EAF and determined that the proposed action will have no, or only a small, environmental impact;

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicant, Christopher Wickes, for a minor subdivision regarding property located at 8 McDermott Road, Mechanicville, NY 12118, more fully identified as Tax Map Number 252.-1-23.1, will not have a significant impact on the environment.

A motion by Member Ferris, seconded by Member Rathburn, to adopt Resolution No. 26.

A roll call vote was taken on Resolution No. 26 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	YES
Member Marotta	YES
Member Rathbun	YES
Member Reilly	YES
Member Smith	YES

Resolution No. 26 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 22, 2019.

**TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 27**

WHEREAS, Christopher Wickes has submitted an application for a minor subdivision regarding property located at 8 McDermott Road, Mechanicville, NY 12118, more fully described as Tax Map No. 252.-1-23.1; and

WHEREAS, a public hearing was conducted on July 22, 2019 to consider the application, and no comments were received from the public; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 26 of 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the application of Christopher Wickes, for a minor subdivision of lands located on 8 McDermott Road, Mechanicville, NY 12118, more fully identified as Tax Map Number 252.-1-23.1, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions:

Satisfy all items raised in Paul Male P.E.'s comment letter of July 16, 2019.

and be it further

RESOLVED, that the applicant must file the approved subdivision map, with all required annotations (a copy of which is annexed hereto), with Saratoga County within 62 days of its execution, or the action by this Board shall become null and void; and be it further

RESOLVED, that the Secretary is authorized and directed to transmit a copy of this Resolution to the Applicant, the Town Clerk and the Building Inspector-Code Enforcement Officer.

A motion by Member Rathburn, seconded by Member Ferris, to adopt Resolution No. 27.

A roll call vote was taken on Resolution No. 27 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	YES
Member Marotta	YES
Member Rathbun	YES
Member Reilly	YES
Member Smith	YES

Resolution No. 27 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 22, 2019.

****Chairman Buck returned to the Meeting****

PB2019-13 & 14 Eastern Light Partnership Solar Farm Site Plan Review and Special Use Permit

**** Mr. Rathbun recused himself from this project ****

Chairman Buck recognized Mr. Jamie Fordyce and Ms. Wendy DeWolf who are representing East Light Partners. Mr. Fordyce stated that they are proposing the construction of a solar facility located on George Thompson Road and Graves Road that consists of three parcels totaling 363-acres. Mr. Fordyce stated that the parcels are bordered by George Thompson Road on the west

and County Route 75 on the east. Mr. Fordyce stated the purpose of the facility is to generate renewable energy that will be connected to the transmission lines that subsequently connect to the Mulberry Substation and to Luther Forest. Mr. Fordyce stated that the key issues that were brought up at the Planning Board meeting on June 24, 2019 were regarding stormwater, landscaping along George Thompson Road and the Town of Stillwater waterline easement. Mr. Fordyce stated that they have addressed the stormwater by providing more information on NYS DEC Guidance regarding the solar panels and the pervious roadway that is proposed for the project. Mr. Fordyce stated that regarding the landscaping they have increased the staggering nature of the plantings to make it a more natural looking buffer. Mr. Fordyce stated that they have increased the density of the plantings by adding smaller shrubs. Mr. Fordyce stated that they have details on the growth rates on the species of trees to be planted. Mr. Fordyce stated they provided a cross section of the road with the Town of Stillwater waterline easement as surveyed. Mr. Fordyce stated that the solar array and the plantings will not encroach on the waterline easement. Mr. Fordyce stated that they submitted a set of the proposed plans to the Arvin Hart Fire Department. Mr. Fordyce stated that they have received confirmation that the plans have been received and have not received comments in response to the plans. Mr. Fordyce stated that the Planning Board had requested documentation of similar projects that East Light Partners have worked on in other Municipalities.

Chairman Buck proceeded to open the public hearing and asked if anyone wished to comment.

