

FINAL  
TOWN OF WEATHERSFIELD, VERMONT  
MINUTES OF PLANNING COMMISSION MEETING  
Monday, 28 May, 2019

I. Call to Order - Vice-Chair, Paul Tillman called the meeting to order at 7:04pm.  
Introductions: Howard Beach, Sven Fedorow (Land Use Administrator), Tyler Harwell, Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)  
Visitors: Ed Morris, Town Manager; Town solar project: Christian Huebner, Nikita Lenahan, Fred Kowalik; Troy McBride and Steve Snyder, Norwich Solar Technologies, Inc.

II. Agenda Review - 28 May, 2019 - Michael Todd made a motion to move approval of the Minutes of 8 April, 2019 and 13 May, 2019 following item VI. Petition to Amend Weathersfield Zoning Bylaws - "Processing of Agricultural/Forestry Products" seconded by Tyler Harwell. Voted: Unanimously

IV. Comments from Citizens - None

V. Continuation of discussion - Solar developments - Norwich Solar Technologies, Inc.

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

Michael Todd said that the Planning Commission needs to draft a letter to the Public Utilities Commission stating they approve of the two "Preferred Sites" but that this does not mean automatic approval for future sites.

Cristian Huebner who also lives on Route 106 said he 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.

A motion was made by Michael Todd to draft a letter for a "Preferred Site" for solar at the Town Transfer Station on Route 106 with conditions, seconded by Tyler Harwell.

Voted: Unanimously

There are two concerns to be addressed by abutting property owners Nikita Lenahan and Fred Kowalik, one is visual and the other is run off from storm water.

Town Manager Ed Morris and Land Use Administrator Sven Fedorow planned to visit the Lenahan/Kowalik property on Wednesday, 29 May, 2019 to review visibility of the proposed solar site from their new proposed house site and to look at water runoff. Mrs. Lenahan said she supports the town proposal but she wants to make sure she is not losing her dream — a new house for her children and grandchildren.

Ed Morris and Sven Fedorow will also visit the second Town solar site at the Highway Garage on Stoughton Pond Road. Highway Crew Chief Ray Stapleton spoke to abutting neighbors Richard and Bonnie Butler who currently have a lease with the town for a small parcel of land and the Butlers are OK with the solar plan if their lease is OK and the easement is open and active.

A Motion was made by Tyler Harwell to recommend the selectboard to submit a letter to the Public Utilities Commission with approval of the Town Garage site on Stoughton Pond Road as a "Preferred Site" for a 500kW solar array, seconded by Michael Todd. Voted: Unanimously.

VI. Petition to Amend Weathersfield Zoning Bylaws - "Processing of Agriculture/Forestry Products"

A petition from Douglas Reed to amend Weathersfield Zoning Bylaws was received by the Town on 15 May, 2019 requesting:

I. The following shall be added to Section 4.32(e) as a Permitted Principal Use in a Conservation (C-10) District:

Processing of Agricultural/Forestry Production (see definitions)

II. The following shall be added to Section 8 Definitions:

Processing of Agricultural/Forestry Products: The primary processing of agricultural and forestry products of commercial value whether the processing occurs at the site where the product was harvested or at a site that is not the harvest site.

During discussion Ed Morris said that this is not in compliance with the Town Plan and recommended not adopting it.

An amended bylaw was received by the town from Douglas Reed's attorney (Barry Polidor) who suggested a couple of "technical corrections" with no changes to be made by the Town Planning Commission. It was suggested that the Town wait until a decision is handed down by the E-Court in Woodstock and that Sven Fedorow will write a three paragraph opinion of disagreement.

III. Approval of Minutes - 8 April, 2019 and 13 May, 2019

A motion was made by Michael Todd to approve the Minutes of 8 April, 2019, seconded by Howard Beach. Voted: Unanimously

A motion was made by Michael Todd to approve the Minutes of 13 May, 2019, seconded by Howard Beach. Voted: Unanimously

VIII. Adjourn

A motion was made by Howard Beach to adjourn at 9:02pm, seconded by Michael Todd. Voted: Unanimously

IX. Adjourn

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