

Town of New Haven Planning Commission
7:00 pm
Town Offices
Wednesday, September 12, 2012

Present: Co-Chair, Bill Brooks, Co-Chair, Francie Caccavo, Angie Dunbar, Pat Palmer, Rob Litch, Jim Walsh and Zoning Administrator, Dave Wetmore

Absent: Rod Case

Visitors: Ed McGuire, John Madden, Claire Tebbs, Paul Lekstutis and Wayne Nelson

VISITORS BUSINESS:

1. Ed McGuire is running for State Representative, he came to meet and greet and handed out a small biography.
2. Claire Tebbs from ACRPC, briefly reviewed the summaries from the last meeting on The Highway Commercial questions she had posed to the PC as well as a summary of the Character Preference Study. Claire has given the Planning Commission some homework to do between now and the October 10th meeting, and that is to review a handout of Design Standards of several towns. She particularly wants them to focus on the Town of Waltham, and make comments; highlight their likes and dislikes. The following is a list of items they will not find in Waltham's Regulations: lighting, signage, trees and riparian buffers. The PC will discuss this amongst them at the October meeting.
3. Wayne Nelson and Paul Lekstutis from Cross Pollination Solar Farm: They had two maps one that is permitted and one with the proposed changes. The proposed changes include:
 - Consolidating the array, by moving the panels closer together.
 - The space between the rows will be 40'.
 - It will be further away from Route 7 and the neighbors.
 - Inverters will also be moved farther away from the neighbors which will mean less noise.
 - Cross Pollination states that the Public Service Board and Addison County Regional Planning Commission are ok with the changes.
 - 1,000 additional panels.
 - Same size panels, still on fixed posts.
 - There will be less security fencing and less conductor running between the panels which will bring the overall cost of installation down.

Francie Caccavo asked what Cross Pollination wanted from the Planning Commission. Paul Lekstutis asked for a letter of support. Francie told them that letter would likely come from the Selectboard, and that the Planning Commission will report to the Selectboard. Jim Walsh said he will be at the Selectboard meeting on Tuesday, September 18, 2012.

OLD BUSINESS:

1. Brandy Saxton had sent two estimates for the PC to look at for her to revise definitions etc. for a total of \$2,600. The second estimate would be to merge the zoning and subdivision regulations, etc. for a total of \$3,400. Francie Caccavo made a motion to go with Brandy Saxtons second estimate to merge the zoning regulations and the subdivision definitions into one unified document. Motion seconded by Pat Palmer. 6 yes / 0 no

NEW BUSINESS:

1. Vermont Natural Gas Pipeline Project: There has been a substantial change to the line. VT Gas is now proposing to run a 12" Transmission line 10 miles farther south using the VELCO R.O.W. VT Gas has been contacted by Ticonderoga Paper mill to run a gas line to them. PC members feel as though the town's time and input has been wasted.
2. New Conservation Commission now has 4 members: Dean Percival, Tim Bouton, Jeff Meyers and Al Karnatz. John Madden expressed an interest in serving on this committee too. Their first full Commission meeting will be on Thursday, September 20, 2012 at 7pm in the Town Offices.
3. Discussed grant opportunities and whether the PC should apply for another one. Francie will talk with Adam Lougee at ACRPC about the next section of zoning regulations they will be working on. One of which will be Rural Agricultural. Dave Wetmore suggested thinking about the timeline between now and next summer, because the PC may be up for another grant in January 2013 – May 2014.

REGULAR BUSINESS:

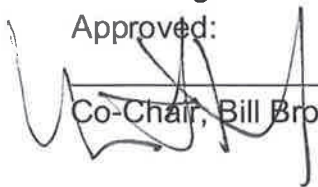
1. Pat Palmer made a motion to approve the revised minutes from August 15, 2012, seconded by Angie Dunbar. 6 yes / 0 no

Adjourn: 8:40 pm

Respectfully submitted:

Pam Kingman

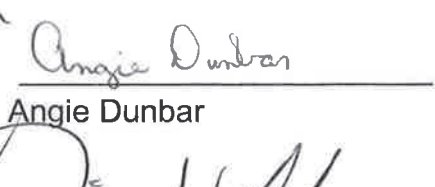
Approved:



 Co-Chair, Bill Brooks



 Co-Chair, Francie Caccavo



 Angie Dunbar

Rob Litch



 Pat Palmer



 Jim Walsh