

# TOWN OF HIGHGATE

## Planning Commission

### MINUTES

July 1, 2013

NOTE: All actions taken are unanimous unless otherwise stated.

#### I. CALL TO ORDER & ROLL CALL

The meeting was called to order at 6:00 p.m. by Shawn Neill, Chair.

#### Present were:

**Planning Commission Members:** Shawn Neill - Chairman, David Cadieux, Woody Rouse, Bruce Ryan

Members not present: Pauline Decarreau & Paulette Unwin.

Resignation received from: Pete Paquette

**Staff:** Heidi Britch-Valenta - Planning & Zoning Administrator, Wendi Dusablon – Town Clerk (in for Erin Rocheleau)

**Public:** please refer to sign in sheet

#### II. PUBLIC HEARINGS

**Andre and Linda Gagne** - Durkee Road, Lot 2, of the 2008 Subdivision, VT Route 78 Boundary Line Adjustment 50-foot adjustment of the existing property line

Andre and Linda Gagne were present for this hearing, and were sworn in by Shawn Neill, Chair. The Gagne's presented a new map, stating the septic easement will remain where it is. David Cadieux asked to clarify, this is lot #2 with a 50' ROW to the south west. David also asked if they have other access to the lot, or is it land locked. The Gagne's stated they have access.

The proposal would remove the 50' Row at the south end of the lot and add the 50' to the size of Lot 2 parcel 0014-034-051. The Gagnes own both lots. Lot 1 of the 2008 subdivision has been assigned a parcel #0014-034-053.

**MOTION:** Motion made by Shawn Neill to recess the hearing @ 6:08pm, seconded by Woody Rouse – **APPROVED.**

#### III. OTHER BUSINESS

##### **A. SunCommon** - Jessica Edgerly "Going Solar Without Going Broke"

Jessica Edgerly gave a brief overview of the company, who launched in March 2012 in Waterbury Center. She went over the various components of the process, which can last anywhere from 2-4 months from start to finish for residential, and

longer for farms. Topics of discussion were financing, installation, savings, how it works, how to get started, and she also addressed various questions from the public in attendance. A copy of her presentation as well as a copy of the “Save Money, Go Solar” flyer are attached to these minutes.

**B. Dufresne –**

**Engineer for Dufresne, Brad Ruderman had sent a question via email about splitting the lot on Route 78.**

The question is if there is a potential way to subdivide the lot with 300’ of road frontage into two parcels to meet the 200’ width requirement. The bylaws state “width” but does not state where the width has to be. The Commissioners agreed they would consider a proposal for lots if they were 200’ wide and would not require 200’ of road frontage for each lot.

**C. Selectboard letter – Development Review Board**

Shawn Neill has suggested that the Planning Commission, Zoning Board and Selectboard all get together at the next Planning mtg. on August 5<sup>th</sup> to get everyone in the same place and have a discussion. A representative from regional planning would also be helpful. Jeff Towle, Selectboard Vice-Chair, was present and feels it is a good idea to start a dialogue with all the boards involved.

**D. Letters of interest**

Heidi Britch-Valenta has received letters of interest for the Planning Commission from Ray Many and Tim Reynolds. Heidi also noted that Dean Fackler had expressed interest but had not submitted a letter. Shawn noted that Levon Fortin has also expressed interest to him. The Planning Commission will make a recommendation to the Selectboard that appointments wait until the DRB discussion has happened and the boards have a view of the future.

Heidi also added that she had received a resignation letter from Pete Paquette. He will no longer be serving as a member of the Highgate Planning Commission.

**IV. DELIBERATIVE SESSION**

**MOTION:** Andre & Linda Gagne, Boundary Line Adjustment - Lot 2, VT Route 78 – motion made by Shawn Neill to approve the BLA with the following conditions:

- leave the septic easement in
- remove the dotted line

Motion was seconded by Woody Rouse – **APPROVED.**

**V. MISCELLANEOUS**

Heidi added that the Selectboard had met in the front office this evening with land owners of Riverview Land. This is a relatively new development, developed by Pete Paquette. Two of the three homes are sliding into the river and are in imminent danger. The Selectboard has voted to sponsor the homeowners for a buyout with FEMA.

Strengthening the bylaws to limit development on slopes was discussed. We have an assessment by a state geologist as to why Highgate is prone to slides.

