

**Town of Grand Isle
Minutes of Planning Commission
March 19, 2019**

Board Members Present:

Shawn Mercy, Chair
Dwight Bullis
Andy Paradee
Jeff Parizo
Melissa Boutin

Absent:

David Graham

Guest(s):

Emily Clark
Mike Donahue, Islander
AnnaMarie DeMars, Selectboard
Howard DeMars, NWRPC
Barclay Morris, NWRPC
Janelle Smith, Site Acquisition Consultant of Centerline Communications

- A. Meeting is called to order at 7:03 PM by Shawn Mercy, Chair.
- B. Amend: Jeff Parizo reads a section from the Vermont State Statues Open Meeting Law where there is mention of public comment, an opportunity to be heard, amount of time allocated may be limited and amending for items not on agenda – Shawn Mercy continues by amending the agenda for matters not listed – Emily Clark re: AT&T Wireless Communications Facility at Grand Isle Municipal Water Tank, 37 Lovers Lane
- C. Guest(s): See above listing
- D. New Business – Hansen Lane Solar Array: It is the opinion of the Planning Commission that this solar array layout is similar in concept to the Allen Road proposed project. The Allen Road Solar Array is at a standstill due to VT Land Trust support. A joint letter from the Selectboard and Planning Commission is being requested by Will King. Jeff Parizo made a motion to write the joint letter of support for the Hansen Lane Solar Array. The motion is seconded by Andy Paradee. Members vote. All are in favor. Motion carried.
- E. Emily Clark: Distributes folder to everyone in attendance. It is regarding the Proposed AT&T Wireless Cell Tower. She would like to go over the information in the packet that was presented to the Selectboard last night, discuss action steps and it should take about 25 minutes. In summary –
- 1) Clarks hold deeded right-of-use to the northerly portion of the GICWD property at 37 Lovers Lane
 - 2) This proposed project violates the Town of Grand Isle’s Zoning Bylaws in terms of minimum distance from property lines

- 3) This proposed project violates the Town of Grand Isle's Zoning Bylaws in terms of height above average elevation of tree line
 - 4) AT&T selected by FirstNet to work closely with local, state and federal first responders. No contact has been made to Grand Isle County Mutual Aid Association regarding the proposed project
 - 5) As abutters and having deed right-of-use, the Clarks have yet to receive communication from GICWD about this proposed water tower project.
 - 6) No communication addressed to specific butters or other landowners on Lovers Lane has been made by GICWD, as of this date
 - 7) Opposition by abutters and other residents to construct a cell tower in an established residential area in Grand Isle based on multiple issues and impacts
 - 8) No submission has been made by the GICWD to the DRB for the project
 - 9) The GICWD has allowed the process to run forward for more than 6 months without engaging Lovers Lane residents, Grand Isle Boards or the public
 - 10) A 60 day clock is ticking
- Emily Clark would like to form a working group tonight – letters from Selectboard and Planning Commission asap – time is of the essence – schedule a public meeting as soon as possible – meeting to be held in a place bigger than the community room at the municipal – ask PUC to extend 60 day clock

Howard DeMars speaks – once Certificate of Good is received then the rights of the Town is taken away

Barclay Morris speaks – Town Plan most relevant document – if the Town decides to write a joint letter from PC and SB there is a list of people to notify that he will leave with Melissa Boutin, PC Scribe. Barclay also recommends designating someone or boards to sign up with ePUC (Vermont Public Utility Commission)

Jennille Smith speaks by stating the best possible way to achieve public comment and would like to be placed on agenda – next regular meeting is April 2nd – AT&T will have a presentation – formally warned meeting

Discussion ensued about holding a special joint meeting next week as early as Monday or Tuesday at the Grand Isle School. Emily Clark strongly pushing for a public meeting on Wednesday due to more discussion to come from the next Islander issue that will be out on Tuesday, 03/26/19. Jeff Parizo will check on availability of the school cafeteria and go from there. Meeting will start at 6:30PM instead of 7PM.

- F. Old Business: Shawn Mercy shares that David Roy has the updated code assessment nearly finished for the Town Highway Garage. Once completed it will be submitted to the Selectboard. Mention of doing an open house at the current garage location for public outreach. Will do when approximate costs and timeline is available.

- G.** Other Meeting Attendance Update: Covered already above from the Selectboard meeting last night.
- H.** Review & Approve Minutes: 02/19/19 – A motion is made by Jeff Parizo to accept the minutes of February 19th, 2019 as written. The motion is seconded by Dwight Bullis. Andy Paradee abstains due to his absence. Remaining members vote. All are in favor. Motion carried. No minutes from 03/05/19 – Town Meeting.

The next regular meeting of the Commission is scheduled to be held 7PM on Tuesday, April 2, 2019 at the Town Municipal Office.

A motion is made by Jeff Parizo to adjourn. The motion is seconded by Dwight Bullis. Members vote. All are in favor. Motion carried. Meeting is adjourned by Shawn Mercy at 8:20PM.

Respectfully Submitted: Melissa A. Boutin, Planning Commission, Scribe

DRAFT