

Town of Danville Planning Commission

Meeting Minutes

Danville Town Hall

September 22, 2022

Attendance: Glenn Herrin, Jeffrey Paquet, Vince Foy, Michael Hogue, David Kyle
Guests: Brian Henderson, Rob Balivet

Glenn Herrin, chair, called the meeting to order at 7:35pm.

Agenda changes and minutes from previous meetings: There were no changes to the agenda. Michael Hogue moved **to accept the August meeting minutes as presented**; the motion **passed**.

Public Comment: None.

Proposed Olde Farmhouse Solar Project: Encore enhanced the screening plan for their presentation to the Selectboard, extending it from ~300' to ~430' and making it more dense. They included artists conceptions of what the fields will look like from Route 2 with solar panels, 5 years on, and 10 years on. Michael and David expressed concern that the vegetation didn't go far enough west and some of it would be in a depression where it wouldn't be as effective. Michael moved **to deem the screening plan acceptable if the treeline follows the highest ground close to Route 2 or runs along the new fenceline, and extends west to where the ground begins to level out**; the motion **passed**. The commission authorized Glenn to coordinate details with Encore, to return for further consideration if Encore cannot support those elements.

Bylaw Grant Opportunity (ACCD Bylaw Modernization Grant): Michael and Kate put together a recommendation for how Danville might use a Bylaw Modernization Grant from the Agency of Commerce and Community Development. The suggested using grant money (with a 10% local match) for an audit of how the Zoning Bylaws support the Town Plan, how they support housing development, and what barriers they have for housing development. Everyone agreed that would be a great use of funds; Michael and Kate will draft an application for review at the October meeting.

Committee Updates: The Train Station Committee is making great progress in the design development phase. They anticipate identifying a Construction Manager in October.

Town Plan Update

- NVDA noted that recent legislative changes mandate language about priority forest habitat blocks and village centers. Glenn observed that was not an issue as the commission already intends to address those areas. Glenn summarized a recent news story about a development in West Cornwall and the group consensus was supportive of allowing for Planned Unit Developments (PUDs); the Town Plan should include a task for implementing them in the Zoning Bylaw within a few years.
- Section Update: VII, Historic, Scenic, and Cultural Resources - Rob Balivet presented findings and an example of the many historic structures in Danville - there are roughly 160 buildings, with supporting information including photos, interviews, and summaries of what is historic and why. The current Zoning Bylaw does not provide obvious and clear guidance on what to do about historic buildings that are outside of Design Control Overlays. After discussion, the consensus was that the commission should categorize the buildings, including that language in the plan update, and update the Zoning Bylaw with clear guidance for what is allowed for historic buildings and a historic consideration step in the permitting process.
- Section Update: VIII, Enhanced Energy Plan (EEP) - David provided background on the purpose, requirements, and process of getting an approved EEP. The current draft from the Danville Energy Committee meets most requirements, but not all of them, particularly with respect to siting solar farms. Westfield's plan is a good example and the consensus was to start with their standards as a basis. Rob Balivet presented examples of EEP formats and the commission discussed preferred ways to integrate the maps and tables into the plan. David and Rob expect to be able to discuss an updated first draft EEP at the November or December meeting.

Correspondence and Additional Comments/Discussion: None.

The meeting adjourned at 9:36pm.

Respectfully Submitted by Glenn Herrin