

WILLIAMSTOWN PLANNING COMMISSION MEETING

MEETING HELD ON: June 10, 2020

Minutes - - (DRAFT COPY)

PRESENT: Rich Turner, CH, Susan Lyons, Jasmin Couillard, Horace Duke
Guest: Martha Staskus from Norwich Solar Technologies

The Meeting was called to order at 7:05 p.m.

Agenda: Motion made to approve by Jasmin, 2nd by Horace – all agreed.

Minutes from March 11, 2020 were also reviewed – Motion to accept as written made by Horace D. and 2nd by Jasmin C. Motion passed and minutes signed.

New Business:

- Rich T. I want to welcome a guest – Martha Staskus from Norwich Solar Technologies who is here to talk to us about a proposed Solar Project that is being considered on Baptist Street in Williamstown.
- Martha S. We are looking at a “Preferred Siting Designation” in Williamstown located between Baptist Street and Adams Rd. There are three things that we need to get started. One of the first thing we need will be letters of recommendation from #1 the Planning commission, #2 a letter from the Selectboard and then a letter to the Regional Planning Commission. I would like to be put on the agenda to attend a Selectboard Meeting to present this. This is just in the beginning stages – we still need to do several studies.
The parcel of land that is for sale and which we have put a deposit down on is the Pullman Property. Adams Street has 3 phase power there already that we can tie into.
The foot print of the array will be approximately 3-4 acres. We will permit it with a fence – but it will state “in lieu of a fence”. The electrical is all enclosed and will be locked.
- Horace D. If it is fenced in – I have seen some with sheep or goats to keep the grass down.
- Martha S. Yes – we would love to find farmers that would have some available. If it’s not fenced in we usually bush-hog it at least once a year.
- Susan L. What are some of the benefits to the Town?
- Martha S. Some of the benefits would be from Property Taxes, maybe an estimated \$5 - \$6,000/year. Estimate only!! Personal Property Tax on the Array. A Net Metered Agreement that generates a credit to the town. Also a Production Tax which goes to the State Education Fund.
This project addresses all Act 250 issues. The fixed panels will be facing south. It takes approximately two months to set it all up. I’ll leave you a sample letter of recommendation.
- Rich T. Thank you Martha – this was a very good presentation. Good discussion!
We need a motion to entertain this. The next Selectboard Mtg. is for July 13th.
- Horace D. I’ll make the Motion to entertain this, 2nd by Jasmin C. All approved.

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Old Business:

- Rich T. Discussion followed on some of the changes to our Local Hazard Mitigation Plan. Some of the dates to be changed from 2019 to 2020. Ok'd this.
- Made a copy of the changes from an e-mail that Rich had received – we discussed the changes and all agreed to them. Rich will get them back for updating. Zack is taking care of the changes shown in red.
- Horace D. Question on wording on Chelsea Road – should it be shown as Town Highway 14 – not VT 14?
- Rich T. Will accept Zack's changes with clarification.
- Horace D. I'll make the Motion to OK with modifications for plan to include clarification, 2nd by Jasmin
- Rich T. All in agreement – Motion passed.
- Rich T. Emerald Ashe Borer and Town Grant. The grant included three towns, Williamstown, Orange and I believe Plainfield. I spent about 1 ½ with Gianna (sp?) and there will be two interns from the UVM Environmental Studies that will be working in our town on the Class 1,2 & 3 roads and any public areas and buildings. The will be measuring and will also do the mapping. The will be doing the inventory now and at some point in the Fall will come to a SB Mtg with a Management Plan. Once it is approved it will set us up for Planning and funding for the next year. I forwarded a notice to Jackie H., Town Mgr. to be shared on Facebook to let the town's people know what the folks in the orange vests were doing.
- Susan L. I'll get with Jennifer regarding the hours to be paid to the members.
- Rich T. Any more comments? None.
Any further discussion? None.
- Jasmin C. I'll make the Motion to adjourn – 2nd by Horace D. - - all in favor.
Meeting Adjourned at 8:40 P.M.
Next Meeting is for: July 15, 2020 - - 7:00 P.M.
