

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting held via Zoom Conference Call
April 27th, 2021 at 6:30 p.m.

Minutes

Present: Casey Toof, Anne Pomeroy, Hannah Rounds, Al Voegele, Sarah Hadd
Staff Present: Corey Parent, Director of Operations, AJ Johnson, Administrative Assistant
Public Present : Greg Laber, Will Veve

Zoom Meeting ID: 890 3338 5326

CALL TO ORDER

Vice Chair, A. Pomeroy called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.
Chair, C. Toof joined the meeting at 6:40 p.m.

CHANGES TO THE AGENDA

C. Parent explained agenda items 6 & 7 will be brief.

PREFERRED SITE DESIGNATION ON SOUTH MAIN STREET – SMS SOLAR ARRAY, LLC / GREG LABER

Greg Laber joined the PC meeting along with permit and design specialist Will Veve to discuss a potential solar project located south of 422 South Main Street. G. Laber recently went before the Development Review Board to request approvals for a 3 Lot subdivision. His son has received approvals to build a home on one lot and one lot is not able to be developed due to fill. G. Laber is requesting a letter from the Planning Commission (and eventually the Town's Selectboard and Regional Planning) designating the lot a preferred site in conformance with the Vermont net metering rules.

A. Voegele wondered if there is a decommission plan or bond required. W. Veve explained a decommission plan is built into the permit. The project is small enough that a bond is not required. The panels will likely take 8 weeks to install and roughly 10 days to remove.

S. Hadd questioned why the lot can not be developed. G. Laber explained the lot cannot be developed due to construction fill and the inability to have a septic system. The septic for Lot 1 and 2 are located on Lot 2 and there is not enough room to put another septic to serve the third lot.

The life of the panels is roughly 20-35 years and the process creates minimal disturbance to the land.

C. Parent wondered what happened if G. Laber was unable to decommission the solar project. W. Veve explained the State will enforce the decommissioning. The permit obligations are inherited if the land transferred.

After some discussion, the PC agreed to designate the site preferred.

MOTION: S. Hadd made a motion to authorize Chair, C. Toof to sign a letter on behalf of the Planning Commission designating the parcel a preferred site. A. Voegele seconded. All in favor, none opposed, motion carried.

C. Parent reiterated the importance of creating a Town Energy Plan.

BICYCLE AND PEDESTRIAN MASTER PLAN REVIEW

Planning reviewed the document and requested more language regarding equity and connectivity. C. Parent will make the changes and send the document to the PC for review. He hopes to pass the document to the Selectboard for consideration at the next meeting in order to apply for grants referencing the grant as soon as possible.

BUILD OUT ANALYSIS UPDATE

The build out analysis meeting was rescheduled. C. Parent will update the PC at the next meeting.

CORRESPONDENCE

None.

PUBLIC COMMENT

None.

OTHER BUSINESS

C. Parent announced the Stormwater Coordinator, Emmalee started April 26th. She has an aggressive timeline to have the Stormwater Utility bills out by July 1.

C. Parent has been investigating getting a tower in the Bay to help with cellphone service.

A meeting is upcoming with the Superintendent of the Maple Run School District. The district has been indicating the elementary school is full on ACT 250 reviews.

CREATE AGENDA FOR NEXT MEETING: MAY 11th

Bicycle and Pedestrian Master Plan and the Build Out Analysis update

MINUTES

The PC approved the minutes from April 13th.

MOTION: A. Voegele made a motion to approve the minutes of April 13th. A. Pomeroy seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: H. Rounds made a motion to adjourn the meeting at 7:35 p.m. All in favor, none opposed, motion carried.

Respectfully submitted,
AJ Johnson, Administrative Assistant

Casey Toof, Chair

Date

Anne Pomeroy, Vice Chair

Date

Sarah Hadd, Clerk

Date

Hannah Rounds

Date

Al Voegele

Date