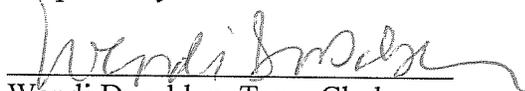
Bruce Ryan asked if there has been any response from the landowner on Route 78 regarding the business sign displayed without a permit. This is a zoning issue, and Heidi has tried to reach them, with no success. She will be sending them a violation letter.

Heidi noted that we have received from the Town of Swanton a copy of their proposed changes to their bylaws. It is food for thought and interesting to see what our neighboring communities are doing and changing. Copies were provided to the Commissioners.

**VI. ADJOURNMENT**

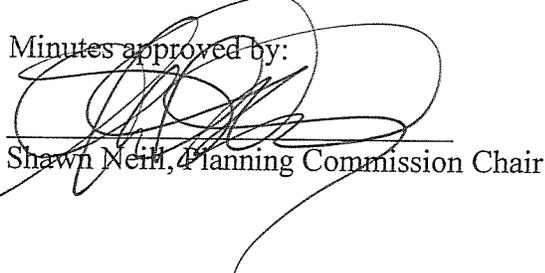
**MOTION:** Motion made by Bruce Ryan to adjourn the meeting @ 7:45pm, seconded by David Cadieux – **APPROVED.**

Respectfully submitted:

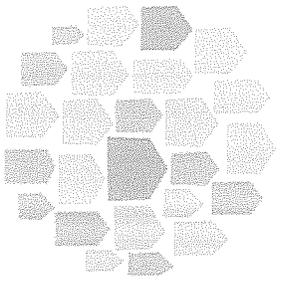
  
\_\_\_\_\_  
Wendi Dusablon, Town Clerk

  
\_\_\_\_\_  
Date

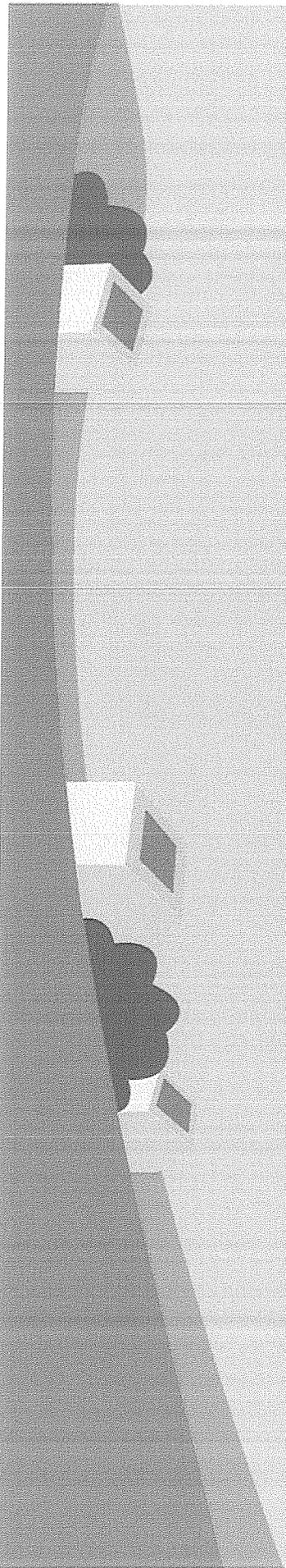
Minutes approved by:

  
\_\_\_\_\_  
Shawn Neil, Planning Commission Chair

\_\_\_\_\_  
Date



# On Farm Solar



# Purchase Option

Example: a 100kW system replaces approximately \$2200/mo. of electrical costs and takes approximately 3/4 acre of land to install.

\$350,000	- full value of the system
- \$105,000	- federal income tax credit
- \$35,000	- accelerated depreciation (approximated at 20% tax rate)
=	\$210,000



# Loan Financing

Example: a 100kW system replaces approximately \$2200/mo. of electrical costs and takes approximately 3/4 acre of land to install.

