

Approved

10/20/17

**CONSERVATION COMMISSION MINUTES
4TH FLOOR CONFERENCE ROOM
10/2/17**

Present: David Whitaker, Garrett Davieau, Tony George, David Koonce, Lionel Cloutier (arrived late)

Absent: Kyle Bradley

DOCUMENTS & EXHIBITS

West St. 1 Solar - pictures

CALL TO ORDER

The Chairman, Garrett Davieau, called the meeting to order.

HEARING

**7:05 p.m. West Street 1 Solar, LLC, 1.3 mW ground-mounted solar voltaic energy system
Eric Las & Jeffrey Murphy, Beals & Thomas, Inc. represented the applicant**

The project entails the development, operation, and maintenance of a 1.3 mW ground-mounted solar voltaic energy system.

The applicant stated the wetland consultant has agreed with the wetland delineation. Agent Koonce stated according to our consultant, Chuck Caron's, letter the new plan is still not showing the wetland flag located at 73A on the plan. Eric Las stated there was a new survey of the wetland flags that redesigned the area and moved the project more northerly and westerly.

They provided a letter to the Commission requesting a waiver to allow tree cutting. Agent Koonce stated under the local by law the Commission can allow a waiver if it would benefit the public. This would require a deed restriction. The property owner hired a forester to do cutting. He believed all was done legally. The property owner is requesting a 10 yr. moratorium South & East of the array. Any other future plans would be submitted to the Commission to insure the wetlands are delineated. Agent Koonce stated a large area of the land is sensitive; it should have a more permanent restriction. The applicant is talking about less than ½ acre. They have approval from National Grid. Garrett does not agree with the 3 phase power system. It doesn't benefit the public. We need to see the tax benefit. A possible conservation deed restriction on 20 acres would be acceptable. The applicant stated the town has the opportunity to purchase reusable energy. It would give 15% off their electric bill.

Garrett Davieau gave Lionel Cloutier an up-date since he arrived late. Agent Koonce suggested a deed restriction of 10 acres in the Southeast part of the property. Garrett asked if they would have a tax agreement with the town by the end of the week.

Two abutters asked questions. Agent Koonce would like to see the potential of a buildable lot that would be standard acreage and lawn on West St. The applicant is not in favor of a deed restriction.

David Whitaker made a motion, 2nd by Tony George - **vote** unanimously approved to continue the hearing to October 16, 2017.

David Whitaker made a motion, 2nd by Tony George - **vote** unanimously approved to adjourn.

Respectfully Submitted
Patty Driscoll, Secretary

Garriett Davieau



Lionel Cloutier



David Whitaker



Tony George