

Planning Commission Meeting Minutes

June 3rd, 2024

Attendees: Jeanne G., Anne B., Beth R., Billy H., Lisa M., Alan A., Becky A., Nicholas T., Amy T., Sonya A., Bryan A., Bill M.

Virtual Attendees: Joel C., Bruce W., Roger M., Mike S., Kathryn S.

1. Call to Order

- Meeting called to order at 5:30 P.M. by Anne.

2. Update Agenda

- No updates to the agenda.

3. Public Comment

- Lisa Moore raised concerns about a proposed solar farm on Basil Hill Road, which she and several neighbors oppose. The land for the project is leased. Joel acknowledged the planning commission's limited authority over the matter but noted that the town could take a stance and attend a public hearing with the public utility commission.

- Mark discussed his conversations with VEC and the current infrastructure demands for solar energy. He provided examples as an electrician regarding VEC's lack of capacity. Both Mark and Lisa argued that the solar farm would harm the rural environment, degrade local wildlife, and become an eyesore on Basil Hill Road.

- The board reached a consensus to adopt a new bylaw limiting the installation of solar farms at an upcoming meeting.

4. Town Plan

- Nothing further to report; awaiting a response from NVDA.

5. Zoning Administrator Report

- Beth presented the zoning administrator report, detailing recent developments and activities within the zoning department. She highlighted recent zoning changes, ongoing projects, key

compliance issues, and provided information on recent permit applications and their potential community impacts.

6. Downtown Designation

- Nothing new to report on the downtown designation.

7. Zoning Bylaw Review

- Joel provided an update on the zoning bylaw, outlining recent changes and their implications for local development. He emphasized the importance of community input on these updates and suggested adding signage regulations to the agenda for the next meeting to ensure they align with the new zoning rules.

8. Other Business

- No other business at this time.

9. Approve Minutes of Previous Meeting

- The minutes of the previous meeting were approved by Mark and seconded by Jeanne G.

10. Adjourn

- Meeting adjourned at 7:05 P.M.