

**TOWN OF NEW HAMPTON
PLANNING BOARD
MEETING MINUTES
NEW HAMPTON TOWN OFFICE
NEW HAMPTON, NH 03256**

May 19, 2015

MEMBERS PRESENT:

Regular members Mr. Kettenring, Mr. Conkling, Ms. Gregg, Mr. Love, Mrs. Hiltz, Mr. Mertz, and Mr. Hays were present.

OTHERS PRESENT:

Town Administrator Mrs. Lucas

CALL TO ORDER:

Chairman Kettenring called the meeting to order at 7:00 p.m.

MINUTES:

4/21/15

Mr. Mertz made a motion, seconded by Mr. Love, to accept the minutes as written. Vote was unanimous.

CORRESPONDENCE:

1. Letter from LRPC thanking George Luciano for his service on the TAC.

ANNUAL ELECTION OF OFFICERS

Planning Assistant Robert Pollock was present.

Mrs. Hiltz made a motion, seconded by Mr. Conkling to nominate Mr. Kettenring as the Chairman. Vote was unanimous.

Mr. Mertz made a motion, seconded by Mr. Conkling to nominate Mrs. Hiltz as the Vice Chairman. Vote was unanimous.

Mrs. Conkling made a motion, seconded by Mrs. Hiltz to nominate Ms. Gregg as the Secretary. Vote was unanimous.

(Cont) PUBLIC HEARING/ABUTTERS HEARING

Michael Sharp; NH Route 104 & Riverwood Drive; Tax Map U-17, Lot 55 – Site Plan Review for health focus facility.

It was the consensus of the board that it was reasonable to grant a continuance. Mr. Mertz made a motion, seconded by Mrs. Hiltz, to grant a continuance to 6/16/15 at 7:00 pm. Vote passed.

There was a discussion on whether or not there was a time limit and it was noted it was mainly to protect the applicant but if the board has determined the continuance has lasted too long a discussion would take place with the applicant. Mrs. Lucas pointed out that delays include negotiations with NH DOT, a vote of the town, and an agreement with an abutter. Several conditions still have to be met.

PUBLIC HEARING/ABUTTERS HEARING

Vacation Camp Resorts Intl, 35 Jellystone Park, Tax Map R-20, Lot 1; Site Plan review to install a 250 gallon fuel tank

Campground Manager Elin MacDonald was present.

Letter from Fire Chief Drake stating support of the proposal with the following conditions:

1. Proposed location is acceptable as long as they do not store any materials or items within 75 feet of the tank.
2. Proposed area requires substantial clean-up of debris and campers.
3. Protection barriers are to be provided around the tank from any damage by vehicles or equipment.

4. Requires follow-up inspection after installation and before the tank is filled and tank needs to be property placarded indicating gasoline.

Letter from Police Chief Huckins stating support of the proposal based on the requirements of Fire Chief Drake.

Ms. MacDonald provided information on a containment basin, as previously required by the board. She said the Fire Chief had not seen this information. There was discussion on whether the basin could hold 250 gallons. The board agreed to have the Fire Chief review the specifications.

Mr. Conkling made a motion, seconded by Mr. Mertz, to approve the application on the following conditions:

1. Based on the conditions of the Fire and Police Chiefs.
2. Fire Chief's approval of the containment vessel to be placed under the tank.

Vote was unanimous.

Mrs. Lucas advised that the town has learned that some new units are being brought into the park and that the town had previously worked with the campground on placement of cabins, due to problems with the floodplain in that area. In the past, she explained that there were annual reviews of existing conditions in the park and that building permit would be required to site these units. Ms. MacDonald said they were being placed on sites as RV's and Mrs. Lucas pointed out that they were not registerable as RV's. Ms. MacDonald said she could provide information on where these would be located and Mr. Kettenring asked her to schedule a future meeting with them to discuss their placement.

PUBLIC HEARING/ABUTTERS HEARING

New Hampton School, 62 Main Street, Tax Map U-3, Lot 12; Site Plan review for addition and renovations to Moore House.

NHS Facilities Director Kirk Beswick, Director of Finance Jill Duncan, CCS Jeff Downing, and Precinct Water Commissioner Robert Barry were present.

Mr. Love recused himself from this portion of the proceedings as he works for NHS. Mr. Kettenring appointed Mr. Hays to vote in place of Mr. Love.

Mr. Mertz offered to recuse himself from this portion of the proceedings as he is an abutter. The applicant, Ms. Duncan, agreed that Mr. Mertz could act impartially during any votes and agreed he should serve as a voting member.

Mr. Kettenring read letters into record from Fire and Police Chiefs, and Precinct Water Commissioner Mr. Barry.

