

**Town of Londonderry
Development Review Board**

Special Meeting Minutes

April 11, 2018, 5:30 PM

Twitchell Building - 100 Old School Street, South Londonderry, VT

**Subject: Zoning Permit Application #006-18 for Norris Solar Energy Project, 6930 Route 100,
Lands of Jeff and Lisa Yrsha, Parcel ID# 019002.000**

With a quorum of Development Review Board members present the meeting called to order by Chair **Esther Fishman** at 5:30 PM.

Zoning Administrator **Robert Nied** provided an introduction and background on the project and introduced **Mike Norris**, the project's developer.

Esther Fishman asked **Mr. Norris** to clarify his role in the project. **Mr. Norris** explained that he was the developer, installer and an investor in the project

Denis Pinkernell asked **Mr. Norris** if he was involved in other projects in Town. **Mr. Norris** replied that he was not and provided information on other projects he has been involved in.

Mr. Pinkernell asked **Mr. Norris** if he has purchase agreements in place for the project.

Mr. Norris indicated that he does not but identified other agreements he has executed.

Esther Fishman asked **Mr. Norris** if it typical to have energy buyers in place before building a project. **Mr. Norris** replied that it is sometimes the case that contracts for energy purchase are in place before a project is constructed, but not always. **Mr. Norris** added that he was not concerned about securing buyers for the energy that will be produced by the project.

Denis Pinkernell asked if the Town of Londonderry could be a buyer of the energy produced by the project. **Mr. Norris** replied that they could. **Esther Fishman** stated that she would talk to the Energy Committee.

Mr. Norris provided a detailed technical summary of the project including that it would be a 500 Kw project, producing 720,000 watts of DC electricity, that the photovoltaic panels would require approximately four hundred (400) steel and aluminum I-beam-like supports and require at least three (3) 150' conduits for connectivity. **Mr. Norris** indicated that the installation has a thirty-five (35) year life-cycle with a relatively low degradation of output over that life-cycle. **Mr. Norris** stated that after twenty-five (25) years the technology would likely be producing approximately 80% of the name plate output. **Mr. Norris** indicated that it is unlikely that the technology used in the project would be upgraded at any point because the project is limited to 500 Kw and there is no imperative to increased output by converting to new technologies.

After a discussion of the applicability of specific zoning requirements for a Public Utility in a Rural Residential 3 (RM) District, including Conditional Use standards, the Board conducted a line-by-line review of the proposal including addressing each item defined in the Town of Londonderry Zoning Bylaw Site Development Plan (Section 502), Conditional Use Review (Section 503), Site Plan Review (Section 504) as well as other applicable requirements of the Bylaw. During the review, the board engaged **Mr. Norris** in a question and answer session clarifying project components relative to specific requirements defined in the Bylaw.

At 7 PM the Board entered deliberations.

At 7:30 the Board came out of deliberations and informed the applicant that the Board has thus far found no substantive impediments to approval of the project but must schedule a public hearing as part of the Conditional Review process.

(The public hearing has been scheduled for April 30th at 5:30 PM at the Town Office -Twitchell Building).

The Board adjourned at 7:40 PM.