

Planning Commission – Minutes November 24, 2015

Meeting called to order - 7:15

There was no mail no communications since our last meeting

From Nov. 10. Minutes accepted

We finished photovoltaic energy sections. –

Wind power should be conditional use everywhere.

- Staley proposes that Small PV systems on existing structure should be conditional use except in the village zone . Voted yes

- Staley proposes that Small PV systems on new structures not be allowed in village – voted yes

- Proposes Small PV systems should be allowed in Conservation District as conditional use - voted yes

- Large PV systems on existing structures should be allowed in commercial east as conditional use – voted yes

- Large PV systems on new structures should be conditional use only in commercial zone east only - voted yes

- Producer PV systems on existing or new not allowed - voted yes.

Standard about glare off of PV systems as follows

Glare: No photovoltaic system shall, at any time, produce any glare or reflection of sunlight onto a public road or onto an occupied structure.

– discussed – and passed.

Micro-hydro electric systems conditional use in all zones, and subject to state regulations.

– Voted yes

Patty reports three proposed buffer widths on either side of streams and waterways. 50ft near roads - Elsewhere 100ft - In undeveloped areas 300ft – discussion of how to enforce or control such buffers ensued – character of vegetated buffer was discussed. Further action postponed until Patty gets us more information.

Submitted – Tim Segar