Ronald Revers 165 County Route 75

Mr. Revers asked how far from George Thompson Road is the proposed installation of the solar panels. Ms. DeWolf stated that the required setback is 50 ft. from George Thompson Road according to the Town of Stillwater Zoning Code. Mr. Revers stated that the field has a ravine and asked if the solar panels extend all the way to the ravine. Ms. DeWolf stated that is correct. Mr. Revers stated that the powerlines by his residence is overgrown and not maintained. Mr. Revers asked how they can guarantee the residents that this parcel will not resemble the powerlines on County Route 75 and will not be looking at reflective solar panels. Ms. DeWolf stated that they can add a note on the plan to maintain or replace the trees as part of the project plan. Ms. DeWolf stated that the solar panels have an anti-glare finish so the solar panels to absorb the sunlight and do not reflect the sunlight.

David Giardino 80 Graves Road

Mr. Giardino asked Mr. Fordyce and Ms. DeWolf to show the intersection of George Thompson Road and Graves Road on the map. Mr. Giardino asked how close to Graves Road will the installation of the solar panels be located. Ms. DeWolf showed Mr. Giardino where the closest solar panels would be located in accordance to Graves Road on the map. Mr. Giardino asked if there is a website available to look at the plans. Ms. Buck stated that the plans for the project are available to the public in the Building, Planning and Development Department. Ms. DeWolf

showed Mr. Giardino the landscaping renderings along George Thompson Road and Graves Road. Mr. Giardino stated that the solar arrays on the map seems to encompass more than 35-acres. Ms. DeWolf stated that the density is underneath the solar panels so the acreage is spaced out. Mr. Giardino asked what the total acreage of the area that the solar arrays would encompass. Mr. Fordyce stated that the total acreage is about 60-acres to 70-acres. Mr. Giardino stated that the required setback from the property lines is 50 ft. Ms. DeWolf stated that she would have to check but believes the 50 ft. setback is a Town of Stillwater requirement. Mr. Fordyce stated that the setback is 50 ft. Mr. Giardino stated that the setback is 50 ft. and then the trees would be planted. Mr. Fordyce stated that is correct. Mr. Giardino asked what the density of the plantings in feet is. Mr. Fordyce stated that it was initially 15 ft. on center and it is now 10 ft. on center. Ms. DeWolf stated that by year 5 the trees will be 8 ft. to 10 ft. in width. Ms. DeWolf stated that they worked with a regional landscaper to formulate a plan to best shield the project. Mr. Giardino asked where the fence starts in regards to the planting of the trees. Ms. DeWolf showed Mr. Giardino on the map where the fencing would start. Mr. Giardino asked if that was a roadway that is shown on the inside of the fence. Ms. DeWolf stated that it is an access road. Mr. Giardino asked how many feet between the fence and the trees. Ms. DeWolf stated that the trees extend up to the fence and that there is 20 ft. between the fence and the edge of the solar panels. Mr. Giardino asked about the building in the center of the project. Ms. DeWolf stated that it is a transformer.

Zachery Dyer 115 George Thompson Road

Mr. Dyer stated that his property is adjacent to this parcel and his property is about 50 ft. higher than the proposed project parcel. Mr. Dyer asked about the height of the trees that will be planted. Ms. DeWolf stated that Mr. Dyer would have the backs of the solar panels toward his property. Ms. DeWolf stated that the trees will be 6 ft. in height when planted. Mr. Dyer asked how that alleviates the problem of seeing the solar panels from his property. Ms. DeWolf stated that the trees grow about 1 ft. per year. Mr. Dyer asked about the species of trees that they will be planting. Ms. DeWolf stated that they are proposing to plant Eastern Red Cedar, White Spruce, White Pine, Balsam Fir and some shrubs. Mr. Dyer asked about the health risks from the solar facility. Ms. DeWolf stated that studies have been done regarding solar facilities show that there are no health risks. Mr. Dyer asked how the solar facility will affect his property value. Ms. DeWolf stated that the solar facility does not affect property value.

Theresa Giardino 80 Graves Road

Ms. Giardino asked which of the parcels will have the solar panels installations. Mr. Fordyce showed Ms. Giardino the parcel areas where the solar installations will be on the map. Mr. Fordyce stated that the solar panels do not extend to County Route 75. Ms. Giardino asked if the East Light Partners have bought the property from DA Collins. Ms. DeWolf stated that have a long term lease with D A Collins.

Charles Dyer 74 George Thompson Road

Mr. Dyer asked how many years the long term lease is with DA Collins. Mr. Fordyce stated that it is a 20 year lease. Mr. Dyer asked what would happen if the company goes bankrupt. Mr. Fordyce stated that they will have a decommissioning agreement with the Town of Stillwater that would cover those types of issues.

