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## **TOWN OF RUTLAND PLANNING COMMISSION MEETING MINUTES**

DATE: November 18<sup>th</sup>, 2021

LOCATION: Town Hall and a publicly accessible conference line

OPEN MEETING 6:30 P.M.

Commission Members Present: Chair Barbara Pulling, Howard Burgess, Sherman Hunter, Andy McKane, Mary Beth Poli, Jerry Stearns, Jim Hall, and Norman Cohen. All regular members are present. The alternates will not be voting.

Members of the Public Present: Fred Laramie, Nick

### Approval of the Agenda:

The VELCO Subdivision request is being taken off as the matter has been resolved. Mr. Hunter moved to approve the agenda as modified. Mr. Peterson seconded the motion. The motion passed unanimously.

### New Business: Grandpa's Knob Community Wind, Sam Carlson

1. Sam Carlson gave a presentation on their proposed wind turbine project.
2. The project is limited to 1, 300' wind turbine and it is expected to generate 4 million kilowatt hours of electricity per year.
3. Similar meetings have been held with a variety of towns and organizations.
4. The project and investors are based in Vermont and the power will be sold in Vermont.
5. Discussed the anticipated environmental impacts and the viewshed impacts.
  - a. Visual renderings and project information is available at [www.grandpasknobcommunitywind.com](http://www.grandpasknobcommunitywind.com)
  - b. Renderings from the viewpoint of the Town were shown.
6. A contract for the purchase of the power has been secured, but this only goes into effect if a permit for the project is secured.
7. Renderings from other areas in town identified on their impact map were requested. Mr. Carlson said they would be able to provide additional ones in a few weeks.
8. Discussed visual impacts at night. There would be a single red light on top of the hub. The light would be positioned to limit its view down. It would be focused out and up.
9. Discussed the possible impact of noise, especially at night. Mr. Carlson stated noise limits are built into state regulation. A sound impact analysis will be done over the next several months. As more information is available, it will be published on their website.

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10. There was concern the renderings do not give an accurate visual representation of what the project will look like.
11. Discussed the impact on bird and bat population in the area. Mt. Carlson said the historical numbers based on other projects allowed them to estimate less than 20 fatalities a year.

Old Business: Subcommittee report on Building Notification ordinance

1. Subcommittee members Mr. McKane and Mr. Cohen discussed some of their preliminary work. Based on some information received from VLCT, they feel some follow up from our Town Attorney may be appropriate.
2. This needs to also be discussed with the Selectboard to determine what enforcement actions they feel would be realistic.
3. An administrative officer may be required, no matter what direction is taken going forward.
4. The subcommittee will review the current building permit and make some recommendations based on the current documents.

Mr. Stearns stepped out of the meeting at 7:50 PM.

Old Business: Report from Select Board meetings

1. Most of the work done lately has been on the budgeting process.

Old Business: Pocket Park Update

1. The board asked for a presentation for the Pocket Park. This will be done at their next meeting.
2. The plan to acquire / use the lands is not done yet. There are several possibilities but no preferences from the parties involved have not been discussed.

Announcements

Mary Beth Poli updated the Commission on a project she has been helping the Town Recreation Director with. There are planned upgrades to Northwood Park, and she has been giving her assistance in filling out the Act 250 application for the permit amendment.

Approval of Minutes November 18<sup>th</sup>, 2021:

Mr. Peterson moved to approve the minutes. Mr. hunter seconded the motion. After some clerical changes were made. Mr. Peterson moved to approve the minutes as amended. Mr. Hunter seconded the motion. The motion passed unanimously with Mr. Peterson abstaining.

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Adjournment:

Mr. Burgess moved to adjourn. Mr. Peterson seconded the motion. The motion passed unanimously, and the meeting adjourned at 8:02 PM.

Respectfully submitted, Bill Sweet

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Barbara Pulling

Rutland Town Planning Commission Chair