

The Town of St. Albans
PLANNING COMMISSION MINUTES
Town Hall, 579 Lake Road
November 19th, 2019 at 6:30 p.m.

Minutes

Present: G. Henderson (Chair), B. Brigham (Vice Chair), E. Creley (Clerk), Casey Toof
Staff Present: Ned Connell, Director of Administration, AJ Johnson, Administrative Assistant
Public Present: Amanda Ludlow, Stantec, William King, Solar Sense VT XXV

CALL TO ORDER

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

The PC agreed to reorganize the agenda to allow the solar presentation to go first.

MOTION: E. Creley made a motion to reorganize the agenda to allow the presentation of Solar Sense VT XXV to be first on the agenda. C. Toof seconded. All in favor, none opposed, motion carried.

**PROJECT REVIEW FOR A 500KW SOLAR ARRAY OFF LOWER NEWTON ROAD
PROPOSED BY SOLAR SENSE VT XXV**

Will King of Solar Sense VT XXV presented a proposed solar project of Lower Newton Road to the Planning Commission. W. King pointed the parcel out on a map and showed where on the parcel the proposed solar project would go. The parcel was previously being utilized as a dumping ground for snow. Due to some wetlands on the parcel, the lot would not be ideal for development and therefore does not significantly impact the Grand List. Plantings are being proposed along Lower Newton Road for screening. W. King agreed to provide a copy of the lease agreement and decommissioning agreement to the Zoning office for the files. The project will also be presented to the Selectboard and W. King is hopeful to receive a letter granting the project as a preferred site from both the PC and SB. If there is a positive outcome, the solar project could be up and running in Spring of 2021. After several questions, the PC agreed to authorize Chair, G. Henderson to sign a letter of support granting the project as a preferred site.

MOTION: B. Brigham made a motion to authorize Chair, G. Henderson to sign a letter of support granting the Solar Sense VT XXV Lower Newton Road project as a preferred site. C. Toof seconded the motion. All in favor, none opposed. Motion carried.

**STORMWATER UTILITY – PROJECT KICK-OFF PRESENTATION BY AMANDA LUDLOW
FROM STANTEC**

Amanda Ludlow of Stantec, introduced herself and explained how Stantec will be helping the Town to create a Stormwater Utility. The consultant's goal is to review the Town's proposed ordinance, make suggestions, comments, and return the document to the Town. Stantec hopes to have a finished product to the Town by the end of the year.

**CAPITAL IMPROVEMENT PROGRAM – REVIEW REVISED 2021 – 2030 USING SOLELY
INFRASTRUCTURE DEVELOPMNET RESERVE FUND FOR ALL CAPITAL
EXPENDITURES WITHIN ALL DEPARTMENTS / SECTIONS OF TOWN GOVERNMENT**

The PC reviewed the revised 2021 – 2030 Capital Improvement Program after some minor changes were made from the last revision and recommendation to the Selectboard. The PC approved the changes made by N. Connell and withdrew their recommendation to submit the prior CIP to the Selectboard.

MOTION: E. Creley made a motion to withdraw the formally recommended CIP as presented at the November 12th meeting and instead recommend the CIP as presented at the November 19th meeting to the Selectboard. C. Toof seconded. All in favor, none opposed. Motion carried.

CORRESPONDENCE

None.

PUBLIC COMMENT

None.

OTHER BUSINESS

The PC discussed the Bike and Ped Impact Fee. N. Connell advised the PC they could be revisiting the Impact Fee soon due to unintended consequences of the current Bike & Ped Impact Fee.

SCHEDULE

The next meeting is scheduled for Tuesday, December 10th.

MINUTES

MOTION: B. Brigham made a motion to approve the meeting of the meeting dated November 12th, 2019. E. Creley seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: B. Brigham made a motion to adjourn the meeting at 8:30 p.m. All in favor, none opposed, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant

Grant Henderson, Chair

Date

Brent Brigham, Vice Chair

Date

Erin Creley, Clerk

Date

Casey Toof

Date