

## Worthington Planning Board working Meeting: October 16, 2025

### In Attendance:

Bart Niswonger  
Kate Bavelock  
Kathy Ford  
Nestor Matthews  
Anna Maunz

### Virtually in Attendance:

Brie Fortmuller: Blue Wave  
Andrew Vardakis: Civil Engineer  
Mike Zhe: Project Manager with Blue Wave

### Agenda

- **Discussion of large scale solar project proposed for 190 Ridge Road**  
- Reception of Site Plan Approval Application

- Bart going to reach out to consultant tomorrow
- Blue wave is open to us extending the timeline if needed.
- Blue Wave is open to the “nitty gritty” of design process collaboration.

- **Special Permit and Site Plan Review applications received REVIEW.**

#### 2.6.4:

- A. 5 Copies received: Yes
- B. Dimensions and Scales: Yes
- C. 1. All Existing Lot lines, easement and rights of way: **YES**
  - 2. Location of all proposed new lot lines: Yes
  - 3. Location and use of all existing and proposed buildings and structures, including approximate height and floor area:
    - **Not complete:** Height is Needed for anything on the site.
    - **USE** is needed for anything on the site
  - 4. Location and Description of any existing and proposed open space or recreation areas: Yes
  - 5. Location of proposed private and public ways on the site: Yes
  - 6. Location and size of proposed parking areas +
    - Nestor asks about where vehicles servicing area are parking: Answer in front of pads.
  - 7. Location and use of buildings and structures with 300 feet of the site
    - **Not Complete**
  - 8. Location of wetlands on site and within 300 feet of the site, according to the latest data from the National Wetlands Inventory: Yes

9. Location of proposed water supply, well if any: Not applicable
10. Location and date of all registered percolation tests: Not Applicable
11. A runoff and drainage plan, showing the proposed snow storage areas, drainage facilities and storm water impacts on site and on adjacent downstream surface water bodies and flood plains:
- Bart asks questions about plowing
  - Blue Wave will send a new version of Map C-103 to show both pads**
  - conversation about gates on the road.
12. A plan for control of erosion and sedimentation, including both temporary and permanent measures: Yes
13. Existing and proposed changes in topography: Yes
14. Location of Stone Walls: Yes
- Fencing is 15' behind Stone Walls
15. Size and Location of existing and proposed sign(s): Yes
16. Location of proposed outdoor lighting: Not Applicable
- no night work
17. Method and Location of Waste disposal: Not Applicable
18. Location of fire protection measure: Yes
- lock box on gates for fire department
19. Proposed landscape features, including the location and description of buffers, screening, fencing, and plantings (specifying the size and and type of plant materials.)
- Fencing: Yes
20. Traffic patterns at the site including entrances and egresses, loading and unloading areas, and curb cuts on site and within one hundred feet of the site.: Yes
21. Information sufficient to assess the traffic safety.
- Need more Information about construction and ongoing traffic usage and needed**
22. Projected need for public utilities and services, including schools, fire protection and security

#### 8.5.3: Review

- a. yes
- b. yes
- c. yes
- d. yes
- e. **Can provide information on the Racking to be used for the solar panels and the inverter**
- f. currently unknown
- g. yes
- h. yes
- i. yes

2. yes
3. yes
4. yes
5. yes
6. yes
7. yes : Brie will send us more information.
8. **come back**
9. yes
10. yes
11. yes

**Blue Wave will send all information requested by next week. Planning Board Meeting Next Thursday.**

**Check List:**

- 3. Location and use of all existing and proposed buildings and structures, including approximate height and floor area:
  - **Not complete:** Height is Needed for anything on the site.
  - **USE** is needed for anything on the site
- 7. Location and use of buildings and structures with 300 feet of the site
  - **Not Complete**
- **Blue Wave will send a new version of Map C-103 to show both pads**
- 21. Information sufficient to assess the traffic safety.
  - **Need more Information about construction and ongoing traffic usage and needed**
- **e. Can provide information on the Racking to be used for the solar panels and the inverter**
- **Blue Wave will report back on wetlands map**

Discussion about State proposed Solar Bylaws  
 Discussion about Taxation for Solar Project

- **Discussion of Safe Routes to School and other walkability grants**  
 No updates
- **ADU Regulations Update and discussion**  
 No updates
- **Discussion of fall 2025 meeting, larger planning process**  
 Bart still trying to get in touch with Ken.  
 Nestor went to an in person PVPC meeting. Ken was promoted.
- **Other business**
- **Approval of past minutes**

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