

PC Members: Francie Caccavo, Co-chair, Pat Palmer, Benjamin Putnam, Peter Rothschild, and Jim Walsh
Absent: Angie and Rob

Visitors: Suan Smiley, Steve Delphia, Rita Booska, Roger Hamilton, Susan Schaefer, Nathan Vandal and Chris Cadwell (Green Peaks Solar), Rod Viens (GroSolar), Dylan Zwicky (VPIRG), Derek Moretz (Encore Redevelopment), John Madden, Jessica Edgerly (Sun Common) and Doug Tolles

PC Staff: Dave Wetmore,

Meeting minutes:

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

- I. **1. Adjustments to Agenda-** Francie noted that Jessica Edgerly was coming tonight to introduce Sun Common project on Hamilton property. Roger Hamilton suggested that he understood that Jessica was coming on 12/5. Appears to be some miscommunication. PC suggested that if Jessica attends she could be heard during “correspondence”.
2. **VISITORS BUSINESS:** Francie asked all present to introduce themselves.

Roger Hamilton- Asked about the Sun Common project on his property? Francie explained her understanding. Seems odd that the owner of the property is not in the loop. Steve Delphia and Rita Booska expressed that they had been contacted by Jessica. They had not agreed to anything and had not seen any proposal/paperwork.

II. PC BUSINESS

New/Old

Review of draft amendments to Town Plan- Francie began by sharing the history and process to date and asked Peter to lead the review.

Peter R.- began by stating that definition are critical/paramount to the success of the proposed amendments. Jim W. noted that in no way should these changes be considered an addendum. These amendments are changes to the Town Plan and should be incorporated in the Town Plan. Francie asked how the PC felt about how the amendments would be presented. It was decided to incorporate into and amended Town Plan.

PC considered the proposed amendments prepared by the work group and Francie’s work to incorporate into existing Town Plan. Jim went one step further and had suggested edits incorporated. For ease of review, Dave numbered/lettered the bullets.

1. **“Preface”- ok as presented**
2. **Objectives – need to include data/acreage regarding prime and statewide important soils. Ok as presented.**
3. **Goals-**
 - a. Should be added to existing TP goal #2. Benj. suggest that some of these are goals and some are standards and they should be presented that way. Goals should be supported by standards.
 - b. Francie has incorporated in existing goals #1 and #7.

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- c. This is a goal; add to existing goal #7.
 - d. This is a goal; add to existing goal #7.
 - e. Remove
 - f. This is a goal; add to existing goal #7.
 - g. Broaden to include any renewable energy facility. This is a standard.
 - h. Remove
 - i. This is a goal; add to existing goal #7.
 - j. Remove
 - k. Add to exiting goal #4. These areas need to be identified and mapped.
 - l. Benj. suggest this is a siting standard in energy section.
 - m. This is a goal; add to existing goal #7. Need to explore the feasibility of this.
 - n. Remove
 - o. Qualitative- hard to measure. Need to thinks about this.
 - p. What benefits are being considered? Tax, direct benefit to Town. OK as drafted.
- 4. **“Solar Facility Siting Standards”**- change title to **“Energy Generation Facility Siting Standards”**- OK as drafted.
 - 5. **General Solar Facility Siting and Development**- section OK as drafted. PC felt that the Statute citing are boring but important. Educational but has no legal effect.
 - 6. **New Haven Standards Regarding Energy Facilities**- Francie suggested that “project applications procedures” should be added here.

Purpose- Ok as drafted

Policies-

- a. Remove-redundant
 - b. Nathan questions how restrictive would this policy be? How would this apply to solar? PC will look closer at this as both prime and statewide important soils would severely limit any energy development in New Haven. Dave noted that this would in effect limit all forms of development. PC will look at other soil guidelines that would not be so restrictive.
 - c. Development in wetland is all but impossible. PC agreed, discouraging the development of forest and wetlands is important.
 - d. This suggests a process for all solar installations. PC discussed that some projects (depending on size), the Town is not notified. Further, limiting the size of a net metering project would keep businesses with large electrical needs from developing large solar net metering installations.
 - e. Remove
 - f. Need to develop a scenic overlay district. Francie cites that Jerry Smiley had done a tremendous amount of work on this. Peter states this is a critical piece.
 - g. Remove
 - h. Remove- all solar projects must comply with Stormwater and Erosion Control.
 - i. Ok as drafted
 - j. Remove
- 7. **General Requirements for Energy Projects According to Project Scope**
 - a. OK as drafted- remove “all land use districts”
 - b. PC edits
 - c. Ok as edited
 - d. As a work group there was not agreement on how to limit size of facility. Some noted that with time the technology will allow for power production to increase within the same acreage. Height was not taken into consideration and height could become an issue. PC members felt that limiting facilities based on acreage is better than by KWs.
 - e. See d. above
 - f. Remove
- 8. **Requirements for Roof-Mounted Installations**

- a. Ok as drafted
- b. Ok as drafted

9. Siting Requirements for Individual Free-Standing

- a. Need to think about this more. Some feel that citing specific setbacks is not appropriate in the Town Plan. PC discussed current required setback provisions. Some visitors expressed that the setbacks expressed would be very limiting.

Francie moved to continue review at the December meeting, Pat 2nds. Moved 5-yes and 0-no.

Benj. suggested that the amendment draft should be posted on website. PC felt it is a work in progress and if asked it can be made available to them but not on website.

III. MINUTES APPROVAL

1. 10/13/2014 minutes. To be approved next meeting
2. 11/10/2014 minutes. To be approved next meeting

IV. CORRESPONDENCE PC reviewed correspondence including:

- Next Generation Solar Farm, Field Days Road- notice of petition dated 11/7/2014
- E-mail correspondence from ACRPC/ Adam Lougee
- E-mail correspondence from Jessica Edgerly to Francie dated 11/20/2014- Hamilton Solar

Jessica- Represents SunCommon and shared the plans noted above for the Hamilton property. 150 KW array would be sited in the NW portion of the property. SunCommon plans to submit application very soon. They have discussed plans with Booska and Delphia. Francie shared that the neighbors were not as positive about the project as Jessica believes. Jessica asked that the PC keep her in the loop regarding the Town Plan amendments. PC agreed to send draft with edits discussed tonight to anyone interested.

- E-mail correspondence from Dean Percival to Francie dated 11/21/2014

V. OTHER

- Francie- expressed an interest in conducting a site visit to the Next Generation site. Dave stated that this should be coordinated with the Selectboard. Chris C. asked how this process would work? Some expressed concern about the cap in the Town Plan but that other issues could be discussed. Chris and Nathan really want to resolve as many of the Towns concerns as possible before submitting application. Francie and Susan Schaefer will coordinate site visit with Selectboard.
- Regular Meeting –December 8, 2014

VI. Adjournment

Pat moved to adjourn at 9:50 PM, 2nd by Benjamin. Motion approved 5-yes and 0-no

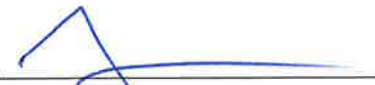
Approved on 12/8/14



Francie Caccavo



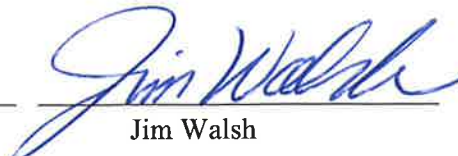
Pat Palmer



Benjamin Putnam



Peter Rothschild



Jim Walsh