



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

MEETING MINUTES OF Thursday, April 25, 2019

CALL TO ORDER

Call to order at 6:00 p.m. by Chairman Larry Konopka

MEMBERS PRESENT

Larry Konopka
Scot Palmer
Scott Aubertin
George Bachelder
Pat Heffernan
Michael Cabral – Alternate
Carole Dodge – Alternate
Mitch Emerson – Alternate
Scott Jackson – Alternate

AGENDA REVIEW

Larry Konopka: None.
Pat Heffernan: None.
Scot Palmer: None.
George Bachelder: None.
Scott Aubertin: None.

MINUTES

A. Meeting minutes from April 11, 2019

Pat Heffernan: I make a motion to approve the April 11, 2019 meeting minutes as written.

Scot Palmer: Second.

Discussion: Larry Konopka stated that there was a correction to the minutes. He stated that the correction was with a vote, and having multiple abstentions. Larry Konopka stated that he consulted with Attorney Buckley from NH Municipal Association, and it was suggested that the abstentions be with the majority.

Scot Palmer withdrew his second.

Pat Heffernan amended the motion.

Pat Heffernan: I make a motion to approve the April 11, 2019 meeting minutes with the correction of the voting results.

Scot Palmer: Second.

Discussion: None.

Motion carries 5-0

NEW BUSINESS

A. Public Hearing – Application for Variance – 40 Carroll Street, Map U4, Lot 30

Larry Konopka announced item letter A, and inquired with the board if everyone had a chance to look the application over. Larry Konopka stated that the application is complete with all the information needed.

Pat Heffernan: I make a motion to accept the application as complete.

Scott Aubertin: Second.

Discussion: None.

Motion carries 5-0

Larry Konopka read the notice of public hearing as follows:

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 674:33, I, (a), (2). And RSA 674:33, I (b), and RSA 676:7 on an application for a variance from Pittsfield Zoning Ordinance, 16, section 3, (e) table of parking requiring two (2) parking spaces per dwelling unit, as required in the Light Industrial/Commercial Zoning District.

The time and place of the hearing is Thursday, April 25, 2019, 6:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address are SeMone A. Barberian, 189 Shannon Road, Salem, NH 03079.

The proposal is to waive the requirement of two (2) off-street spaces as required in the Light Industrial/Commercial Zoning District. Subject property Tax Map U4-30, 40 Carroll Street.

The application for a variance is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

Larry Konopka stated that there was a letter from the Zoning Administrator and read the letter, which stated that the lot is non-conforming and not large enough to have space for two (2) off-street parking spaces. The letter also indicated that there are resources in town to accommodate spaces for parking, but the person would have to contact the property owners to see if there are spaces available to rent, and organize that on their own.

SeMone Barberian stated she is representing the Paquettes in the sale of their home. She stated they are requesting a variance for the off-street parking requirement, because they are unable to sell the property with the zoning requirement for two (2) off-street parking spaces. The property is not large enough to accommodate two (2) off-street parking spaces.

Larry Konopka lead the process of going through the application.

The board inquired about the property being a single-family home. Ms. Barberian stated that she did not know the history of the property. Scott Aubertin and George Bachelder do not recall it ever being a single-family home, and said that it has been some type of business for many years. It was discussed that the only item they are requesting is the variance for parking.

George Bachelder stated that Carroll Street is a State road. The board discussed that they don't believe they can give authorization for parking on a State road. The board also discussed having a condition on the variance that the parking requirement be satisfied with an

arrangement with one of the rentable parking spaces in town, as there are several options for rent.

Scott Aubertin brought the point forward, that a section of the application states street parking and he does believe the board can give a variance for street parking on a State road. It was determined that there was a mistake made in typing, and Ms. Barberian requested to make the correction at that time, and the board granted that request.

The board discussed that the variance application is for off-street parking and is needed for the property to be sold as a single-family residence.

Larry Konopka continued going through the application and Ms. Barberian read her correction.

Larry Konopka opened the floor to the public.

Adam Gauthier stated that there are corrections being made to the application and those corrections have not been available for the public to review. And feels that if an application is revised, it should not be voted on until the public has a chance to review the application.

Patricia Hamilton inquired about the availability to rent parking spaces in town. Larry Konopka stated that there are parking lots in town that rent spaces, and gave some locations. Patricia stated she did not realize that, and thanked the board.

Larry Konopka closed public input

The board discussed tabling this variance application until the next meeting, so the revised application can be available to the public for review.

Pat Heffernan: I make a motion to continue this public hearing until the May 9, 2019 meeting.

Scot Palmer: Second.

Discussion: None.

Motion carries 5-0

B. Public Hearing – Application for Special Exception – Loudon Road, Map R34, Lot 20

Larry Konopka announced item letter B and inquired with the board to see if they have reviewed the application.

Pat Heffernan: I make a motion to accept the application for Special Exception as complete.

George Bachelder: Second.

Discussion: None.

Motion carries 5-0

Adam Sandahl, of CMA Engineers, Inc., described the project and the benefits of the solar farm. He also described the process they have done so far with the Board of Selectmen and stated they plan on meeting with the Planning Board in the middle of May.

Scot Palmer inquired about how it will save the direct community money. Adam Sandahl stated that towns can receive a discount for schools, municipalities, and small businesses.

