

**Winhall Planning Commission**  
**Bondville, Vermont 05340**  
**“Meeting Minutes for Tuesday, February 3, 2015”**

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**PRESENT:** Marcel Gisquet, Tony DeFrancesco, Lucia Wing, Jerry Driscoll, Pat Glabach

**ABSENT:** Mark Eichhorn, Thom McMahon

**MEMBERS OF THE PUBLIC:** None

**CALL TO ORDER:** Gisquet called the meeting to order at 7:30 PM at the Town Hall in Winhall.

**APPROVAL OF PAST MEETING MINUTES:**

After review, the Planning Commission approved the meeting minutes of January 6, 2015 as presented; *motion by Gisquet; seconded by Glabach; unanimous.*

**PUBLIC COMMENTS:** None

**SOLAR FARM PROJECT: UPDATE:**

Gisquet updated the Planning Commission relative to the status of Vermont Solar Farmers LLC who petitioned the Vermont Public Service Board pursuant to 30 V.S.A. 248 to construct a solar photovoltaic project of up to 2.2 MW on 1/23/15. The Windham Regional Commission was meeting to review the solar project which included impacts on wetlands and vernal pool. The WPC would review the above once they had received the package from Vermont Solar Farmers.

**SMITH MEADOWS ROAD MAINTENANCE:**

Next the Planning Commission discussed emails from Selwyn Levitt who owned a property on Smith Meadows Road (private) in Winhall. Levitt was questioning the covenant in the deed referring to each lot owner being responsible for an equal portion of the costs associated with maintaining, ditching, culverting, and grading the common roadway which serviced the lots. Levitt had a quote from Mountain Valley Maintenance to repair the road which consisted of re-grading and re-graveling; other property owners on the road were reluctant to participate in the cost. Levitt was reaching out to the WPC to see what could be done. The Town Clerk confirmed that Deed Covenants running with the land were binding on all owners of premises in Winhall, Vermont, owned by Herbert O. Smith, DBA Smith Meadows, Volume 55- page 46, Article 15 which stated the above. Gisquet suggested legal counsel as an option.

**TOWN OF RUTLAND: SOLAR SITE STANDARDS: DISCUSSION:**

The Planning Commission had received a submittal from the Town of Rutland encouraging towns in Vermont to consider solar site standards be incorporated into their town plans to help mitigate impacts on roadways, neighborhoods, and the surrounding community at large. In addition, Rutland was seeking to implore the Vermont legislature to consider making changes in the law which would mandate the Vermont Public Service Board *comply* with town plans rather than just *consider* them. The Planning Commission agreed they would add a section on renewable energy resources including solar site standards to the Winhall Town Plan.

**OLD TOWN HALL: DISCUSSION:**

The WPC briefly discussed the status of the former Town Hall including possible uses. The Selectboard was meeting with Cotton/Belaski Architects to come up with a cost to renovate the

structure and present it at Town Meeting in March for the voters to approve or not. The structure was in the fluvial erosion zone which would limit what could be improved and still comply with flood hazard regulations.

**MAPPING REVIEW: COMMERCIAL ZONE EXPANSION:**

The WPC identified parcels along Route 30 north of Bondville which would logically become part of the proposed commercial zone expansion (refer to list of tax map, bloc, lot, owner, address and acreage).

**CORRESPONDENCE:**

The WPC received a notice of an Act 250 application for Stratton Resort to make renovations to the existing base lodge.

As there was no other business the meeting was adjourned.

Lucia Wing, Secretary

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For the Planning Commission

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Date

