

PC Members: Benj Putnam, V.Chair, Francie Caccavo, Angie Dunbar, Dan Monger, and Pat Palmer

Absent: **PC Staff: Dave Wetmore**

Visitors: John Madden,

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

I. Adjustments to Agenda:

1. none

2. Visitors' Business:

John Madden- over the course of the meeting John submitted 3 documents for PC review,

- a) Quechee test
- b) Solar roof top projects
- c) Electromagnetic field information

II. PC BUSINESS

1. Norris Solar projects update-

Benj reported on his conversation w/Cindy, specifically the 3 Norris solar projects on west side of Rte.7. Cindy is raising the issue that at least the two solar arrays with addresses off Campground Road, seem to be clustered as one 300kW solar project. If that is the case it may be a deliberate attempt to circumvent the review process. They appear to be all separate and owned by different entities. When Peter Norris Jr. attended the PC meeting in March he was clear to state that he did not own the projects but rather was just leasing the land to the developer. Francie noted that she has a conflict with one of the Norris projects as her Dad bought one of them. PC discussed PSB rules regarding limited review for 150 kW projects. Benj will let Cindy know that when the PC reviewed they were not presented as one clustered/adjacent project. The PC further noted that applications do not clearly state on what parcel the projects are located and don't consider that a subdivision exists where multiple lots are owned by one individual. John distributed his Quechee test information.

2. Town Plan survey and forum planning-

PC reported that attendees seemed pleased with the productive discussion. Dan agreed but express concern with the Serria Clubs efforts to take over the forum. Benj felt this was an attempt to motivate their groups resident population in New Haven. In the end it did not seem to be an issue, but Dan suggested that it could have been different. PC felt that Mary Jane did a good job of stating the purpose of the forum and who could participate, in her opening remarks. John noted that it is VT and New Haven tradition that non-residents are restricted from participation without agreement of the resident body.

3. Review Survey

PC discussed how to incorporate forum participant's input into Town Plan draft. PC thought that Francie's summary was a good start. Forum and survey results are not scientific. Kathy did take pictures

and Francie has them. Survey deadline in November 23rd and results will be tallied for next months meeting. Forum results should be analyzed for December meeting as well. Francie will tabulate survey results for December. John asked to be informed of the survey results. Dan noted that he was pleasantly surprised that forum participants did not feel the highway commercial district should be increased. There seemed to be a lot of support for agriculture and the agricultural industry. PC agreed that while residents have included their names, the survey results will be anonymous.

PC briefly discussed ACRPC siting standard and weighed the standard against the one drafted by Peter. Dan asked if there had been any solar projects sited in Woodstock since they adopted their siting standard? That information was not known.

4. Bylaw update

Dave included this item as it remains important to finish the amendments to the HC district and signs. Dave expressed some frustration with the existing bylaws. In some ways they are not meeting the needs for businesses in this district and in other ways they open up the community for projects that are not in character with most folks vision of New Haven. The Bylaw draft is mostly complete and suggests that PC is close to having a draft that is ready for adoption process. PC agreed and will reassess status of Bylaw draft at January meeting, but it is the Town Plan that needs PC focus. Benj expressed that it needs to be a cohesive document. John noted that New Haven is not Shelburne and that we need to keep signage in scale with the character of New Haven. John expressed that Cyclewise and McGraths are over the top commercial.

5. Energy updates

Francie asked questions pertaining to the Selectboard's (Doug's) November Newsletter article. What is the status of the Peck solar project on Field Days Road? Dave thought that the Town is still seeking to revoke permit due to screening and setbacks. Francie asked why the letter mentioned that Next Generation Solar included expanding the project beyond 2.2 mW when the applicants have withdrawn that piece of their application. She expressed that this is misleading Town residents. Benj expressed concern that the language in the adopted Town Plan is "suggested" and not a clear standard. Dave reported that at a recent training, those presenters, were encouraging that Town Plans become more regulatory and less visionary. It was not clear at that workshop how much weight the PSB will give to a bylaw standard. Dave expressed that whatever is adopted as a screening and siting bylaw it should also be included in the Town Plan.

