

SWANTON PLANNING COMMISSION
DRAFT MINUTES
Wednesday, May 16, 2018
Town Office Building
1 Academy Street, Swanton, VT
7:00 p.m.

Present: Ed Daniel, Vice Chair; Andrew LaRocque, Sara Luneau-Swan, Members; Amy Giroux, Zoning Administrator; Elisabeth Nance, Administrative Assistant

1. Call to Order – Mr. Daniel called the meeting to order at 7:00 p.m.
2. Agenda Review – Mr. Daniel added a discussion of Vermont Route 78 in West Swanton as #9 on the agenda.
3. Discuss screening standards for solar electricity

Ms. Giroux provided copies of the Fairfax Screening Standards for Ground-Mounted Solar Electricity General Plants Bylaws for the commission's consideration. Ms. Giroux stated Taylor Newton at Northwest Regional Planning Commission (NRPC) agrees the Fairfax bylaws are a good example.

Mr. Daniel asked who the bylaws are meant to protect. Ms. Giroux stated the bylaws protect the neighboring property owners.

As part of the discussion, Ms. Luneau-Swan noted ground-mounted solar generating plants are akin to building any other structure that considers setbacks and the concerns of abutting property owners.

Mr. LaRocque asked about solar trackers, which are not included in the Fairfax Bylaws. Mr. Daniel wondered if these would be considered a structure; Ms. Giroux will research.

4. Update on heliports – Ms. Giroux stated she has talked with Mr. Newton at NRPC. This is a subject NRPC is working on so there should be guidance soon.
5. Structure / Home demolition – Mr. Daniel noted he had observed a demolition site in the village and wondered what permitting is necessary and what controls are in place to determine what happens to the

building material. Ms. Giroux will research hazardous waste disposal regulations.

6. Public Comment - None
7. Review of minutes of April 18, 2018 – Mr. LaRocque made a motion, seconded by Ms. Luneau-Swan, to approve the minutes as written. Motion carried.
8. Any Other Necessary Business – The next meeting is scheduled for June 20, 2018 at 7:00 p.m.
9. Discussion on Vermont Route 78 in West Swanton

Mr. Daniel wondered if the zoning bylaws need to be updated to preclude more development in the area that recently experienced the flooding to mitigate future damage. Ms. Giroux noted many of the homes in the area meet national flood insurance standards but the water was just too high.

Mr. Daniel would like to have Mr. Jescavage, Mr. Beliveau, and Chief Girard come to the next Planning Commission meeting.

10. Adjournment – Ms. Luneau-Swan made a motion at 7:31 p.m., seconded by Mr. LaRocque, to adjourn.