

**TOWN OF WATERFORD
PLANNING COMMISSION
SPECIAL MEETING DATED FEBRUARY 24, 2016
MINUTES**

MEMBERS PRESENT: Bill Dimick, Howard Remick, Dave Senio, and Mike Barrett

MEMBERS ABESENT: Tom Robinson, Bob DuMaire, and John Gillott

NON-MEMBERS PRESENT: Christopher Brimmer, Irene Nagle, and Secretary, Michelle Collins

Bill brought the meeting to order at 7:08 P.M.

Clarification of Language for Solar Power in The Town Plan

Irene hung a zoning district map on a bulletin board for observation. Irene directed people to page 21-23 and explained that she added photographs in the Transportation section, which can be identified as scenic roads. Irene noted a section on page 28 that identifies a ½ acre to be the maximum size of an array in order to be considered “orderly development.” Chris confirmed that solar needs to be regulated in a non-regulatory document, such as The Town Plan. On page 30, alternative language was discussed in the model standards regards to screening. Irene suggested avoiding requirements of a percentage threshold for current screening.

Mike made a motion to **accept the ½ acre maximum size requirement of a solar array, and a no percentage threshold in the model standards for screening requirements.**

Dave seconded that motion.

Bill called for a vote, and all present approved the motion.

Bill suggested performance bonds and an annual certificate of insurance as a requirement for decommissioning, and believes it should be a zoning bylaw. Chris agreed to the idea of preserving the right of the property owner to achieve a good investment, but still be able to recycle and/or take the solar structure down.

Irene relayed that the goals stayed the same, and referenced the zoning map to express an area off of Route 5 that changed from Commercial/Industrial to Rural-Residential as well an area off Route 18 that was changed to Commercial/Industrial from Rural-Residential. Under the Land Use section on page 48, Irene stated she removed the exact percentage and changed the language to “large percentage.” The Commercial-Industrial section on page 55-56 was reviewed. It was noted that the area across from Pike is Rural-Residential, but the zoning map does not reflect this. Irene articulated that she changed language to accommodate the Historical Society, and presented a section she added on page 58, which expresses the performance of the town’s plan with the Regional Plan.

It was noted that a Public Hearing would need a Public Notice two weeks prior to the meeting, and the Public Hearing will be held on March 30th. A date of February 26th was set to mail out The Town Plan to all adjacent towns.'

The meeting adjourned at 7:58 P.M.

Respectfully Submitted,

Michelle Collins, Secretary