

Planning Commission Meeting October 27, 2016

A Planning Commission meeting was convened at 7:05 PM at the Panton Town Office specifically to discuss the establishment of an interim bylaw regarding screening and siting of solar installations greater than 15 kW in the town of Panton.

Present: PC Chair David Raphael, Howard Hall, Kirsten de la Cruz, Mary Rudd, Louise Giovanella and zoning administrator Ed Hanson.

Howard presented copies of a document entitled 'Interim Bylaw Regarding Screening and Siting Requirements for Ground-Mounted Solar Electric Generation Projects over 15kW' created by Panton's legal counsel in solar matters, Ben Marks.

The document, if adopted by the Panton Select Board, would be enforceable for a duration of 2 years, during which time the Panton Planning Commission would be able to study the matter in more detail and adopt permanent regulations. At the end of two years, the Interim Bylaw would expire unless it were extended.

The Commission members reviewed the document and a discussion ensued. It was noted that the screening requirements, if adopted, would apply to all new commercial development in town as well. It was generally agreed that should such screening requirements be inappropriate for a given commercial development project, the DRB could, under conditional use considerations, provide a waiver.

It was agreed to add the following sentence to Section I of the Screening Requirements; *The screening shall be maintained for the life of the project.*

Lake Champlain Bikeway and scenic roads such as the Lake Champlain Scenic Byway were added to bullet #2 under Poor Solar Project Sites.

The sentence in bullet # 5 was expanded to include " *and scenic resources as identified in the Panton Town Plan Sections 12, 13, 14 and 15.*

Bullet #6 was added which states, *Screening should screen the project array and related components but not block significant or long distance views beyond the project site.*

Under section VI. Good Neighbors, in the first sentence, the word '*should*' was replaced with '*shall*'.

A motion was made by Mary Rudd, seconded by Louise Giovanella, to support a Select Board decision to adopt the Interim Bylaw with the above minor changes agreed to by the PC. So voted.

Meeting was adjourned at 8:30 PM. Next DRB/PC meeting 11/10/16

Respectfully submitted,

Louise Giovanella, Secretary, PC