

Planning Board Meeting Minutes

March 19, 2019

6:30 PM

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Chairman Burns called the meeting to order at 6:33 PM.

Members Present: Scott Burns – Chairman, Frank Lombardi, Alan Theodhor, Tim O’Neil, Peter Corey – Selectmen’s Rep., Steve Laroza – Alternate and Joyce McGee – Secretary.

Public Present: See attached sheet

Consultation: Michael Redding from Loureiro Engineering – Ineson property located off McGee Drive for a Large Solar Array Project.

Mr. Redding was present and gave a brief overview of New England Solar Garden. The proposed layout of the Solar Array would be in 3 separate areas of 10 to 13 acre lots, some of these lots have been cleared (logged). Access would be through the existing driveway or an easement. The 25 ft. buffer (setback) should be no problem, some sort of fencing will be around the array, no lighting. An Alteration of Terrain permit will be filed with NHDES.

Tim O’Neil talked about the fencing and the national electric codes for people and animals. Mr. Clarke Fenner from New England Solar Garden spoke that there were several options for fencing; typical fence around arrays, single fencing around each array or mesh material that goes under each panel. Each would allow any small animal to enter and exit safely. Tim stated that it’s not for visual looks but for safety. There will be no fencing under powerlines.

Alan Theodhor wondered how and why this location was chosen? Are there other projects similar to this around the area? Mr. Fenner spoke that the area has 3 Phase Power which is needed to connect into and support the grid as street levels can’t support this kind of project. There are no large projects here in the North country as of yet. Quite a few in the Southern part of the NH; Milton, Farmington, Hillsboro, Epping, Keene, Franklin were mentioned, town references are available.

It was mentioned that as of now State guidelines state that solar units are limited to 1 megawatt per parcel but legislation is looking at increasing it to 5 megawatts per parcel of land.

-Peter Corey wondered about the capacity – 3 to 4 megawatts total for project.

-Alan Theodhor asked about cost of kw opposed to Eversource – Customer gets a .01 discount off Eversource kw generation rate.

-Tim O’Neil asked about an agreement with Eversource – Yes, an agreement needs to be done and will take 4-6 months. Hoping to get started this calendar year on project but all depends on Eversource process.

-Peter Corey asked about the ownership of the property – privately owned by same owner, Tax Map 225 Lot 5,6 & 7.

3/19/19

PB Meeting

Print Name	Address or Business Name
CLARKE FENNER	NEW ENGLAND SOLAR GARDEN
ANDREW KELLAR	NEW ENGLAND SOLAR GARDEN
Michael Redding	Loureiro Engineering
Michael DiGregorio	SOLAR CONSERVES

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-Alan Theodhor wanted to know what benefit does the Town get – The company would request through the Selectmen a PILOT agreement for solar arrays, typically \$12,000 - \$15,000 a year. They could look at Town or School owned land to lease, install solar arrays to save on electric cost.

-Tim O'Neil asked about access to Lot 6, Tax Map 225 as it looks like some of it is wet – Yes, some is wetlands looking to access off Hazen Road or possibly Town Transfer Station.

-Frank Lombardi advised them that this is considered a Change of Use, Board members advised that they would look at placement of equipment, noise, height etc. Frank wondered about merging lots or lot line adjustment as none of the structures can straddle the line – Mr. Fenner thought that might be an option and made sense.

-Michael Redding asked if it was a permitted location/area – Tim O'Neil stated that as long as it doesn't affect someone's view, it's a good area as agricultural, rural area. Peter Corey stated that the intent is not to be viewed or be in property owners view, buffers, glares, the owners wouldn't want to hear it or see it. Tim O'Neil it only takes one to be offended by it.

