

Town of Candor Planning Board Minutes - DRAFT

Meeting: December 2, 2025

1. Chairperson Susan Evans called the meeting to order at 7:02 pm with the Pledge of Allegiance. The prayer was given by Art Cacciola. Other members present Ellen Miller, Megan Pulver, and Dan Reinhart. Also present, Planning Board Clerk, Angie Malone.
2. There was no privilege of the floor taken.
3. The agenda was reviewed and Megan requested item 6e, a Candor Chamber of Commerce member mentioned a concern about the pavilion be added. Art also requested item 7b, to update the Planning Board on the Beautiful Barn be added. A motion was made by Susan seconded by Ellen to approve the agenda as modified. Motion carried.
4. The minutes were reviewed and under section 4, typo 7 :00 pm was changed to 7:00 pm. Under item 8, Adjourn was changed to adjourn. A motion was made by Susan seconded by Dan to approve the minutes as corrected. Motion carried.
5. Correspondence
 - a. Elaine Jardine sent out emails about available county trainings. Susan and Dan attended a workshop on pro-housing community certification and short-term rentals.
6. New Business:
 - a. Webmaster Update: Several members of the Planning Board and the Webmaster were notified that new email addresses won't be available until after the new year when the county updates Office 365 software. Allen Peterson, from Trout Unlimited, gave a presentation about the increased development of trout, and the dam. Angie will email board members the outline he used for his presentation. If the draft minutes review by Art is not done a week before planning board meeting, Angie will send a reminder. The Town board is going to establish an IT committee.
 - b. The Code Enforcement Officer reported 4 new permits were issued, there are 22 open ones, 4 completed, and 2 open violations.
 - c. There was a discussion about changes to the Solar Law. Susan talked to Code Enforcement Officer Yacopino and some items mentioned

were that battery storage arrays need to be separated from the solar panels and the solar company needs to have a fire company, outside of the Town Fire Department, able to respond if the batteries catch on fire.

- d. The changes Code Enforcement Officer Yacopino requested to the Fee Schedule were discussed. The Board made some changes but needs clarification from the Code Enforcement Officer.
 - e. A member of the Chamber of Commerce is concerned about the bathrooms not being finished, Susan is going to discuss it with Supervisor Strosahl.
7. Old Business:
- a. There was a discussion about the Comprehensive Plan and the sections that need work.
 - b. Update on the Beautiful Barn. Art talked to Emily's Mom (Sarah) about the Beautiful Barn being for sale. She informed Art they were just putting out feelers to see if there was interest.
8. At 8:37 pm a motion was made by Megan, seconded by Ellen to adjourn regular Planning Board meeting. The motion passed.

Respectfully submitted by Planning Board Clerk, Angie Malone