

Planning Commission
Meeting Minutes
12/20/16

Commission Members: John Elder, Bill Sayre, Bill Brown, Kris Perlee, Katie Raycroft-Meyer

Other: Eric J Forand (Zoning Admin), Mary Arbuckle (NEATtv)

Public: Tim Heffernan, Judy Tositono, Ricki Marcelle

Public Hearing for permit 16-76 opened at 7:15pm

The ZA notified the Commission that no new information had been provided by the applicant. Bill B. stated that he would like to see RiteAid provide this information as soon as possible as the timeframe they are requesting to have the container on premise will be ending in February. The ZA stated he will meet with the local store manager to let them know that the information needs to be provided to the Commission so it can make its decision.

Kris made a motion to postpone to a date certain of January 10, 2017 the public hearing for permit 16-76, seconded by Bill B. All were in favor (5-0).

Kris made a motion to close the public hearing for permit 16-76, seconded by Bill S. All were in favor (5-0).

Public Hearing for permit 14-02PRD(a) opened at 7:20pm

Ricki stated that he wanted to reduce the number of lots from 6 to 5. He stated that 6 lots would trigger an Act 250 review and they wanted to avoid that as it would increase the cost of the project significantly. He stated that he may want to put the 6th lot in later but at this time it isn't necessary.

Kris made a motion to approve the amendment to reduce from 6 to 5 lots, seconded by Bill B. All were in favor (5-0).

Kris made a motion to close the public hearing for permit 14-02PRD(a), seconded by Bill S. All in favor (5-0).

Public Hearing for permit 16-01PRD opened at 7:25pm

Due to a conflict of interest Katie recused herself from this deliberation.

Due to a lack of quorum the Chairperson continued to a date certain of January 10, 2017 the public hearing for permit 16-01PRD.

Lincoln Lande from GroSolar made a presentation for a possible solar project on Route 116 South on property owned by Saunders. The project will be a 5 megawatt, 35 acre solar project

that will feed power back into the grid. The plan would be to use an existing corn field and the existing access road. The project will use single axis tracking panels. Some lines down route 116 would be upgraded to 3 phase. The project is in the exploratory phase, Green Mountain Power is still researching the connectivity to the grid. The Pubic Service Board will have the final say on the project however GroSolar stated that they would like input from residents at any time.

Administrative Matters:

John informed the Commission that the Selectboard voted to move the Town Plan and the updated regulation to the Town for a vote in March. The Selectboard removed the Daniels 4 corner overlay district, changed the south side of Rocky Dale to Village Mixed, removed language about 2.5 ton vehicles not being allowed to park in the Village and campers having to adhere to front yard setbacks.

Katie asked if there was a way to address the sign on RiteAid. She would like to see it turned off after business hours. Kris stated that the light may be grandfathered in as it has been around since before zoning. The ZA stated he would speak to them about the light when he meets with them about their permit for the container.

Kris made a motion to nominate Eric Forand for a three year term as Zoning Administrator, seconded by Katie. All were in favor (5-0).

Minutes:

Kris made a motion to accept as presented the minutes from the November 15, 2016 meeting, seconded by Bill B. All were in favor (5-0).

Kris made a motion to adjourn, seconded by Bill B. All were in favor (5-0).

Meeting adjourned 8:15pm

Respectfully Submitted,

Eric J Forand