DRAFT - Unapproved

Windham Planning Commission Meeting Minutes 3/14/18

Present: Vance Bell, Bill Dunkel, Tom Johnson, Dawn Bower, Chris Cummings, Kate Wright.

Motion to amend agenda to include approving minutes from previous meeting.

Motion to accept by Chris, seconded by Vance, all approved

Motion to accept minutes by Chris, seconded by Vance, all approved.

Question regarding whether changes suggested at public hearing will be adopted.

No further comments, questions from public regarding changes have been received.

Discussion regarding changes based on public input.

506c amended regarding ground and roof mounted solar panels, and will be corrected in the final draft. Roof and ground mounted solar panels are permitted in rural residential, forest and recreational areas.

Section 201.9: Suggestion that we leave set back at 2500 feet rather than 10 times the height of the turbines. PC will check with Bob Fisher re how legally defensible 2500 or 10 times turbine height regulations would be.

Section 503.3 re timber harvesting and having loggers post bonds. Fisher will check to see if there are state statutes covering 503.3. Bill will let select board know that we are checking with Fisher. We agree that 503.3 be kept in the regs *and* that select board enforce it.

Section 704A: Move URL to correct position.

Section 707C1: Re regulated flood hazard areas.

Section 708A3 and Section 707C1 are in conflict – should new construction be eliminated and improvements only be included. In the case of a destroyed building should ‘replacement’ structures be included, with the compliance with 708A3.

Clarify 707C1 first bullet – 300 feet from what?

Section 708A2: Question regarding distance versus depth.

Section 708A14: Delete.

Motion to accept minutes from public meeting by Chris, seconded by Dawn, all approved.

Bill – update re regional energy plan. Letters received from public. New language states industrial wind development is restricted rather than prohibited. However, there is still language re industrial wind development is incompatible with resource protection areas.

Two public hearings: April 9th, at 6:30 at Townshend Town Hall and April 12th, 6:30 at the Westminster Institute. It is suggested that Windham has a vocal presence at these meetings to represent those who oppose wind development in our town. Windham Regional Commission will decide whether to restrict or prohibit wind development in the region.

(Bill – please revise above to be most accurate)

One more meeting needed to finalize zoning regs.

Question about combining planning commission and energy committee meetings.

Next meeting tentatively set for April 11th.

Motion to adjourn by Kate, seconded by Chris, all approved.

Meeting adjourned at 8:13.