

FINAL
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Monday, 9 December, 2019

I. Call to Order by Vice-Chair, Paul Tillman at 7pm
Planning Commission: Howard Beach, Sven Fedorow (Land Use Administrator), Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)

Visitors: Fred Kowalik, Nikita Lenahan (Residents)

II. Agenda Review - 9 December, 2019 - No changes

III. Comments from Citizens - None

IV. Approval of Meeting Minutes - 25 November, 2019

A motion was made by Howard Beach to approve the Minutes of 25 November, 2019, seconded by Michael Todd. Voted: Unanimously

V. Proposed 500kW solar project: 1465 Route 106/Walters, Developer: Green Lantern Solar

A site visit took place at the proposed site, 1465 Route 106 in Perkinsville, on Wednesday, 4 December, 2019 at 8:30am. Present were: Howard Beach, Sven Fedorow, Tyler Harwell, Julia Lloyd Wright; Ralph Meima, Green Lantern Solar.

The group reviewed the stakes for the anticipated project site. Ralph Meima pointed out a line of trees and a stone wall to the south of the array; Green Lantern plans to remove both. There is an environmental study to be undertaken as trees in the area could be active roosts for the endangered Long-Eared Bat.

There were visible deer tracks present, plus coyote and snowshoe hare.

Vehicles could be seen on Route 106. Residences could be observed on the west side of Route 106 and one residence to the south.

On Monday night Paul Tillman said that Green Lantern is seeking a "Preferred Site Letter" from the Planning Commission to include with the application for a Certificate of Public Good from the PUC (Public Utility Commission).

Sven Fedorow mentioned the Class II wetland buffer and the array location on Prime Ag Soil, he also included the visibility from Route 106 of three residences and the Village of Perkinsville area. Michael Todd added concerns for moving the stone wall and a possible Right-of-Way in the vicinity, he said it was "busy" with deer and not a preferred site. Fred Kowalik added his concern that people who own it don't live there and they don't have to look at it. Paul Tillman said he concurred but you have to look at both sides.

Howard Beach spoke about overloading with the number of sites on that side of town and about research with regard to the effect of negative fields of ag. soils.

There was a discussion on who gets solar and the expensive subsidies by the State to reach the goal of 90 percent renewable energy by 2050.

Sven Fedorow said if you don't get a Preferred Site Letter it's not the end of the project but preferred sites are brownfields, junkyards.

A motion was made by Howard Beach to instruct Sven Fedorow to write a letter conveying the decision that the Planning Commission does not support the Pegasus site for a solar project, seconded by Michael Todd. Voted: Unanimously.

Sven Fedorow will include in the letter reasons reflecting discussions at the meeting.

6. Zoning Bylaw Updates

- (a) Conservation of Natural Resources bylaw
- Riparian Buffers

There was a discussion on vernal pools and the distance required to protect them. Sven Fedorow will have Agency of Natural Resources Atlas maps available for the next meeting on 13 January, 2020.

(b) Changes to zoning map/districts

There was a discussion on why there is “too much green” on the District Zoning map dated 17 September, 2019 and the C10 designation should be changed to RR10 minimum lot size and a new designation for R1 lots to encourage more density.

Howard Beach showed recent aquifer maps of the town where areas should be protected.

Proposals put forward for R1 zoning were: South Mountain Road, Meadow Lane, Lottery Lane, Little Ascutney Road and Piper Road.

Sven Fedorow will ask Jason Rasmussen (Senior Planner at Regional Planning) to upgrade the map with new suggestions and add industrial/commercial.

Michael Todd spoke of the expansion of the three-town tourism (Windsor/West Windsor/Weathersfield) and the need to support business that supports tourism. This will be discussed at the next meeting.

(c) Evaluation of and possible changes to definitions in zoning bylaws. This will be discussed at the next meeting

VII. Bylaw updates - Status spreadsheet review. This will be discussed at the next meeting

VIII. Next Meeting Agenda - 13 January, 2020

Zoning Bylaw updates

(a) Riparian buffers

(b) Changes to zoning map/districts

(c) Evaluation of and possible changes to definitions in zoning bylaws

Bylaw updates - Status spreadsheet review

Fred Kowalik asked if the Commission could include the following on the agenda: Siting solar, cell towers and wind turbines - not in small areas.

IX. Adjourn

A motion was made by Howard Beach to adjourn at 8:58pm, seconded by Michael Todd. Voted: Unanimously