

**DRAFT**

Commissioners Present: David Eighmey- Chair; Cindy Pritchard; William Wells

Commissioners Absent: Robert Richards; Patrick Frazier

Others Present: Phil Adams – Zoning Administrator; Joseph Gunter – Town Manager/Applicant; Chris Smid-MHG Solar; Sharon Kendall

**CALL TO ORDER**

David Eighmey called the meeting to order at 7:01 pm.

**NEW BUSINESS**

**Discussion on position of Planning Commission minute-taker and/or clerk**

Bonnie Rosati was available at this meeting as minute taker

**Application #A2021-015 Town of Fair Haven requests approval of the construction of a new salt and sand storage building on a portion of the former "Airport" property. Location: 819 Airport Road. Tax Map # 07-01-03-01.**

Construction of a new salt and sand storage building would take place just south of the location of the former hanger location into the dirt parking lot.

The pile of road grinds that current is on the site will be used as part of the base and will be removed.

A buffer will need to be constructed to keep salt out of the river.

Sharon Kendall indicated that the road needs to be repaired and maintained. The road will not stand up to the added traffic. Mrs. Kendall was also concerned that the road is not wide enough and it washes out.

Town Manager Gunter stated road maintenance will occur but it may not be widened.

Commissioner Eighmey questioned the height of the under pass and would it accommodate the trucks. It is believed the under pass is 13'6" and should not be an issue.

There will be a light on site and a camera.

Mrs. Kendall indicated that the road is moving closer to her fence, the road is deteriorating and asked if the road could be moved over, away from the fence in front of her property.

Cindy Pritchard moved the Commission to consider Application #A2021-015 as minor development. William Wells seconded. Motion carried.

Construction should begin by fall.

William Wells moved the Commission to approve Application #A2021-15. Cindy Pritchard seconded and that the road be maintained. Motion carried.

**MHG SOLAR REQUESTS A PREFERRED SITE LETTE FOR A SOLAR PROJECT PROPOSED ON A PORTION OF THE 30 ACRE. TOWN OF FAIR HAVEN PROPERTY. TAX MAP 323-01-44.**

Chris Smid spoke regarding the Preferred Site Joint letter with the Select Board and the purpose of the letter. The Select Board has already signed the joint letter.

This project would be located at the Fair Haven Transfer Station in the area of the former landfill.

The proposed project is a 500-kw net metered solar array to be constructed on six (6) acres +/-.

The Town will have a 25 year lease with a 10 year extension. MHG will be responsible for maintenance and removal. MHG Solar will use the transfer station gate to access the array.

Cindy Pritchard moved the Commission to sign the Preferred Site letter. William Wells seconded. Motion carried. Commission Chair David Eighmey sign the letter.

**REVIEW OF MINUTES OF PREVIOUS MEETING**

Cindy Pritchard moved the Commission to approve the minutes of the April 21, 2021 regular meeting. William Wells seconded. Discussion: Under New Business, paragraph 3, change "clerk" to minute taker. Motion carried.

**APPROVAL OF PLANNING COMMISSION MINUTE-TAKER PAY FOR 2020.**

The invoice covers the time frame of July 1, 2020 to November 2020 in the amount of \$243.75.

William Wells moved to approve the minute-taker pay for July 1, 2020 to November 2020 in the amount of \$243.75. Cindy Pritchard seconded. Motion carried.

**REVIEW OF MAIL**

A letter was received regarding helipads in Fair Haven. This will be looked at during the zoning update.

**ZONING REGUALTION UPDATE**

Ed Bove, Rutland Regional Planning Commission Director will be invited to the June 2 commission meeting to discuss what services they may have available.

**PUBLIC COMMENT**

None

Bonnie Rosati informed the Commission that she would not be available to take future Planning Commission minutes.

The Commission spent some time reviewing the zoning regulations in preparation for the site plan review coming up May 19, 2020

**ADJOURNMENT**

William Wells moved the Commission to adjourn. Cindy Pritchard seconded.

Meeting adjourned at 8:33 pm

Respectfully Submitted  
Bonnie Rosati.