

Wilmington Planning Commission  
Meeting Minutes  
Monday, September 11, 2017

In attendance: Cheryl LaFlamme, chair, John Lebron (by phone), Angela Yakovleff  
Craig Ohlson, zoning administrator  
Ann Manwaring, Select Board liason  
Scott Tucker, Town Manager  
Tom Consolino, visitor, representative at WRC

Meeting called to order by Cheryl at 4:12 PM

**Possible additions to the agenda:** none

**Approve minutes from 8/28.**

John moved to approve the minutes of 8/28/17.

Angela seconded.

In favor: John, Cheryl, Angela

Opposed: none

**Public comments:** none

**Phone conference with William King with Alternative Energy Development Group**

William has developed a few near-by properties. One property in Wilmington is Saulnier's. Only some sites are approved. Town may designate additional sites as preferred.

Saulnier site is "hidden" without solar loss. Craig indicated it seems like a viable site.

Questions addressed:

-Once a site is designated a preferred site what is the benefit to the town as a tax benefit?

The array is taxed at the state level. Wilmington would receive tax credits based on the size of the solar array. (3 acres, 500KW)

Town businesses may be able to benefit through a net metering model.

Saulnier gets a lease payment. Permitting would happen after a letter of support from the Select Board and WRC. Site has had an environmental review. Nothing has been followed up with GMP. This site is in a "green zone."

-If the town does not approve it as a designated site can this move forward?

No, it must be approved as a designated site.

Craig and William King do not feel the array will be visible from any point. The site is mostly open field with some crab apple trees. There is a hiking trail that would remain in tact. The array would move slightly further north.

-Will the array be seen from the trail?

Screening could be placed if it was not too tall, but would not become obstructing in the future. The site has a downward slope to the south. This will allow rows of the array to be closer together.

-How much clear cutting will be done?

Just scrub trees and crab apples and a few selective cuttings.

-How is the power transmitted off site?

William is assuming underground, then once on sited land it will transfer above ground. This is a bit cleaner, but it could be all underground. Saulniers have a right of way to get to the site.

-How are the solar panels fastened to the ground?

In most cases, **driven pile**. No concrete would be planned.

-How large is each panel?

About 4'. There are 2,000. 500 KW AC. The convertors are rated at 500 KW. This is the maximum allowed. There is a 2-3 month process for construction, then GMP needs to complete the hook up process.

-Have there been any negative comments: Noise?

Only a low hum once it's on-line.

-Has there been any conversation with neighbors?

Not yet. To the west the property is owned by Saulnier. The closest neighbor to the south is quite a ways back. To date there have been no conversations with adjoining land owners.

The construction road will be along their right of way.

-John wondered if there was a site of comparable size?

Comparable sized sites are all fairly distant.

-How big are transformers?

Typically there are 3 pole mounted transformers, about 5 feet. String inverters are used rather than one.

-Where are poles going to be located?

Road to house are underground transferring above ground once on site.

-Do you have a mock up showing what it will look like once done?

No

-Can we receive a list of the other sites William is involved with?

Cheryl would like to schedule a site visit. We should invite the Select Board.

Toward the end of October would be best. Craig and William will coordinate and

propose some dates. A Monday of a planning commission would be best, around 3:00–4:00 PM.

–Who is responsible for keeping track of other solar arrays in town?

Mostly they are on private homes.

–Who is the clearing group for these sites when we begin to see more public sites?

The planning commission will be the group.

–Ann had some questions about preferred sites list for solar arrays. What happens if a site we decide on is not on the list.

We would need to amend the list to include the site.

### **Discuss formula business language**

At this point in time if any formula business goes before the DRB we must approve it, although we can put reasonable conditions on it.

Tom wonders why we need to talk about this as long as the building conforms to the historic guidelines (architecture etc.) set forth in the town plan? Tom would like to see a more positive statement.

Does it include all zoning districts? It can depending on the language.

Scott suggests we take the present language and enhance it. Craig will look into it further, and we will put it on another agenda.

### **Discuss rewrite of Memorandum of Understanding between the Planning Commission & the Hermitage Club**

A meeting was held with Hermitage Club. There are several sections in the memorandum that are no longer valid. #1 will be taken out since the East Tract has been sold. Do new owners have an agreement about retaining the development rights?

There is no copy with all three signatures that we have at present? John knows one exists, but we do not know where it is. What is the legal status? Cheryl wonders what happens to the 75 acres that the Town of Wilmington owns? Were they included in the sale of the East Tract?

Ann thinks that we should hold off on any amendments to the document until we have an understanding of the transfer of rights on the East Tract. Do we have affordable housing credits with the state? Where is the money that has been collected and sent to the state? Ann will be willing to try to find the trail. She will first contact Bob Rubin. The continuing obligation of the Hermitage Club for the Affordable Housing contributions paragraph will be rewritten, not as a part of the

East Tract. Were the development rights that were conveyed to HC then conveyed to new owner?

We will get more information on #1 and amend the sections on affordable housing. How binding is the memorandum?

### **Discuss Town Plan**

Tom Consolino brought information from WRC about committees.

At a minimum the Planning Commission can put a bullet point summary of what the goals and objectives are as listed in plan. Each year the Planning Commission would go through the list and report/discuss what has been accomplished and what is still continuing.

Since it was voted to eliminate the committee section of the plan there will need to be a rewrite of sections of the Town Plan. We will have a work session to do this. Cheryl will ask Gretchen to help coordinate committees that are presently working in town.

Tom Consolino will get us a copy of the WRC assessment check list of what should be in a town plan.

### **Close meeting**

John made a motion to adjourn at 6:12 PM.

Angela seconded.

In favor: John, Cheryl, Angela

Opposed: none

Next meeting: September 25 will be a work session.

Respectfully submitted,  
Angela Yakovleff,  
Clerk