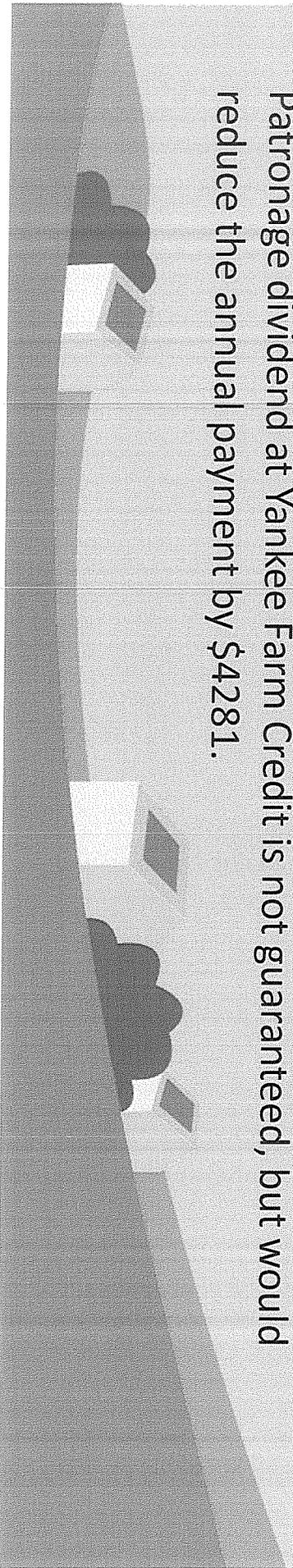
*Financing the full system cost:*

20 year loan at 4.5% - monthly payment \$2214

*Financing the post-incentive cost:*

20 year loan at 4.5% - monthly payment \$1328

Patronage dividend at Yankee Farm Credit is not guaranteed, but would reduce the annual payment by \$4281.



# Energy Service Agreement

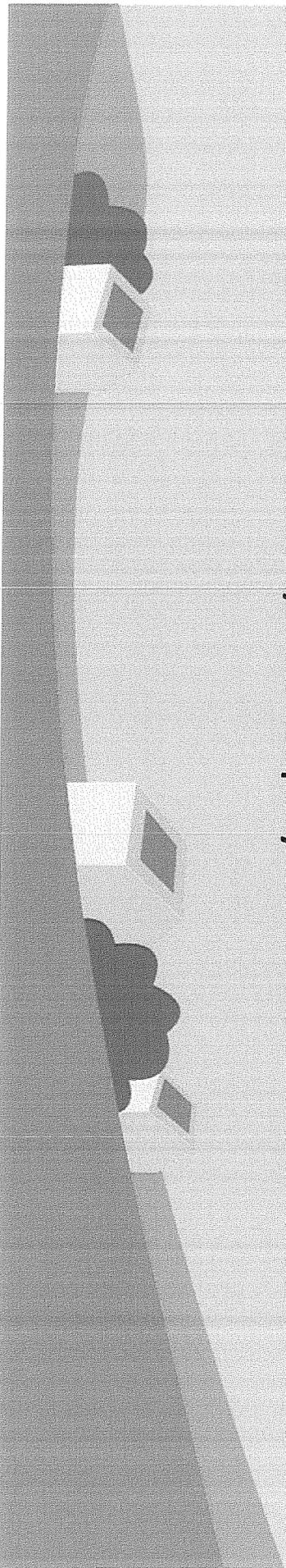
Example: a 100kW system takes approximately 3/4 acre of land to install.

The monthly lease payment is fixed at a \$200/mo. savings.

So if:

