



**TOWN OF PITTSFIELD  
PLANNING BOARD  
TOWN HALL, 85 MAIN STREET  
PITTSFIELD, NH 03263**

**MEETING MINUTES OF Thursday July 18, 2019**

**ITEM 1. - CALL TO ORDER**

Call to order at 7:06 P.M. by Paul Nickerson Chairman

**ITEM 2. - ROLL CALL**

**MEMBERS PRESENT**

Paul Nickerson Chairman  
Clayton Wood Vice Chairman  
Daren Nielsen  
Matt St. George  
Arthur O'Hara - Alternate

**MEMBERS ABSENT**

Adam Gauthier - Alternate  
Carl Anderson - Ex officio Alternate  
James Adams - Ex officio  
Larry Konopka - Alternate  
Ray Ramsey - Alternate

**MEMBERS APPEARING IN FRONT OF BOARD**

Clarke Fenner - New England Solar Garden Corp.  
Adam Sandahl - CMA Engineers, Inc.

**ITEM 3. - PUBLIC INPUT**

None.

**ITEM 4. - APPROVAL OF THE MINUTES OF THE JUNE 6, 2019 MEETING**

Clayton Wood: I make a motion to approve the Minutes of June 6, 2019.

Daren Nielsen: Second.

Discussion: None.

Vote carries - 4-0-0 Paul Nickerson - yes, Clayton Wood - yes, Matt St. George - yes, Daren Nielsen - yes

**ITEM 5. - NOTICE OF PUBLIC HEARING**

Paul Nickerson read the public hearing notice as follows.

The Pittsfield Planning Board will hold a meeting pursuant to RSA 676:4, I, (c), (1), to determine whether a submitted application for site plan approval is complete according to the board's regulation. The time and place of the meeting is Thursday, July 18, 2019, 7:00 P.M., at the Pittsfield Town Hall, 85 Main Street,

Pittsfield, NH. The applicant's name and address is GSSG New Hampshire, LLC, 36 Maplewood Avenue, Portsmouth, NH 03801.

The proposal is to construct an array of solar panels within a designated lease area on the subject property identified as Tax Map R39, Lot 29.

The proposed work area is located at 1 Kaime Road and NH Route 28, owned by James and Denise Parker. The application for a site plan approval is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

#### **ITEM 6. – DETERMINE REGIONAL IMPACT ON A MAJOR SITE PLAN SOLAR FARM**

Clayton Wood: I make a motion that application does not impose regional impact.

Daren Nielsen: Second.

Discussion:

Vote carries 4-0-0 Paul Nickerson – yes, Clayton Wood – yes, Matt St. George – yes, Daren Nielsen – yes

Clayton Wood clarified that there is no erosion control needed. Adam Sandahl stating that it is believed that no erosion control will be needed because of the flatness of the area but if there is some needed, they will address the situation.

Clayton Wood inquired with Paul Nickerson if he attended the Zoning Board meeting, Paul Nickerson confirmed he was there. Clayton Wood asked Paul Nickerson to explain why a condition was put on the exemption that there will be no building permit issued unless there is a stamped licensed survey showing the boundary lines are accurate. Paul Nickerson stated because of number 7, they don't close the top together because they can't find a pin.

#### **Waivers**

##### **Section IV (A) (11) (3) – Parking**

Adam Sandahl read the request on the application as follows:

Primary access to the site is from the existing gravel drive off Kaime Road. Long-term, it is anticipated that only one or two vehicles will access the site at one time for maintenance and repairs. During construction there will be higher amounts of traffic as the panels are delivered and installed, however, there is sufficient staging area on site to accommodate for construction traffic and deliveries. We are requisition a waiver of the parking requirements, as the access road provides for sufficient storage of vehicles. We also note that solar panels aren't directly addressed in the Town's Parking Regulations – Article 16 of the Zoning Ordinance.

There was some discussion to clarify that they will be using the right a way and what the final plan will show.

Clayton Wood: I make a motion to approve the Parking waiver.

Paul Nickerson: Second.

Discussion: None.

Vote carries 4-0-0 Paul Nickerson – yes, Clayton Wood – yes, Daren Nielsen - yes, Matt St. George – yes

##### **Section IV (B) (11) (5) – Landscaping**

Adam Sandahl read the request on the application as follows:

A waiver of the landscaping plan is being requested as the solar panel site is largely blocked from public view by wooded areas to the north, east, and west. The panels may be viewable from Route 28 as the

lease area is approximately 400 feet from the road. The panels may be viewable from the adjacent Dunkin' lot. Solar panels will be limited to the 11.277-acre lease parcel within the 22.18-acre property.

