

Present: Francie Caccavo, Jim Walsh, Peter Rothschild, Angela Dunbar, Benj Putnam, Patrick Palmer

Absent: Rob Litch

Visitors: Chris Cadwell, Nathaniel Vandal, Zach Desparto, Ryan Mccue, Chris Bray, Brian Hill, Robert Hill.

Francie called meeting to order at 7:00. Angela Dunbar took minutes. Francie Caccavo typed the minutes. The Agenda was posted and it is attached. Draft copy of revisions to Town Plan, also attached.

I. Call to order

1. No adjustments to agenda
2. No visitor business. John Madden handed Francie Copy of US District Court filing; attached.

II. PC Business

1. Continued Review of Town Plan

Preamble; change *controlled* to *managed* in 3rd paragraph. Remove *and its citizens property values* in paragraph 4. Jim objects to the word "vernacular" and would like to find another descriptor.

Goal 2, Objectives F & G; discussion about changing wording to permit the use of some ag soils. No final resolution to this matter. Benj mentioned tradeoffs, as with the Act 250 permitting process. Would that be appropriate in this situation?

Goal 4, Objective B; change wording to say *Commercial development projects shall not be sited on or near ridgelines that will be visible against the skyline*. Delete Objective M.

Goal 7, Objective B, remove *and neighboring communities*. Objective E; remove *or minimize*. Delete Objective G.

A discussion was initiated regarding proposed "solar parks". In this document it is proposed that the size limit on all solar installations be 10 acres. Angie commented that some people don't want solar farms at all. John Madden mentioned that solar projects are industrial power generators.

Goal 9; Delete Objective B.

Peter Rothschild commented that it is imperative that we identify important view sheds, as referenced in this document several times.

Last sentence of Energy section of TP, change to *in addressing power generation projects, we establish the following electric power generation guidelines:*

Energy Facility Siting Standards, Roof Mounted Solar; delete paragraph below.

Benj suggests adding a diagram that would show proper and improper siting of free standing solar panels on a lot.

There was a discussion about panel power generation and current relationship to lot size.

Group Net Metered Projects; add up to *approximately* 150kW. Delete *from at least 2 sides* in regards to screening. Delete paragraph *To avoid undesirable impacts...*

There was a discussion about Jim's idea of a Solar Park. It was agreed by vote, that this reference should remain in our TP document in the event this type of project would be approved by the Legislature. Francie made the motion, Peter 2nd, 5 in favor, 1 opposed.

300' setback should be from *the center of the road*.

Nathaniel Vandal noted that the calculations regarding acreage on the set-backs appeared to be incorrect.

Benj noted a discrepancy in the 1 mile radius of any solar project to another. See revised document for rewording.

In response to the 10 acre cap as proposed, Nathaniel and Chris were asked and provided information on the projects as they relate to size within the state. They explained that currently there would be no project that was designed to fall into the 10 acre size cap. The state outline projects up to 500 kW and the next level is 2.2MW, which is approximately 20 acres in size. Cost of power at the different sizes was discussed concluding that power pricing begins to match power cost of other generation methods at the 2.2 MW size. Other statistics that were provided by Nathaniel and Chris:

- SPEED program has awarded contracts on 7.2 MW of power this year
- They will award the same next year
- State established the program, power gets sold to PSB and then gets prorated to different electrical carriers.

(I don't understand this, can someone please clarify for the minutes?)

Chris Bray mentioned that the SPEED program, which defines the 2.2MW size has changed the size definition in the past and is likely to change it in the future.

It was concluded that we really need to think about size and set-backs. No resolution. "Local roads" needs to be better defined.

Historic Resources; delete 3rd, 4th and 5th bullets.

9:00 Pat Palmer left the meeting

Additional discussion regarding size and acreage developed, nothing concluded.

III. Review of minutes


- a. October 13, November 10 and December 8 minutes- no action taken

IV. Correspondence- PC will review next meeting

V. 9:15 Meeting adjourned.

Approved on 1/12/2014


Francie Caccavo



Angie Dunbar



Pat Palmer



Benjamin Putnam

Peter Rothschild



Jim Walsh

