

Project Meeting Minutes

Community Liaison Committee Meeting

Committee Chair:	John Woods	Note Taker:	Mary-Frances Lynch	
Location:	Ellershuse Community Hall		Date:	October 30, 2013
Attendance	Representation		Present	Regrets
CLC Members				
Shirley Banfield	Local Resident		X	
Dave Blanchard	Local Resident, Landowner, Community Hall		X	
Weiner Brown	Local Resident, Landowner, Business Owner			X
Myles Cornish	Local Resident, Engineer in Training		X	
Yvonne Davison	Local Resident, Landowner		X	
Greg McNeil	Local Resident			X
Dougie Ross	Local Resident, Snowmobile Association			X
Steve Sharpe	Local Resident, Landowner, Business Person		X	
Project Team Members				
Aaron Long	Minas Basin Pulp and Power		X	
Mary-Frances Lynch	Minas Basin Pulp and Power		X	
John Woods	Minas Basin Pulp and Power		X	
Guests				
Beverly Fletcher	Resident		X	
Harold Fletcher	Resident		X	
Tom Brown	Resident		X	
Sandra Dorie	Resident		X	
Peter Wilson	Resident		X	
John Creighton	Scotia Investments Limited Coop Student		X	

1. Introductions

CLC, project team, and audience introductions.

2. Adoption of Meeting Agenda

Agenda adopted.

3. Project Overview

- Minas Basin Pulp and Power are developing project on behalf of the Alternative Resource Energy Authority (AREA). Minas has experience on wind, tidal, hydro, and biomass projects.
- AREA is the project owner and is made up Berwick and Mahone Bay's Municipal Utilities.
- Project size and location - 16 MW, 7 turbines, located in Ellershuse, south of transmission line and Ellershuse Rd.
- Timeline:
 - Environmental Assessment (EA) studies ongoing

	<ul style="list-style-type: none"> ○ Submit EA report in December 2013, decision expected February 2014 ○ Submit Development Agreement early 2014 and expect decision summer 2014 ○ Begin construction once all permits have been received ○ Project operation late 2015 ● Benefits to West Hants: <ul style="list-style-type: none"> ○ Increased municipal tax revenue ○ Increased spending at local businesses ○ Energy literacy for local area, school programs ○ Local jobs, currently compiling local business directory ● Environmental Assessment studies – bird and bat studies/monitoring, archeology studies, socio economic assessment, sound, shadow flicker and visual studies, on-going community engagement. ACTION ITEM – send sound and shadow flicker study maps to CLC. <p>Questions and Comments:</p> <ul style="list-style-type: none"> ● Will blasting be required on-site? Unsure at this point in time, but know that there is a lot of rock. Pre-blast surveys would be required if blasting. ● There are schools in Brooklyn and Windsor that could benefit from energy literacy programs. ● Can people with construction equipment contribute to the project? Yes, a list is being compiled of local skills, equipment, businesses, etc. ● Could a photomontage be taken from Maple Avenue? ACTION ITEM ● Ideal places to post notices about the project include the post office, store, and community hall.
--	--

4. Review CLC Guidelines and Mandate

	<ul style="list-style-type: none"> ● CLC is an advisory body to the development team, two way exchange of information, CLC to bring questions and concerns forward to the development team. ● CLC will meet regularly and will set up schedule of meetings. ● Keep CLC at manageable size of about 11 members. ● Members chosen from Ellershouse area or greater West Hants if necessary. ● Meeting minutes to be posted at Ellershouse post office within 7 days of minutes being approved. ● CLC members to send regrets to Mary-Frances via email within 24 hours of meeting. ● CLC members shall conduct themselves in a respectful manner – see Appendix A of guidelines. ● Members are not required to share personal contact info, will not be posted on website. ● John Woods will serve as Chair and Mary-Frances Lynch will be note-taker. ● Chair to facilitate meetings and ensure all voices are heard. ● Decisions generally made by consensus. ● Guidelines to be reviewed at next meeting again and will be approved at a later date.
--	---