There was some discussion pertaining to the fence, and if there can be a discussion later if there is a need for a buffer.

Daren Nielsen: I make a motion to approve the waiver for landscaping.

Clayton Wood: Second

Discussion: None.

Vote carries 4-0-0 Paul Nickerson -yes, Clayton Wood – yes, Daren Nielsen – yes, Matt St. George – yes.

#### Section IV (B) (11) – Traffic Study

Paul Nickerson: I make a motion to approve the waiver for the traffic study.

Clayton Wood: Second.

Discussion: None.

Vote carries Paul Nickerson -yes, Clayton Wood – yes, Daren Nielsen – yes, Matt St. George - yes

Determine completeness of application for Site Plan Approval

Clayton Wood: I make a motion to accept the application for Site Plan Approval complete.

Daren Nielsen: Second.

Discussion: Paul Nickerson expressed concern of the plan not complete because of the boundary line not being complete. Adam Sandahl explained that the issue with that is that the marker needs to be replaced, and that the lines are accurate because they went by the details on the deed. There was also discussion about what is filed at the registry and that there will be a pin put there before a building permit is applied for. Clayton Wood expressed that the board can move forward with the information given.

Vote carries 4-0-0 Paul Nickerson – yes, Clayton Wood – yes, Daren Nielsen – yes, Matt St. George – yes.

If the Pittsfield Planning Board determines that the GSSG New Hampshire, LLC, application for site plan approval is complete at the above-noticed meeting, then the board will hold a public hearing pursuant to RSA 676:4, I, (c), (1); RSA 676:4, I, (e); the Town of Pittsfield Site Plan Review Regulations, section III; on the merits of the application immediately after the board's completeness determination. The board will not give additional notice of a continuance of the merits hearing to a later meeting

Paul Nickerson opened the public hearing at 7: 36 P.M.

There was no public input.

Close public hearing at 7:37 P.M.

Adam Sandahl explained the project and details pertaining to the reviews that will be happening from DES and AOT, and other details of what it may look like with the understanding that the final plan may be different.

Clayton Wood inquired with the board if it would be ok to go through the conditions from the previous plan and discuss the conditions needed for this plan. It was agreed by everyone. Clayton Wood reviewed the conditions from the last set of minutes and went through them. It was determined that they would use all of them except the driveway permit because it is not needed. Clarke Fenner stated that the conditions will be met no matter what because they would not receive the financing if they didn't do what is required.

There was discussion on approving 2 or 1 megawatt, Clarke Fenner explained what would be better for legislative reasons, and it was decided to approve 2 megawatts.

Clayton Wood inquired about the department head reviews, Paul Nickerson stated he has them and that all department heads do not have any concerns.

Clayton Wood: I make a motion to accept the Conditional Site Plan Approval with the following conditions:

- Names and stamps of all professionals included on final plat
- DES Alteration of Terrain permit
- EPA permit
- Eversource approval
- Verification of bond of panel and operation removal

Daren Nielsen: Second.

Discussion: Andrew Keller explained the decommissioning procedures of the project and usually what happens at the end of the lease.

Vote carries 4-0-0 Paul Nickerson – yes, Clayton Wood – yes, Daren Nielsen – yes, Matt St. George – yes.

There was discussion on approving 2 or 1 megawatts. Clarke Fenner explained what would be better for legislative reasons and how that is working out. Paul Nickerson explained that if they approve 1 megawatt and they want to expand, they would have to come back, but if they approve 2 megawatts, they would not have to come back.

There was discussion pertaining to the final approval and having the conditions meet and who verifies that they have been met. There also was discussion pertaining to the applicants having to come back as well or not.

#### **ITEM 7. – SELECTMEN'S REPORT**

No report

#### **ITEM 8. – MEMBERS' CONCERNS**

None.

#### **ITEM 9. - ADJOURNMENT**

Clayton Wood: I make a motion to adjourn at 8:50 P.M.

Daren Nielsen: Second.

Discussion: None.

Vote carries Paul Nickerson -yes, Clayton Wood – yes, Daren Nielsen – yes, Matt St. George – yes

Approved:

Chair Paul Nickerson Sept 5, 2019