

FINAL
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Monday, 13 May, 2019

I. Call to Order - Chair, Nancy Heatley called the meeting to order at 7:00pm.
Introductions: Howard Beach, Sven Fedorow (Land Use Administrator), Tyler Harwell, Nancy Heatley, Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)
Visitors: Ed Morris, Town Manager; Teena Fuller, Nikita Lenahan, Fred Kowalik - Norwich Solar Technologies, Inc. town project; Carl Wyman, Gary Rapanotti - Sketch Plan Review

II. Agenda Review - 13 May, 2019 - Michael Todd made a motion to move approval of the Minutes of 8 April, 2019 following VI. Sketch Plan Review, seconded by Tyler Harwell. Voted: Unanimously

III. Approval of Meeting Minutes 8 April, 2019. See II.

IV. Comments from Citizens - None

V. Guest Speakers: Troy McBride and Steve Snyder: Norwich Solar Technologies, Inc.

Proposed solar array developments at Transfer Station and Highway Garage properties.

Troy McBride explained the process for the project during the next 45 days before the application is presented to the Public Utilities Commission requesting a Certificate of Public Good. The selectboard signed a non-binding Letter of Intent on Monday, May 6, 2019 to start the 45-day clock ticking. The Planning Commission is next on the list for their approval. Abutters to the properties where the two 500 kW arrays will be sited were notified. The Agency of Natural Resources will review wetlands at both locations, their study will cover environmental issues, and civil engineering, stormwater and esthetics will also be on the list. Public Citizens will also have an opportunity to respond. This will be a net-metered project on town-owned property, power will be locally produced and will go to Green Mountain Power.

At the garage the town currently leases a small parcel of land to an abutter and another abutter has a water and electric easement close to the proposed array, these will be reviewed and the distance for setback from the Black River.

The Revised Regional Plan will also be reviewed although it has not yet been approved by Weathersfield. Both properties are completely screened from the highways, and there are no scenic issues.

Property owners Fred Kowalik and his wife, Nikita Lenahan said they agree with the project but voiced concerns about drainage issues. During the flooding from "Irene" the swamp between their property and the Town Transfer Station filled up and overflowed. Their new house is being built further up the slope at the top of their property and they would be looking down on the array. Troy McBride said the properties had not been surveyed but agreed to meet and see if there could be some screening for the array.

Tyler Harwell asked about the time line for the project and was shown a twelve month step-by-step process. Troy McBride said that next spring they would go ahead.

A motion was made by Michael Todd to hold the next Planning Commission meeting at 7pm on Tuesday, May 28, 2019, seconded by Howard Beach. Voted: Unanimously

VI. Sketch Plan Review:

Address:	24 Cemetery Road
Total parcels:	4
Zoning district:	Highway Commercial (HC)
Applicable Bylaws:	6.10.7, Agricultural Zoning 320.7, Protection of Farm Land

Owner Carl Wyman applied for a Sketch Plan Review prepared by surveyor Gary Rapanotti for the above property. The Planning Commission first reviewed the Sketch Plan on December 9, 2013 and a Subdivision Plan was approved on June 20, 2017 showing 4 lots on a total acreage of 4.65 acres. Lot I has been developed.

Carl Wyman would like to sell Lots 2, 3, and 4 and even though there was no change on several items on the original check list (dated 2013) Chair, Nancy Heatley said the Commission should start again and read through the list of "Facts pertaining to this proposed subdivision" (Items 1 - 30)

The State approved the new road into the subdivision with an emergency turn-around (hammerhead) at lot 3.

The Stormwater Management Plan will be done. Paul Tillman asked Carl Wyman to speak to Town Manager, Ed Morris regarding water delivery and usage and would like to see the proposed amount.

A motion was made by Michael Todd to waive subdivision regulation 370.10 requirement for Carl Wyman #11.1913 as of May 13, 2019, seconded by Howard Beach. Voted: Unanimously.
This access will be considered a new road and will need a name.

Michael Todd made a motion to table the Minutes of April 8, 2019 until May 28, 2019, seconded by Howard Beach. Voted: Unanimously.

IX. Adjourn

A motion to adjourn was made by Paul Tillman at 9.02pm, seconded by Michael Todd. Voted: Unanimously