



Present: Francie Caccavo, Co-chair, Rob Litch, Co-chair, Pat Palmer, Benjamin Putnam, and Jim Walsh  
Absent: Angie Dunbar, Rod Case  
Visitors: John Madden, Dave Wetmore,

Meeting Notes:

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

**I. VISITORS BUSINESS:**

**John Madden-** Handed out the following information;

1. 30 VSA section 248(2) references to solar projects. John expressed that he will respond more to the 8/11/2014 minutes.
2. Copy of John's submissions to the media regarding solar projects.

**II. REGULAR BUSINESS**

**1. Solar project reviews;**

- a. **145 Campground Road- Greenhaven Solar, LLC and Peter and Delores Norris Solar project.** Francie present a draft letter to the PSB for PC review. This project is located in the HC district. Benjamin felt that PC should request the PSB to impose additional screening requirements. This appears to be located on an existing subdivision and PC questions if this project is confined to one of the lots. Jim asked if this is on land with an existing Act 250 permit? Not totally sure, but if it is then this would likely require an amendment. John M. expressed that he does not feel that vegetated screening would be adequate. Jim noted that screening should be maintained for at least 3 years and preferably for the life of the project. PC edits letter to include screening and setback dimensions.  
**Motion-** To facilitate the responses to the PSB, Benjamin moved to allow one of the Co-Chairs to sign PSB correspondence on behalf of the PC members after approval by PC. Pat 2nds. Motion approved 5-yes and 0-no.  
**Motion-** Benjamin moved to approve the PSB letter regarding the proposed solar project located at 145 Campground Road as amended which include screening and setback dimensions. Pat 2nds. Motion approved 5-yes and 0-no. Francie will print and sign. Dave will send on Tuesday.
- b. **2638 Ethan Allen Highway, Encore Redevelopment and Peter and Daenen Norris Solar project.** This project is located in the HC district. Jim moved to approve the PSB letter regarding the solar project at 2638 Ethan Allen Highway as amended which include screening and required setback dimensions. 2<sup>nd</sup> by Rob. Motion approved 5-yes and 0-no. Francie will print and sign. Dave will send on Tuesday.
- c. **498 Field Days Road, Encore Redevelopment and Edward Gervais Solar project.** **Benjamin recused himself due to conflict.** Jim cited that this project will benefit the Town of Middlebury and is supported financially by Middlebury College. Jim shared copies of Selectboard (SB) minutes (8/5/2014) supporting this project. Other documents presented by

Jim, include an article from Addison Independent, SB minutes from 8/19/2014, 9/2/2014, bylaws adoption references, Development Review Board minutes from 7/21/2014 and 8/18/2014. Based on the minutes from 8/5/2014 the SB made Kathy Barrett point person on the Act 248 projects. This project is located in the RA-2 district. Dave expressed that he considers these large 150 KW projects, non-residential and that the non-residential setbacks should apply. The previous 2 projects are in the HC district and there is no difference between residential and non-residential setbacks. Jim notes that the SB appears to have applied the residential setbacks.

**Motion-** Jim moved to approve the PSB letter regarding the solar project at 498 Field Days Road as amended which include screening and required setback dimensions. 2<sup>nd</sup> by Rob. Motion approved 4-yes and 0-no. Francie will print and sign. Dave will send on Tuesday.

**2. and 3. Assistant ZA and PC Clerk-** Dave announced that Karen Gallott was hired as Assistant ZA. Francie will work to develop a PC Clerk job announcement for next meeting.

**4. Horn zoning adoption update-** Still waiting for the Judge

**5.- 7.- PC discussed that it has been very difficult to focus on the planning needs of the Town due to the other issues that need to be addressed in a timely manner.** Jim suggests that the PC should be meeting 2 times/month. PC discusses holding a special work meeting for the purpose of working on the amendments to the site plan requirements, HC district specific and performance standards, lighting and signs. **Benjamin moved to meet on September 22, 2014 for the purpose stated above at 7:00 PM. Jim 2nds. Approved 5-yes and 0-no**

### III. MINUTES APPROVAL

1. Quorum was not present to approve 7/28/2014 minutes. To be approved next meeting
2. Quorum was not present to approve 8/11/2014 minutes. To be approved next meeting

### IV. CORRESPONDENCE

- a. 8/5/2014- PC letter to PSB, in. re. Speed Program
- b. 8/5/2014- PC letter to NHSB, in. re. Dupoise
- c. 8/11/2014- Norris Solar Array @ Campground Rd.
- d. 8/13/2014- Norris Solar Array @ 2638 Ethan Allen Hwy.
- e. 8/14/2014- PC letter to PSB, in. re. 1195 Dog Team Rd. (Meshna)
- f. 8/13/2014- Madden letter dated 8/11/2014
- g. 8/18/2014- Madden letter dated 8/13/2014, in. re. Meshna
- h. 8/18/2014- Hasting letter to PSB dated 7/29/2014
- i. 8/19/2014- Walsh correspondence to R. Shappy, in. re. Municipal solar opportunities
- j. 8/21/2014- Walsh email to PC in. re. Solar facilities on land trust lands
- k. 8/25/2014- Gervais Solar Array @ 498 Field Days Road
- l. 8/29/2014-PC letter to PSB, in. re. Norris on Dog Team Road
- m. 9/2/2014- Sun Common letter to PSB, in. re. Meshna Solar
- n. 9/4/2014- PC email to PSB, dated 9/4/2014, in. re. PC responses on solar facilities

**V. OTHER**

Future meetings – Special meeting- September 22, 2014

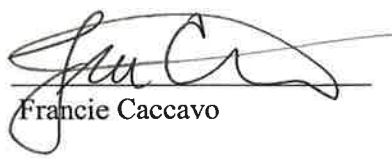
Regular meeting- October 13, 2014- Agenda- include affirming the 3 letters to PSB approved tonight.  
Other business- TBD

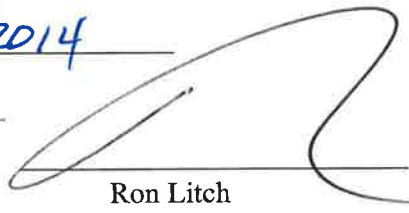
Francie- announced that Rod Case will be resigning due to health.

**VI. Adjournment**

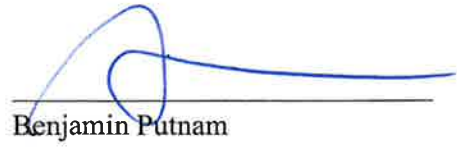
Benjamin moved to adjourn at 9:10 PM, 2<sup>nd</sup> by Pat. Motion approved 5-yes and 0-no

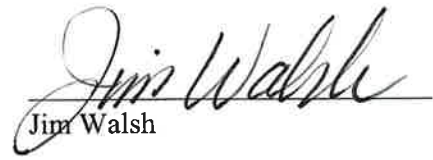
Approved on 9/22/2014

  
Francie Caccavo

  
Ron Litch

  
Pat Palmer

  
Benjamin Putnam

  
Jim Walsh

