

Present: Francie Caccavo, co-chair, Rod Case, Angie Dunbar, Benjamin Putnam, and Jim Walsh

Absent: Pat Palmer, Rob Litch

Visitors: Jessica Whitney, Dale Hastings, Dave Wetmore,

Meeting Notes:

Francie, called meeting to order at 7:00 PM. Dave Wetmore took minutes. The agenda was posted and it is attached.

**I. VISITORS BUSINESS:**

- a. **Jessica Whitney and Dale Hastings-** Jess and Dale are here to express their concern regarding the Meshna solar project to be located on their south boundary. As proposed it will be located approx. 75-ft from their home. This is a commercial project that is proposed to be located in a residential area. They have sent a letter to the PSB expressing their concerns and cc'd our legislative delegation. Harvey Smith did stop by and will talk w/Brian at Sun Common about their concerns.

Francie-expressed that the Town is seeing more and more of these projects and that the PC plans to respond within the required time. Specifically the Town acknowledges that Act 248 projects are exempt from zoning but that the PC hopes that they will at the very least recognize the Towns adopted setback requirements as a non-residential use and the scenic byway that Ethan Allen Highway is. Dale notes that the landscape will be trashed with all these projects. What is to stop the mass conversion of open land for solar use? Jim stated that he believes that the PSB is not deaf to these concerns, as they must hear these concerns often. Francie expressed that the PC will look closer at this issue and how to effectively respond. Benj suggested that the Board should have an official opinion on these projects. PC and visitors discussed, that based on recent legislative action, most of these projects will not provide positive tax benefit to the Town. However as cooperatives, residents and businesses from other communities will benefit. Dale asked the PCC cc them of any letter concerning the Meshna solar project. They feel they need a voice and they are here to mainly express their frustration with the process and their inability to influence the project.

Francie- Suggests that Hastings needs to speak about their concerns with Meshna. Meshna never approached Hastings about this project and the Dale and Jess don't feel that it would be productive to voice their concerns to Meshna. The PC will work to address their concerns in future bylaws and Town Plan. Our Towns Bylaws and Plan needs to be clear and solid on these projects. Most felt that they are not against this type of project but the location is critical. Clearly there must be areas that are better suited and would have less impact on the neighboring residential uses and viewsheds. Whitney and Hastings leave at 7:35 PM.

**II. REGULAR BUSINESS**

1. **Additions to report to Selectboard regarding Dupoise district change-** Jim Walsh recused himself and left the room for this discussion

**At the 7/14/2014 meeting the PC report to Selectboard did not include two additional attachments. Angie moved to include:**

**a- DHC reporting form and  
b-complete public hearing packet**

**Rod Case, 2nds. Motion carries 4-yes and 0-no- Francie will add attachments to the letter to Selectboard, sign, and submit at the next Selectboard meeting.**

**2. Additions to the PSB letter-** Francie noted that the letter sent to the PSB regarding solar projects in general was cc'd to many including the legislative delegation. Dave and Francie put this together and Dave sent it out last Friday. No changes were made to the letter approved on 7/28/2014, only the cc list. Benj suggest that when letters are written to address specific applications, i.e. Meshna that we cc to the service list identified on the notice.

**3. and 4. PC responses/letters to PSB regarding Meshna and Norris solar projects and solar projects in general.**

Francie- presented draft letters for Board review, but recused herself from the Meshna discussion. As drafted they address PC concerns as the projects relate to the Town Plan and Zoning Bylaws. Meshna letter needs to be responded to by August 17. Jim suggested that a map showing the solar projects placement in reference to property and zoning district boundaries and setbacks could be a good visual attachment to include to PSB. Rod might be able to help with this. Benj supports this approach but again asks, does the Board want to have an official opinion on these projects? The PSB is not setup to take general comments but is capable of responding to specific concerns, i.e. setbacks. Not clear from either application if setback compliance is being met. PC worked to make edits to both Meshna and Norris letter. PC observed that the Norris project is much better located and impacts surrounding neighbors and viewscape from Ethan Allen Highway much less than Meshna.

**Benj moved to approve the Meshna letter as edited. Jim 2nds. All PC members will sign. It will be in the office on Thursday morning. Benj, suggests scanning and sending to him for his signature. Motion carries, 4-yes and 0-no. CC to service list as identified on application notice. Francie recused herself due to a conflict.**

**Norris solar project letter- Francie moved with edits regarding setbacks. Angie 2nds. Motion carries 5-yes and 0-no. Copy to service list as identified on the application notice.**

**5. Horn update-** Recent status conference was held. Judge Walsh is no closer to issuing a decision. Submission dates extended.

**6. Additional Site plan requirements –** Jim will draft additional standards for review, including over shadowing and well head areas for next meeting.

**7. HC amendments-** tabled to next meeting. Dave presented a draft with changes to date.

**8. Signs-** tabled to next meeting. Dave asked the Board to review max signage allowed, presented as 25 sq. ft.

**III.** Executive session- Francie moved to enter executive session for the purpose of discussing personnel issues. Angie 2nds, motion carries 5-yes and 0-no

Angie moved to come out of executive session, Francie 2nds. Motion carries 5-yes and 0-no

Francie- noted that executive session resulted in the following decisions.

1. The PC needs to draft a job description for the Assistant Zoning Administrator position. Dave will share Starksboro's for PC review.
2. Draft a job ad for the position of Board clerk/minute taker.

**IV. MINUTES APPROVAL**

1. Angie moved the public hearing minutes of 7/14/2014 regarding Dupoise change as amended, Francie 2nds. Approved 4-yes and 0-no, Jim abstained
2. Angie moved the regular PC meeting minutes from 7/14/2014, Francie 2nds. Approved 5-yes and 0-no
3. Quorum was not present to approve 7/28/2014 minutes. To be approved next meeting

**V. CORRESPONDENCE**

- a. Reviewed all correspondence as outlined on agenda, attached.

**VI OTHER**

Jim- shared recent DRB minutes DRB regarding the Horn/Malcolm request on Rte.7.

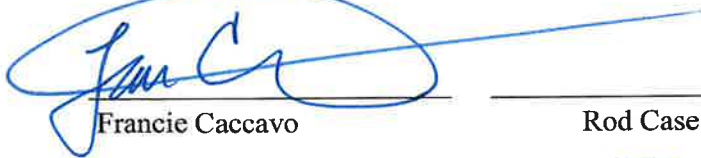
Next meeting - September 8, 2014

Agenda- TBD

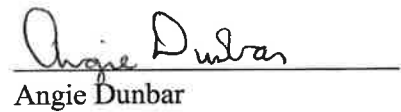
**VII Adjournment**

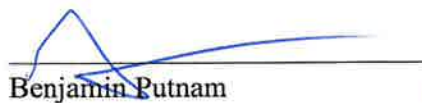
Rod moved to adjourn at 9:10 PM, 2<sup>nd</sup> by Benjamin. Motion approved 5-yes and 0-no

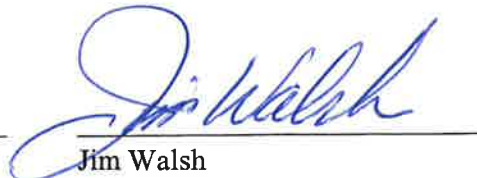
Approved on \_\_\_\_\_

  
Francie Caccavo

\_\_\_\_\_  
Rod Case

  
Angie Dunbar

  
Benjamin Putnam

  
Jim Walsh