Pat Heffernan inquired about the removal process when the life expectancy is reached. Andrew Keller of GSSG New Hampshire, LLC., stated there is a decommission plan that will be part of the presentation to the Planning Board, and stated that everything will be removed except the concrete pad for the electrical switch gear. Andrew Keller gave some more details for the removal of other items and the longevity of the panels.

Pat Heffernan inquired about what would happen if there was a fire. Andrew Keller believes that the fire department would protect the facility the best they can, if the facility is in danger from a fire outside the facility; and the department should let the facility burn and protect the area around the facility, if the facility was on fire.

Pat Heffernan also inquired about the use of local contractors Andrew Keller explained that they use as many local resources as they can.

Larry Konopka read the Public Hearing Notice as follows:

The Pittsfield Zoning Board of Adjustment will hold a public hearing pursuant to RSA 674:33, IV, and RSA 676:7 on an application for a special exception to allow for renewable-energy plants in the Light Industrial/Commercial Zoning District, according to Pittsfield Zoning Ordinance, article 3, section 3 (6).

The time and place of the hearing is Thursday, April 25, 2019, 6:00 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 R34, Lot 20.

The proposed work area is located off an existing gravel driveway on Loudon Road.

The application for a special exception is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

Larry Konopka lead the process of going through the application.

There were some questions concerning the driveway and how much traffic there will be. Adam Sandahl stated that the driveway permit will be done with the State of NH DOT and there will only be maintenance traffic a few times a year.

Michael Cabral inquired about computer monitoring. Adam Sandahl stated yes, there will be computer monitoring for equipment function and security.

Andrew Kellar showed the board a drawing of the project and described the details.

Larry Konopka opened the floor to the public

Hugh Sanborn stated that he lives on Beaudet Lane and stated he believes this is a great idea. He inquired about how it will be taxed. Larry Konopka stated that would be determined by the selectboard's office with the town's assessors.

Louie Houle inquired with Andrew Kellar about the size of the solar farm. Andrew Kellar stated this project is for 2 megawatts.

Adam Gauthier inquired about the run-off from the wetlands. Adam Sandahl stated that there is an alteration terrain permit required because of the project size and they have requirements for vegetative buffers. Adam Sandahl described what will be installed to prevent run-off.

Larry Konopka inquired about noise from these units. Andrew Kellar stated that there is minimal noise and presented documentation that gives data on that issue. He also stated that the most noise from this facility would be the noise of the transformer.

Steve Tallman inquired about where the transformers will be located. Andrew Kellar showed the approximate location of the transformer.

Louie Houle inquired about the local businesses being able to use some of that power to be able to save. Andrew Kellar gave some details about the savings that are available to the local community and what the process would be.

Larry Konopka closed public input and inquired with the board if they had any questions.

Pat Heffernan: I make a motion to approve the Special Exception for solar array field at Tax Map R34, Lot 20 filed by GSSG New Hampshire LLC., of 36 Maplewood Avenue, Portsmouth, NH 03801, as a long-term lease of the property owned by Robert & Emma Elliot & Jeanne Cyr.
Scot Palmer: Second.

Discussion: None.

Motion carries 5-0

C. 25th Annual NH OSI Spring Planning & Zoning Conference – Saturday, June 1, 2019

Larry Konopka announced item letter C, stated that the conference is full but Scot Palmer, Mitch Emerson, and he are signed up for the conference. The board discussed the cost of the conference and it was decided that if the people going would like to submit for reimbursement they should do so with the selectman's office.

Louie Houle stated that the CDC is traveling to Milton next week to look at a solar farm they have in hopes of bringing in another solar farm here on town property.

6. OLD BUSINESS

A. Appeal of Administrative Decision – ZBA 2/14/2019 – Teen Challenge/Sisters of Holy Cross

1. Motion for Rehearing – Appeal of Administrative Decision (ZBA 2/14/19) – Tibbetts
2. Motion for Rehearing – Appeal of Administrative Decision (ZBA 2/14/19) – Board of Selectmen

****On 4/23/2019 Teen Challenge withdrew their Appeal for Administrative Decision – the Public Hearing that was to be held on May 9, 2019 as a Rehearing will be cancelled ****

Larry Konopka announced item letter A and stated the application has been withdrawn.

7. ZONING ADMINISTRATOR'S REPORT

Larry Konopka read a letter from Zoning Administrator Carl Anderson, concerning the renewable energy application. Larry Konopka stated that he will try and get a report from the Zoning Administrator for every meeting.

8. MEMBERS CONCERNS

Carole Dodge stated that she feels the board should look at the ZBA applications, gave reasons she feels they should be reviewed and possibly revised, to make them easier to fill out for the applicant. There was some discussion pertaining to the applications and places to go to for reference.

Larry Konopka stated that Cara Marston had ordered a reference book from the NH Office of Strategic Initiatives for him to refer to.

Scott Jackson inquired about the procedure of when he can ask a question or respond to a comment made by the public. Larry informed him of the best way to do so.

9. PUBLIC INPUT

None

10. ADJOURNMENT


Scot Palmer: I make a motion to adjourn at 7:42 p.m.

Scott Aubertin: Second.

Discussion: None.

Motion carries 5-0

Approved:


Lawrence J. Konopka

5/22/19
Date