

Unapproved Minutes - Draft
Town of Danville Planning Commission Meeting
February 26, 2015
Danville Town Hall: 7:00PM

In attendance: Jeff Paquet, Jim Ashley, Vincent Foy, Kate Whitehead

1. Jeff opened the meeting at 7pm

2. Proposed changes to the subdivision regulations were presented. Changes would clarify language and intent of the bylaws and include;
 - Consolidation of subdivision requirements, Section 802
 - Changes to definitions, Section 702
 - Explanation of the intent of the bylaws as Section 806.0
 - Reformatting and clarifying the requirements of subdivision applications and survey plat in Section 806.2
 - Addition of language that allows subdivisions of land, for the purpose of conveyance of land to owners of adjoining lots, without the need for a variance 806.4

3. Proposed Solar Array Facilities:
 - A representative from NextSun Energy came to speak about two new solar energy projects in Danville; Preliminary design plans were reviewed for the Red Barn Road Solar Farm and Windy Hill Acres Solar Farm (properties are located in commercial zones).
 - NextSun Energy is an energy development and management firm that develops and constructs commercial scale solar PV projects.
 - The company is purchasing two properties in Danville. NextSun Energy conducts site assessments at potential sites and considers:
 - Southern exposure and sufficient land
 - Proximity of utility lines
 - Access to public road
 - Environmental impacts - wetlands, floodplains
 - The company will be responsible for management, operation and maintenance of the facilities. Panels generally have a lifespan of 20-25 years.
 - The Town can elect to buy power from NextSun Energy for a 10% discount. These projects will provide an opportunity for the Town to purchase net metering credits, which could contribute to municipal savings.
 - Both projects once completed would have limited visibility from the road.
 - The company would be responsible for dismantling the panels and returning the land back to its original state.

Red Barn Road Solar Farm, Red Barn Road

- Petition for a Certificate of Public Good has been filed with the Public Service Board
- Anticipate receiving a CPG – late April
- Construction to begin in July
- Will be installing two utility poles
- Discussed maintenance of land, tree clearing

Windy Hill Acres Solar Farm, Windy Hill Road

- Site visit to the property will happen this spring to determine if the location is workable. Sale of the land is contingent upon potential wetlands on property.

4 . Reviewed application for a CPG from the VT Public Service Board for the installation of solar arrays to be located on residential property on Library Hill Road.

5. Approved January minutes

Meeting Adjourned approx 8:15pm

Respectfully submitted by Kate Whitehead