



Tuesday Jan 20, 2026
5:30-8:00pm
Lincolnvill Community Hall

Attendees:	Name	Affiliation / Representation	CLC Role
	Doug Halfpenny	Fire Chief, SCVFD; Sand Point	Co-Chair
	Roger Myette	Construction Manager Port Hawkesbury Paper Wind	Co-Chair
	Mary Desmond	Councillor MODG Dist 2: Lincolnvill, Sunnyville, Upper Big Tracadie	Member
	Teddy Stalker	District Superintendent, PHP	Secretary
	Vince Power	Strait of Canso Superport Corporation; Mulgrave	Member
	Dave Boudreau	Deputy Fire Chief, SCVFD; St. Francis Harbour	Member
	Jay Woodworth	Director of Business Development, PHP	Guest
	Sean O'Connor	Director of Economic and Community Development Municipality of the District of Guysborough	Member
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Regrets: Wanda MacDonald, Neil Decoff, Lance Peters			
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Distributed Documents: Agenda, Nov 20 Meeting Minutes			
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Topic

1. Land Acknowledgement

Roger Myette called the meeting to order with the Land Acknowledgement at 5:47 PM.

2. Accept the Agenda

There was one item added to the Agenda by Roger, who wanted to give time to further Community Benefits Agreements (CBA) discussion.

3. Review Nov 20, 2025, Minutes and Action Items

Roger Myette reviewed the minutes and action items from the Nov 20, 2025, meeting. Minutes were circulated prior to the meeting. No errors.

ACTION1: Response to Upper Big Tracadie Development Association

Group reviewed a letter drafted by Roger and Jay in response to most recent letter from Upper Big Tracadie Development Association. All members agreed with what was written in the letter and no changes were requested. Response will be sent.

4. Project Update

Roger provided an update on the status of the wind farm:

- Things going well, everything is tracking to be on schedule
- ITC compliance still in good shape
- 100 people +/- on site, back up to 200 by spring
- Still no lost time incidents on site, great record for project this big
- Foundations completed, crane pads and gravel on roads ongoing
- Switch Station work ongoing
- Transmission Line work starting 2nd week of February
- Main substation work ongoing, all steel up, hanging electrical equipment
- Burying grounding system at the substation
- Collection system work continues (600/880 poles installed)
- Will soon start stringing conductor
- Nordex on site to check logistics route
- In two months windmill components will start to arrive
- Energy Wind and Renewables Ltd. on site who will be doing the erection
- Plan to start erection on May 11 and have some turbines producing power by September

Sean: Is PHP Wind still working with NSCC on Wind Tech Program?

Roger: Yes, met with them last week, we will be sponsoring two students for the program and will have NSCC Program reps on site this summer to have a tour of the project.

Vince: Will there be civic numbers for each turbine location?

Roger: Yes, that is a good question and a good reminder to get signs up at each location.



Doug- Getting questions about long term snow plowing plans for site from snowmobilers.

Roger- That hasn't specifically been discussed yet, at some point would be looking for local snow plowing contract, hopefully something can be worked out so that snowmobilers can use roads safely in conjunction with plowing to allow access for PHP Wind purposes. So far, interactions with ATV/Snowmobilers have been good with no issues reported.

ACTION 2: Further Discussion on Community Benefits Agreements (CBA)

Sean sent around email explaining how MODG CBAs are established. Different developments are now working with Mulgrave directly now.

Roger- It is unfortunate as PHPW always believed and intended for Mulgrave to be able to participate in the application for funds from the Community Benefits Agreement. Turns out that is not the case as the Town of Mulgrave is its own entity!

Vince- Yes; thought in open house events that it was mentioned that Mulgrave would be included in the CBA, will have to convey this change in interpretation.

Sean- MODG can only represent itself and can't speak or negotiate on behalf of other jurisdictions. Although no money has been allocated, some organizations that could receive funds would benefit whole county not just MODG, like the Food Bank for example.

Mary- Really wanted and thought the CLC committee should be able to have a say on how the CBA monies would be allocated.

Vince- I agree, I did propose this in a previous CLC meeting but does not show up in the meeting minutes.

Roger- PHPW did relinquish any right/say on how funds would be distributed but hoped would go to communities that were closest/most impacted by the development.

Mary- Don't know who is on the committee for CBA disbursement

Sean- Committee has not been formed yet, will have to be formed soon since should start allocating funds by November, and there will be a proximity score associated with how funds are spent.

Mary- Should be a committee set up to establish these rules and parameters before things go too far. Committee should include community people, not just MODG representatives. Wasn't happy with how landfill compensation was allocated.

Sean- Nothing has been formalized yet, next step is for MODG to develop a policy, which would include creating a committee. Things that have been discussed so far are just examples/conservations and don't reflect any formal direction from the MODG on the CBA. Funds not expected to be administered until 2027.

Mary- Worried about marginalized communities and wants to make sure they will be represented so hoping that a committee can be formed ASAP.

Vince- MODG is working within their contract with PHP Wind.

NOTE- In a previous meeting Vince advocated for the CLC to have a role in how CBA funds were allocated, this position was not reflected in the minutes from that meeting, this note aims to correct this omission.

Roger- Yes, we (PHPW) should have asked more questions earlier on, some incorrect assumptions were made.

Commented [JM1]: This sentence seems a little confusing? Need more context? (for the average person reading - or attach the email referenced? Also wonder if there is too much detail in this discussion - or - perhaps you need to include it all because of the sensitive nature (and the need to put it all on record?))



Sean-No easy cookie cutter approach to CBA's, MODG can only represent themselves when establishing them.

5. Open Questions/Discussion

Vince- Has there been any discussion with DNR about a Fire Plan for the site, also inquiring about egresses to get out.

Roger- Have had discussion with DNR during initial stages as well as during the summer, but unaware of any Fire Plan DNR may have. There are now three egresses established on site.

Teddy- Have put in request to DNR to establish a fire pond on site, sent off some information and is being reviewed by DNR's Forest Protection Branch.

David- Fire department is trying to get a dry hydrant built near Linwood

Mary- Are there many first aiders on site?

Roger- Yes there are always two advanced level first aiders on site and many of the crew members and supervisors require this training and certification.

Vince- Should have remote location plans for specific work sites if more than 30 mins away from a hospital.

Roger- Will investigate it.

6. Summary of New Action Items

- A1 (Roger) – Respond to Upper Big Tracadie Development Association's recent email

7. Next Meeting

Tuesday, March 31 at 5:30 PM in Lincolnville Community Hall

ACTION: Teddy to book the community hall and check in with committee 2 weeks prior to meeting.

8. Adjournment

The meeting was adjourned at 6:50 PM.