

## Wells Planning Commission Special Meeting Minutes

The Wells Planning Commission Special Meeting was held on July 13th, 2002 to discuss and approve the Bullfrog Hollow Solar Project. Special meeting was called to order by Chairman William Chmielewski at 7:05 PM. Present were William Chmielewski, Janis Jones, Eleanor Jones and Sharon Corey. Absent were Carole Duquette, Cherry Hopson and Cheryl Woodruff.

After a quorum was met, the special meeting was held. Sharon Corey was asked to be acting secretary and she accepted. There was no public attendance.

Project: Bullfrog Hollow Solar Project uc/4.1mw Pawlet and Wells

Project is a 4.1 megawatt solar electric generation facility to be sited on 15.8 (+/-) acres across two parcels of land. 121 .6 acres located off Bullfrog Hollow Road in Pawlet and Wells, Vermont.

Project is expected to generate approximately 6,250 megawatt hours of electricity per year.

Chairman William went over most of the project with planning commission members present.

Thomas Hand, out of Manchester, VT and founder of MHG Solar, LLC is doing this project. Project will take 20-30 weeks for construction.

This project is in the middle of a quarry they no longer use. Site has some cleaning to get to the site ready for the project.

Project area will be fenced around the majority of the area except in front of the pond - have to go two feet into water with a fence. Fence to be 7 feet high. Solar panels will be set to attract the sun and absorb any light.

The link for documents on this Bullfrog Hollow Solar Project is <https://epuc.vermont.gov/?g=node/64/169628>. The best part of this

documentation to read is the testimony of Thomas Hand, project manager. Thomas Hand has taken 18 months developing this project.

Discussion among membership:

Member Eleanor asked if the project will be visible on Bullfrog Hollow or 149?

Chairman William answered that it should not be visible. Project manager Thomas Hand, from his documentation, states limited visibility - project is 776 feet from Route 149 to the edge of the site.

Member Eleanor stated she is in favor of solar because of climate issues.

Member Janis questioned how to get rid of solar panels?

Chairman William stated solar panels are dismantled, sell off what is still reusable and recycle the rest.

Member Janis asked Chm. William if Pawlet Selectboard has approved the project yet?

Chairman William answered not sure.

It was decided by membership to get ahold of Thomas Hand and have him come meet with us. Possibly do a zoom meeting with Thomas if necessary. Eleanor volunteered to contact Thomas Hand on behalf of the Planning Commission Board. If a meeting with Thomas Hand develops, the planning board will advertise the meeting to the public by the Town website.

After much discussion, the membership decided not to vote on the project tonight. Janis Jones made a motion to table the project to the next meeting. Sharon seconded motion and all members in favor - so approved. Janis Jones made a motion to adjourn the meeting. Eleanor Jones seconded motion - all members in favor - so approved.

Meeting adjourned at 8:06 PM.

Respectfully submitted,

Sharon L. Corey Acting Secretary