

**Charleston Town Planning Commission
Meeting Minutes for Public Meeting
September 28, 2017**

THESE MINUTES ARE UNOFFICIAL UNTIL APPROVED AT THE NEXT MEETING

Members Attending: John Kellogg, Chair; Larry Young, Ex Officio; Meghann Carter, Ex Officio
Members Unable to Attend: Jayson Benoit, Clerk; Members Eleanor Leger and Blair Moulton

The meeting was called to order at 6:30 pm by Chair John Kellogg. Minutes of the June 2017 Planning Commission meeting were read and a motion was made by Larry Young to accept the minutes. The motion was seconded by Meghann Carter and passed unanimously.

Under Old Business, Mr. Kellogg shared an update from the Subcommittee on Solar Power Options regarding the town's solar project. The project's application for a Certificate of Public Good from the Public Service Board has been approved and is in place for one year. The project is set to move forward when the Selectboard signs a contract with the installer and a line of credit agreement with Community Bank. The line of credit would be used to meet project costs, and then be converted to a 15-year low interest loan to the town. So far, the project has incurred about \$11,000 in legal and engineering costs this year, and the installer has requested a 10% deposit upfront to guarantee the price quote for the project. A motion was made by Mr. Kellogg to authorize Solar Subcommittee Chair Tom Jensen to negotiate the line of credit agreement with Community Bank and bring the agreement and the installer's deposit request before the Selectboard for consideration. The motion was seconded by Ms. Carter. During discussion of the motion, Mr. Young noted that the town's approval of the solar project at Town Meeting was predicated on a zero net cost to the town. The motion passed unanimously.

Also under Old Business, Mr. Kellogg reported that drafting a new version of the Town Plan required by state energy regulations was underway with technical support from Northern Vermont Development Association (NVDA). The Town Report must be revised and adopted by mid-2018. The process will include two public hearings for review of the proposed plan.

Also under Old Business, Mr. Kellogg reported that there are no new developments regarding discussions on how to address the Town Fire Department's aging building. He has asked Blair Moulton to keep the Planning Commission updated on this topic.

Seeing no New Business before the Commission, Mr. Kellogg made a motion to adjourn the meeting, which was seconded by Ms. Carter and passed unanimously. The meeting was adjourned at 6:50 pm. The next meeting of the Planning Commission will be held at 6:30 pm on December 13, 2017 at the Town Office.

Minutes Accepted on December 14, 2017 by:

John Kellogg, Chair

Jason Benoit, Clerk