

Members Present: Greg Heyer, Martha Varney, Mark Hunziker, Richard Wimble, Mark Kane

Public Present: Skip Taylor, ZA

7:06 PM- **G. Heyer** called the meeting to order.

7:08 PM - The minutes were reviewed from Tuesday October 7, 2014 and Wednesday October 22, 2014. **M. Varney** moved to approve the minutes; **M. Hunziker** 2nd. All in favor.

The Planning Commission reviewed and discussed the proposal of a solar panel project in N. Fairfax. SunCommon, in conjunction with their "good neighbor policy" asked the Town to look over the project plan and asked for feedback.

M. Kane led the conversation about creating solar array standards and crafting regulations. Some topics that would be addressed would consist of special location, aesthetics, agriculture soil, noise etc. It was discussed to decide what resources the Town values and focus energy on those. The Planning Commission has decided to make it a 2015 objective to make a plan for solar arrays. The Planning Commission will schedule site visits with other local solar array sites and reach out to NRPC and neighboring Towns to obtain input in how they are addressing the proposals in their Towns. It was discussed to create a public opinion poll on the public's views of solar arrays. **M. Kane** will research and arrange site visits. **S. Taylor** will reach out to neighboring Towns, VLCT, NRPC and Fairfax Select Board.

The Commission looked over and discussed a package from AT&T regarding network upgrade to provide 4 LTE service along with the proposed sites for Cell Phone towers in Town. This package was a notice and request for recommendation of the Wireless Communications Facility at 869 Main Street.

7:44 PM – **M. Hunziker** made a motion to authorize **S. Taylor** along with **G. Heyer** to move forward with reviewing and approving the request for recommendation from AT&T. **M. Varney** 2nd the motion. There was discussion on this motion and the motion was revised.

7: 46PM - **M. Kane** requested to amend the previous motion by authorizing **S. Taylor** to further review the final package and insure no changes based on what was originally proposed and make a recommendation to **G. Heyer** to approve the project and complete the form and sign stating it is approved. **M. Hunziker** 2nd motion. All in favor.

S. Taylor went over an email from Amanda Holland regarding the Town Pedestrian Connectivity Feasibility Project. In summary; the consultant is finishing up their report and will be supplying the report to the Planning Commission. Amanda Holland is going to connect with the consulting team in regards to a timeline.

S. Taylor shared with the Commission members that The Zoning Office has received several concerns regarding the Zoning Regulations regarding the 5 acre minimum lot size when it was previously 2 acres in the Conservation District. It was discussed further.

Mail was presented which included proposed Bylaw changes from neighboring Towns.

A representative from the Town of Jeffersonville contacted **S. Taylor** proposing the creation of a Farmer's & Artisan Market in the Town of Fairfax. This was discussed further.

The next Planning Commission meeting will be Tuesday, February 3rd, 2015 at 7PM.

8:25 PM- **M. Kane** moved to adjourn; **M. Varney** 2nd. All in favor.

Respectfully submitted,
Amber Soter, Planning and Zoning Assistant

Signed: _____ Date: _____
For the Planning Commission

These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.