Benj noted that a 100 acre solar project has been proposed in Brandon. This is similar to Jim Walsh's concept of a solar park. Why are developers focused on such small projects? Benj expressed that it's all about siting. John expressed, again, his preference for roof top solar. Dan agrees but cited that rooftop arrays would only account for 2% of the amount of energy needed to meet the 90% by 2050 goal.

Lazor Solar- Dan asked about the solar application for a 500 kW project near Maillioux and Rotax properties? Dave stated that the only current Lazor project is located west of Goodfellow property on the north side of Rte. 17. The 45-day notice was received on 10/26/2015. Dave thought that the project Dan is speaking of has been withdrawn. Dan shared that John Maillioux had spoken directly with John Gobelle from the State.

Anbaric- Pat and Dave attended the Selectboard meeting on November 2. Pat felt that based on the presentation that Anbaric expected the Town to support their proposal. Not all comments were negative. They did not come prepared to answer all the questions submitted to them by the Selectboard, but they will over the next couple of Selectboard meetings. John expressed that he felt that they are trying to buy the Town off. They are proposing a building bigger than Woodchuck Cider. John is very concerned about required upgrades to the distribution lines. Dave stated that what he heard, was that upgrades to substation would be required but that if upgrades to the distribution system are required that the project would not be viable. All expressed concern about health risks, noise, and property values. John passed out information of electromagnetic fields.

Siting Standard- PC will review ACRPC siting standard.

6. PC Budget

Francie moved to request the following increases to the 2016 budget:

PC Secretary- \$1200

PC Legal notices- \$1000- requirements for Town Plan and Bylaw amendments

Planning Consultant- \$6500- Added expense for Town Plan and Bylaw amendments

Assistant time- \$500- for time to adopt/implement Town Plan and Bylaw amendments

Angie 2nds- motion carries 5-yes and 0-no. Dave will submit to Barb.

III. REVIEW OF MINUTES

- 1. 10/5/2015- Angie moved to approve as drafted, Francie 2nds. 5-yes, 0-no**
- 2. 10/17/2015- Angie moved to approve as corrected, Francie 2nds. 4-yes, 0-no, Pat abstained.**

IV. CORRESPONDENCE- PC reviewed:

1. PLACE forum results
2. 10/2/2015- ACRPC, regarding siting of solar facilities
3. 10/5/2015- Rothschild letter to editor
4. 10/7/2015- VT Gas cost cap agreement
5. Planning Forum, 10/17/2015 results
6. 4-letters of support for solar, Sequin, Carlson, Leonard and Swartzentruber
7. 10/19/2015- ACRPC- Solar siting language
8. 10/20/2015- Suncommon letter
9. BDE NH Lazor Solar- 45 day notice, 10/24/2015
10. Dan Monger, email 10/26/2015- summary of money spent on solar litigation
11. Benj. Putnam, email 10/26/2015- request for agenda item

Benj - noted that Peter's article did get a response from Suncommon.

Francie- expressed that the PC should respond to the Suncommon letter dated 10/20/2015. Dave thought the Selectboard was doing that. Benj and Francie thought that PC should as well. Dan and Pat do not see the need to respond. Peter has resigned and that's that! Benj did not feel the need to

apologize, but express that it was a stray comment, mistaken attempt at humor and the comments made by Peter are not representative or endorsed by the New Haven Planning Commission. Benj offered to draft. Farncie moved to have Benj write a short letter, expressing Benj's comments. Angie 2nds, motion carries 4-yes, 1-no.

V. OTHER - NEXT MEETING

Next meeting of the PC is scheduled for December 14, 2015-

VI. ADJOURNMENT

Angie moved to adjourn at 9:00 PM, Pat 2nds. Approved, 5 yes, 0 no.

Approved on: _____

Rob Litch

Francie Caccavo

Angie Dunbar

Dan Monger

Benj Putnam

Pat Palmer

