

Monkton Planning Commission Meeting Minutes June 2, 2015

Approved: Date: 06/16/2015

Present: Wendy Sue Harper, Peter Close, Sam Burr, Lee Mahony, Jay Frater, Ivor Hughes

Absent: Marilyn Cargill

Visitors: R.J. Adler, Stephen Pilcher and Deb Gaynor.

The meeting was called to order at 7.35 pm. By Wendy Sue

Administrative

1) Minutes

May 05. Sam Move Lee seconded. The minutes were approved.

May 19. Ivor moved Sam seconded to review the minutes. The minutes were then approved as amended Sam Moved, peter seconded.

Guest

2) RJ Alder, Sun Common. A presentation was given describing Sun Common's approach to Community Solar Array (CSA) whereby solar arrays are installed on 1-2 acres of typically 150KW power. Householders who live anywhere can join the CSA through a financial arrangement and sign up for a % of the power generated based on their home energy needs. Savings come in the form of solar credits applied to reduce their utility bill performed through their Utility Company billing system.

Sun Common works with landowners who have a suitable south facing site and are situated close to power lines.

There was some discussion on the recent Vermont law passed enabling towns to have an input into the PSB approval process of large solar array sitting including set-back and screening. Current requirements are: set-back from roads of 40 feet and property at 25 feet. As the requirements of the new law become available the MPC will need to discuss the implications to the Town Plan and UPD. The relevant sections of the Town Plan are Pg.28 + and Pg. 39. Mr. Adler indicated that Sun Common was aware of the Monkton Town Plan and its requirements.

Old Business

3) Election of Officers

After some discussion Sam proposed the slate of Wendy Sue Harper as Chair, Lee Mahony as Vice-Chair and Ivor Hughes as Secretary. This was put to a vote which was unanimous for these persons to serve in these positions.

4) Viewshed Study Activities Report. A kick off meeting was held May 27. Unfortunately due to a miscommunication it was poorly attended by Monkton participants. ACRPC has prepared a work package detailing the purpose of the study, a spread sheet for the gathering of points and views and various maps etc. Ivor is to distribute the package to the interested participants in the study.

The next meeting will be later in June, Ivor to contact Claire Tebbs to pick date and ensure all parties are informed. Ivor to also issue update on Front Porch Forum as to what's happening etc.

5) Complete Streets Project Report. Lee is awaiting bids for line road line painting. Lee is to set up a meeting with Road Commissioner to discuss cross walk location, signage and implementation. Also the Boy Scout Village signs sitting are to be discussed. Lee to talk to Thea in regards to advice for contacting VTrans in regards to cross walk requirements and regulations.

6) Updating the UPD. This was postponed; however two new items will need to be addressed. 1. Certificate of Occupancy when a property is transferred. 2. Non conformance dwelling issue when land is being conserved. Re Town of Waybridge who have addressed this issue and their regulations should be reviewed to see if applicable or can be adopted by Monkton.

7) Town Plan Priorities Next Steps, Geologic Mapping Potential Project Report. Steven Pilcher presented a preliminary map showing water wells and their location on various properties. However much more data is required to provide a more comprehensive map that will provide details on drilled well location, depth and rate of flow. Wendy Sue and Jay is to recruit volunteers to help gather the data from householders. It was proposed while the data was being gathered that shallow well locations should also be noted. On completion 25 wells will be selected for a full chemical analysis. When the data is compiled the GIS will be used to map superficial geology, ground water flow and recharge as well as potential sand and gravel locations.

8) Town-wide Planning Survey. Postponed

9) Resilient Communities Discussion. Postponed

New Business

10) Updates from ACRPC, DRB, MEC or ANAC. None

11) Other Issues and Member Concerns. Ivor asked Wendy Sue to inquire at the next ACRPC meeting what action and stance they are taking for the upcoming PSB review of the VGS Gas Transmission Pipeline.

(Note: Next regular meeting is June 16, 2015.)

The Meeting was adjourned at; 9.50 pm. moved by Peter 2nd. by Lee

These minutes respectfully submitted by Ivor Hughes