

**Town of Warren
Planning Commission
Minutes of Meeting
Monday August 10, 2015**

Members Present: Mike Ketchel, Jim Sanford, Mike Bridgewater, Alison Duckworth and Dan Raddock.

Others Present: Margo Wade, Melissa Roberts, Miron Malboeuf and Ruth Robbins.

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

- 1) Opportunity for Public Comment 7:30 7:45
- 2) Margo Wade, Solar initiatives at the Sugarbush Resort: solar array at parking lot F. (BDE Waitsfield Sugarbush Solar),
- 3) Town Green revised plan
- 4) Review & sign minutes (July 27th, 2015 draft)
- 5) Other & New business:

UPCOMING REGULAR MEETING DATES: August 24th, Conservation Commission; September 14th, September 28th, October 13th, Tuesday; October 26th

Mr. Ketchel called the meeting to order at 7:36 pm. There was no public comment offered.

The PC then listened to Ms. Wade and Ms. Roberts from Sugarbush explain to the Commission their pending application to the Public Service Board for the installation of carport style solar arrays. Though the preliminary plans show the project situated on parking lot F, Ms. Wade said that was not set in stone and that lot E and maybe lot G might also be considered. The resort will not own the solar array but rather will be “hosting” the installation with a lease of the land to the owners. The investors/owners of the project will receive the tax credits for renewable energy and the resort will gain the reduced electric bill part of which will be given back to the investor. Ms. Wade told the PC that after this initial 45 day notice period they would be filing the actual permit application with the PSB in September after which there will be a 21 day comment period for interested parties. Should all things go as planned they hoped to be able to have installation done in 2016 and that the construction would take about three months.

The comments from the PC members were that though they were fully in support of using solar power but they felt that the location might be a bit of an eyesore due to its massive size and location of lot F. They emphasized that it was important that the site and the solar collectors be considered together so that they looked like they belonged together. They suggested that the resort consider lot E and/or lot G [aka the 22 acre site] before making a final decision. They asked if there would be lighting underneath and were told that yes, there would be.

Ms. Wade also informed the PC that they were looking into also working with Green Lantern through whom the resort can also receive renewable energy [solar in this case] credits to further reduce their

electric bill and benefit the environment. The commission asked about the potential for EV [electric vehicle] chargers. Ms. Wade told them that there was a conduit under lot F for a future charging station but that they planned on installing one in lot D for this winter. She also noted that both Rice Brook and Gadd Brook have plug-in capabilities but not a charging station.

The PC continued their discussion on the proposed Town Green plans until a future meeting when they had gathered some more information. The minutes of the previous meeting were reviewed and signed. In other business Ms. Duckworth volunteered to be a representative to the MRV Active Transportation Plan Advisory Committee. A volunteer is also needed for the Watershed-Wide Water Management Program [W3MP]. Due to his background in such matters the members thought they would ask Mr. Graves if he'd consider the position. Mr. Ketchel reported on his conversation with Mr. Jamison about the insurance industry's position on zero-clearance fireplaces. He suggested that we speak with a person whose focus is this issue who works at VT Mutual and happens to live in Warren. Mr. Ketchel said he would see if he was available for the September 14th meeting. The PC also noted that they may want to make comments on Sugarbush's application to the PSB and that they would keep an eye on the calendar to make sure they did not miss the comment period.

The meeting was adjourned at 8:50 pm.

Respectfully Submitted,

Ruth V. Robbins

DRB/PC Assistant

Planning Commission

Mike Ketchel date

Jim Sanford date

Alison Duckworth date

Dan Raddock date

Mike Bridgewater date