

MINUTES
Business Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday November 16th at 7:00 PM

Meeting Place: Meeting Room, Sanbornton Town Offices

The meeting was called to order by Don Bormes at 7:00 PM

Roll Call

Regular Members present: Don Bormes, Dick Gardner, Selectman Karen Ober, Will Ellis

Regular Members absent: Justin Barriault

Alternate Members present: Jody Slack (seated in place of Justin Barriault)

Others present at the meeting: Contract Town Planner, David Jeffers

Approval of draft Planning Board minutes from 11/2 – Selectman Karen Ober made a motion to approve the draft minutes of 11/2 with corrections. Dick Gardner seconded the motion and the motion passed unanimously.

New Business

a. Boundary line revocation and adjustment application of Millis property – Planner Dave Jeffers explained that this application was not noticed to the public for long enough and should therefore be put on next month's agenda for December 21st. Dick Gardner made a motion to postpone the hearing and Selectman Ober seconded, and the motion passed unanimously.

b. Subdivision application – [Map 10, Lot 28] 177 Woodman Road, William & Sylvia Webster- Surveyor Steve Smith explained that William and Sylvia Webster are no longer able to care for their property and are looking to subdivide it; they would like to keep a 7-acre lot and sell the remaining 18-acre lot. The property totals roughly 25 acres and they would like to make this into two parcels. The properties will have the required frontages and they are located in multiple zones, General Agricultural and Forest Conservation. Dick Gardner noted that this subdivision will require a 10% setback for conservation due to its size, which would total 2.5 acres. Dick Gardner made a motion to accept the application as complete. Will Ellis seconded the motion and the motion passed unanimously. Don Bormes made a motion to approve the subdivision application pending the addition of a conservation setback to the plat. Dick Gardner seconded the motion and the motion passed unanimously.

b. Conceptual consultation with Clean Energy Collective for possible solar energy installation at Quinta Drive – Giuseppe Perniciaro of Clean Energy Collective and Chris Nadeau of Nobis Engineering were in attendance. Mr. Nadeau explained that Clean Energy Collective is proposing a total of 5 1-megawatt installations of solar arrays, and possibly 12 total megawatts in the future. He explained this would entail removing vegetation around the arrays, and the arrays themselves would be pervious as rain would run down between the panels and penetrate the ground. The total acreage needed for 1 megawatt is 6 to 7 acres. A driveway would lead to each site, and the power supply would be underground. Dick Gardner asked why there was discussion of 25 megawatts at the initial PILOT hearing, and Mr. Perniciaro responded that the reduced size of the array is due to the topography of the land. Mr. Nadeau stated that there is no description of solar power in the zoning ordinance and asked if this project would require a use variance, not matter where it is. Don Bormes responded that this is correct, and added that it is also a commercial endeavor. Don Bormes also noted that each of the 5 sites will need to be approved separately and they will need to be subdivided.

Don Bormes asked how tall the solar panels will be, and Mr. Perniciaro responded that they will be about 9 to 11 feet tall and will follow contours of the land. Dick Gardner asked about the possibility of glare from the panels, and Mr. Perniciaro responded that there will be trees around each site so he does not see glare being an issue. Don Bormes asked if there would be an electromagnetic field

around these sites. Mr. Perniciaro stated that there would be no more field than around standard power lines. He also stated that the power supply generated from these solar panels will go into the Eversource electric power system, and then subscribers can purchase into the project and receive an 8%-10% discount for electricity. This would only be for Eversource customers. He also noted that upgrades will need to be made to 3-phase power if this project is approved.

Karen Ober asked about the power lines going through the historic district. Mr. Perniciaro stated that there are spacer conductors that allow for the narrow transmission of electricity through treed areas. He explained that there is a system impact study that's in the works now and that would tell them what they need to know about transmission lines. Dick Gardner asked if the findings of this study would be available before an application is submitted for this project, and Mr. Perniciaro responded that it would not. Dick Gardner stated that he would not want to vote on this without seeing the results of that report first.

Dick Gardner asked how decommissioning of the solar sites takes place, and if the panels need to be cleaned with hazardous chemicals. Mr. Perniciaro responded that some towns require a decommissioning bond and others do not, and he also stated that there is no cleaning required and snow actually helps to clean debris off the panels. Dick Gardner also asked why this location was chosen for the project instead of a brown field, abandoned parking lot, etc. Mr. Perniciaro explained that those types of parcels are more expensive. He also noted that Sanbornton's 2012 Master Plan mentions that the Town is interested in exploring alternative energy sources.

Don Bormes opened the meeting up to public input. Abutter Mark Larocque stated that the frontages on the Nobis Engineering map are not shown accurately. He also noted that the Applicant would need to obtain an NEPA environmental impact study and adhere to State historic district regulations. Abutter Michelle Jackson stated that she is concerned with the condition of Tower Hill Road if large equipment is travelling the road to build the solar sites. Her husband John stated that they bought their property thinking that they had the protection of zoning, and also noted that the noise of driving piles to build the solar sites will be an annoyance. Jay Murdow of Nobis Engineering stated that they would probably use ground screws rather than piles so it would be significantly quieter. The screw driving may take 10 weeks and the use of ground screws could be a requirement of the application approval.

Guy Guinta, owner of the property the solar sites are being considered for, stated that this project will allow him to pay his taxes. Joe Guinta noted that there is a concern about noise during the building process, but the 20-year lease of the land would ensure that there is no further building or noise on the land for many years. Ian Raymond stated that the Economic Development Committee discussed additional streams of tax revenue for the Town, and this is one way of accomplishing that.

Old Business

a. Zoning enforcement officer – Selectman Ober explained that there was one applicant for the Zoning Enforcement Officer position who was qualified enough for the Town Planner position. This would be for part-time employment, 24 hours per week. She noted that the Board would need to give LRPC a 30-day notice before ending the contract with current Contract Town Planner Dave Jeffers. Dick Gardner stated that hiring a qualified Planner who is available more than 8 hours a week would be the responsible thing to do.

Other Business

a. Tilton ZBA meeting – Planner Jeffers stated that there is a schedule Tilton ZBA meeting for November 21st regarding an appeal to the administrative decision of the Planning Board. This is related to the approved adult care facility at Autumn Drive.

b. Substitute secretary – Selectman Ober explained that the secretary can work through Town Administrator Katie Ambrose if substitute secretary Trish Katis is needed to fill in for a meeting.

c. Solar ordinance – Dick Gardner explained that he has received some sample solar power ordinances from other towns through the NH Office of Strategic Initiatives. He stated that he can use the ordinances from Dublin and Hollis to create one for Sanbornton. He also noted that the Planning Board has until January 11th to notice the public about a new ordinance such as this, which is different from a petitioned warrant article. Don Bormes stated that this should go on the agenda as the only item for the December 7th Planning Board workshop meeting.

Don Bormes made a motion to enter non-public session in accordance with RSA 91-A:3, II(b) at 9:00. Jody Slack seconded the motion and the motion passed unanimously.

The motion to leave non-public session was made by Don Bormes and seconded by Jody Slack. The motion to seal the minutes was made by Dick Gardner and seconded by Will Ellis. Public session was reconvened at 9:35pm.

A decision was made to move forward with an interview of a potential candidate. Motion to adjourn was made by Dick Gardner and seconded by Jody Slack.

Meeting adjourned at 9:36pm. The next meeting is scheduled for Thursday, December 7th at 7:00.

Respectfully submitted,

Audry Barriault