

Cambridge Planning Commission Meeting Minutes- DRAFT until approved in subsequent PC meetings.

Start: 6:40pm. April 18, 2016 Attendees: Doug B, Michael M, Brian A., Jill R., April E.

Public: Jamian Campbell and Jason Neيمي from Brewster River Pub and Grill to discuss PC support for VEDA loan process. Avery Lee interested community member.

Review Agenda: Additional Items: Add Brewster River Pub request, review Cambridge Selectboard ltr to state of VT on energy siting, LCPC updates.

Review past mtg minutes: February and March mtg minutes reviewed and approved.

Review Mail: No action on State of VT notice of rail line bridge work.

Discussion with Brewster River Pub:

VT Economic Development Authority (VEDA) requests that Brewster River Pub collect ltr of support/conformance from the Planning Commission regarding proposed development of a new brewing facility to be located on owned land behind the existing Maple Ridge Arts Center off rt. 108 across from Notch Road Auto. The VEDA ltr is attached to these mtg minutes. The PC was presented with site plans and had the opportunity for Q&A. After the Brewster River pub representatives left, the PC reviewed and discussed the ltr. Upon answering the specific items requested in the ltr it was decided that based upon PC criteria for review- namely the municipal plan, the PC could complete and provide the ltr in support of the project. It is noted the project location is within an existing identified economic activity area in Cambridge- per the Municipal Plan,- and that it fits with the general aesthetics of the area- per the municipal plan. **Jill Richardson** will provide a completed copy to Brewster River Pub representatives within one week.

Review of Selectboard ltr to State of VT regarding local input of energy project siting: The ltr (attached to these mtg minutes), seeks greater municipal input consideration in energy projects.

Review of LCPC changes:

Brian A let the PC know that he was replace on the LCPC regional board without his prior knowledge. He mentioned that this may be happening with other board members as well. He also notified the PC that Morrisville/town is considering leaving the LCPC due to some concerns or possible conflicts. This is very serious information and the Cambridge PC will look into how this impacts regional work and Cambridge. **Michael M** will reach out to LCPC and others to get more information.

Meeting end: 7:45 close.

**VEDA No. 4A
VERMONT ECONOMIC DEVELOPMENT AUTHORITY**

(To be completed by Municipal Planning Commission, Town Board of Selectmen or other appropriate municipal entity.)

Name of Board or Commission Cambridge Planning Commission
Description of Proposed Project or Industrial Park Brewery for the Brewster River Pub
Municipality in which Proposed Project or Industrial Park is to be located Cambridge
behind the Maple Ridge Center for the arts at Iris Lane
off Rt 108 south - specifically to be built on the land behind
The undersigned Cambridge Planning Commission
(Board or Commission)

of the City / Town of Cambridge, Vermont, after a study of the proposed project site, a review of municipal ordinances and applicable land use plans and a general study of the effects of the Proposed Project or Industrial Park upon the municipality and region in which it is to be located, herewith submit the following findings at the request of the Vermont Economic Development Authority:

1. That the Proposed Project or Industrial Park (will) (will not) violate existing zoning ordinances, regulations or local land use plans, and will be located in a district zoned _____.
2. That the Proposed Project or Industrial Park (is) (is not) in accord with a duly adopted municipal land use plan.
3. That the Proposed Project or Industrial Park (will) (will not) involve unusual costs to the community.

If affirmative – estimate costs:

Water Mains \$ _____	Street Extension \$ _____
Sewer Mains \$ _____	Other costs (itemized) \$ _____
_____	_____
_____	_____

4. That the Proposed Project or Industrial Park (is) (is not) in the best interests of the community for the following reasons and (is) (is not) supported/approved by the above Board/Commission: _____

Date: _____ Signatures: _____

TOWN OF CAMBRIDGE

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RESOLUTION TO INCREASE THE INPUT OF VERMONT MUNICIPALITIES REGARDING THE SITING OF RENEWABLE ENERGY PROJECTS IN CERTIFICATE OF PUBLIC GOOD PROCEEDINGS BEFORE THE PUBLIC SERVICE BOARD.

WHEREAS, The General Assembly has set aggressive goals for the development of renewable energy in Vermont.

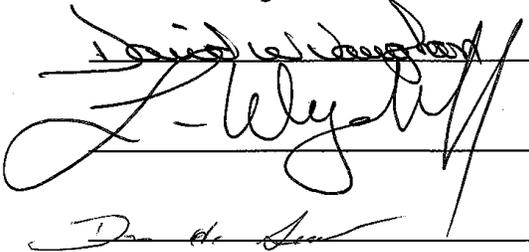
WHEREAS, as a result of these aggressive goals the number of certificate of public good (CPG) applications before the Public Service Board (PSB) has increased substantially.

WHEREAS, at best, the current CPG process provided by 30 V.S.A. §248 affords a limited and ineffectual role for Vermont municipalities, municipal planning commissions, and town selectboards. Regardless of the content, scope, or impact on a proposed renewable energy project or a municipality's efforts to have a say in the project's siting, the §248 process and the legal analysis employed by the PSB enable the PSB to disregard and/or avoid the policies and standards of the very municipality in which the renewable energy project is to be located. By focusing on regional impacts, to the exclusion of local municipal impacts, the PSB routinely ignores the input and evidence offered by Vermont municipalities. As a result, the "due consideration" of municipal viewpoints required by 30 V.S.A. §248(b)(1) has become consideration in name only.

WHEREAS, it has become clear that legislative changes are needed to afford Vermont municipalities a greater say in the approval and siting of renewable energy projects.

THEREFORE, it is RESOLVED by the undersigned Vermont municipalities, to instruct their state representatives and senators to develop amendments to the statutes that concern the siting and approval of renewable energy projects and to the procedures of the PSB in order to ensure that Vermont municipalities have a more meaningful role in the CPG process and to require compliance with appropriately-developed municipal siting standards.

Select Board
Town of Cambridge Vermont



The image shows two handwritten signatures in black ink, each written over a horizontal line. The top signature is more complex and cursive, while the bottom signature is simpler and more legible. The lines are horizontal and extend across the width of the signatures.