

## Town of Shaftsbury Planning Commission (PC)

January 10, 2024

In person at Cole Hall and remotely via Zoom

1) Call to order

The meeting came to order at 6 p.m. Present were commissioners Naomi Miller (chair), Mike Foley, Nancy Burns, and Chris Williams. Also present were zoning administrator Shelly Stiles and, via Zoom, citizen Michael Albus.

2) Approval of minutes

Mr. Foley moved to approve the December 13 minutes. Ms. Burns seconded the motion, which passed 4-0-0.

3) Public comments

Dr. Albus noted that the revised site plan for the Shaftsbury Solar project on Holy Smoke Road does not a) reflect its description in the text accompanying the plan and 2) does not comply entirely with the recommendations of the PC to the Select Board regarding the location of banks of panels. He asked that the PC ask the applicant to fully comply with the Commission's recommendations. Ms. Miller said she would reach out to the applicant to that end.

4) Enhanced Energy Plan (EEP) edits, and appointing an energy committee

The Commission reviewed January 8 edits by Ms. Miller.

Ms. Burns shared a summary of Brandon's plan, in which the Town recommends that, upon receiving a solar application, the Town confirm on the ground that there are no "known constraints" on the proposed site. Their rationale: mapping is imprecise; only field checking can confirm the facts. Ms. Miller will craft language addressing this to include in the Shaftsbury EEP on page 22.

On page 22, the paragraphs beginning "Although the regional plan" and "Act 174 authorizes" are to be deleted, except for the final sentence in the second paragraph. It will be revised as follows: "The Town's Planning Commission has decided to implement locally-identified constraints described in greater detail on pages 25 and 29." [Note from transcriber: these page numbers may change as edits are made.] Other edits in red on that page will be deleted.

On page 23, in the third paragraph, a sentence will be revised as follows: "...these potential sites include off Cider Mill Road and Airport Road (abandoned gravel pits) and on Tunic Road;". Other edits in red on that page were accepted.

On page 25, edits in red were accepted.

On page 29, paragraphs one-three will be deleted. Paragraph four in red was accepted. Paragraph five, a list of criteria and limitations, will become

"Antennas, towers, and windmills shall not be located in front yard areas and shall be setback from all property lines a distance equal to or greater than the system height of the structure plus 20 feet;

Turbines will not exceed a system height, that is, the tower height plus the blade radius from the hub, of 40';

Turbine-generated sound will never exceed 70 decibels at the property line."

[Note: these changes will be incorporated in a revised version of the EEP to be discussed at the January 24 PC meeting.)

Energy Committee: Mr. Williams reported he hadn't been able to work on a qualifications statement for potential committee members but would present it at the next meeting.

5) New vice chair

Ms. Burns volunteered to serve in that capacity. Ms. Miller moved to appoint Ms. Burns vice chair. Mr. Foley seconded the motion, which passed 3-0-1 with Ms. Burns abstaining.

The PC discussed Emily Cowperthwaite's application to join the PC. She had applied shortly after the vacancy announcement was posted. All agreed to recommend that the Select Board appoint Ms. Cowperthwaite to the PC.

The next meeting will be held January 24. Everyone will re-read the EEP in preparation for that meeting.

The January 10 meeting adjourned by acclamation at 7:15 p.m.