

FINAL
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Monday, 12 August, 2019

I. Call to Order - Chair, Nancy Heatley called the meeting to order at 7pm.
Introductions: Planning Commission: Howard Beach, Sven Fedorow (Land Use Administrator), Tyler Harwell, Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)
Visitors: Nikita Lenahan, Fred Kowalik, Town proposed solar array; Martha Staskus, Vice-President of Development, Norwich Solar Technologies;
Nancy Reed, Doug Reed, Jr., Dillin Reed, Kathy Jo Merlau, Steve Buckingham (Mountain & Valley); Willis Wood, Zoning Board, William Daniels, Weathersfield Police Chief.

Nancy Heatley turned the meeting over to Vice-Chair Paul Tillman

II. Agenda Review - 12 August, 2019

It was agreed to hear comments from Martha Staskus, Vice-President of Development, Norwich Solar Technologies under Item III Comments from Citizens.

Doug Reed made a request to appear on the agenda. It was agreed that he would also be heard under Item III and speak following Martha Staskus.

III. Comments from Citizens

1. Martha Staskus
2. Doug Reed

Martha Staskus brought a copy of the recently completed development application, plus copies of cover sheets and said she had come to answer questions the Planning Commission had regarding progress of the project to install two 500 Kilowatt solar arrays, (One at the Town Garage and the other at the Town Transfer Station) and also inform the Commission of the current time line/procedures.

The development application arrived at the Town Office on 12 August, 2019. The same information was sent to abutting neighbors and submitted to the Public Utility Commission (PUC) where it is deemed "complete" for both installations. There is a "Stay" issue on the Town Garage while Green Mountain Power completes a feasibility study.

The Transfer Station is now in a 30-day comment period. All the State agencies involved with the project will read the application and look at their responsibilities then send their comments to the PUC, the same process applies to any adjoining neighbors. If the town has any comments, these should also be submitted as soon as possible and not left to the last few days. Information can be found on the PUC website and comments filed via mail or e-mail. A guide to the application and check list includes everything to be addressed, Application criteria, depth of the information and an index of issues and the decommissioning plan. The PUC will issue a Certificate of Public Good (CPG) and the Town and Contractor have to wait until the PUC completes reviews of the application and materials.

The project is required to request a State Stormwater Permit but not until the CPG has been issued.

The 30-day count down began on Friday, 8 August and ends on September 9, 2019.

Abutter Fred Kowalik said he didn't have 12 hours a day to go through the 400-page essay but he wanted to see the reports. Paul Tillman said it had started well but there had been frustrations. He had requested a time-line for the project but Martha Staskus said the nature of the projects makes setting a time line difficult. Howard Beach said he understood that the Commission would see reports as it went along and mentioned preliminary screening.

Fred Kowalik said the Agency of Natural Resources report said nothing about their bears, photographs of bears on the adjoining property were filed with the Planning Commission.

Martha Staskus said people with questions or comments should call the agencies sooner rather than later.

Fred Kowalik said he was not against the project but he "wants it done right"

2. Doug Reed

Doug Reed said he had requested to have his name placed on the Agenda for the meeting but it inadvertently had not appeared.

Michael Todd told the Commission that Doug Reed arrived at his business to ask for guidance and was told to come and talk to the Planning Commission to try to resolve the issue. He was told the Planning Commission will listen to you regarding by-laws but the business won't happen in one year. It will take time for input from you and others and he was told you may or may not get what you want.

Paul Tillman said we discuss by-laws and look at other towns by-laws. Drafts are written up and then more drafts it will stay on the agenda but as a by-law.

Doug Reed asked if the by-law could be amended to cover his concerns then he could go out and get a petition signed.

He was told it was not that simple as the Commission had to look at by-laws to see where it would fit in with the Town Plan and they had to look at home-based businesses.

Doug Reed said he handles 400-500 cords of wood a year. He brings wood in then splits it - he has a one ton truck and makes 3 to 4 deliveries a day. Michael Todd said that as he does not own the three properties 'Home Industry' would not apply as he is not living on the site. The Zoning Board sets conditions. Willis Wood, a member of the Zoning Board said they would consider any issues in the community, such as noise, number of feet from abutters, any site plan issues, electricity, pollution, etc.

Michael Todd said that P.19 of the Town By-laws discusses land use and mapping, zoning and expansion of businesses in built up residences. Willis Wood suggested the by-law definitions be renamed.

IV. Approval of Meeting Minutes - 22 July, 2019

A motion was made by Michael Todd, to approve the Minutes of 22 July, 2019, seconded by Nancy Heatley. During discussion Michael Todd withdrew his motion and Nancy Heatley withdrew the second. The Minutes will be on the agenda for the next meeting.

V. Sketch Plan Review:

Address: 482 Skyline Drive

Owners: Allan H. & Jean K. Swanson

Parcel ID: 13-01-02

Acreage: 59.222ac. to be subdivided into:
(1) 50.391ac. & (2) 8.931ac.

No representatives were present. Sven Fedorow said that this is the same property Allan Swanson came before the Commission to subdivide six months ago and nothing has changed. The parcels are separated by a Town Road and the Grand List has the same parcel number. With the road between the parcels it can be considered a separate parcel.

Paul Tillman tabled the item until the next meeting and will warn a hearing for the next 50 days. Sven Fedorow will check the maps and the subdivision check list.

VIII. Next Agenda Meeting - 2 September, 2019

Sketch Plan Review

Draft comments/questions for the Norwich Solar Technologies proposal,
and any questions from Sven Fedorow

Send questions to agencies

Zoning By-law Updates

IX Adjourn

A motion was made by Tyler Harwell to adjourn at 9:15pm, seconded by Howard Beach. Voted: Unanimously.