

FINAL
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Monday, 25 March, 2019

I. Call to Order - Chair, Nancy Heatley called the meeting to order at 7:04pm.
Introductions: Howard Beach, Sven Fedorow (Land Use Administrator), Tyler Harwell, Nancy Heatley, Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)
Visitors: Annette Smith, Executive Director, Vermonters for a Clean Environment, Inc., Danby, VT; Jason Rasmussen, Senior Planner, Southern Windsor County Regional Planning Commission (SWCRPC); Daniel Dobson Brookline, VT Planning Commission; Tom Pryzby, Windsor Planning Commission; Chris Lamonina, Sales Developer, Aegis, Claremont, NH; Pat Psholka and Grant Reynolds, Tinmouth Planning Commission; Joel Stettenheim and Steve Snyder, Norwich Solar Technologies.

II. Agenda Review - 25 March, 2019 - no change

III. Guest speaker, Annette Smith, Vermonters for Clean Environment (VCE)
Annette Smith, Director of Vermonters for a Clean Environment, Danby Planning Commission and Rutland Regional Planning Commission was invited to join the Weathersfield Planning Commission in discussions related to solar development, Enhanced Regional Energy Plans and how the Public Utility Commission is involved. Annette Smith is also Vice-Chair of the Regional Committee tasked with review of Act 250 and Section 248 applications and has assisted citizens and towns with matters before the Public Utility Commission since 2009.
Sven Fedorow presented four questions for discussion regarding the Town's approach to their own report on the Enhanced Energy Plan: Benefit of adopting the Plan, or down side; Concerns from residents or town projects; Pathway to a multi-town or regional consensus in addressing current approach taken by the PUC; and has Annette Smith encountered or identified towns which have been effective in managing applications for solar/wind before the PUC.

The Commission reviewed a handout compiled by Vermonters for a Clean Environment on Enhanced Energy Planning, what to do and what not to do. This includes Windsor County towns and the status of their own reports. Weathersfield is still discussing how to proceed with their own draft. All Regional Planning Commissions are now approved to certify compliance of Municipal Enhanced Energy Plans.
The town is not required to approve an Enhanced Energy Plan but by moving forward with selected sites for renewable energy it could save/protect certain town areas. There was discussion on the incentive to do an Enhanced Energy Plan re "Due Consideration" vs. "Substantial Deference" at the PUC for energy siting only.
The Town Plan would be taken into consideration for solar planning (yet to be discussed by the Planning Commission).

Leased land for solar sites and decommissioning were also discussed. During discussion it was suggested that local planners should work together and look at preferred sites including landfills and brownfields. Jason Rasmussen warned that Energy Plans have changed and there is more stuff involved.

To view the Green Mountain Power (GMP) solar map for Weathersfield showing current siting for three-phase electric power and households that already have solar installations (grid-tied) interconnecting with GMP go to: gmp.maps.arcgis.com. The same site also shows that Weathersfield has at least a 20 percent transformer capacity remaining.

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

The agenda for March 25, 2019 will resume at the next meeting on April 8, 2019.

- IV. Approval of Meeting Minutes - 11 March, 2019 and 25 March, 2019
- V. Comments from Citizens -
- VI. Ethics and Conflict of Interest Policy
Review policies (provided by e-mail, physical copies available upon request) and sign acknowledgement
(included in packet)
- VII. Zoning Bylaw Updates
 - (a) Minimum lot size bylaw
 - (b) Conservation of Natural Resources bylaw
 - Agricultural Zoning
 - Places having unique ecological interest or value
 - Connecticut River
 - Pond construction
 - Steep slopes and high elevation
 - Streambank conservation
 - Wetlands
 - Damaged structures
- VIII. Proposals for next meeting agenda
- IX. Adjourn