

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

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**MEETING MINUTES OF Thursday June 13, 2019**

**CALL TO ORDER**

Call to order at 6:03 P.M. by Larry Konopka

**MEMBERS PRESENT**

Larry Konopka Chairman  
Scot Palmer  
George Bachelder  
Pat Heffernan  
Scott Aubertin  
Carole Dodge – Alternate  
Scott Jackson - Alternate  
Mike Cabral – Alternate

**MEMBERS ABSENT**

Mitch Emerson – Alternate

**AGENDA REVIEW**

Scot Palmer would like to talk about the copies he made for everyone from the spring planning and zoning conference.

**MINUTES**

a. May 23, 2019

George Bachelder stated he would like to step down from the voting of the minutes because he was not present. Mike Cabral will step forward for the voting of the minutes. Larry Konopka stated that Scot Palmer is also recusing himself for the vote of the minutes.

Larry Konopka called for a motion to approve the May 23, 2019 minutes as written.

Carole Dodge: So moved.

Mike Cabral: Second.

Discussion: None.

Motion carries 5-0

George Bachelder and Scot Palmer came back as voting board members.

**NEW BUSINESS**

a. Application for Special Exception – renewable-energy plant, 1 Kaime Road, Map R39, Lot 29

Larry Konopka confirmed with the board members that they had a chance to look at the application. Larry Konopka stated he had a question concerning the tax map page 2.

Andrew Kellar from New England Solar Garden Corp. and Adam Sandahl of CMA Engineers stepped forward to speak about the application and answer any questions.

Larry Konopka inquired about item 7 on the tax map that states the boundary lines shown hereon have been established through a boundary line agreement physical and record evidence suggest the bounds were not set as required by statute this should be corrected as it raises questions as to the location of the lines shown hereon. Larry Konopka inquired if it was surveyed because the plans indicate it has not been, Adam Sandahl stated that it was indicated on another plan that it was surveyed that was not part of the application, and they can follow up with the surveyor to confirm that.

Larry Konopka inquired about any other board member having questions.

Carole Dodge inquired about everyone including the applicants being comfortable with that not being corrected. Pat Heffernan mentioned they could make that a condition. Larry Konopka stated they can make a motion to approve the application as complete with conditions and he mentioned Mr. Buckley suggested a couple conditions. There was discussion pertaining to a vote to accept the application as complete and then applying the conditions.

Larry Konopka called for a motion to accept the application as complete.

Pat Heffernan: I will make that motion.

Scot Palmer: Second.

Discussion: None.

Motion carries 5-0

Larry Konopka stated they will be going through the merit part of the application, and read the public 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, June 13, 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 R39, Lot 29.

The proposed work area is located off an existing driveway at 1 Kaime Road.

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

Larry Konopka proceeded to go through the application and stated that the property is in the Light Industrial/Commercial zone, and the application is for a special exception under Article 3 Section 3. Table of uses, renewable-energy power plant as a Principal Use (Light

Industrial/Commercial District). Purpose of the special exception is to allow for the installation of a solar array on a property in the Light Industrial/Commercial Zoning District, where a Special Exception is required for “renewable-energy power plants”, which a solar array is considered.

Describe any existing variances, special exceptions, and other permits now in effect with regard to the property concerned, and it is answered; none known.

Was this or any similar request denied in the past, and it was answered; no.

Type and number of existing structures, and it was answered 2 total – a 368 sf wood shed, and a 232 sf wood shed per town assessing records.

No dwelling units or number of off-street parking spaces available to the proposed use whenever the proposed use needs them, it was answered that the site will allow for off-site parking along the existing gravel drive which is sufficient for the maintenance personnel that access the property on a periodic basis.

It will not require a subdivision approval.

It will require a site plan approval.

The application included a full explanation of the proposal and how the proposed use will satisfy the conditions. The questions were read by Larry Konopka and answered by Adam Sandahl.

Mike Cabral inquired about the facility being monitored 24/7 and having a power outage and sending someone to check it. Adam Sandahl explained that an alert will go to them that the system is down, and the inverters wait for a sign that the power is back on, and after a period of time that the power is back and the system is not back on, they will send someone out. Pat Heffernan inquired how that works, Adam Sandahl explained that the communication is all done through the inverters that have an internet connection. And the system will be monitored from a local contractor.

Larry Konopka read the following part of the application for the public.

This project consists of the construction of an array of solar panels within a designated lease area on the subject property. The lease area is depicted on the site plan and has an area of 11.277 acres within the 22.18 acre parcel. Within the lease parcel, there are 1.1 acres of wetlands where panels will not be sited. Since there will be over 100,000 square feet of land disturbance including tree clearing and grading, an Alteration of Terrain (AoT) permit will need to be obtained through the New Hampshire Department of Environmental Services (NHDES). Solar panels would occupy the lease area outside of wetland areas. Access to the site is off an existing gravel driveway off Kaime Road.

Pat Heffernan inquired about how many megawatts this facility is, Adam Sandahl stated 2.

Larry Konopka opened the floor for public input.

None.

Larry Konopka closed public input.

Larry Konopka inquired if there was any board discussion, there was none. Larry Konopka inquired with the board if they are ready to move forward with a motion, and the board indicated yes.

Larry Konopka: I make a motion to approve this special exception located on Tax Map R39 Lot 29 Kaime Road and NH Rt. 28 submitted by GSSG NH LLC. 36 Maplewood Ave Portsmouth N.H. 03801 property owner James E. and Denise Parker of 70 Daroska Road Pittsfield, NH 03263 with the following 3. conditions.

1. This parcel must have a licensed surveyor stamp on it.
2. Subject to a site plan review from the planning board.
3. No building permit will be issued without a stamp licensed survey showing that the boundary lines are accurate.

Scott Aubertin: Second.

Discussion: None.

Motion carries 5-0

Larry Konopka informed the applicant that there is a 30-day appeal time period.

Scot Palmer presented copies of information he received from the spring conference to all the board members. Scot proceeded to go through the information and described what was included. There was some discussion pertaining to the application review process when first received in the office, noticing for public hearings and the time frame,

#### **OLD BUSINESS**

None.

#### **ZONING ADMINISTRATOR'S REPORT**

None.

#### **MEMBERS CONCERNS**

Carole Dodge mentioned that the fee schedule should be adjusted because the Suncook Valley Sun is still listed and no longer a paper that is used.

#### **PUBLIC INPUT**

None.

Pat Heffernan: I make a motion to adjourn.

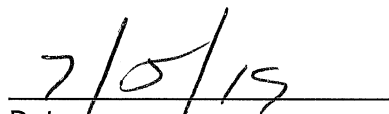
Scot Palmer: Second.

Discussion: None.

Motion carries 5-0

Approved:

  
Lawrence J. Konopka

  
Date