

The Town of St. Albans  
PLANNING COMMISSION MINUTES  
Town Hall, 579 Lake Road  
March 12<sup>th</sup>, 2019 at 6:30 p.m.

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Minutes

**Present:** G. Henderson (Chair), B. Brigham ( Vice Chair), J. Nichol, C. Toof, E. Creley  
**Staff Present:** Ned Connell, Director of Administration, AJ Johnson, Administrative Assistant  
**Public Present:** Will King

**CALL TO ORDER**

Chair, G. Henderson called the meeting to order at 6:30 p.m.

**DISCUSSION – RENEWABLE ENERGY PROJECT REVIEW POLICY AND PROCEDURES FOR FUTURE SUBMISSIONS TO THE PLANNING COMMISSION FOR A LETTER OF SUPPORT**

Will King, Director of Business Development for Alternative Energy Development Group, LLC, introduced himself. J. Nichol disclosed that he previously worked with Will.

W. King explained the procedure for obtaining a Certificate of Public good from the PUC has become more complicated and often times proposed projects are required to have a letter stating they are deemed a preferred site by a municipality.

The PC discussed what sort of information they would like to receive from an applicant prior to deeming a project preferred.

The PC would like to receive the following information and designs:

1. Visability
2. Screening
3. Information on the projects potential operational span (typically 20 years) and potential bonds for demolition at the end of the projects useful life
4. Proposed decommissioning of the site
5. Possible effect on the Grand List (example: does this project take away land that could be developed in the future).

N. Connell stated B. Perron thought having a copy of lease agreements between the company and the land owner would be useful to put in the Zoning files. These documents could be used by the Town if there was a need for future legal action and/or a referral to the Environmental Board.

**REVIEW&COMMENT – PROPOSED SOLAR ARRAY AT 4579 LOWER NEWTON ROAD ON LAND OWNED BY ERIC PATNO**

W. King showed a Site Plan of the proposed solar project. The project is a 500 KW Solar Array on approximately 3 acres located at 4579 Lower Newton Road. The site utilizes natural screening on three sides. The panels will be fixed.

J. Nichol asked if E. Patno is required to notify neighboring properties. W. King explained E. Patno had not yet been required to notify his neighbors, but he had discussed his plans with one abutting property owner.

The proposed project is located in a field that is typically used for haying and will utilize an 8' security fence. After some discussion, the PC agreed to authorize Chair, G. Henderson to sign a Letter of Support. The project will be discussed at the Selectboard, and if the SB is amendable, the Chair of the Selectboard will also sign the letter.

**MOTION: B. Brigham made a motion to authorize Chair, G. Henderson, to sign a letter deeming the project a preferred site. J. Nichol seconded. All in favor, none opposed, motion carried.**

**STORMWATER UTILITY ORDINANCE – REVIEW DRAFT ORDINANCE**

The Planning Commission continued reviewing a draft of the Stormwater Utility Ordinance.

**DISCUSSION – FUTURE JOINT MEETING WITH SELECTBOARD DURING APRIL 2019 RE: BIKE & PED PRIORITY PROJECTS**

N. Connell explained the PC and Selectboard would hold a joint meeting to discuss the Sidewalk Master Plan and potential projects. N. Connell suggested two dates that would work with the Selectboard schedule. The PC agreed to hold a joint meeting on Monday, April 22<sup>nd</sup>.

**CORRESPONDENCE**

The request from William King requesting support of the Lower Newton Solar project came via email and would technically be considered correspondence.

**PUBLIC COMMENT**

There was no public.

**OTHER BUSINESS**

AJ Johnson advised the Planning Commission to hold their Organizational Meeting at the next meeting which is scheduled to be March 26<sup>th</sup>. The PC will also need to amend/adopt their Rules of Procedure at this time.

**MINUTES**

**MOTION: J. Nichol made a motion to approve the minutes of the meeting dated February 26<sup>th</sup>, 2019. E. Creley seconded. All in favor, none opposed, motion carried.**

**ADJOURNMENT**

**MOTION: E. Creley made a motion to adjourn the meeting at 7:50 p.m. C. Toof seconded. All in favor, none opposed, motion carried.**

Respectfully submitted,  
AJ Johnson, Administrative Assistant

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<b>Grant Henderson, Chair</b>	<b>Date</b>
_____	_____
<b>Brent Brigham, Vice Chair</b>	<b>Date</b>
_____	_____
<b>Jack Nichol, Clerk</b>	<b>Date</b>
_____	_____
<b>Casey Toof</b>	<b>Date</b>
_____	_____
<b>Erin Creley</b>	<b>Date</b>