

Town of Guilford
Planning Commission Meeting Notes—Draft
21 November, 2016: 7pm Town Office

Members Present: Tanya Balsley, Jethro Eaton, Harry Evans, Michelle Frehsee, Jackie Gaines, Thayer Tomlinson, Sheila Morse (Selectboard Liaison)

Not Present: Hal Kuhns, Andy Loughney, Chuck Clark

Call to order: 7:03pm

Recognition of Public: No public

Old Business

1. **Website Update:** Thayer provided an update on the HelloGuilford.com website. She is making updates and cleaning up information and Andy offered to add in more organizations to the list as well. Thayer and Andy will work to transfer the site to the HelloGuilford.com URL and make it public. The PC will put an article announcing the website in the next Guilford Gazette (deadline for submission Jan 1, 2017); Andy has already written an article. Thayer will work on sorting the organization list and starting outreach and will share that list with the new town administrator. Jethro offered assistance with editing/reviewing the website; Michelle has been in touch with photographers to ask for some great Guilford images that we may be able to use.
2. **Energy Update:** Thayer passed around the new S260 Act 174 bill on renewable energy siting from the State of Vermont and noted that the PC will need to add the Act 174 language into the draft energy portion of the town plan. Thayer offered to do this for review at the January 2017 PC meeting. Sheila noted that in Spring 2017 the town will have a public meeting for solid waste and we should plan to include the energy portion in that meeting. Because this is a public hearing, we must issue notice 6 weeks in advance. Jackie made a motion to warn inclusion of the Energy Plan into the Town Meeting. Jethro seconded and all voted in favor. We will plan to have an article on the energy plan in the next Guilford Gazette. Thayer noted that she is looking to attend a December 3 Vermont Community Energy and Climate Action Conference in Fairlee VT to speak with other VT energy committees gain more insight into the energy planning process. Other PC members are also interested; she will send a registration link to all PC members.
3. **CC4G Update:** A letter was written by the PC in support of the CC4G project which Michelle read aloud. She noted that the PC did not specifically support building a new facility but did encourage the project. Jethro attended the Selectboard meeting on the CC4G project to hear about the project's feasibility study. CC4G raised all the money for the feasibility study and

received a matching grant. They are now a 501c3 and a separate entity from the Community Church but will use land owned by the church for the childcare facility.

New Business

1. **GLC Powersmith Margery C. Evans, Green Lantern Capital 252 kW solar project:**
 - a. **Project Specific:** Sheila provided PC members with a map of the proposed solar installation in Guilford. The project is being proposed by Green Lantern Capital and an application will be filed with the Board 12/19/2016. In the past, neighbors have been concerned with the siting of prior solar installations as well as developers not finishing projects to what was originally proposed. For this project, the solar panels will be sold to the community so will not be installed until they are all sold; this is a benefit to the local community. Some PC members had questions on the project such as how many trees would be cleared; the right of way assumptions for the access road across private land (Henry). This is private property so the PC can be involved and ask questions, but many of the project components will be determined by the landowners of the project site and land needed for access.
 - b. **Future project considerations:** The PC needs to address decommissioning of solar projects in the town plan and understand the nuances around this issue. The town plan also needs to include requirements for project siting and reiterate that no project is too small to follow siting requirements. This includes ensuring that screening and cleaning up timelines are understood and are met and that the responsible parties for these tasks are clearly defined. Tanya highlighted that including appropriate wildlife corridors is a big concern as well. The PC as a whole represents the Town of Guilford and needs to highlight the local culture and wants in the Town Plan.
2. **Selectboard Update:**
 - a. **Budget:** Sheila Morse provided an update on the budgeting process and reminded the PC that our budget needs to be submitted by 12/12. Harry made a motion to propose a \$1000 budget for 2017; Tanya seconded. All voted yes. The PC has just spent about 1/3 of their annual budget of \$1000 for 2016 but that money can be carried over to next year. The PC will likely have more major expenses in the coming years with more mailing requirements; including mailing the energy portion of the Town Plan in 2017.
 - b. **New Town Administrator:** Guilford has hired Peder Rude as Town Administrator; he just started and is working through the budget and will focus on updating the Guilford town website. Michelle will visit him next week to talk through some website issues that have been brought to her attention.

3. **Other:** The PC mailbox has not been getting mail; Sheila will ensure that mail is routed to the PC mailbox moving forward.

Communications: There will be a land use workshop in Burlington, VT, December 5 – 6, 2016.

Meeting Adjourned: 8:16 pm

Next Meeting January 16, 2017 at 7pm Town Office