5. Discussion of Local Benefits

	<p>The project would like to provide benefits to the community and first must better understand the community's needs. The CLC will play a vital role in helping the development team understand the community, its desires and expectations.</p>
--	---

Questions and Suggestions from CLC:

- Berwick and Mahone Bay representatives to meet CLC at an appropriate time.
- Why is this project being built in Ellershouse? Wind farm location options were explored across the province – it is difficult to site a project in Cape Breton due to transmission constraints, Pictou area is congested with wind farms, best sites are closest to Halifax from a generation feasibility standpoint. Considering several factors - transmission, wind availability, setback from communities, environmental constraints –Ellershouse is an ideal site for small wind farm.
- Will Berwick and Mahone Bay to receive power from the project? Yes.
- Will Berwick and Mahone Bay receive less costly power? They will have stable rates in the long term.
- Will more turbines be added later to this project? Cannot move turbines closer to Ellershouse due to topography and sound model constraints. There are no plans to expand the project.
- Is there room for more upgrades on the grid in the Ellershouse area? Technically there is room but would need to finance and organize a project.
- How much electricity will be produced from the turbines since they only produce 1/3 of their nameplate capacity? 16 MW is maximum power that can be produced at a given time. The turbines operate when the wind is blowing and will start generating power at 11m/s.
- There is conflicting information on wind power on the internet making it difficult to decipher facts. There is an article citing 50% decrease in property values for those living near wind farms. Suggestion that Municipalities should drop property taxes for people living near project. When reading online articles regarding property values, it is important to be aware of the siting of projects – in Shelburne, Ontario (study referred to by CLC member), the very large wind farm (100+ turbines) was located right next to residences. Some residences were surrounded by turbines. The project in Ellershouse is much smaller and in the forest away from residences. It is difficult to compare these two projects in terms of property value impacts.

6. Round Table Discussion of Future Topics

Suggested Topics:

- Health impacts - ie. sound, infrasound, flashing lights
- Health Canada study to be published in 2014
- Property values
- Impacts on Ellershouse residents – recreationists, wildlife, blasting
- Project naming
- Benefits to residents of Ellershouse
- Tour of a wind farm
- Transportation plan

Additional Questions/Comments:

- Could Berwick and Mahone Bay share some power with Ellershouse or other benefits?
- What benefits does the community expect - need to hold that discussion as a committee. For example, business directory can help provide jobs in the community. What about benefits for general population?
- Suggestion that a discussion should be held with community and Municipality more broadly about benefits and how turbine tax revenues should be distributed among Municipality-wide projects that will have greater benefit.
- Turbine naming by the community was seen as patronizing. John Woods apologized for this and stated that it was not Minas' intention to insult the community.
- Confusing and contradictory information on the internet about impacts from wind turbines. The focus should be on peer reviewed articles.

	<ul style="list-style-type: none"> • A report for Kings County determined that there are no ill health effects from turbines, rather that people can be annoyed by them. • What roads will need to be upgraded? The project will use the Quarry Road and will need to make upgrades to certain turning radii, more study/answers to come. • Where are turbines manufactured? – Germany and Quebec. • Need to look at bigger picture of what it means to bring green power to Ellershouse – greenhouse gas reductions. • Uncertainty on greenhouse gas savings. ACTION ITEM: to send CLC member Steve Sharpe article on GHG savings from wind.
--	---

7. Meeting Close Out – set next meeting date

	<p>Meeting close out: 8:20pm</p> <p>Next meeting date – Tues November 12 or Wed 13, Melanie Smith from Strum Consulting to attend and present Environmental Assessment studies. Mary-Frances to confirm next meeting date with CLC via email.</p>
--	---

Minutes compiled by:	Mary-Frances Lynch
-----------------------------	--------------------