\$2200 of solar credit

\$2000 is the monthly lease payment



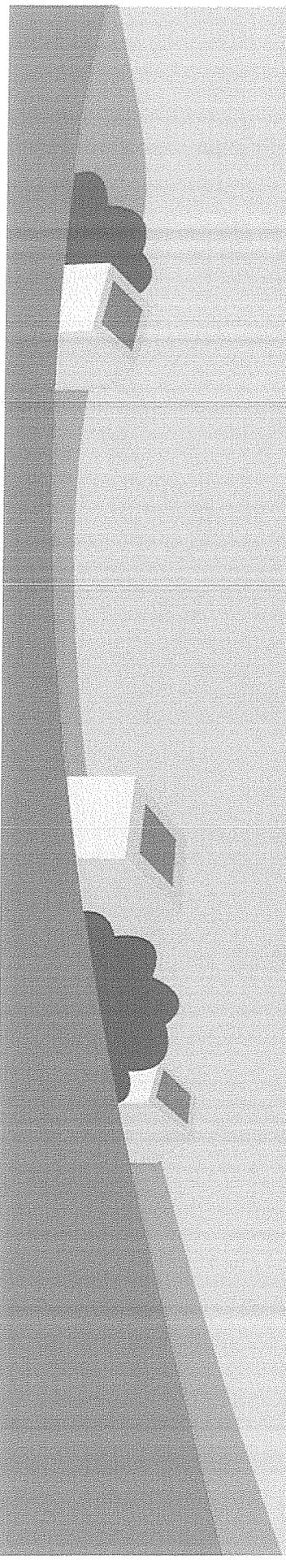
# Energy Service Agreement

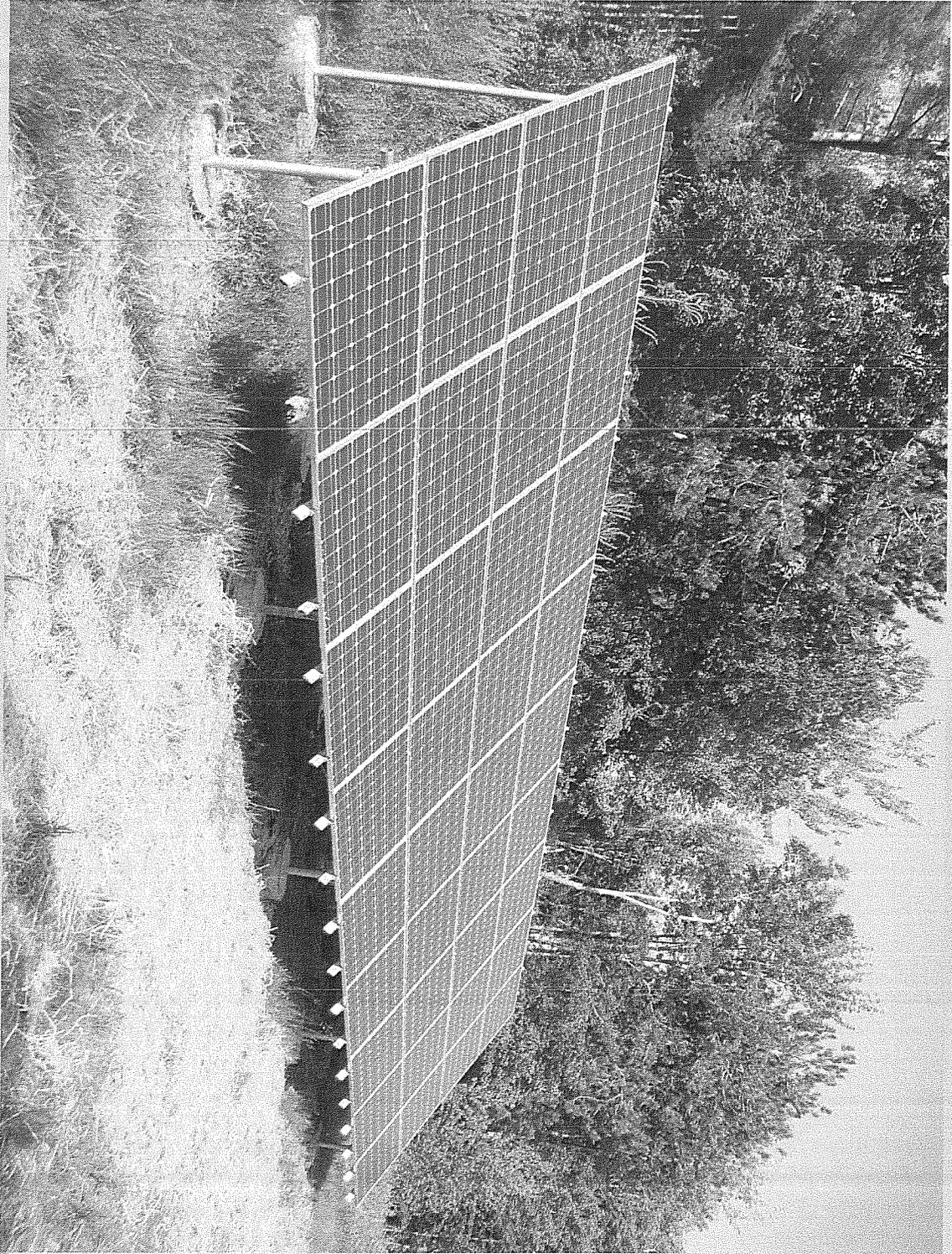
As utility rates rise, the \$200/mo. savings remains fixed.