- A. Police Chief Huckins advised he had no issues with the plan as proposed and that there is adequate outdoor lighting with card readers being used on doors for access.
- B. Fire Chief Drake advised his department and a 3rd party reviewer have worked with the applicant on the plans and ask for the following:
 1. Complete set of construction plans to the department and 3rd party reviewer to confirm code compliance prior to

- construction with costs to be borne by applicant.
2. Knox box be installed at the main entrance with keys supplied to the department and the building be equipped with a monitored NFPA sprinkler and fire alarm systems – those plans submitted and reviewed by department and 3rd party reviewer prior to construction.
- C. Precinct Water Commissioner Mr. Barry advised that the previously noted concerns discussed at the Planning Board hearing on 4/21/15 affecting the Precinct's water, sewer and electrical services have been adequately addressed.

Mr. Beswick advised the only change to the revised plans is a change to a 6" sewer pipe entering the building instead of terminating on the lawn and once in the building it changes to a 4' pipe. Mr. Downing advised that the electrical supply has changed from a single phase to a 3-phase. He said the 3rd party reviewer should have the final plans for review by the end of the week.

Mrs. Lucas asked where the temporary driveway would be located that was recently approved by NH DOT. Mr. Beswick advised it was between Gables and Moore House.

Mr. Mertz made a motion, seconded by Mrs. Hiltz, to approve the site plan application contingent upon satisfaction of the Police & Fire Chiefs, 3rd party reviewer, and Precinct. Mr. Downing advised that the remaining drawings needed are supplemental and would be provided to the Fire Department. Vote was unanimous.

Mr. Beswick asked if with this approval the Selectmen can take action on the building permit application on 5/21 and Mr. Mertz advised they would as they had been holding it for this approval and Ms. Duncan said she would attend that meeting.

Mr. Love rejoined the board.

INFORMATIONAL/CONCEPTUAL MEETING:

Pemi Prospect No2 Holdings, 270 NH Route 132N, Tax Map R-11, Lot 24; solar facility.

RMI VP and Pemi Prospect No2 Holdings co-owner Charlie Hanson and Ted Vansant from New England Commercial Solar Services were present.

Mr. Hanson advised that they have been looking to partner with New England Commercial Solar Services on a solar installation. The PUC is offering grants for the installation, have applied and made the list, with the potential to be awarded \$319,000 for the construction. The property has a southern exposure and is shaped like a bowl. The solar arrays would be placed at the edge of the buffer along NH Route 132N.

Mr. Vansant explained the typical dimensions and angle of the panels and how they would be laid out and mounted. He advised that there are several locations with these types of installations that could be visited if the Planning Board wanted.

Mrs. Lucas asked if the power would be going back into the grid and Mr. Hanson advised it would, and their facility on the site would also utilize the power. They may also offer to the town to purchase some of

the power. Mr. Vansant explained that the amount sent back to the grid can be credited to another account, which can then be sold to the town at a discounted rate.

Mr. Hays expressed concern with the heat the panels generate and their effect on neighboring homes. Mr. Vansant said that this particular property avoids those types of problems and that it is unlikely this installation would be visible to other properties. Relative to the overall height of an array, Mr. Vansant advised it was 10 feet.

The board discussed whether or not a subdivision would be necessary for this added use. Mr. Hanson advised that Pemi Prospect would not own the solar facility but be the lessors. It was noted that a subdivision and site plan review could be handled by the same plan. The board reviewed the site plan criteria to determine whether site plan review could be expedited. It was the consensus of the board that a Site Plan application could be handled as expedited, but that the plan should include existing conditions as well as what is planned and a subdivision that fits the regulations. Relative to soil and slopes calculations of a new lot, it was noted that this area being proposed for the solar arrays is sloping, which is why they chose it, but that increasing the lot size it should meet the criteria.

There was discussion that if the current operation on that is on the lot was installing and utilizing the solar arrays for personal use, the subdivision would not be necessary, but in this case they are leasing the land to the solar company.

Mr. Kettenring advised that the board may want to consider further discussion on the leasing of solar panels and its effect on subdivisions.

Mr. Hanson advised that an interconnection study needs to be done by Eversource before moving forward with a formal application.

OTHER BUSINESS

Mrs. Lucas advised that LRPC is looking for a representative to serve and Mrs. Gregg said she would think about serving.

Mrs. Lucas advised that an abutter to the cell tower property on Main Street contacted the office with concerns on some new signage on the gate to the property. The Planning Board had previously said the only signage allowed would be ones that say "no trespassing" and ownership info, but signs are indicating "danger" & "radioactive" so she has left a message with the company to inquire.

ADJOURNMENT

Motion to adjourn was made by Mr. Conkling, seconded by Mrs. Hiltz. Vote was unanimous. The meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Pamela Vose