

APPROVED  
MINUTES OF THE MILFORD BOARD OF SELECTMEN SPECIAL MEETING  
September 18, 2023

<b>PRESENT:</b>	Gary Daniels, Chairman Chris Labonte, Vice Chairman Paul Dargie, Member Tim Finan, Member Dave Freel, Member ZOOM	Lincoln Daley, Town Administrator Tina Philbrick, Executive Assistant EXCUSED Andy Kouropoulos, Videographer
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**1. CALL TO ORDER, BOARD OF SELECTMEN INTRODUCTIONS & PUBLIC SPEAKING INSTRUCTIONS:**

Chairman Daniels called the meeting to order at 5:30 p.m., introduced Board members, and then led the audience in the Pledge of Allegiance.

**2. APPOINTMENTS – (Approximate times) All votes tonight were taken by roll call because Selectman Freel called in remotely.**

**5:30 p.m. – Milford Spartan Solar LLC., Lease Agreement – Dominic LeBel**

The Selectmen voted 3/2 to not renew the Milford Spartan Solar lease agreement with the Town on September 11, 2023. Dominic LeBel, Milford Spartan Solar representative has come into the meeting tonight with an amended proposal to continue the lease.

Mr. LeBel proposed a 1-year extension vs. a previous 3-year extension and a \$10,000 option fee vs. a previous \$1,000 fee. By the end of the option, they would hope to have a permit application in at least to the State for the AoT permit. There was additional discussion about cost and procedures.

Chairman Daniels reviewed a section about studies and engineering documentation being given to the Town if the lease was terminated. “If the tenant determined that the lease premises is not suitable for a solar farm, the tenant shall provide within 30 days at a written request from the landlord at no cost to the landlord, all final 3<sup>rd</sup> party reports including surveys, engineering and technical studies to the extent such final reports exclusively pertain to the lease premises”. At the last meeting this was discussed and we were incorrect to assume that if the contract was terminated by the Town, this information would be given to us.

Selectman Freel asked if Tom Lorden, the private land owner who is not extending his solar lease is still out, or now reconsidering? Mr. LeBel said it isn’t likely that the project would move forward if it didn’t have one of the two land owners didn’t continue. The amount of room available across the properties is better suited for this project.

Tom Lorden, a Milford resident and private land owner is not interested in extending his lease with Milford Spartan Solar. He will not allow anyone access to his property except for the town.

Selectman Dargie would agree to an extension through the end of January. There was additional discussion about access roads and clarification on the extension of the current contract or making a new contract. If the contract extended for three months Milford Spartan Solar would pay \$2,500 to lease the land.

**Selectman Dargie made a motion to extend the option period of the contract through the end of January for a payment of \$3,000. All other terms and conditions remain the same. Selectman Finan seconded for discussion. The motion failed 1/4 with Selectmen’s Daniels, Labonte, Freel and Finan opposed.**

Selectman Freel said Mr. Lorden is out and he doesn’t want to spend \$3,000 for nothing. Mr. LeBel said they have already spent a lot of money on the project and the intent would be to allow more conversation with the private land owner. Mr. Lorden repeated that he will not be extending his contract.

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### 3. PUBLIC COMMENTS –

Scott Kimball, a Milford resident, said that he feels not extending the contract was the right decision. He recommended developing the Milford Community Lands as a public garden. He provided information on public gardens to the Board.

Mike Thornton, a Milford resident, asked if the litigation over the Milford Community land use been resolved in the Towns favor so that we can use our property. Administrator Daley said the industrial said has not gone through any permitting. There is nothing prohibiting the Town from using that property.

Mr. Thornton said we could do roof top solar and if we were to develop the land, it would make it more marketable for industry to come there. Administrator Daley said correct. There was additional discussion improvement on the land to make it more attractive.

### 4. NOTICES. Notices were read.

**5. ADJOURNMENT - Selectman Labonte moved to adjourn at 6:55. Seconded by Selectman Freel. All were in favor. The motion passed 5/0.**

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Gary Daniels, Chairman

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Tim Finan, Member

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Chris Labonte, Vice-Chairman

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Dave Freel, Member

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Paul Dargie, Member