Vince Barber 149 George Thompson Road

Mr. Barber asked what effect this project will have on the Mechanicville Water Supply as the Baker Brook flows through the project property to the Mechanicville Reservoir. Mr. Fordyce stated that they have submitted a SWPPP to the Town of Stillwater and it is consistent with the NYS Department of Environmental Conservation. Mr. Barber asked if any information was submitted to the NYS Department of Health. Ms. DeWolf stated that have not submitted to the NYS Department of Health. Mr. Barber asked what happens if the solar panels leak. Ms. DeWolf stated that the silicon that is contained in solar panels is in a solid form so there would be no leakage. Mr. Barber asked about the wildlife in regards to the fencing of the parcel. Mr. Fordyce stated that the fenced areas are where the solar panels would be located. Ms. DeWolf stated that they are proposing to use deer fencing. Mr. Barber asked who the purchaser of the solar power would be. Ms. DeWolf stated that the solar power is sold on the wholesale market and that part would be Global Foundries and the residents that surround the project property. Mr. Barber asked how tall the trees will be along George Thompson Road in 10 years. Ms. DeWolf stated that the trees will be 15 ft. to 18 ft. in height and 12 ft. to 16 ft. in width. Mr. Barber stated his concerns regarding the trees along George Thompson Road during the winter and potential shading of the road from the plantings. Mr. Barber stated that he is not in favor of this project.

Jackie Dyer 74 George Thompson Road

Ms. Dyer asked how the undergrowth will be dealt with beneath the solar panels. Mr. Fordyce stated that there is a maintenance system that alerts them when the solar panels are losing production and they would send someone out to do vegetative maintenance. Ms. DeWolf stated that they would also hire someone to do regular vegetative maintenance. Ms. Dyer asked if the maintenance would be mowing or spraying a chemical. Ms. DeWolf stated that it would be mowing. Ms. Dyer asked if she would be able to hear the transformer from her residence. Mr. Fordyce stated the transformer would be no louder than a refrigerator.

Chairperson Buck asked if anyone else would like to comment and hearing none he proceeded to table the public hearing until August 26, 2019.

Vice Chairperson Marotta stated that on the East Light Partners website the Town of Stillwater is listed as a 20 Mega Watt Utility Solar Project on vacant industrial property in Saratoga County. Vice Chairperson Marotta stated that is incorrect. Ms. DeWolf stated that on their website they list all the projects that are under development. Vice Chairperson Marotta asked Mr. Fordyce and

Ms. DeWolf if this is their first large scale solar farm. Ms. DeWolf stated yes, it is their first large scale solar farm in New York State. Vice Chairperson Marotta stated that there are some issues with the landscaping that need to be addressed. Vice Chairperson Marotta stated that the Board Members received new information today which she was not able to review before tonight's meeting. Ms. DeWolf stated that they submitted a memo on July 10, 2019 and received Mr. Male's comments on July 22, 2019 and instead of waiting we decided to submit the material so the Board members had the documentation. Vice Chairperson Marotta asked about the tax payments and how the Town of Stillwater will benefit. Ms. DeWolf stated that they have spoken with Supervisor Kinowski about entering into a PILOT Agreement under the Real Property Tax Law 47. Ms. DeWolf stated that Supervisor Kinowski specifically asked them to work with the Stillwater/Mechanicville IDA. Chairperson Marotta stated that more information is needed regarding the water run off of the solar panels which needs some type of stormwater management along with the gravel roadway and how it will not compact and become impervious.

Mr. Smith asked how this project benefits the Town of Stillwater. Mr. Smith asked Ms. DeWolf if she would like to live next to a solar farm. Ms. DeWolf stated that yes she would no problem living next to a solar farm. Ms. DeWolf stated that she is not supposed to share her personal opinions as she is representing the project.

Mr. Trainor asked Ms. DeWolf if she would specifically address what the benefits the solar farm would have for the Town of Stillwater. Ms. DeWolf stated that the benefits are 1) tax payments, 2) power benefits the local communities at zero cost, and 3) reduces the amount of emissions that enter the atmosphere compared to fossil fuels. Mr. Trainor asked for SEQRA purposes what the amount of disturbance is. Mr. Fordyce stated that the amount of disturbance is noted on the first page of the plans. Mr. Fordyce stated that the disturbance is associated with any concrete pads for the substations and any access roads that are pervious.

