

Present: Jesse Pollard, Molly Smith, John Reid, Laura Simon, Dana Clawson; staff; Lisa Burke

John called the meeting to order at 5:07

An item to be added to the agenda; Lisa to do a presentation on permaculture. Has been added to the beginning of the agenda.

Lisa is experienced in permaculture. She has an idea of doing a model eco-village. Could we do an eco-village at Brookside Nursing Home?

Laura described an eco village in the area she's aware of.

Molly asked Lisa to describe more in depth the type of Eco Village she's envisioning.

Lisa envisions obtaining property and converting it into affordable apartments. The most viable model is one that is out in Portland Oregon. They have strict rules as to who can live there and they do a lot of background checks. It appears that there's one group that owns the property and they're running it as a rental. Not a condo association, which is often for people of means. Under the permaculture principal, the principal of diversity is key.

Outreach to the committees and commissions in Hartford;

Dana; never heard back from the tree board. Laura meeting with Vital Communities with Carolyn to get their take.

Laura mentioned that HEC was doing some interesting things with Solar.

Jesse shared his screen to talk about how to support ground mounted solar and distributed community solar.

Jesse showed us the town of Hartford with the individual zones. Showed us where community solar could be viable in zones. Suggested designating some areas as preferred sites. Should use this map to easily designate preferred designations sites without going through what we did back in May. Jesse showed us how some areas which technically could host community solar, wouldn't actually be fit. Would need Planning Commission and HEC support.

John asked if we needed zoning to officially bless the idea. Jesse agreed. Zoning is being reviewed by TROC right now. The Planning Commission would need to approve the site as a preferred site, as would the Select Board and this could make setting up solar in these areas more appealing because developers would not have to worry about preferred siting for sites being denied. Jesse said we need to merge this with the re-zoning update, adding a solar overlay district exists, where ground mounted solar is permitted as primary use and if it is a net metering project, the town designates it at a preferred site and Dana would just sign off on it.

Dana mentioned a new solar project had come across his desk that would be so large (in the megawatt range), it would not need to go through the preferred siting.

John gave a report on the zoning and Planning Commission. Wednesday there is a workshop for the planning commission to come up with a new commercial zone. It's the area where Jasmin Motors is. Across the street from the VA hospital. As part of the proposal, they would change how zoning works in terms of the number of units you can have per acre, which right now is a mechanical formula. Working

on a way of describing the limitations on the number of units by the total land area. The result would be that we'd be able to have more units within a given parcel of land than would be possible under the current formula. General feeling is that this is an important step, due to need to concentrate housing in areas where it's close to business and employment opportunities.

ARPA update; funder is still not spoken for. Not sure when the Select Board is going to do that. Second half of payment coming soon. Should have full 2.8 million in the. Bank. The survey is still out and the selectboard is still taking comments. John commented that the Clifford Park Food Forest could use an irrigation system. Will submit a comment.

What projects should we put forward for the next year on the selectboard report. Trailblazers program, solarize project, WindowDressers, facilities manager proposal. Jessica sent some info for training on reaching low income folks on energy efficient programs.

The meeting closed after 6:12pm.

Molly Smith