

**Town of Kensington  
Minutes of Public Meeting  
Thursday, January 22, 2009  
6:00 PM**

**Council Members Present:** Mayor Barry Campbell; Councillors: Mann, MacLean, Spencer, Gallant, Kiff and Mill.

**Staff Members Present:** Town Manager/Administrator, Geoff Baker; Deputy Administrator: Wendy MacKinnon; Administrative Assistant: Kim Verhulp.

**Visitors:** Clifford Donald, Kerri Thompson, Jack Maroney, Margaret Maroney, David Gallant, Lynn Anne Hogan, Tervor Hogan, Kevin Downe (Gorman Controls), Don Barrett, Andrew Windsor, Greg Stewart, Sandi Stewart.

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**PURPOSE:** To allow residents and other interested persons an opportunity to make representation concerning an amendment to the Town of Kensington's Zoning and Subdivision Control (Development) Bylaw to allow the integration of a wind turbine into a Municipal Sewage Treatment System **AND** to also allow residents and other interested persons to make representation prior to a request being made to the Minister of Community and Cultural Affairs to approve an amendment to the Town of Kensington's Official Plan as it relates to the integration of a wind turbine into a Municipal Sewage Treatment System.

Mayor Campbell called the meeting to order at 6:00 PM and explained the purpose of the meeting and opened the floor for anyone to present their comments on the proposed amendment.

**Clifford Donald – 9 Rosewood Drive**

Mr. Donald's comments and concerns were as follows:

Why is this meeting to inform residents being held 6 months after the project has started?

Mayor Campbell responded that the intent of the meeting was to hear comments on the Zoning Bylaw and Official Plan amendment and not necessarily to discuss the merits of the project. There is no legal requirement for the Town to hold such a public meeting. If the Town was proceeding with a larger scale wind farm project a public meeting would be held but since it was a smaller, site specific 100 KW turbine for the wastewater treatment facility it was decided that a public meeting should not be required.

Why did residents learn about the Turbine project through the media?

Mayor Campbell responded that the media is a logical vehicle to get information to residents. In fact, the initial news article, which was published in the Journal Pioneer and the County Line Courier, was a press release issued by the Town to ensure that the residents were informed of the project. Since the publishing of the article, there were minimal comments received by Councillors, the Mayor and at Town Hall and the comments that were received were positive and in support of the project. This was another reason for a public meeting not being considered.

Why did the Town not go to tender on the project?

Mayor Campbell responded that the initial step in formulating this project was to identify the annual electrical requirements of the wastewater treatment facility, which was determined at 280,000 kWh. Following this, it was determined, by the Town and Industry experts, that a 100 KW turbine, generating approximately 281,000 kWh of electricity on an annual basis, would satisfy the treatment facilities entire annual energy requirements. The Town, following this determination, attempted to seek out the availability of 100 KW turbines and the only one available was the Northwind 100, manufactured by Distributed Energy Systems. The fact that a local PEI company had the distribution rights to this turbine on Prince Edward Island solidified the decision to move forward with this particular turbine and not to undertake a competitive bidding process.

The Town Manager indicated that the funding program the Town accessed for the project called for a competitive bidding process. The Town was required to provide justification to the Province for sole sourcing the project. The Province was satisfied with the Town's response and ultimately allowed the sole sourced project to be funded.

How do we know there won't be more turbines located at this facility?

Mayor Campbell responded that the town has no plans to install more turbines at the wastewater treatment facility. This single turbine will cover the total electrical requirements for the waste water treatment facility.

Why is the life span of the turbine indicated in the newsletter set at 30 years when the life span indicated in the information package set at 20 years?

Mr. Kevin Downe of Gorman Control responded that the life span is more likely in the 25 to 30 year span. The 20 year life span indicated in the information package is very conservative.

### **Margaret Maroney – 16 Rosewood Drive**

Ms. Maroney indicated that she did not realize the location of the turbine was as close to homes as it is and if she had realized earlier she would have complained about the location much earlier. She commented on her concern for noise levels and Health risks.

Mayor Campbell indicated the minimum setback requirements for the turbine and that the Town

exceeds the minimum requirements by approximately 300 feet.

Kevin Downe responded to the health and noise concerns. The turbine is a 100 KW direct drive system and there should be no health concerns. The noise expected to be generated by the turbine is in the range of 50 dB, which is equivalent to normal speech.

### **Jack Maroney – 16 Rosewood Drive**

Mr. Maroney commented on his concern of how the project was communicated to the residents. He also spoke of the potential devaluation of his property.

Mayor Campbell acknowledged that communication with respect to this project may have been mishandled and the Town is currently seeking out ways to improve communications with residents. But the fact remains that utilizing the media is an acceptable outlet to advise residents of what is happening in the community. Mayor Campbell talked about the Town's new website and the monthly column in the County Line Courier which should improve the way the Town communicates with residents.

There is no evidence available as to the effect of a single turbine or a wind turbine farm on neighbouring property values.

### **Don Barrett – 18 Rosewood Drive**

Mr. Barrett's comments centered on how the Town will finance the project. The Town Manager noted that the project is 50% funded by an external funding source. The Town will have to choose whether or not they will reduce the payback period to 10 years and keep same monthly payment or if they will keep the amortization period at 20 years and lower the monthly payment.

### **Margaret Maroney – 16 Rosewood Drive**

Could the Turbine be moved to an alternative location?

Mayor Campbell responded that the current location is the most appropriate location as it does meet all legislated setbacks and there less associated electrical wiring.

### **Greg Stewart – 10 Rosewood Drive**

In the event of a power failure situation will the turbine be able to produce power. Mayor Campbell responded that it would not. The Town Manager commented that the Town has an application submitted to the Island Community Fund for the procurement of back-up power for a number of facilities including the waste water treatment facility.

There being no further questions or comments to the proposed amendment to the Zoning and Subdivision Control (Development) Bylaw or the proposed amendment to the Official Plan, the meeting adjourned at 6:40 PM.

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Wendy MacKinnon,  
Deputy Administrator

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Barry Campbell,  
Mayor