Chairman Buck asked Ms. DeWolf to explain what a PILOT Agreement is to the public. Chairman Buck stated that a PILOT Agreement is payment in lieu of taxes.

Ms. Vamocka stated that the PILOT Agreement is Town Board business and not Planning Board business. Mr. Trainor stated what is being discussed is the difference between the value of the land and the equipment. Mr. Trainor stated that is what they are being taxed on. Mr. Trainor stated that the Town of Stillwater opted out of the New York State exemption in order to allow for the Town of Stillwater to receive taxes. Mr. Trainor stated what Ms. DeWolf is speaking of is a contract between the Town of Stillwater and East Light Partners that will provide payments in lieu of taxes.

Ms. Buck stated that the discussions on development and the amount of disturbance are two different aspects of the project. Ms. Buck stated that the Planning Department needs more information on the phasing plan for the clear cutting of the 55-acres which is being proposed.

Ms. DeWolf stated that she will review the SWPPP and provide the information to the Planning Department. Ms. Buck stated that she and Mr. Male will compile all the comments from the meetings on June 24, 2019 and July 22, 2019 and put a formal comment letter on all of the outstanding issues.

Ms. DeWolf stated she appreciates all the comments and will provide the information requested. Ms. DeWolf stated that they want to work with all parties to make this a good project.

****Mr. Rathbun returned to the Meeting****

PB2019-16 Fischer Lot Line Adjustment 75 Fitch Road

Chairman Buck recognized Mr. and Mrs. Robert Fischer who is presenting the project before the Board. Ms. Fischer stated that they would like to build a single family dwelling with an in-law apartment. Ms. Fischer stated that there are two issues with parcel as it now 1) the parcel is 3.40-acres, and 2) the encroachment of Mr. Riel's driveway that is on the property. Ms. Fischer stated that the Lot Line Adjustment would increase the parcel from 3.40-acres to 4.0-acres and eliminate the encroachment of the driveway.

Mr. Male stated that the Planning Department received revised maps on July 19, 2019. Mr. Male stated that the issue he has is that driveway encroachment is not shown on the map. Mr. Male stated that the rear parcel as proposed is not accessible and has wetlands which Mr. Riel would have to apply for a permit from NYS DEC in order to access the property. This, in effect, makes it a land locked parcel. Ms. Fischer stated that the parcel is accessible because of the driveway encroachment. Mr. Male stated that information was not included with the application. Mr. Male stated that if the Planning Board decides to approve the application with conditions the Building Department would not issue the building permit until all the conditions have been met.

Vice Chairperson Marotta asked about the accessibility to the rear parcel. Mr. Fischer stated that the rear parcel would be accessible from the existing driveway. Vice Chairperson Marotta asked what the total acreage is of the adjoining parcel. Mr. Fischer stated that the adjoining parcel is about 30-acres. Vice Chairperson Marotta asked the Board for their comments on approving the application with the conditions from Mr. Male's June 17, 2019 comment letter along with the conditions that have been added this evening. Ms. Ferris, Mr. Bisnett, Ms. Reilly and Chairman Buck all stated that they are comfortable approving the Lot Line Adjustment contingent on the conditions from Mr. Male's comment dated June 17, 2019 along with the conditions from this evening meeting. Mr. Rathbun and Mr. Smith both stated that they believe this is setting a precedence for future applications and that the Board should be consistent with how they treat all applicants.

Ms. Buck asked if Mr. Riel would consider consolidating the two parcels. Ms. Fischer stated that she believes Mr. Riel would be agreeable to the consolidation of parcels.

Mr. Rathbun asked what needs to be done to make this project more conforming. Mr. Male stated that the driveway encroachment and Mr. Riel's property needs to be shown on the map. Mr. Rathbun asked Mr. Trainor for clarification on setting precedence with the Planning Board regarding future applicants. Mr. Trainor stated that as long as the conditions are as detailed as in

Mr. Male's June 17, 2019 comment letter along with the conditions from this evenings meeting which are unique to the application it is not setting precedence to future applicants. Mr. Rathbun asked Mr. and Ms. Fischer if they are comfortable with that many stipulations. Mr. and Ms. Fischer stated that they are comfortable with the stipulations.

