

WEST WINDSOR PLANNING COMMISSION

Draft Minutes
October 29, 2015

Present: Members Arthur Steinberg, Al Keiller, Elvin Kaplan and Barbara Truex; also Preston Bristow (ZA)

1. Call to Order: Chair Arthur Steinberg called the meeting to order at 10:00 AM.
2. Changes or Additions: None
3. Public Comment: None
4. Review Ascutney Meadow Solar Project: A 45-day advanced notice by MFW Associates, LLC for this proposed 500 kW Net Metered Solar Array was received by the Planning Commission by letter dated October 5, 2015. The proposed solar array will cover approximately 3.3 acres of an 18.2-acre parcel at the intersection of Route 44 and Ski Tow Road. MFW Associates anticipates filing a petition for Certificate of Public Good with the Public Service Board (PSB) on or around November 20, 2015. Under Vermont statutes (30 VSA § 248(f)) the Planning Commission can make recommendations to the PSB and the petitioner at least 7 days prior to the filing of the petition (in this instance, by November 12). The Planning Commission finds the following sentence in the West Windsor Town Plan, located in Chapter 9 (Energy)-Renewable Energy-Solar Energy (p. 60), to be applicable to this project: *Commercial solar installations will not be permitted unless they are visually unobtrusive from roads and residential development, and located within 5,000' of an existing substation.*
5. **Al moved and Elvin seconded that the Planning Commission finds that the proposed Ascutney Meadow Solar Project appears to meet the Town Plan requirement that commercial solar installations be visually unobtrusive from roads and residential development, but that it does not meet the Town Plan requirement that it be located within 5,000 feet of an existing substation. Passed Unanimously**
6. The Planning Commission is open to a joint public hearing with the Selectboard to solicit other recommendations that may be appropriate for the Planning Commission to submit to the PSB and the petitioner by November 12 with regard to this project.
7. **Barbara moved and Elvin seconded to recommend to the Selectboard that, with regard to commercial installations, the Selectboard reconsider the vote at 2010 town meeting (Article 8) to exempt alternative energy sources as defined in 32 VSA § 3845 from real and personal property taxation. Passed Unanimously**
8. Approve Minutes: the minutes of October 1, 2015 were approved.
9. Adjourn: After setting December 17, 2015 at 10 AM as the date and time of the next regular meeting, the Planning Commission adjourned at 10:50 AM.

Respectfully submitted,

Preston Bristow