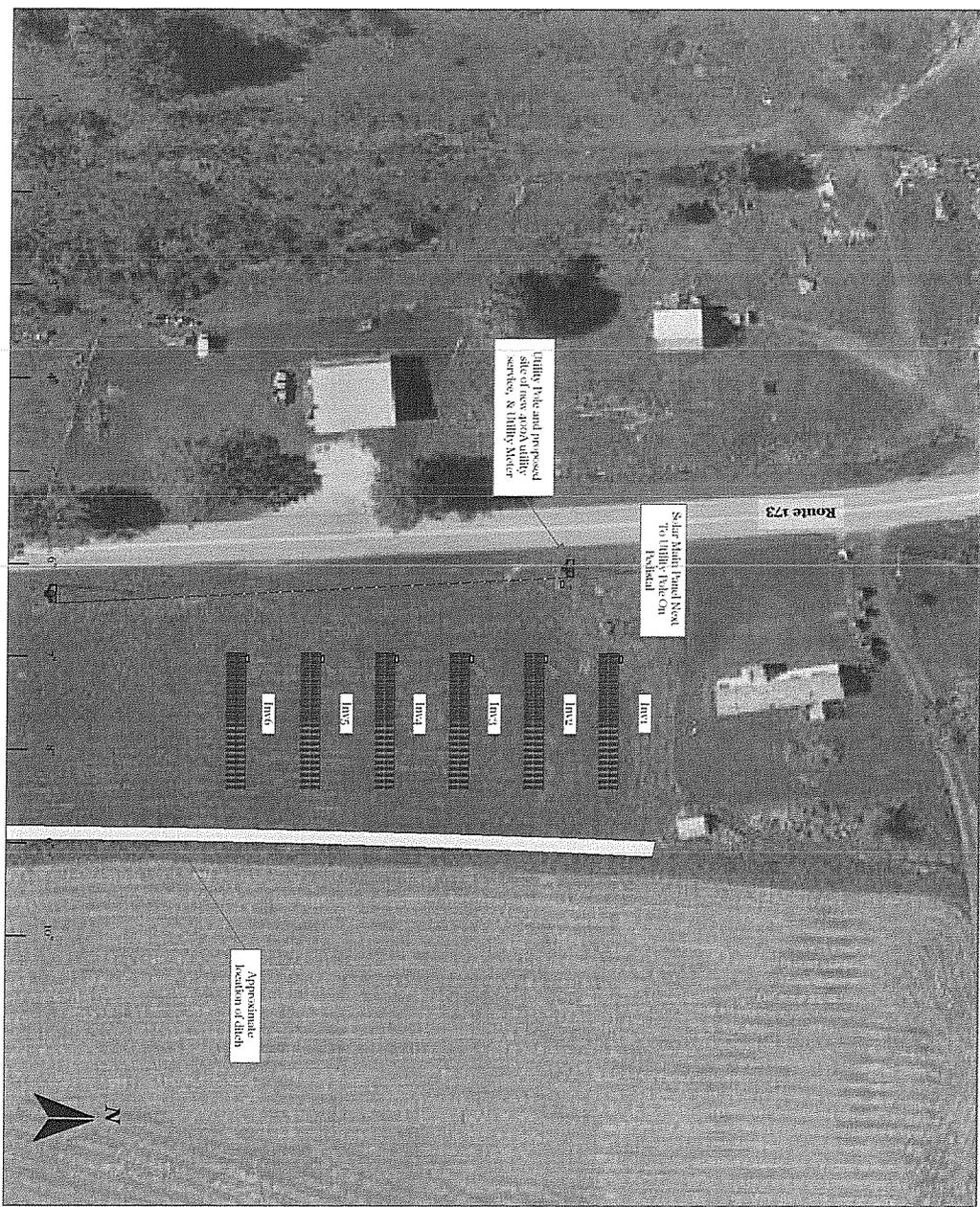
If utility rates increase 3% annually over the next 5 years:

