

**PC Members:** Rob Litch, Chair, Benj Putnam, V.Chair, Dan Monger, and Pat Palmer

Absent: Francie Caccavo, Angie Dunbar

**PC Staff:** Dave Wetmore

**Visitors:** John Madden

**ORIGINAL**

Rob called the meeting to order at 7:05 PM, and handed the meeting over to Benj Putnam. Dave Wetmore took minutes. The agenda was posted.

**I. Adjustments to Agenda:**

1. **Adjustments- none**
2. **Visitors' Business:**

John Madden- Distributed information regarding Town Plan development.

**II. PC BUSINESS**

1. **Town Plan amendments-** Based on amendment agreed to by PC members in January, Dave sent the text file to Brandy with the Boards edits. The draft document presented tonight includes those edits.

Benj- Shared that he reviewed the PSB decision for the solar project that was denied in Bennington. The Bennington decision cited a clear rural standard that led to denial. The difference between the Bennington decision and Rutland is that the proposed Rutland solar project was in a commercial area. Based on his review, Benj suggested the edits outlined below ("suggested changes to 2/15/2015 draft of Town Plan"). PC notes that there is no page #6. PC reviewed Benj's suggestions and made the underlined comments.

Page 15, first bullet point ("Noise"): Insert "70" for decibel level. PC discussed and decided to specifically state that a maximum of 70 dB between the hours of 8:00 AM and 5:00 PM Monday through Friday. The maximum shall be 50 dB at all other times.

Page 18, second-to-last paragraph, third line from the bottom: Insert "Town Meetings" after the words "public hearings". PC agreed to change

Page 21, last paragraph: change "sited and designed" to "sited, designed, and sized". PC agreed to change. PC discussed further whether to include a maximum project size. PC understands that the Selectboard wants this and based on the survey results there is greater support for smaller scaled (5acre) solar projects. Board agreed to leave out maximum size requirement.

Page 32, first paragraph, first sentence: revise to read "This plan sets forth the following policies and restrictions to conform future land use and development in New Haven to the goals and policies of this plan". PC agreed to change.

Page 32, second paragraph, first sentence: replace "guidelines for" with "restrictions on". PC agreed to change.

Page 32, second paragraph, second sentence: delete this sentence altogether. PC agreed to change.

*Page 33, last paragraph (continues onto page 34):* delete the paragraph and replace with the following two paragraphs: PC agreed to change.

**“Development.** The Rural Planning Area includes most of the town’s productive agricultural land. All available and feasible means should be used to preserve prime agricultural farmland and limit development that is out of character with the traditional landscape. For example, large-scale, fragmentary, and sprawling development in this area shall be prohibited. Commercial and industrial development shall be prohibited with the exception of agricultural uses and appropriately sized and located home businesses and home occupations. Over all, density of development must remain low, with any additional non-farm residences carefully sited to minimize impacts on quality farmland and scenic and natural resources.

Specific design standards shall apply to new development in the Rural Planning Area in recognition of the existence of a concentration of agricultural and forest lands and to protect the extraordinary scenic resources such lands and uses provide. Any use in the Rural Planning Area, including single family dwellings, shall require approval under those regulatory guidelines. Development in this area cannot be sited in prominently visible locations on hillsides or ridgelines, shall utilize earth tone colors and non-reflective materials on exterior surfaces of all structures, and must minimize clearing of natural vegetation.”

[Note that the second proposed paragraph is taken verbatim from the Bennington Town Plan that was cited favorably by the Public Service Board in the recent Chelsea Solar case].

*Page 34, last paragraph:* the phrase “together with the significant include of Route 7 at its intersection with the railroad tracks” does not make sense and should be reworded. PC noted this should be “incline” rather than “include”. PC agreed to change.

Page 35- PC agreed to change “should” to “will”

John- commented that people don’t come to VT to view solar panels. It negatively effects the tourism industry. John noted that he does not like the wording on page 32, paragraph #2. He then discussed at length his interpretation of § 4382(a)(2) and 4417(a)(1).

PC- Board asked Dave to work w/Brandy to get these changes included in the final draft. Then the Board discussed adoption procedures. A report will need to be drafted for Board review next meeting. PC asked Dave to draft report. The goal is to have a final draft next meeting.

**Land Use Map-** PC agreed that North-South Highway should be included. PC has agreed to reduce the size of the planning areas, specifically the Business Planning Areas. Dave shared his thoughts/ suggestions to Planning Areas map. Dave will review statute to make sure all elements of the Land Use Map are included. Board agreed to Dave’s suggestions to #1, 3, and #4 areas as identified on attached map. New Haven Village Center Planning Area, New Haven Mills Village Planning Area and Rural Planning will remain the same or expanded as Business Planning Area is reduced. Business Planning Area will be reduced to mirror the ZD map except as noted above.

- 2. **Bylaw update-** No action
- 3. **Energy updates-** No new application
- 4. **PC Clerk-** PC has not had any responses to Newsletter notice

**III. REVIEW OF MINUTES**

- 1. **1/11/2016-** Pat to approve as presented, Rob 2nds. 4-yes, 0-no

**IV. CORRESPONDENCE-** PC reviewed:

- 1. Solar Siting Task Force report
- 2. Duboise and King- VT Railway Culvert project, wetland application
- 3. PC Clerk- advertisement notices
- 4. ACRPC February Newsletter
- 5. NH Selectboard letter to VTrans (attn. Chris Cole)
- 6. "Fellow Vermonter" – John Madden
- 7. Late Planning Survey returned
- 8. John Madden packet regarding legality of zoning changes, Horn and Dupoise

**V. OTHER - NEXT MEETING-** Next meeting of the PC is scheduled for April 11, 2016

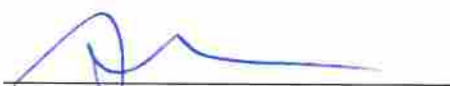
- Review final Town Plan draft

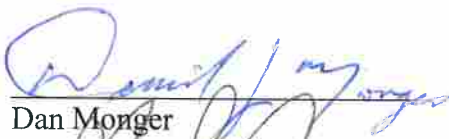
**VI. ADJOURNMENT**

Pat moved to adjourn at 9:00 PM, Dan 2nds. Approved, 4 yes, 0 no.

Approved on: \_\_\_\_\_

  
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Rob Litch

  
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Benj Putnam

  
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Dan Monger

  
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Pat Palmer