



## **MINUTES OF PLANNING BOARD MEETING**

**Monday, August 5, 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.

Members present: Chair Jerry Nault, David Landmann, Dan West, Tom Squiers and Alternate Dan Finley.

Others present: Town Manager Theresa Haskell, Windsor Select board members Allison Whynot and Chester Barnes Jr., Windsor Code Enforcement Officer Arthur Strout, Tom Reed, Ray Bates, Deborah Foss, Nancy Fish, Chester Barnes Sr., Eric Austin, Kane Coffin, Dylan Coutts, Jason Vafiades, Nick Lacasse, and Linda Peaslee.

#### **Call to Order**

The meeting was called to order at 7:00 PM by Chair Jerry Nault.

#### **Previous Meeting Minutes, Consideration & Action**

**Jerry Nault moved that the minutes from the July 29, 2024 Special Planning Board meeting be accepted as written, David Landmann seconded, all approved, 5-0.**

**Public Comment** – A sketch plan of Nickie’s Revocable Family Trust was shared with the Planning Board with a short Q&A session for those in attendance. David Landmann asked if the lots identified were to be sold? Yes, lots will be sold. Arthur Strout assured the Planning Board that there would be no problem with getting firetrucks into the proposed area on the existing roads. Theresa Haskell encouraged that all new Deeds and Mylars be recorded in both Windsor and Whitefield. The sketch plan looked good and a public hearing will be scheduled following a preliminary meeting.

#### **Old Business:**

**Coutts Windsor Solar, LLC – Dylan Coutts** - Presentation by Perennial with open discussion concerning vegetation buffers, a decommissioning plan, size of the solar farm,

and passive impact on wetlands were discussed. Dylan Coutts shared information on the cost percentages pertaining to earthwork and recycling materials associated with the solar farm. Chet Barnes, Sr. asked about annual inspections and how these were documented. Perennial representatives went over specifications on the solar panels and how these are often replaced once efficiency degrades to a certain percentage. Theresa Haskell asked if mowing underneath the panels would be kept up? Dylan Coutts responded “yes,” and that if mowing wasn’t maintained it would impact on the electrical yield of the farm. Also, “where does the power go?” was asked. Perennial responded that most of these types of questions were outlined in the 130 page document that was submitted with their application for the solar farm.

**Board of Appeals Ordinance** – The Planning Board will be sending the Board of Appeals Ordinance to the Select Board, with a **motion by Jerry Nault, seconded by David Landmann, all in favor, 5-0.**

**Mineral Extraction Ordinance** – Everyone present was reminded that previously there was an Ad hoc committee established to review ordinances from other towns local to Windsor to see if these might be integrated into Windsor’s Site Plan Ordinance or if a stand-alone mineral extraction ordinance may be preferred. Jerry Nault made comment that this process and review are a “work in progress.” There was discussion concerning a “checklist” developed by David Landmann, ‘Additional Information and Approval Considerations’ (1-24-23), that was being used as a “tool” to help both the Planning Board and the Select Board gather necessary information to approve or disapprove an application for most any purpose within their jurisdiction. Many examples for such information to be gathered were contained within this document.

**Eric Austin, Site plan review** – One existing building to be partitioned into two businesses. There is no additional requirement for construction. David Landmann requested an aerial photo on this building.

**New Business:** N/A

**Adjournment** – The meeting was adjourned at 7:04 PM.

Respectfully submitted,  
Dan West, Secretary