

Middletown Springs Planning Commission

Approved Minutes

May 6, 2019

Members present: Tom Hurcomb, Hilary Solomon, and Peter Blekis

Meeting called to order at 4:50PM

- 1) Approval of Minutes from April 1, 2019 Meeting
- 2) Correspondence:
  - a) A copy of a letter dated April 5, 2019 from the State of Vermont Department of Environmental Conservation regarding a Wastewater System and Potable Water Supply Permit, #WW-1-3166, Town Tax Parcel ID #TH06-023-000, for landowner Lauren Lasante. No action is necessary.
  - b) A copy of a letter dated April 9, 2019 from the State of Vermont Public Utility Commission regarding a scheduling order for Orchard Road Solar I, LLC (hereafter "ORS"). No action is necessary.
  - c) A copy of a letter dated April 19, 2019 from Attorney Cindy Ellen Hill regarding ORS and containing Exhibit RL-DR-02, an "Aesthetic Assessment of the Proposed Orchard Road Solar Project", dated April 18, 2019, and a "Prefiled Testimony of David Raphael on Behalf of Russell Lattuca", dated April 18, 2019. No action is necessary.
  - d) A copy of a letter dated April 9, 2019 from Atty's Geoffrey H. Hand and Victoria M. Westgate regarding ORS and an "Objection to Lattuca Motions for Reconsideration, Interlocutory Appeal, and Stay". No action is necessary.
  - e) A copy of a letter dated April 5, 2019 from Atty's Geoffrey H. Hand and Victoria M. Westgate regarding ORS and a "Proposed Date and Time for Evidentiary Hearing". No action is necessary.
  - f) A copy of a letter dated April 23, 2019 from Attorney Cindy Ellen Hill regarding ORS and containing "Russell Lattuca's Reply to Orchard Road Solar I, LLC's April 9, 2019 Objection to Lattuca Motions for Reconsideration, Interlocutory Appeal, & Stay". No action is necessary.
  - g) A copy of an order dated April 1, 2019 from State of Vermont Public Utility Commission regarding ORS, titled, "Order Denying Lattuca Motions for Reconsideration, Interlocutory Appeal, and Stay of the Proceedings". No action is necessary.
  - h) A copy of a letter dated May 1, 2019 from Holly R. Anderson, Deputy Clerk of the Commission, State of Vermont Public Utility Commission, concerning ORS notice of Evidentiary Hearing on Tuesday, May 14, 2019. No action is necessary.
- 3) Old Business
  - a) ORS: no other discussion beyond correspondence.
  - b) Regional Marketing Initiative: Mary Cohen and Kathy Letendre were in attendance. Updated marketing plan, info available on their website.

- c) Town Plan energy section: discussed regional plan and how it pertains to town energy plan, reiterated that regional plan will be monitored prior to changes to our town plan. Suggestion to have Barbara Pulling come to give advice on town plan. Discussed solar power in MTS area.
  - d) Crane Report: discussed flood plain on West Street and how Planning Commission requires further instructions from Select Board prior to taking any action. Hilary will email Select Board with request for information.
  - e) Recruiting 5<sup>th</sup> member for Planning Commission: Tom will draft document for June newsletter and Front Porch Forum, also a thank you for John Arsenault for his service on Planning Commission.
- 4) Rutland Regional Planning Commission report: discussion of meeting, Hilary spoke of discussion of census data, and lack of census data surveys which are returned by various town officials.
- 5) Building Committee: discussed how the committee is looking at fundraising options, developing case statement for library and town office. Currently in exploratory review. To be added to bond issue. Revisions of drawings for town building and library. Consulting with bond counsel for all town facilities, with bonds to be drawn down in staggered fashion. Discussion of grant possibility for salt shed and transfer station.

Adjourn at 5:37 PM

Respectfully Submitted,

Peter A. Blekis, Secretary

Addendum added July 8, 2019:

The following comprises the notes taken by Sara Young at the Rutland Regional Planning Commission meeting held on April 16, 2019:

On April 16th I was able to attend the RRPC Board meeting as well as the Regional Committee meeting. It was a great experience and I enjoyed meeting several of the other commissioners.

Notes from the Regional Committee

#### DISCUSSION ITEMS

a) Section 248:

Same Sun of Vermont, Inc. – Advance Notice, 283.3 kW Solar Electric Generation Facility, 360 West Street, Rutland City Project overview provided by Bove, Allaire and Allen. The City of Rutland Planning Commission has signed the Preferred Site letter. The Rutland City Board of Alderman has not signed the letter. Power customer would be landowner's commercial properties. No action taken by committee. o

AT&T – Advance Notice, Wireless Communications Facility, 281 Lombard Hill Road, Killington Project overview and photo-simulations provided by Bove. No

action taken by committee. Project will be reviewed again with submission of CPG application.

b) Act 250:

o Northeast Hemp Commodities, LLC – 43,750 SF Hemp Processing Facility, 875 South Main Street, Fair Haven The project was discussed. Recommendation for staff to draft Letter #1, stating no regional impact and conformance with Rutland Regional Plan.

o Former Leslie Iron Works – Medical Marijuana and Hemp Testing, Manufacturing and Processing Facility, 2585 VT Route 153, West Pawlet. The project was discussed. Recommendation for staff to draft Letter #2, stating regional impact and conformance with Rutland Regional Plan.

c) Regional Energy Chapter Updates: The Standards on Page 27 of the Regional Plan Energy Chapter were discussed. Draft language will read: Solar Electric Facilities – “Photovoltaic and other solar electricity facilities should be designed, constructed and operated such that: 1. The facility is located to make use of an existing structure or a built/disturbed site”.

The bulk of the Board Meeting was a presentation by Michael Moser from VT State Data Center who spoke to the group about Community Indicators: why it’s used, who uses them, and what they are. Community Indicators support the decision-making process and are used by most all of us (eg., planners, businesses, policymakers). Examples of indicators include: population, economy, housing, income, and the natural and built environment. If data needs or questions arise, Mr. Moser is available as a resource.

Peter A. Blekis, Secretary

July 8, 2019