\$2530/mo. in solar credit

\$2330/mo. lease payment





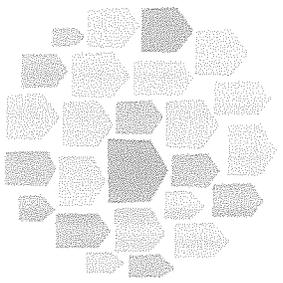


**SUNCOMMON**  
 5430 Waterbury Stone Rd  
 Waterbury Center, VT 05677  
 Phone: 802.252.9151  
 Fax: 802.252.9154  
 Design Team: Project (502) 922-9194

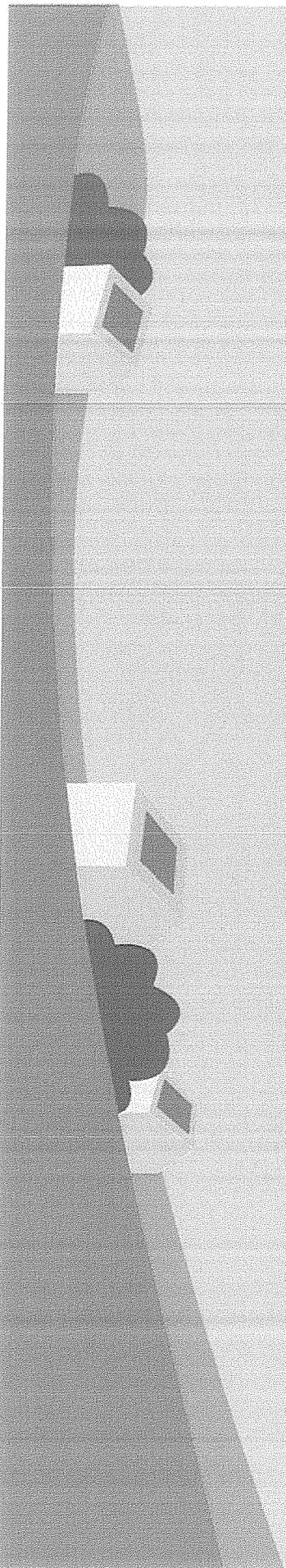
Sheet: PV A1  
 Title: Site Plan  
 Scale: 1" = 50'  
 Author: JME  
 Revision Date: 3/18/2013

Description: Photovoltaic (PV) System  
 System Size: 77.88kWdc (STC)  
 Total # of Modules: 264  
 Azimuth: 180° (True)  
 Tilt: 35°

CLIENT NAME



# Residential Solar



# The Purchase

Example: GMP bill averages \$123/mo. Home needs a 5.9 kW system to meet electric needs. We installed an 18-panel SunPower system.

\$27,960 (value of system designed for this home)

- 8,388 (Federal tax credit)
  - 3,245 (state homeowner rebate)
- = \$16,327

Monthly bill (VSECU home equity) = \$112.31

Remaining monthly utility bill = \$3.09

# Lease Option

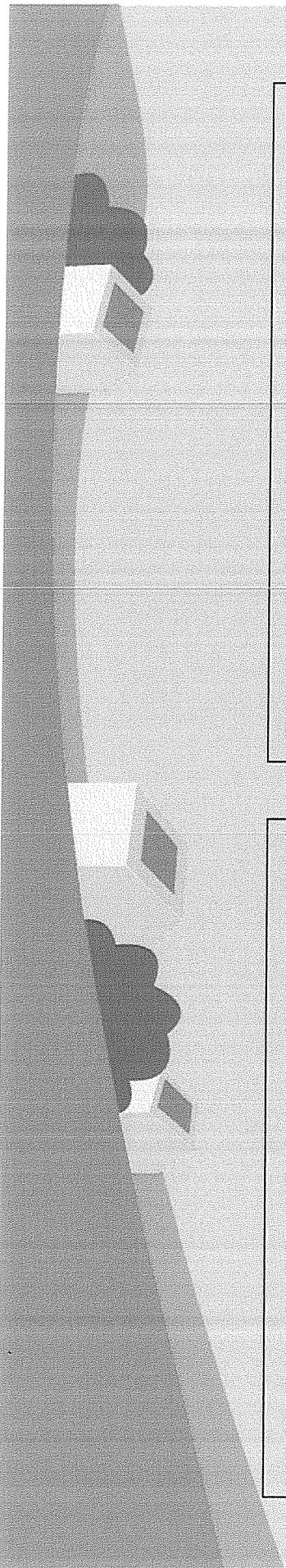
Example: GMP bill averaged \$280/mo. over the last 2 years.  
The home needs an 11.8 kW system to meet electric needs.  
We installed an 36-panel SunPower system on a large roof.

