

GEORGIA PLANNING COMMISSION

MEETING MINUTES

April 14, 2020

The meeting was held on a “Zoom Meeting” Internet Platform

Board Members Present: Suzanna Brown, Greg Drew, David Vincent, Emily Johnson. Edward Simon joined during deliberative session.

Members Absent: Tony Heinlein, Maurice Fitzgerald

Staff Present: Lary Martell, Planning Coordinator.

Others Present: Eric Phaneuf, Heidi and Brad Brouillette, Buddy Meilleur (LCATV videographer)

Chair Suzanna Brown called the meeting to order at 7:00 p.m.

Request for an Audience:

Aegis Renewable Resources, Inc./Ann Rowley. Solar Array, 1961 Ethan Allen Highway, located in the B-1 Business zoning district (continued from March 10, 2020).

Chair Suzanna Brown invited Eric Phaneuf to give an overview of updates and revisions to the proposal.

Eric gave a brief overview of updates and offered to display the revised plans on the screen. Eric stated the wetlands were surveyed and delineated by the state wetland specialist. The only Class II wetland and buffer is in the southwest corner of the land. It is located far enough away that the project would not impact it. The northwest and southwest corners of the solar arrays were shifted to protect other small sections of class III wetlands. By shifting the arrays, farm equipment will be able to pass without impacting class III wetlands. The solar access drive was relocated and no longer impacts the class III wetlands. A small section of tress will be removed to allow continued agricultural use of the southeast field without crossing a class III wetland.

Eric commented that the changes to the plans reduced the impact on class III wetlands from 3.9 to 2.8 acres.

Eric pointed out the addition of trees to exiting openings in the treed hedgerow located along the Ethan Allen Highway property to better screen the project.

Suzanna opened the floor for questions.

Lary stated that it appeared Aegis has revised their plans following the March 10th meeting to address all of the Planning Commissions concerns.

David asked if solar arrays catch fire? If so, will the proposed access be adequate?

Eric stated they are not known to catch fire.

There was a short time of general discussion.

Eric thanked the board for their consideration and left the meeting at 7:20 p.m.

Public Hearing:

PC-06-20: Final Plat Review, Heidi and Bradley Brouillette, Owners/Applicants, for a Minor 2-Lot subdivision, located at 217 Conger Road in the AR-1 zoning district.

Chair Suzanna Brown opened the hearing at 7:22, and read a brief background of the proposal before asking the Brouillettes to update the Planning Commission with any changes or updates.

- Brad Brouillette gave an overview of the subdivision. Brad said that he felt they met all of the regulation requirements.
- Brad told the board that he was advised by his attorney that their deed would need to be re-written. A draft deed was submitted to the planning office. The draft deed contains language stating that there could be no tree clearing within the triangular shaped section as delineated on the submitted subdivision/survey.
- Greg Drew asked, where is the language for no tree clearing?
- Brad said, it was labeled on the survey as, “area to remain forested”.
- There was a discussion about the language used and location of the area.
- Suzanna asked why the section of Lot-8, located north of Lot-9, or the “dogleg” section of Lot-9, was not also delineated as an area labeled as “area to remain forested” or remain undistributed”.
- Brad stated the area is small and would not likely ever be cleared.
- Suzanna explained, the Planning Commission does not generally like irregular shaped lots. She said future improvements to the “dogleg” could impact future owners of Lot-8. During Sketch Review, the Planning Commission felt they could approve the plan as is, if the area was set aside and not disturbed.
- There was general discussion about the subdivision’s Sketch Plan Review.
- Brad reiterated that the section of land has not been disturbed for as long as he has owned it and did not feel it would be in the future.
- Lary asked if it would be possible to add language to the survey plan.
- Brad said it could be added, but it would be an added expense.
- David asked Brad if he knew how long the driveway would be? He asked if they had contacted the Fire Chief for approval.
- Brad said the Fire Chief approved the plan in a letter.

- Lary said there was a copy of the letter in the file. The Fire Chief expressed only the standard concerns.

Greg Drew moved to close the hearing; David Vincent seconded the motion. The vote was unanimous in favor of closing the hearing at 7:32 pm.

Suzanna asked the board for comments on the February 24, 2020 minutes.

There was general discussion.

David Vincent moved to accept the February 24, 2020, minutes as written; Greg Drew seconded the motion. The vote was unanimous.

Suzanna asked the board for comments on the March 10, 2020 minutes.

There was general discussion.

Greg Drew made the motion to approve the March 10, 2020, minutes with corrections; Emily Johnson seconded the motion. The vote was unanimous.

David Vincent moved to enter deliberative session at 7:55, seconded by Emily Johnson. The vote was unanimous.

Greg Drew moved that the Commission close deliberative session at 8:15, David Vincent seconded the motion. The vote was unanimous.

Edward Simon joined the meeting. He explained he was late because he had recently joined Fire and Rescue and had to pick up gear.

Greg Drew made the motion to approve Heidi and Bradley Brouillette's 2-Lot subdivision with conditions at 8:20, seconded by David Vincent. 4 approved, 1 abstained, 2 absent. The application was approved with conditions.

Following general discussion, the Planning Commission recommended Chair Suzanna Brown, sign a letter of "Preferred Site", for the proposed Aegis Renewable Resources, Inc./Rowley, solar array project.

Emily Johnson made the motion to close the meeting at 8:30 p.m., seconded by David Vincent. The vote was unanimous.

Selectboard Concerns:

The request by Aegis Renewable Resources, for the approval, by the select board, to sign a joint letter of "Preferred Status" for the construction of a solar array on land owned by Ann Rowley, located at 1961 Ethan Allen Highway.

Next meeting date: April 28, 2020 at 7:00 p.m.

Respectfully submitted,
Lary Martell, Planning Coordinator

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