

**PC Members:** Francie Caccavo, Co-Chair, Rob Litch, Co-chair; Angie Dunbar, Pat Palmer, Benjamin Putnam, Peter Rothschild, and Jim Walsh

**Absent:**

**PC Staff:** Dave Wetmore

**Visitors:** John Madden, Marie Gordon, Mike Murphy, Bill Snell and R.J. Adler (SunCommon)

Rob called the meeting to order at 7:00 PM. Dave Wetmore took minutes. The agenda was posted.

**I. 1. Adjustments to Agenda:** none

**2. Visitors' Business:**

**R.J. Adler-** Mr. Adler is a solar community organizer for SunCommon. He is here to share information on 2 CSA solar projects proposed in New Haven.

**Gilbert project-** This project is not moving forward. Mr. Adler stressed that due to miscommunication and an internal business decision this project will not be developed. Rob L. asked about the proposed siting, why was it not sited directly west of the Gilbert home? Mr. Adler stated that this was the best site on the Gilbert property, and stressed that SunCommon works very closely with the neighbors to address their concerns. PC noted that this project, as have others, seem to have negative consequences for the neighbors and far less impact to the property owner. Peter R. questions SunCommons business practices toward neighbors. Marie Gordon asked about the need to add a power pole to make the project complete and that a better location would have been behind the Gilberts. Mr. Adler stated CSA projects need to be located less than 500 feet from power.

**Sequin project on South Street-** This is a 150 kW project. Mr. Adler stated that wetland delineation needs to be conducted. The project may not be eligible for a CPG with wetlands present. This will be done in the spring. Jim W. asked whether the proposed location is in the South Street right-of-way? South Street is a 6 rod right-of-way. Mr. Adler did not have that information. SunCommon will return to discuss this project with the PC as it develops.

Marie Gordon and R.J. Adler left at 7:20PM.

**Mike Murphy-** Mike is here to observe the PC as he is interested in one of the positions on the PC Board.

**John Madden-** Shared information regarding the Quechee test and how test would effect the vote results on the Dupoise property. This is presented as John's opinion.

**II. PC BUSINESS**

**1. Bylaw/Town Plan amendments**

**Town Plan amendments-** Peter shared the proposed Town Plan draft amendments. This is a document that he has spearheaded. Brandy has reviewed. Her edits are in red, PC in blue and Peter R. has made comments. PC reviewed the edits and comments.

Pg#1 –Francie raised question on paragraphs 2 and 3. PC agreed by consensus, to leave as presented, both paragraphs.

Pg#2- Objective C- PC discussed biomass and methane as agricultural uses. PC agreed to leave as presented.

D and E- Francie asked if these could be combined. It was agreed that they should be merged. Peter will work to

make edit.

F.- Ok as presented.

G. PC agreed to remove this objective

Goal 4- objective B- Ok as presented.

Goal 7- objective D- remove "small scale". "Support development of ~~small-scale~~ renewable ..."

Objective F- remove "structures and". "Support ... with existing ~~structure and~~ land development ..."

Goal 8- objective C- Ok as presented

Energy Facility Siting Standards- France suggested that this section is out sequence.

Paragraph #1- Ok as presented

#2- Ok as presented

#3- Remove last sentence.

#4 to "Abandonment" section- Ok as presented.

Abandonment- Ok as presented. John expressed concern regarding the abandonment of the smaller arrays.

Access- Ok as presented

Signs- Ok as presented

Lighting- Ok as presented

Codes- Ok as presented

Landscaping and Screening- Peter presented a draft for PC review. PC referred to Peter's draft for their review. "Siting requirements"- PC reviewed Peter's formula for setbacks based on size of array. PC expressed support for the formula but are concerned that the formula may be considered defacto zoning by the PSB. Benj ask how do we address the comments by SunCommon relative to good neighbor practice and the ultimate need to site these projects in the best location?

"Screening requirements"- PC felt that this was too restrictive and needs a formula similar to the one Peter developed for setback from homes. Peter stressed that a small array would not be seen from a distance. This section deals more with larger arrays that have the potential to be highly visible. Peter expressed that important viewsheds need to be identified. PC discussed that this is a difficult task. As John noted all of New Haven is a viewshed. John also reiterated that these are industrial uses.

Solar Park concept- PC is not in agreement what size is acceptable. Jim expressed that 40 acres is too large. PC discussed that if the Plan cites too large a project size that this could be used in support of multiple large projects around Town, rather than just supporting one well sited solar park. Jim suggested that his idea of a solar park would be a site where multiple 150 kW (maybe 10) size projects could be located in an effort to reduce the negative impacts we are presently seeing from scattered CSA projects. Peter and Jim express that the Plan needs to state maximum size and acres. Jim noted again that he could support greater than 300kW but 5MW is way too large and not acceptable. PC surveyed board to see what size would be acceptable. Thoughts ranged from 3-100 acres.

Town Plan discussion concludes- Peter will make edits for PC next meeting.

**Waivers-** No action, will consider next meeting.

**Board Clerk replacement-** No action, will consider next meeting.

**III. REVIEW OF MINUTES**

**1. March 9, 2015-** No action, will consider next meeting.

**IV. CORRESPONDENCE**

PC reviewed:

- a. John Madden-letter dated 3/5/2015
- b. Herald article- Dorset zoning changes
- c. VPA- Community Standards rejected as “defacto zoning”


**V. OTHER - NEXT MEETING**


Next meeting of the PC is scheduled for April 13, 2015.

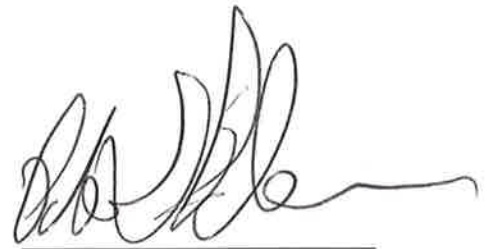
**VI. ADJOURNMENT**

Rob moved to adjourn at 9:30 PM, Benj 2nds. Approved, 7 yes, 0 no.

Approved on: 4/13/15

  
Francie Caccavo

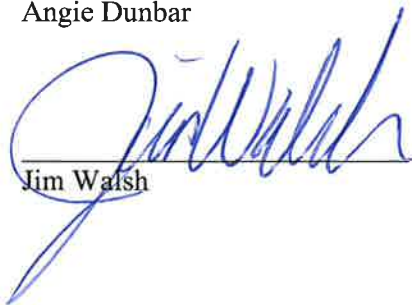
  
Rob Litch

  
Pat Palmer

\_\_\_\_\_  
Angie Dunbar

  
Benjamin Putnam

\_\_\_\_\_  
Peter Rothschild

  
Jim Walsh