

DRAFT

RUTLAND TOWN PLANNING COMMISSION MEETING MINUTES  
SPECIAL MEETING MAY 18, 2017  
7:00 P.M.  
RUTLAND TOWN MUNICIPAL OFFICE

Present: Ms. Barbara Pulling, Mr. Dana Peterson, Mr. Howard Burgess, Mr. Fred Nicholson, Mr. Jerry Stearns, Mr. Norman Cohen

- Meeting called to order by Ms. Pulling at 7:10 P.M.

**Approval of Agenda:**

Ms. Pulling requested adding some announcements to the agenda. Mr. Nicholson moved to approve. Mr. Peterson seconded the motion. Motion passed unanimously.

- Mr. Peterson updated the Commission on his report to the last Select Board meeting on May 16, 2017.
- Ms. Pulling informed the Commission on two site visits:

Monday, May 22, 2017 at 1:30 P.M. regarding the Otter Creek Solar Projects One and Two.

Wednesday, May 31, 2017 at 6:00 P.M. regarding the proposed service road on Farrell Road.

**Act 174-Renewable Energy Plan**

Ms. Pulling presented the targets to the Commission. Ms. Pulling said the Commission is responsible for coming up with pathways or recommended actions for renewable energy projects.

The Commission discussed megawatt hours and capacity factors.

Ms. Pulling stated the Commission can add suitable areas to the maps as well as designate unsuitable areas with reasonable justification which would need a study or analysis at the cost of the Town.

Mr. Burgess said there are a lot of mistakes in the maps with regard to current use. Ms. Pulling explained the maps were designed from an aerial map and is hearing that from other Towns.

The Commission discussed the potential conflicts with view sheds being chosen as projects. Ms. Pulling stated that even though power will be sold out of State the Public Service Board will give the Town credit for the project. Mr. Stearns said that it doesn't make sense to sell the State of Vermont's power to make other State's quotas and not get anything in return. Ms. Pulling said it is not that cut and dried. Mr. Stearns said it is all political.

Mr. Peterson pointed out this process is confusing and trying to explain it to a Town resident will be difficult.

Mr. Cohen posed the question of what compromise can be made with the State to protect the land we love. Mr. Burgess said this is something that has to be done and the Town has no choice. Ms. Pulling said that a Renewable Energy Plan is not mandatory but the Select Board would like one.

Ms. Pulling read the criteria from a certified aesthetic consultant who would do an analysis if necessary.

Mr. Nicholson stated the Commission needs to be careful how current use is used. Mr. Burgess said the Commission should leave current use alone and come up with something else to suit the Town's needs.

Mr. Burgess showed the Commission the errors on the State resource maps and they were marked out by Mr. Stearns. After some discussion Mr. Stearns will take the solar map and make corrections.

The Commission discussed various scenarios of where to place renewable energy projects. Mr. Peterson suggested an overlay of the maps.

Mr. Cohen moved to adjourn. Mr. Nicholson seconded the motion. Meeting adjourned at 8:40 P.M.