Mr. Redding stated the project will use approximately 25 acres, it may need a waiver on setbacks. The Board advised that it would require a variance with the Zoning Board. Buffer area – they would clear pasture area and then array would be ground mounted with little to no disturbance to area. View Shed Area in Master Plan – Frank Lombardi stated doesn't effect this area. Habitat & Migration – Board advised to check with NH Fish & Game or a specialist. Frank stated that it should be made to allow wildlife to go through, we want to know if an endangered/protected species are in the area. Peter Corey advised that the Town is not looking for an Environmental Impact Study. Alteration of Terrain Permit – Board would like to see it once approved and it would be part of the application process. Could it be a condition? Yes, per Chairman Burns. Airport – Peter Corey stated that with the Airport is in the area, concerns with glare came up. What are the FAA setbacks, what impact on Airport, Tim O'Neil thought possibly 300 to 400 yards. Need a letter from Airport regarding impact of project. Height – 3 to 4 feet from base, will stay within the ordinance requirements. The panels will be fixed, no movement. Safety – Fire Department training, if a fire occurs it would be keeping brush from catching on fire and protecting homes. Alan Theodhor stated that the panels would give off a chemical odor. Maintenance – Once or twice a year, plowing in winter to the gate, a key would be given to the Fire Department. No cameras at this time. Design Life – About 25 years. Power Surge – Inverters will be installed to turn off if a surge does occur.

Snowmobile trail in the area, no impact.

Frank Lombardi asked about a Bond – Decommissioning Bond have been done. The Board will be provided with an amount this is an insurance bond in good standings.

With no more questions, the Board thank everyone for coming in. A reference list will be shared.

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Sarah Doucette: Concerns of solid waste facility by Casella near Forest Lake: Ms. Doucette gave an overview of understanding of land owned by Chick Ingerson with Casella having an option to purchase 1890 acres. Test wells were dug for NHDES but results have not been released yet. Forest Lake Association is working hard to teach water quality but has concerns of the seagull population increasing and causing health problems. USDA has a full-time person to exit them. This project will affect not only Forest Lake but Burns Lake, the Johns River to the CT River, property values and the way of life. Leaching will occur and who know how far it will go. Dalton has no Zoning Ordinance but could look into something if they wanted too. They could have a Regional Impact meeting but with no Zoning it's a problem. Frank Lombardi stated that they could have a special Town Meeting to adopt some simple standards. Ms. Doucette will inquire about a Regional Impact meeting. The Board thanked her for coming in.

Application and Notice of Voluntary Merger Pursuant to RSA: 674:39-a: Town of Whitefield, 56 Littleton Road, Tax Map 103 Lots 047 & 157. The Fire Department and Town Office Building are on the lots in question with the Town Office straddling the line of the Fire Department. By merging the lots, it will make for cleaner records and maps.

A motion was made by Tim O'Neil to approve the Town of Whitfield notice of Voluntary Merger for Tax Map 103 Lots 047 & 157, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Minutes: A motion was made by Frank Lombard to approve the minutes of March 5, 2019 as written, seconded by Alan Theodhor. All in favor with Tim O'Neil and Peter Corey abstaining, motion carries. **APPROVED**

Other Business:

Development Permit Applications: Matthews, Chris & Rebecca – 30 Union Street, Tax Map 103 Lot 017: Renovations to interior of house, no changes structurally. **A motion was made by Peter Corey to approve the application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Engelbert, Chandra & Donald – 43 Elm Street, Tax Map 102 Lot 062: To convert duplex into a single family home, remove upstairs kitchen. **A motion was made by Peter Corey to approve the application as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

Marquis, Jeremie – 305 Jefferson Road, Tax Map 226 Lot 033: (see 3/5/19 minutes) Mr. Marquis inquired about a park model RV on said property the RV is going to be 399 sq. ft a gravel pad is already there. When weather permits he will move forward with septic system. Board had no issues with the request, Secretary McGee will advise that a permit will need to be filed.



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Correspondence:

Planning Board Training- Saturday, April 27, 2019 at Fuller Town Hall, Stratford. Tim O'Neil expressed interest in attending meeting.

Master Plan Update: Tim O'Neil will check in with June Garneau.

-Chairman Burns stated that next month election of Chairman and Vice Chairman will be on the agenda.

- RV Permit Application – Board will be working on this at the next meeting.


-April 2nd and 16th are the meeting dates.

A motion was made by Frank Lombardi to adjourn the meeting at 8:17 PM, seconded by Tim O'Neil.

All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman