

Planning Commission Minutes
Tuesday, April 23, 2019

Members Present: Marcey Carver, Ted Unkles, Monique Priestley and Ron Huntington
Absent: none
Clerk: Marcey Carver
Visitors: Paul Berlejung, Payne Morgan, Stacey Thomson and Sarah Pushee

1. **Call to Order:** Carver opened the meeting at 7:05 p.m.
2. **Public Comment:** None
3. **Minutes:** Unkles **moved** to approve minutes of April 9, 2019. **Unanimously approved.**
4. **Encore Renewable Energy Solar:** Payne Morgan of Encore Renewable presented the concept of solar field in parcel next to Jiffy Mart diesel pumps. Owner is looking for letter of support from the town/Planning Commission as well as the Regional Planning Commission for this endeavor. Carver indicated that this was inconsistent with the Town Plan for future land development. Unkles indicate that while he was a strong supporter of solar, he felt that there were better uses for this property and that perhaps roof tops in this area might make sense. Unkles also mentioned that the town had made substantial investment in the expansion of water and sewer infrastructure in this area and as such he did not support solar in this particular location. Morgan left the meeting.
5. **Stacey Thomson Propane Tank Siting:** Thomson joined the meeting and indicated that he was contemplating having bulk plant for propane and heating oil to the east of his current logging operation in the old Green Mountain Power building. He said he had initially considered and discussed with Planning Commission about placing propane storage tank on the property where his car wash is currently (near Kinney Drugs). The current idea also would be consistent with future plans to receive delivery via train. Carver mentioned the concern of large equipment on Thomson's property at the 5/25 intersection. Thomson left the meeting.
6. **New Members:** Sarah Pushee attended this meeting (second time attending recently) and submitted her application electronically. Carver asked her to discuss her views on zoning and the town's plans for future land development. Pushee indicated that she was in agreement with the philosophy. She also discussed her previous experience on the Commission as well as her other work experience. Carver motioned to recommend the Select Board add Pushee as a member of the Planning Commission. Unanimously approved. Cody Plante had indicated to Select Board that he was interested in being a member of the Planning Commission. Carver indicated that she had exchanged emails with Plante in which he indicated he was currently no longer interested as he did not feel he had sufficient time due to recent additional responsibilities.
7. **Development Review Board:** Carver **motioned** to move forward with proposal to Select Board to form Development Review Board which would assume the quasi-judicial hearing responsibilities of the Planning Commission as well as all the responsibilities that the Zoning Board of Adjustment currently have. **Unanimously approved.** Carver will coordinate with Bud Haas, Chair of Zoning Board of Adjustment.
8. **Upcoming hearings:** Discussion with Berlejung about Sargent and Lawrence Permit Applications. Lawrence is on hold pending receipt of letter of intent from state that they would issue access permit based on proposed site plan. Sargent is on hold from Berlejung because of apparent incorrect parcel numbers used by applicant.
9. **Zoning Bylaw Update:** Draft of bylaw has been issued by Geiger for our review prior to next meeting when Geiger will attend.

10. **Summer Meeting Schedule:** Carver **motioned** for Commission to meet once a month in June (26), July (23) and August (27). **Unanimously approved.**
11. **Other business:** None

Meeting adjourned at 9:15 pm

Respectfully Submitted,
Marcey Carver
Clerk

Signature of Chair

Date of Approval