

STRAFFORD PLANNING COMMISSION

June 15, 2015

Present: Steve Campbell, Chair; Stuart Crocker; Gut Denechaud; John Echeverria; Donald Graham; Mike Scanlan; Martha Walke; Steve Willbanks.

Public present: Dori Wolfe; Susan Hodges; Beverly Bilsky; Marie Ricketts; Lee Vormelker.

Meeting called to order at 7:12PM.

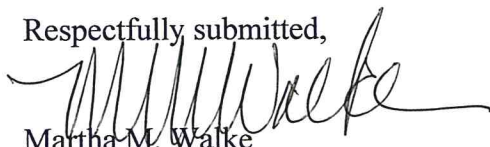
1. Minutes from May 18, 2015, approved as written.
Steve Willbanks spoke to two people re joining the Planning Commission. Both declined.
2. Dori Wolfe presented the solar project at the Elizabeth Mine:
 - A. A partnership between Wolfe Energy & Brightfields Development LLC ('experts' in converting contaminated sites to solar).
 - B. Information from Act 248 (permitting process) is coming to us.
 - C. The project for the 5 mega watt array:
 1. Nothing has been formalized; the 45 day notice not been given.
 2. Have secured land rights (2 owners: Cooks & Zag??); will lease for 25 years. Terms still being negotiated.
 3. The PSB has granted GMP right to bring in line from Sharon & move poles out of the woods to be along rte. 132. Three phases from So. Strafford to the mine. Will improve the substation.
 4. A & R will continue to maintain the superfund site. They are assaying(?) the project to see if the site will hold the solar array. It will have to be a ballasted (non penetrating) array.
 5. Do not know the rate the power will sold (hope GMP will be the purchaser of power); do not know how it will affect property taxes; there will be a decommissioning fund; the PSB will not allow them to enter into anything that would be detrimental to the public.

Discussion of PC's involvement followed. This is a state permitted project. Local PC can comment on merits of the proposal to the PSB. We can adopt screening ordinances but are limited re view sheds. Concern over lack of a planning process for this project.

3. Two Rivers is willing to help write a municipal planning grant to help with the rewrite of the Town Plan that is due in 2016. We agreed to ask Chris Sargent to apply for us.

Meeting adjourned at 8:32PM.

Respectfully submitted,



Martha M. Walke