

TOWN OF LYNDON
PLANNING COMMISSION

December 14, 2016

Approved 2/22/17

Planning Commission Attendees: Jack Berube, Andrea Day, Sue Mills, Chris Thompson

Public Official: Annie Geratowski

Public: Will Veve

Sue Mills called the meeting to order at 6:40 p.m.

1. No agenda changes were made.
2. A **motion to approve the minutes of October 12, 2016** as presented was made by Chris Thompson, seconded by Andrea Day, **motion carried 4-0**.
3. There were no public comments.
4. **VWSD, LLC Proposed Solar Project** – Will Veve of VWSD, LLC presented two Standard Offer solar projects, which are proposed for the former Northeast Tool site. VWSD, LLC is under contract to purchase the 18.3 acre property from the Robert Bosch Corp. Both petitions for the solar projects must be submitted to the Department of Public Service (DPS) by December 31, 2016. Vermont Public Power Supply Associates (VPPSA) has won the bid on the sale of the electricity from the two projects, which will be individually permitted even though they will be built at the same time. Both organizations have been working with Lyndonville Electric Department (LED) regarding the impact of this development on current electrical infrastructure. The projects will have a 25 year contractual life span with the State of Vermont. The State will allocate the power to State utilities, of which LED is approximately one percent (1%). LED's benefit over the life of the contract is approximately \$150,000 to \$200,000. VWSD, LLC is working with both NVDA and the Vermont Department of Environmental Conservation (DEC) to participate in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA). Participation in the BRELLA program provides a way out of the liability chain and enables redevelopment to proceed free from any legal and financial risks associated with contamination. A **motion to direct staff to draft a letter in support of the VWSD, LLC solar projects** was made by Jack Berube, seconded by Andrea Day, **motion carried 4-0**.
5. **Energy Planning and Act 174** – Annie Geratowski briefly explained how Act 174 establishes a new, municipal and regional energy planning process. If a regional or municipal plan is determined to be consistent with the Department of Public Service (DPS) standards, it will receive substantial deference in Section 248 for its land conservation measures and specific policies, when the Public Service Board looks at orderly development for proposed energy projects. Regions and towns are asked to plan for future energy use across all energy sectors and to identify “potential areas for the development and siting of renewable energy resources” and “areas that are unsuitable for siting those resources or particular categories or sizes of those resources”. Regional Planning Commissions (RPCs) are required to increase baseline energy planning and must submit an adopted plan to DPS for determination of energy compliance. If affirmative, regional plan gets substantial deference in 248. This is voluntary for municipalities, however if they choose to pursue, they must submit adopted plan to RPC (if RPC itself has an affirmative determination) for determination of energy compliance. If affirmative, municipal plan

gets substantial deference in 248. Until July 1, 2018, if RPC hasn't yet received a determination, municipalities may submit plans directly to DPS for a determination.

6. Darling Hill Rezoning (Cont. from October 26, 2016) – The Darling Hill Rezoning was postponed until the next meeting.
7. Other Business – Annie Geratowski reported that the Caledonia County State Airport is undertaking an Obstruction, Runway, and Taxiway Improvements Project and that St. Johnsbury's Planning Commission will hold a public hearing for review and comment on their Town Plan Update.
8. Next Planning Commission Meeting – There will be no meetings on December 28, 2016 or January 11, 2016. The next PC meeting will be January 25, 2017 at 6:30 p.m.

A **motion to adjourn** was made by Jack Berube, seconded by Chris Thompson, **motion carried 4-0**. The meeting adjourned at 8:09 p.m.