

**TOWN OF WATERFORD
PLANNING COMMISSION
MEETING DATED DECEMBER 16, 2015
MINUTES**

MEMBERS PRESENT: Bill Dimick, Mike Barrett, John Gillott, and Dave Senio

MEMBERS ABSENT: Howard Remick, Bob DuMaire, Tom Robinson

NON-MEMBERS PRESENT: Roberta Smith, Lynn Troy, Ann Chase, Helen Pike, Andrew Thomas, Ben Gillott, Christopher Brimmer, Irene Nagle, and Secretary, Michelle Collins

Bill brought the meeting to order at 7:00 P.M.

Minutes

Mike reviewed minutes of last months meeting.

Bill moved to amend four sections of the minutes of the November 18th meeting. The first revision replaces the title "Town Plan Update: Land Use" under the New Business section to "Town Plan Update: Economic Development." The second alteration is in the last sentence in the first paragraph under the "New Business – Town Plan Update: Economic Development" section, changing the word enterprises to regulations. The third modification is in the second to last paragraph under the "New Business – Town Plan Update: Economic Development" section removing the word "River" from the "Town of Waterford River Map", making it just "Town of Waterford Map." The fourth and final amendment is in the first sentence under the "New Business – Ad Hoc Committee" section replacing the word "should" to "could."

Mike seconded the motion.

Bill called for a vote, and all present approved the motion.

Modification of Agenda

There were no modifications to the agenda.

Citizens' Concerns

Helen Pike announced that she does not wish to be recorded as an Ad Hoc committee member. On behalf of the Waterford Historical Society, Helen Pike presented and read aloud a letter that urged the historic village of Lower Waterford be a DVC (Designated Village Center) as defined by the state Agency of Commerce and Community Development, DHCD (Department of Housing & Community Development). The letter outlines three benefits upon receiving a village center designation. The first benefit being that a DVC zone would help solidify the distinction of Lower Waterford being the town's center of civic, commercial, residential, and religious identity. The second benefit is it would impose no restrictions on property owners according to the current DHCD definition and would allow historic buildings to be eligible to apply to the state for maintenance grants. The third benefit is that a DVC would be impetus for economic growth. It was discussed that the DVC would need to be stated in The Town Plan of whether or not it is believed to be beneficial.

Andrew Thomas, on behalf of a firm for the current solar panel projects, presented three diagrams of a 45-day site plan pertaining to 500 kW solar projects located at the following three locations: Lower Waterford, Sutor Road, and Duck Pond Road. Andrew explained that photo simulation would occur on Duck Pond Road, but not in Lower Waterford or Sutor Road. Andrew also conveyed that they were forced to utilize the southern end of the meadow on Duck Pond Road due to wetlands pushing them out. John expressed concern of using the southern end of the meadow, mentioning the survey and the citizens' belief in scenic value. Bill requested funding or direct training for the Waterford Fire Department, and Andrew agreed in saying they would be more than willing to comply with that. Andrew also articulated that the solar projects are on a 25-year lease to the land and then the structures will be removed. The solar project will have an 8-foot fence in motivation to exclude wildlife. The diagrams were further discussed.

Old Business

There was no information expressed at this time.

New Business: Energy Plan

Irene Nagle passed out a copy of the energy plan to the board, and presented each section, expressing considerations need to be in The Town Plan.

The meeting adjourned at 8:39 P.M.

Respectfully submitted,

Approved:

Michelle Collins, Secretary