

Minutes Planning Commission Meeting August 25, 2015

Attending: Matt Tell, Staley McDermet, Patti Smith, Edie Mas,
Mary Sargent (Zoning Administrator)
Alain Ratheau (guest)

Matt called the meeting to order at 5:08 pm.

1. **Minutes**

Motion and second to approve minutes of August 11th, as corrected. Approved unanimously.

2. **Communications:**

- a. Brattleboro Municipal ByLaw Revisions – in the mailbox.
- b. From Windham Regional Commission, approving Guilford's Town Plan.
- c. Mary still planning to attend training for Flood Plain Administrators, Sept 3 8:30 – 4:00.
- d. Edie clarified email she had sent to commissioners concerning Commission's decisions made concerning Renewable Energy Systems Section 470 at the last meeting. Attempting to update the draft revised Bylaws she left an impression that the decisions made had occurred after the meeting, and were therefore not approved. This was not the case- she had gone over the decisions made at the meeting with Alain afterwards, and he had agreed with them, having only the comment that there are other standards sometimes used for noise. She had invited Alain to this meeting to confirm this, which he did. She apologized to Staley for giving a different impression, and reassured all that she would never put into the minutes things that had not been discussed and agreed to.
- e. Edie also reviewed email sent with minutes concerning new housing starts in Marlboro over the last ten years, correction the impression left by Mary at the last meeting that there had been a great increase over the last couple of years. In fact, new housing has remained pretty constant at 1-3 houses per year, with the largest number (7) occurring in 2006-2007. Few houses (5) have been built beyond 500 feet during these ten years, and of those, only 1 beyond 600 feet.

3. **Zoning Bylaw Revisions**

Section 470: Renewable Energy Systems

- a. Staley reviewed his email, presenting his view that 150 KWH limit on photovoltaic systems was too large, that it should be limited to single home usage, 5-10 KWH, perhaps up to 50 to allow 4-5 homes to net meter. Discussion about what was considered a commercial operation as opposed to net metering. Agreement to have a reconsideration of the 150 KWH limit on photovoltaic systems on next month's meeting agenda, as many of the Commission members who were part of the decision made to set 150 as a guideline were not present. Alain clarified that 150 KWH was the level set by the state as a limit on net metering projects. Any project over that is considered one proposed by a "producer", a different definition as this is someone who is actually selling power to the power company. In net metering, nothing is sold, instead generation is credited against use. Discussion about noise allowances; decision made to keep it as it currently is defined.
- b. Discussion brought by Staley as to what should be included in this section. He feels for consistency these sections should only define what is being discussed; you would need to go to Section 3 to see where each use is permitted or not.

Section 360.2, Shoreland Regulations

Resumption of discussion of this section which ended at "Prohibited Uses (p 32) was postponed until next meeting.

Meeting adjourned at 6:50 pm. Next meeting on September 8th, the regularly scheduled time, at 5:00 pm.

Respectfully submitted, Edie Mas