Mr. Bisnett asked if the Planning Board approves this application without the proper map is this setting precedence for future applications. Mr. Trainor stated that the Board would make the approval contingent on the satisfaction of Mr. Male's June 17, 2019 comment letter. Mr. Bisnett stated that as long as Mr. Trainor is comfortable with the decision then he agrees with the action of the Board.

Mr. Smith asked what happens if Mr. Riel decides that he does not want to consolidate the two parcels. Mr. Male stated that the building permit would not be issued.

Vice Chairperson Marotta made a motion to waive the public hearing seconded by Mr. Bisnett. A roll call vote was taken.

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	YES
Vice Chairperson Marotta	YES
Member Reilly	YES
Member Smith	YES
Member Rathbun	YES

Chairman Buck asked if anyone had any additional questions or concerns, and, hearing none, she asked to move to discussion of SEQRA.

**TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 24**

WHEREAS, Robert and Melissa Fischer have submitted an application for a lot line adjustment regarding property located at 75 Fitch Road, Mechanicville, NY 12118, more fully identified as Tax Map Numbers 241.-2-21.2 and 241.-2-21.3; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is a Type II action requiring no further SEQRA action; and

Now, therefore, be it

RESOLVED, that the Planning Board hereby determines that the proposed action by the applicants, Robert and Melissa Fischer, for a lot line adjustment regarding property located at 75 Fitch Road, Mechanicville, NY 12118, more fully identified as Tax Map Numbers 241.-2-21.2

and 241.-2-21.3, is a Type II action requiring no further SEQRA review.

A motion by Member Marotta, seconded by Member Reilly, to adopt Resolution No. 24.

A roll call vote was taken on Resolution No. 24 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	YES
Vice Chairperson Marotta	YES
Member Reilly	YES
Member Smith	YES
Member Rathbun	YES

Resolution No. 24 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 22, 2019.

**TOWN OF STILLWATER
PLANNING BOARD
2019 RESOLUTION NO. 25**

WHEREAS, Robert & Melissa Fischer have submitted an application for a lot line adjustment regarding property located at 75 Fitch Road, Mechanicville, NY 12118, more fully described as Tax Map Numbers 241.-2-21.2 and 241.-2-21.3; and

WHEREAS, the Town Zoning Law does not require that a public hearing be held in order for the Planning Board to act on an application for a lot line adjustment; and

WHEREAS, the Planning Board completed a SEQRA review and has issued a negative declaration pursuant to Resolution No. 24 of 2019; and

WHEREAS, the Planning Board has duly considered the application;

Now, therefore, be it

RESOLVED, that the public hearing requirement is hereby waived; and be it further

RESOLVED, that the application of Robert & Melissa Fischer, for a lot line adjustment of lands located on 75 Fitch Road, more fully identified as Tax Map Numbers 241.-2-21.2 and 241.-2-21.3, is hereby GRANTED; and be it further

RESOLVED, that the application is GRANTED, provided the applicant comply with the following conditions,:

1. Satisfaction of all items listed in Paul Male P.E.'s review letter of June 17, 2019;
2. Show encroaching road on map;
3. Consolidation deed by Riel to be recorded;

and be it further

RESOLVED, that the applicant must file the approved map, with all required annotations, with Saratoga County within 62 days of its execution, or the action by this Board shall become null and void; and be it further

RESOLVED, that the Secretary is authorized and directed to transmit a copy of this Resolution to the Applicant, the Town Clerk and the Building Inspector-Code Enforcement Officer.

A motion by Member Marotta, seconded by Member Ferris, to adopt Resolution No. 25.

A roll call vote was taken on Resolution No. 25 as follows:

Chairperson Buck	YES
Member Bisnett	YES
Member Ferris	YES
Vice Chairperson Marotta	YES
Member Reilly	YES
Member Smith	NO
Member Rathbun	NO

Resolution No. 25 was adopted at a meeting of the Planning Board of the Town of Stillwater duly conducted on July 22, 2019.

A motion to adjourn was made by Ms. Ferris and seconded by Mr. Bisnett at approximately 8:20 pm.