

**Minutes of the Shaftsbury Planning Commission**  
**Special Meeting Dec. 13, 2020**  
**Site Visit to Waite Cemetery Road solar site**

**Commissioners present:** Naomi Miller and guest, Mike Foley, Martha Cornwell and Chris Williams

The meeting came to order at 10:00. The weather was mild and bright with no snow cover. The property site is 977 Stromaier Road, parcel # 11.243.1, 339 acres owned by Henry and Joseph Stromaier. The applicant is Encore Renewables who propose a 10 to 15 acre coverage with rack mounted tracking solar panels for a 2.2 MW installation.

The Commission made the following observations:

- The land is former pasture but appears unused as the fences haven't been maintained.
- The site has excellent solar exposure.
- The Commission couldn't determine if this was an operating dairy farm. No cows were observed but there is a large barn behind the residence. The whole place had a run-down aspect to it.
- The solar array will be visible from Route 7 more so traveling southbound. Because these are tracking panels, a question of glare to motorists should be asked. This is way beyond our expertise.
- The 3 phase power line was clearly visible on the west side of Route 7. The applicant has not presented a plan for how the interconnection will be accomplished. Full application to follow.

The Commission would like to better understand the economics at work here. Is this land lease to Encore a diversified income stream for a hard luck dairy farm? This is outside the purview of our review but the answer could help us better understand the relationship between rural land value and renewable energy development.

Respectfully submitted,  
Chris Williams