
Members Present:	Mark Esposito (C), Brittany Fumarola, Eric Gonzalez
Members Absent:	Joe Calandra (VC), David Smith
City Representatives:	Garret Wyckoff, James Rizzo, Danielle Salisbury
Petitioners:	Matt Pasquinelli, Bryan Bayer, Arif Alam (virtual), Jeffery Moore,
Others:	John Capponi, Robert Polce, Sterling Depaul, Thomas Butler

PLANNING BOARD AGENDA

1. Board Chair Esposito called the meeting to order at approximately 7:00 PM
2. **Agenda Item 1:** Review and approval of the March 4th, 2025 meeting minutes.
3. Board Member Fumarola made a motion to approve the March 4th, 2024 meeting minutes. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
4. **Agenda Item 2:** Upcoming Meeting Dates: May 6th and June 3rd
5. Informational only, no action was taken.

OLD BUSINESS:

6. **Agenda Item 3:** Tabled - Site Plan Review of a request by Emeren US, LLC for the construction of a 4.2 MW solar array covering approximately 20 acres at 5792 Old Oneida Road.
7. Board Member Gonzalez made a motion to remove Agenda Item 3 from the table. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
8. Matt Pasquinelli, representing the applicant, and Bryan Bayer, project engineer, came forward to present updates to the project, and answer questions from members of the Board.
9. Board Chair Esposito asked if there were any comments from members of the public.
10. Thomas Butler, whose property abuts the proposed project, came forward to offer comments on the project. He spoke in opposition to the project, citing concerns related to visual and environmental impacts on adjacent property owners.
11. Board Chair Esposito asked if there were any comments from the Department of Community and Economic Development.
12. Staff Comment: *The applicant has submitted revised submission materials in response to the comments generated by the Board's requested third-party engineering review of the application*

and supporting documents. Barton & Loguidice has submitted a second review letter covering the updated submission materials. The applicant has addressed all substantial comments from the initial review, and the remaining items are minor/technical in nature and could be addressed through a conditional approval.

We therefore recommend a conditional approval subject to the following suggested conditions:

- *Prior to receiving the stamped final site plan, the applicant shall make revisions to their submitted materials in accordance with the review letter from Barton & Loguidice dated 03/27/2025.*
 - *Prior to receipt of a building permit, the applicant shall finalize and submit all permits, agreements, and securities outlined in "Additional Information and Anticipated Permits/Coordination" items 1-6 in the review letter from Barton & Loguidice dated 03/27/2025.*
 - *Prior to the receipt of a building permit, the applicant shall execute a host-community agreement with the City of Rome.*
1. Board Member Gonzalez made a motion to approve Agenda Item 3 subject to the conditions recommended by the Department of Community and Economic Development It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
 2. **Agenda Item 4:** Subdivision review (final plat) of a request by Florida Dream Homes, LLC for an approximately 18-lot major subdivision of an approximately 150-acre parcel on Ironwood Drive (Tax Map #205.000-1-3.1).
 3. Jeffery Moore, land surveyor for the project and representing the applicant, came forward to present updates to the project, and answer questions from members of the Board.
 4. Board Chair Esposito asked if there were any comments from members of the public.
 5. Jon Capponi, of Forest Lane, came forward to offer comments on the project. He reiterated his opposition to the project, citing concerns regarding traffic volume during construction and associated damage to the roadway.
 6. Frank Anderson, Councilor for the 5th Ward, came forward to speak regarding the project, he reiterated concerns voiced to him by neighboring property owners in the area.
 7. Board Chair Esposito asked if there were any comments from the Department of Community and Economic Development.
 8. Staff Comment: *Our department recommends conditional approval of the proposed final plat. The project complies with all applicable code requirements for use and density, includes landscape planting and stormwater management as provided for by the city code, as well as street lighting which is not currently required by code but was requested by the Planning Board. We have also confirmed that as of the latest drawing revision, the proposed water and sewer system designs and*

specifications are acceptable to the Departments of Engineering, Public Works, and Code Enforcement

Suggested Conditions:

- *Prior to receiving the stamped final plat for filing, the applicant shall provide a letter from the City of Rome Treasurer's Department certifying that any outstanding liens/assessed fees on the property have been addressed to their satisfaction.*
 - *Prior to receiving any permits from the Departments of Engineering, Public Works, or Code Enforcement, the applicant shall file a bond or other acceptable security equal to 100% of project costs with the City of Rome, to be used for any uncompleted site work, infrastructure, plantings, or right-of-way repairs necessitated by construction.*
9. Board Member Gonzalez made a motion to approve Agenda Item 4 subject to the conditions recommended by the Department of Community and Economic Development. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
 10. Board Member Fumarola made a motion to adjourn the meeting. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
 11. The meeting was adjourned at approximately 7:39 PM.