

**Town of Bennington  
Planning Commission**

**Monday, November 27, 2017**

**5:00 p.m.**

**Bennington Fire Facility  
130 River Street  
Bennington, Vermont 05201**

**MINUTES**

**Members Present:** Michael McDonough, Charles Copp, Robert Ebert, Nick Lasoff, Ken Sweirad  
**Also Present:** Dan Monks

**Meeting was called to order at 5:00 p.m.**

**Commission Deliberation re: Battle Creek Solar Project**

After discussing the proposed project, the Planning Commission, by consensus, agreed to support the Battle Creek 1 Project and the applicant's request for a waiver of the State mandated minimum setback from the railroad right of way provided that the applicant complied with the following conditions.

The property owned by the applicant to the east of Battle Creek 1 (east of the railroad tracks) shall remain fully vegetated with natural vegetation. No vegetation shall be cut on the parcel unless/until an amended application is approved by the PUC after an opportunity to review such amendment by the Town for compliance with the Town Plan and the Town Screening Ordinance. This condition is appropriate given that the applicant's visual impact analysis assumed that no vegetation would be cut on the eastern parcel.

If a fence is permitted, it shall be a knotted fence or other fence that will accommodate mammal movements to the extent possible.

The applicant shall substitute a native species for the cranberry bush viburnum as it is unlikely to survive.

**Commission Deliberation re: Chelsea Solar Project**

After discussing the Chelsea project, the Planning Commission, by consensus, took the following position.

The Chelsea Solar project clearly violates the 10-acre limit on commercial solar projects, and is; therefore, barred by the plain language of the Town Plan. Other issues regarding visibility from neighbors and Route 7 are concerns, but are moot, given the violation of the 10-acre limit.

The Planning Commission recommended that the Select Board oppose the project.

**Other Business**

The Commission briefly discussed their work plan.

**The meeting was adjourned at 5:53 PM.**

Respectfully submitted

Daniel W. Monks  
Planning Director