

FINAL  
TOWN OF WEATHERSFIELD, VERMONT  
MINUTES OF PLANNING COMMISSION MEETING  
Monday, 10 June, 2019

I. Call to Order - Vice-Chair, Paul Tillman called the meeting to order at 7:49pm.  
Introductions: Howard Beach, Sven Fedorow (Land Use Administrator), Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)  
Visitors: Public Hearing, Final Plat Approval: Carl Wyman and surveyor Gary Rapanotti.  
Town solar project: Nikita Lenahan and Fred Kowalik; Norwich Solar Technologies, Inc., Steve Snyder

II. Agenda Review - 10 June, 2019 - Michael Todd made a motion to move Item V. Public Hearing, Final Plat Approval to the first item on the agenda, after Agenda Review, seconded by Howard Beach. Voted: Unanimously. Michel Todd made a motion to move Item VI. Continuation of discussion - Solar developments - Norwich Solar Technologies, Inc. following Item V., seconded by Howard Beach. Voted: Unanimously.

V. Public Hearing - Final Plat Approval

Vice-Chair Paul Tillman opened the hearing at 7:50pm. He read the Notice of Public Hearing in accordance with 24 V.S.A. s/s 4463 & 4464(a)(1), and the Town of Weathersfield Subdivision Regulations and the Planning Commission to hold a public hearing to consider the subdivision application and final plat for this project:

Carl Wyman at 24 Cemetery Road (Parcel #5A0141) to subdivide existing 4.66 acre parcel into 4 (four) parcels measuring 1.35 acres, 1.10 acres, 1.16 acres and 1.04 acres, all located within the Highway Commercial district.

The commission reviewed the recommendations which were previously discussed and required in preparation of the final plat. These have now been complied with, plus a letter received from Town Manager, Ed Morris approving final water volume from Ascutney Fire District II. A new name has been assigned for road in the subdivision "Harvest Park Road", and the final plat needs to be signed by surveyor Gary Rapanotti.

The hearing was closed at 8:03pm.

Michael Todd made a motion to approve the subdivision by Carl Wyman for (Parcel # 5A0141) to subdivide 4.6 acres of highway commercial land, seconded by Howard Beach. Voted: Unanimously.

VI. Continuation of discussion - Solar developments - Norwich Solar Technologies, Inc. (Proposed solar array developments at Transfer Station and Highway Garage properties.)

Property owner Nikita Lenahan, who abuts the Transfer Station on Route 106, told the commission that she has been in contact with attorneys regarding various concerns she has with the proposed project and said she has not received a Letter of Intent. Fred Kowalik (Mrs. Lenahan's husband) said the town array is to go there and they have a problem not being told about it.

Steve Snyder (Representative for Norwich Solar Technologies) said that nothing is binding and they are not ready to issue a Letter of Intent, the project is in preliminary stages and there is no 45 day notice, no site survey and nothing to report at this time.

At a Planning Commission Meeting on May 28, 2019 Christian Huebner, (the Lenahan/Kowalik abutting neighbor on Route 106) said he "received a Letter of Intent for his project and was planning the installation of a five acre site by Norwich Solar Technologies, they were not that far along with negotiations and he was not seeking approval for a 'Preferred Site' with the town."

At that same meeting a motion was made and approved by the Commission to draft a letter to the Public Utilities Commission stating approval for a "Preferred Site" for solar for the Town Transfer Station, with conditions.

Paul Tillman asked Steve Snyder about a time line for the project but the company is waiting for a report from the plant biologists who send their reports to the State so it could be a year before they receive a Certificate of Public Good.

Fred Kowalik said they are “trying to protect themselves” Michel Todd told them that the “Town was in the driver’s seat.” Paul Tillman assured the landowners that the town is trying to work with them and he is interested in the reports. He suggested that the landowners keep their documentation and write it down.

III. Approval of Minutes - 28 May, 2019

A motion was made by Michael Todd to approve the Minutes of 28 May 2019, seconded by Howard Beach. Voted: Unanimously

IV. Comments from Citizens - None

X. Adjourn

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