

SHARON SELECTBOARD
SPECIAL MEETING
Tuesday, May 28, 2019 6:30PM
Sharon Town Offices, 69 Rte. 132
MEETING MINUTES

Joe Ronan called the meeting to order at 6:30pm.

Attendees: Joe Ronan, Chair; Kevin Gish, Vice Chair; Mary Gavin, Clerk; Frank Rogers, Road Foreman; Deb Jones, Finance Manager. Absent: Margy Becker, Selectboard Assistant. Guests 6:30 -7:15pm: Kevin Davis from Norwich Technologies, Kyle Gilbert, Ashley Gray, Jodi Harrington, Steve Raymond, Ashley Denk. Guests 7:15 - 8:00pm Joyce and Robert Dion.

- 1. Public Comments:** None
- 2. Review/Approve Agenda:** When reviewing the agenda, Ronan acknowledged that, due to Margy Becker's absence, Indelible Inc.'s website presentation will be postponed until the June 3, 2019 Selectboard meeting.
- 3. Selectboard Member Reports:** None
- 4. Approval of Minutes:** The approval of the May 20, 2019 minutes was postponed until the June 3, 2019 meeting.
- 5. Approve Warrants:** One warrant with invoices for phone, electricity, retirement, truck parts, gravel and stone, office copier lease, heating and diesel fuel totaling \$8367.34 was signed by the Selectboard.
- 6. Norwich Technologies**

Kevin Davis from Norwich Technologies showed attendees a map indicating the proposed solar array's placement on the land for which they have an option to buy on the corner of Rte 132 and Raymond Rd. They are requesting the Selectboard's support as a preferred site, which improves the rate of investment by 6 cents per kwh. They have supplied the 45-day notice to abutters, showing the applicant as the newly formed Sharon Raymond Solar LLC, an LLC created to allow for a future sale to investors while Norwich Technologies retains ownership of the land.

Questions asked by interested parties included a question from Jodi Harrington about the noise level at the site once it is operating and why a noise study was needed. Kevin Davis answered that the noise study is required and that the noise is most likely to be heard on a sunny day when the cooling fans for 10 inverters on a string will need to operate, which he compared to the fan on an old desktop computer. Ashley Denk asked how close the abutters will be to the array? Davis answered that the array

has a 50' setback from the edge of the property and is 180' from the closest house. It is facing south, with its 'back' to Rte 132. Kyle Gilbert asked what the fence would be like and Davis responded that it would be similar to the other Rte 132 array owned by Solar132, LLC in its appearance and height. Several attendees questioned Davis about the recent appearance of pink flags marking the property. Davis was not aware of any marking by Norwich Technologies, but would check into it. Denk asked how and when decommissioning occur. Davis said the decommissioning could happen as early as 25 years after being put into service, but the installation could last as long as 40 to 50 years. They are required to remove everything above ground when it is decommissioned. Chelsea Gray asked if and when homeowners could negotiate for net metering credits? Davis said the net metering credit negotiations typically are with local schools, municipalities, and possibly a group of residents adding that this size array could support 100 households. Joe Ronan asked if the Town could be considered for net metering credits, to which Davis replied that it seemed likely it could. Steve Raymond asked Davis if his company could move the proposed access to the array from Raymond Rd to the corner of the property where from the unnamed road to Margaret Raymond's driveway leaves Raymond Rd. He also stated his preference that there be screening on the south side of the array in light of the plan to remove existing trees. Some attendees voiced concern of the prominence of the array in their views from their properties and wished to be assured that there would be no health consequences from their proximity to their homes.

Kevin Davis said the application for a 500KW AC site is planned to be submitted by the end of June, and he added the 45-day period ends June 28 or June 29. The interconnection hasn't been decided yet.

Joe Ronan stated that the Town's attorney will be asked to review the lien related to the decommissioning of the existing Rte 132 array owned by Solar132, LLC. He also said that the Selectboard will consider the request for the letter and will make a determination by their June 20 meeting.

7. Indelible Inc. Website design presentation postponed to June 3, 2019 meeting.

8. Downer CCC Pond – Status of Weed Harvesting:

Joyce Dion presented a brief history about the weed harvesting and permitting for the CCC Pond on Downer Rd. The pond area is over 50% wetlands and is subject to Class II wetland restrictions, which means keeping the pond open through continued weed harvesting would result in being assessed an impact fee at the rate of .75 per square foot; Joyce believes it could cost as much as \$114,000 for the current 3+ acres to get a Conditional Use Permit. Currently the only allowed areas to maintain as open water are canoe travel ways approved in the late 90's when Joyce had been told that there was no need to obtain a Conditional Use Permit since she had successfully obtained an Aquatic Nuisance Control Permit for the pond. It is her understanding that the impact fee would not be charged if a Conditional Use Permit had been

obtained at that time. The Selectboard agreed to have Joe Ronan contact Representatives Jim Masland and Tim Briglin about the impact fee. Joyce noted that Dower Camp is very popular and that their 1000 camper registration slots are all taken with 10 minutes of the registration opening online.

- 9. Road Foreman Report:** Frank Rogers reported that he had spoken with the sales representative for Innovative Surface Solutions who has provided an agreement for 17,200 gallons of chloride per year for a 3 year period with no lease fee for the storage tank and applicator equipment for that period and at a price of .89 per gallon for the first summer season. Innovative also offers maintenance for the applicator equipment, which was not offered by The Gorman Group in past agreements. The Selectboard had some questions about the wording of the agreement, to which Frank responded that the rep was willing to be contacted by the Selectboard. Joe Ronan will call the sales representative to ask for clarification about the terms of the agreement.
- 10. Paving CIP Implementation:** Joe Ronan had been contacted by Emily Grube, the Pomfret Selectboard Chair, to share the decision by their Selectboard to be willing to wait until next year's construction season to pave their end of Howe Hill. This will allow the two towns to coordinate to take advantage of the cost savings outlined by Jon Harrington from Horizons Engineering at the May 20, 2019 meeting. Deb Jones supplied revised spreadsheets showing Option 1A and 1C originally provided by Jon Harrington updated to reflect the recent bond payment schedule provided by Michael Gaughan at the Vermont Municipal Bond Bank. She also showed Option 1D, which was similar to 1A except it puts all paving planned in FY2020 through FY2022 to be completed in the FY2021 fiscal year. The Selectboard plans to continue this discussion at the June 3, 2019 meeting. Before that meeting Mary will email Jon Harrington with questions about costs that are and aren't included in the options he outlined, Frank will mark out areas in need of patching to help determine cost for patching Howe Hill for this year, and Deb will revise her spreadsheets to provide line items for cost contingencies and for legal and engineering fees.
- 11. Selectboard Work Plan:** Work on the plan will be postponed until June 3, 2019.
- 12. Selectmen Assistant's Report:** This will be postponed until June 3, 2019.
- 13. Adjournment:** Mary Gavin made a motion to adjourn the meeting at 8:35pm. Kevin Gish seconded the motion and the motion carried 3-0-0.

Minutes submitted by: Deb Jones