



## **MINUTES OF PUBLIC HEARING/SPECIAL PLANNING BOARD MEETING**

**Monday, August 19, 2024**

### **WINDSOR TOWN OFFICE**

Note: These minutes may not be considered an official public record until such time as they are read and accepted by the Planning Board Members.

#### **PLANNING BOARD PUBLIC HEARING**

Members present: Chair Carol Chavarie, Jerry Nault, David Landmann, Dan West, Tom Squiers, and Dan Finley (alternate).

Others present: Town Manager Theresa Haskell, Windsor Select board member Allison Whynot, Windsor Code Enforcement Officer Arthur Strout, Tom Reed, Nancy Fish, Nick Lacasse, Dylan Coutts, Eric Austin, Gary Emond, Pamela Dow, Marty Dow, Ray Bates, Benny Hans, Craig Rutledge, and Penny True. Others present for the Planning Board meeting were: Jacob Norton.

#### **Call to Order** (Public Hearing)

The meeting was opened at 7 PM by Carol Chavarie.

The public was invited to ask questions and/or make comments. There were no questions or comments from the public at this juncture of the meeting.

The public meeting was recessed at 7:04 PM

#### **Special Planning Board Meeting**

#### **Call to Order**

The meeting was called to order at 7:05 PM by Chair Carol Chavarie.

Previous Meeting Minutes, Consideration & Action

**Jerry Nault moved that the minutes from the August 5, 2024 Planning Board meeting be accepted as written, Tom Squiers seconded, all approved, 5-0.**

The Public Meeting was reconvened at 7:06 with questions from the public addressing the Coutts Windsor Solar Farm. Dylan Coutts was recognized by Jerry Nault to provide a recap on the solar farm. He gave an overview, along with Nick Lacasse and Andy from Perennial Renewables, LLC. They both answered general questions from the public pertaining to the size of the solar farm, the number of solar panels, location specifics (Country Lane), fire potential, and decommissioning rules at the State level. Also, Dylan shared about the 86” ground screws that would be placed by the end of 2024. Additionally, questions about “life expectancy” and “performance guarantees” were asked. Dylan responded that there is a 25 year performance guarantee on the solar panels and a 20 year contract with Central Maine Power. David Landmann pointed out that the solar farm on Maxy’s Mill Road was done *prior to* the town’s current ordinance. One final question was asked about WHO benefits from the power? The answer was that the power would be sold by CMP at discounted rates. There were no further questions. The public meeting was recessed again at 7:30.

**Special Planning Board Meeting** (reconvened at 7:30)

**Public Comment** – No Public comment

**New Business:** None

**Old Business:**

Coutts Windsor Solar, LLC – The performance bond of \$55,000 to be received once site plan is approved. **Jerry Nault motioned for approval, David Landmann seconded, all in favor, 5-0.**

Eric Austin – Greg Doughty – Site Plan Application: David Landmann thanked Eric Austin and Greg Doughty for submitting the aerial photo of the site. **David Landmann motioned for site plan approval, Tom Squiers seconded, all in favor, 5-0.**

**Adjournment** – The public meeting and the planning board meeting were both adjourned at 7:50 PM.

Respectfully submitted,  
Dan West, Secretary