

Planning Commission
Martin Memorial Hall
5259 Route 5, Ascutney VT
DRAFT of Planning Commission Meeting Minutes
Monday May 11, 2020 7:00PM

Planning Commission Members Present:

Paul Tillman
Michael Todd
Howard Beach
Fred Kowalik
Chris Whidden, Zoning Administrator
Brandon Gulnick, Town Manager

Members Absent: Tyler Harwell

Online attendees: Nikita Lenahan, Julia Lloyd Wright, Ralph Meima from Green Lantern Solar, Scott Buckley from Green Lantern and Brian Walter, land owner for solar project.

1.) Call to Order by Chair, Paul Tillman at 7:00 pm

2.) Agenda Review – May 11, 2020
No changes to agenda

3.) Comments from the Chair and Land Use Administrator:

Paul Tillman handed out packets that included meeting dates, times, phone numbers for all members and remote meeting login information.

May 25th is Memorial Day, no meeting that night.

Michael Todd suggested moving the meeting to Tuesday May, 26th, 2020, all agreed.

Packets did not go out until late due to Chris Whidden having a computer issue. He asked for all members to please give him their mailing address prior to the end of meeting so that he can send them USPS to all members as well.

Fred Kowalik asked when meetings will return to their original format allowing people to attend in person.

Brandon Gulnick discussed the process with the Development and Review teams that the Town has in place and they are working on a process for reopening. Once a solid proposal is created it will go before the Select Board for approval.

47 4.) Comments from Citizens regarding items not on this agenda:

48 No comments

49
50 5.) Green Lantern Solar

51
52 Paul Tillman asked if Green Lantern Solar had any additional information they would
53 like to add from the last meeting. Ralph did not have more to add.

54
55 Howard Beach asked Green Lantern Solar about the wetland area and noted that it
56 appeared that solar panels would be in the wetlands that start behind the tree line from the
57 map they were looking at.

58 Ralph said all proposed panels that were in the wetlands have been moved out of the
59 wetlands and out of the buffer area, however, he did note that fencing would be in the
60 wetland buffer which is allowed.

61
62 Fred Kowalik asked how tall the poles were that were erected in the proposed site and
63 how high the highest point of the panels would be?

64 Ralph said the poles that are currently in the field are 8 feet tall and the highest point of
65 the panels would not be more than 8 feet tall.

66
67 Michael Todd suggested offering a conditional preferred site letter to make sure certain
68 issues were addressed.

69
70 Paul Tillman to work with Chris Whidden to draft a letter and send to Green Lantern
71 Solar for them to review prior to the meeting on 5/26/20.

72
73 Paul Tillman asked Julia Lloyd Wright if she had anything to add to this discussion to
74 please email Land Use Administrator.

75
76 Voting on the preferred site letter will be added to the meeting agenda for 5/26/20.

77
78 6.) Approval of Meeting Minutes from April 27, 2020

79 Motion to approve minutes made by Michael Todd

80 2nd by Howard Beach

81 Discussion –

82 change hand to handle on line 30

83 change created to creating line 33

84 change Federo to Fedorow in lines 118 and 121

85
86 Motion amended to “approve minutes with changes as noted.”

87 Vote – unanimous

93
94 7.) Zoning Bylaw Updates:
95

- 96 a. Conservation of Natural Resources bylaw – tabled until next meeting to allow
97 time to review packet and information provided by Chris Whidden to the Planning
98 Commission.
99
- 100 b. Changes to zoning map – tabled for next meeting to allow notes on the map with
101 Chris Whidden to get him up to speed. Paul Tillman will prepare to have a larger
102 map in the meeting room and see if Jason Rasmussen is available to attend.
103
- 104 c. Evaluation of and possible changes to definitions in zoning bylaws –
105 i. Boarding House (tourist home) See Inn/Small motel – there was
106 discussion regarding the definition of a Boarding House and how that
107 differs from Inn/Small Motel. Further research will be done on the
108 Boarding House definition. Chris Whidden to review.
109 ii. Building or Structure Height – Chris Whidden to review.
110 iii. Community Non-Profit – added “and other uses deemed similar by the
111 Zoning Board of Adjustment.”
112 iv. Excessive Noise – added “Section 6.13” for reference.
113 v. Hazardous Materials – Add “Title 49 of the Code of Federal regulations,
114 as amended, and/or those materials regulated pursuant to Title 10, Chapter
115 47, of the Vermont Statutes Annotated, or any other applicable Federal or
116 State regulations.” Add to the end of the definition for reference.
117 vi. Mobile Home Park – added “10 V.S.A § 6201(2)” for reference at the end
118 of the definition.
119 vii. Nonconforming Use – added “24 V.S.A § 4304 (15)” for reference at the
120 end of the definition.
121 viii. Small Enterprise – c.) “Occupies a maximum building area of 800 sq.
122 feet.” Further research and discussion will be had regarding what the
123 Planning Commission wants to see for a small enterprise.
124 ix. Substantial Improvement – “over three years” was added to the definition
125 “Any reconstruction, rehabilitation, addition or other improvement of a
126 structure after the date of adoption of this bylaw, the cost of which, “over
127 three years” or over the period of a common plan of development,
128 cumulatively equals or exceeds 50 percent of the market value of the
129 structure before the “start of construction” of the improvement.
130 x. Top of Bank- Figures 3 and 4 were added for reference (see packet).
131 xi. Variance – Added “See 24 V.S.A §§ 4464 and 4469” to the end of
132 definition for reference.
133
- 134 d. Status spreadsheet review – tabled for next meeting.
135
136
137
138

139 8.) Signing of Ethics documents:

140
141 Fred Kowalik has been sworn in and signed all documents. Will find out if Tyler Harwell
142 has signed all documents.

143
144 9.) Description of the Town Energy Coordinator and their responsibilities – tabled for next
145 meeting.

146
147 Items #7a, 7b and 7d will be added to the top of the agenda for next meeting.

148
149 Michael Todd asked Brandon Gulnick if there are any guidelines regarding attendance.
150 Brandon Gulnick did a quick search and found some State guidelines regarding members
151 needing to attend at least 70% of meetings, however, he was going to research a little
152 further and review if the Town had any documented guidelines in place.

153
154 10.) Motion to adjourn made by Howard Beach
155 2nd by Michael Todd
156 No discussion
157 Vote – unanimous
158 Meeting adjourned at 8:59 pm

159
160 Next Planning Commission Meeting is schedule for Tuesday May 26, 2020 at 7:00 pm at Martin
161 Memorial Hall.

162
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164
165
166
167 Respectfully,
168 Chauncie Tillman
169 Recording Secretary