000473

RECEIVED
SEP 10 2013
TOWN OF WARREN
12:24 pm

THE TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY AUGUST 26, 2013

Members Present: Craig Klofach, Dan Raddock, Mike Bridgewater, Jim Sanford, Randy Graves and Mike Ketchel.

Others Present: Nils Behn, Bob Baron, Eric Brattstrom, Callie Willis, Mac Rood, Dotty Kyle, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm.

1. Public Presentation - PROPOSED PV ARRAY PROJECT AT BROOKS FIELD
   By Nils Behn, CEO of Aegis Wind
   Project summary:
   - AC Name Plate: 100KW
   - Projected output: 95,349kWh
   - Type: Fixed Ground Mount PV Array
   - Number and Size of PV Panels: 319 panels at 305 watts each

2. Opportunity For Public Comment

3. Review & sign minutes from August 12th, 2013

4. Other & New business:

Mr. Klofach called the meeting to order at 7:33 pm.

The first item on the agenda was a presentation by Mr. Behn of Aegis Renewable Energy about a proposed installation of a solar array up at Brooks Field next to the Warren Elementary School. Mr. Behn said he approached Mr. Simpson {DPW}, Mr. Cunningham {SB Chair} and Mr. Brattstrom {Warren Energy Committee} about the possibility. He was told that he should start with the Planning Commission so here he was. Mr. Behn gave a brief description of the company then talked about the benefits of using renewable energy. He continued by going over the solar analysis they did using 20 years of local weather data and the surrounding topography of the two proposed sites. Mr. Behn briefly discussed the type of equipment that would be used for this project. Most of Mr. Behn's presentation revolved around the possible finance options. There were three options he put forth: 1) Third party ownership, 2) Town ownership and 3) Town lease/ownership. The pros and cons of each scenario were discussed and questions about depreciation and maintenance costs were asked. Mr. Behn wrapped up by outlining the environmental benefits to having the solar array.

Mr. Ketchel asked if Aegis was a 'qualified provider" so that the town might look into grant possibilities and was told that they were. Mr. Raddock asked about the risks of committing to such a project that might not demonstrate the projected savings if electric costs do not increase as assumed. From the audience, Mrs. Kyle stressed that the town should make sure that all the buildings are as "buttoned up" as they could be before turning to a renewable energy source to save money. Mr. Baron told the PC he was more interested in seeing something done with solar but noted that more interested parties needed to weigh in on this proposal and stressed how important the financial part of the project was.

The Commission then moved on to begin discussing some actual language changes in the Town Plan in the Wind Energy section which was carried over from the last meeting. Mr. Ketchel got the ball rolling with a suggested "draft" which he welcomed comments on. One member noted that they needed to come to an agreement as to the definition of "small scale wind" as being either 100kW or 150kW or whatever they felt was a good fit. Another commented on the language that says that the town does not see large scale and utility scale wind projects as

appropriate and challenged that if we need power shouldn't all sizes be open for consideration. One PC member stated his opinion that they should not limit their support of wind power to just small scale systems.

The PC members reviewed and signed the minutes of the previous meeting. They also touched on who would be available to attend the Select Board meeting the following night at which the proposed FEH Overlay District would be considered. This would be the first of two meetings/hearings the Select Board will be holding on the subject. Both Mr. Klofach and Mr. Graves said they would be going.

The meeting was adjourned at 9:28 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning commission

Randy Graves 09/09/13
Randy Graves date

Mike Ketchel date

9/9/13
Craig Klofach date

9/9/13
Dan Raddock date

Michael Bridgewater 9/9/13
Michael Bridgewater date

Jim Sanford date

TOWN OF WARREN, VT
Received for Record 9/10 2013
at 12:24 o'clock P M and Received in
Vol 224 Page 473-474
Ruth Goss
TOWN CLERK