

Planning & Zoning was held on Wednesday, December 11, 2024, at the Mayor & Council Chambers at Laurel Town Hall beginning at 7:00 p.m. The following members were in attendance Planning Chair Brent Boyce, Amy Handy, Angie Calio-Quillen, Randy Radish, and Dan Ash. Also, in attendance were Director of Code Enforcement Ken West. Also, in attendance were Mr. Bill Stevens from Stevens Environment and Mr. Steve Barrett from Kearsarge Environment. It was noted that Planning Member George Sakellis, Recording Secretary Alexis Oliphant, and Town Manager Jamie Smith were absent.

Planning Chair Boyce stated the purpose of the December 11, 2024, Planning & Zoning is to hear two items on the agenda including:

- *Public Hearing RE: Preliminary Site Plan Request, Solar Energy Farm Former Broad Creek Campground, Old Sailor's Path, Tax Map # 2-32-12.00-13.00.*
- *Minor Subdivision RE: Joshua Porter, Property Owner, Green Avenue, Tax Map #432-8.05*

Planning Chair Boyce stated a Preliminary Site Plan pertaining Solar Energy Farm, Former Broad Creek Campground, Old Sailor's Path, Tax Map #2-32-12.00-13.00 was approved by P&Z at November's meeting.

Director of Code Enforcement West stated notifications were mailed out to properties within 200 feet of the property and the notice was publicly advertised in the paper.

Planning Chair Boyce opened the public hearing at 7:02 p.m. pertaining Solar Energy Farm Former Broad Creek Campground, Old Sailor's Path, Tax Map #2-32-12.00-13.00.

Mr. Barrett from Kearsarge Environment advised their solar panel-based company is based in Boston and they have done a lot of projects in the New England and New York area. They're looking forward in evolving into the Mid-Atlantic region. He advised they will own life of the project for 25 to 30 years where they will build, develop, and operate the property for the project's lifetime.

Mr. Stevens a Civil Engineer from Stevens Environment provided highlights of the project.

- *Site used to be formerly known as Laurel Old Campground that resides on Sailor Old Path Road.*
- *The property resides on the northern side of Broad Creek and the property is currently being utilized for farming.*
- *Solar Panel Risers will be primarily located on the field.*
- *Provide a landscape buffer with a mix of cypress or evergreens trees.*
- *Solar Farm will provide 4GC to 6GC power watts.*
- *Existing easement runs down to neighboring property.*
- *Storm Water Assessment Study has been completed by Sussex Conservation. Storm Water Management will be utilized for additional gravel bed road.*
- *Offering a 25-foot buffer for wetlands.*
- *Property is not in the flood plain and will not be impacting any natural resources.*
- *Roadway will be improved. Del-Dot Application for a new use pertaining roadway.*
- *Provide preventative maintenance of the property.*
- *Proposing a fence to enclose property.*

Planning Chair Boyce closed the public hearing at 7:12 p.m. pertaining Solar Energy Farm Former Broad Creek Campground, Old Sailor's Path, Tax Map #2-32-12.00-13.00.

Planning Chair Boyce stated a Minor Subdivision request pertaining Joshua Porter, Property Owner, Green Avenue, Tax Map # 432-8.05-4.00 has been submitted for P&Z's review.

Planning Member Calio-Quillen made a motion to accept the minor subdivision request pertaining Joshua Porter, Property Owner, Green Avenue, Tax Map # 432-8.05-4.00. Planning Member Ash seconded the motion. Vote was 5-0, with Planning Member Sakellis absent and Planning Member Hill abstaining.

The Planning & Zoning Minutes of November 13, 2024, were presented for review and adoption. Planning Member Hill made a motion to accept the minutes as presented. Planning Member Ash seconded the motion. Vote was 6-0, with Planning Member Sakellis absent.

With there being no further matters to discuss, Planning Member Radish made a motion to adjourn the meeting. Planning Member Ash seconded the motion. Vote was 6-0, with Planning Member Sakellis absent.

Meeting Adjourned at 7:22 p.m.