

**TOWN OF WESTMINSTER
PLANNING COMMISSION MEETING
June 8, 2015**

Members Present: John Medeiros (Chair), Chris Vincent (Vice Chair) John Barnett (Clerk), Matt Conklin, Randy Major, Kathy Kingston

Others Present: Russell Hodgkins (Town Manager / Planning & Zoning Administrator)

1. CALL TO ORDER: John Medeiros called the meeting to order at 7:07 p.m.

2. ADJUSTMENTS TO AGENDA: NONE

3. ACCEPTANCE OF MINUTES: One revision to minutes from May 11, 2015.

Item 5 (a) – second line, the word quit needs to be changed to “quite”.

John Barnett made a motion to accept the minutes as amended. Chris Vincent seconded the motion. VOTE 6-0-0.

4. COMMUNICATIONS AND PUBLIC COMMENT: NONE

5. UNFINISHED BUSINESS (Discussion / Action):

5 (a): Discuss Comments from Windham Regional Commission (WRC) about Town Plan

John Medeiros created a sheet for the Planning Commission to use, addressing each concern given to them by Chris Campany from WRC for the Town Plan. Approximately 9 items were discussed, with the Commission correcting, omitting or adding to each item. The Commission asked John Medeiros to call Chris Campany (WRC) and get clarification on their recommendations for the “Flood Resiliency” section of their worksheet. Kathy Kingston created a comprehensive and thorough policy description for the “Natural Resource” policy section of our new Town Plan. Chris Vincent is going to forward a very descriptive “Solar Site” guide line created by the City of Rutland, VT. to the Planning Commission for their consideration. Randy Major is going to get the updated school population stats to the Zoning Administrator for the last two fiscal years as recommended by Chris Campany, WRC. Kathy Kinston asked about the whereabouts and progress of the maps that the WRC were supposed to forward to the commission for this meeting. The Zoning Administrator explained that he hadn’t received anything yet but will forward as soon as it becomes available. John Medeiros said he will ask for an update when he calls WRC for the flood resiliency clarification.

5 (b): Comments from Legal Counsel, Selectboard, Town Manager and the DRB

The Zoning Administrator explained that the plan has been issued to all of the above referenced people, but no official comments have been given to him for the Planning Commissions use. He did mention that the partial feedback has been very positive.

6. NEW BUSINESS (Discussion / Action):

6 (a): Act 250 Business, If Any:

No further information was available.

6 (b). PSB Business, If Any: Earlier in the meeting, the topic of solar projects, their location, and the Towns concerns about where the PSB is accepting the placement of these arrays, came up. Discussion broke out about the frustration for the lack of input the town has in this very crucial decision. The Zoning Administrator explained the last conversation that he had with the Windham Regional Commission about this topic and how they are not willing to stand in the forefront and represent the Town of Westminster because they deemed this project, not a regional concern with regional impact. The project in question was the new proposal for the remaining lots

in the industrial park off Route 5 for solar arrays spear headed by Peter Thurrell. A letter was received for a 45 day notice of these projects. As mentioned before, Chris Vincent will be forwarding a document from Rutland that describes what they did with an ordinance about placement of these projects.

7. OTHER BUSINESS:

The Zoning Administrator asked the Commission if the time of the meetings is going to be changed for the summer. The Planning Commission will meet at 7:00 PM as previously determined.

8. DATE OF NEXT REGULAR MEETING: July 13, 2015 at 7:00 PM

9. ADJOURNMENT: Randy Major moved to adjourn meeting at 8:47 pm. The motion was seconded by John Barnett and approved by a 6-0-0 vote.

Signature of Clerk

Date

Prepared by: Russell R. Hodgkins - ZA