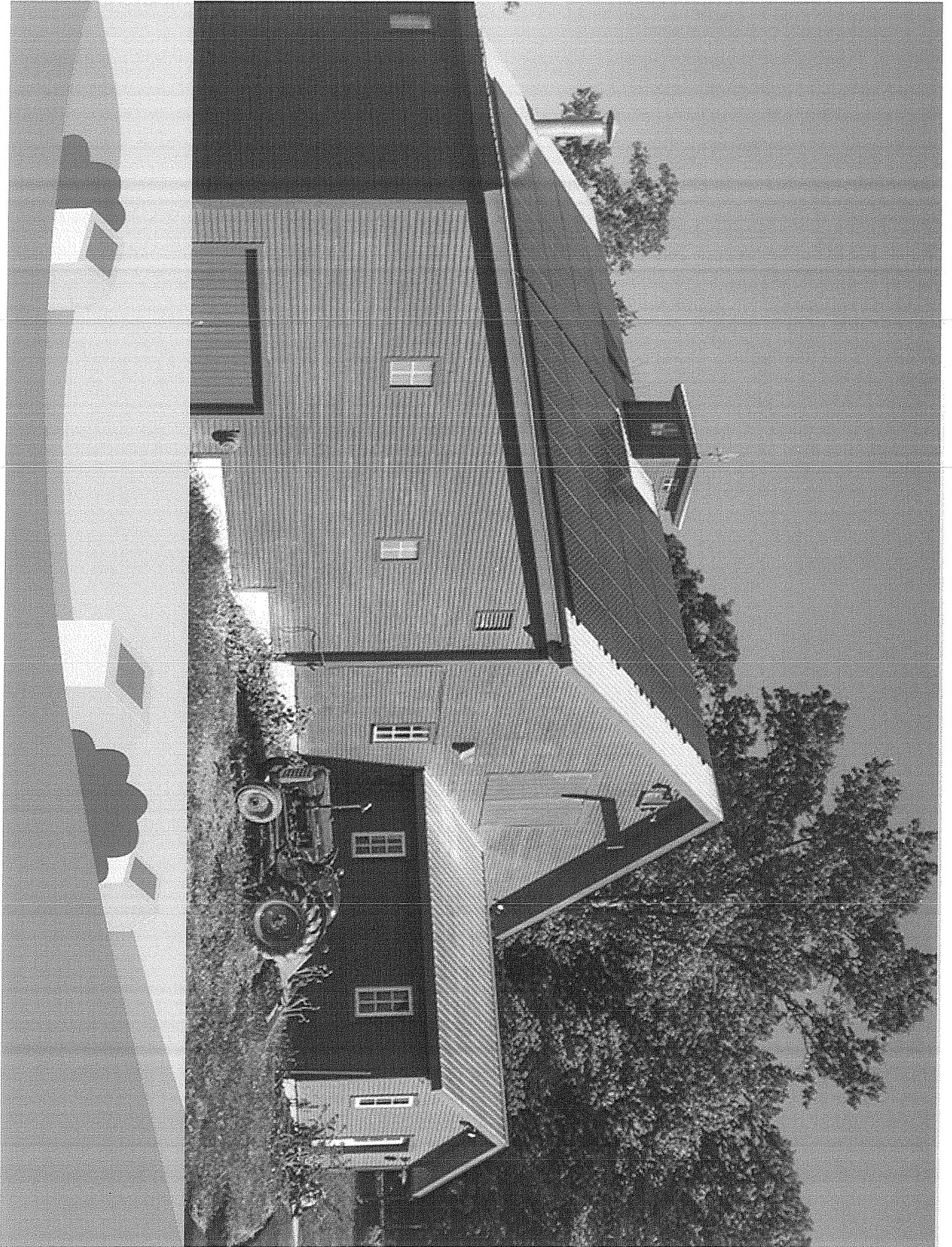
## No Money Down

Monthly lease payment:  
\$248

## No Monthly Payment

One-time lease payment:  
\$29,115





# Simple Time-Frame

