

LPB - Public Meeting of the Lisbon Planning Board

Thursday February 8th, 2018 at the railroad train depot in Lisbon

Meeting opened at 6:00 PM by chair Rosalind Page

Present: Rosalind Page "RP"

Brian Higgins "BH"

Mary Forsyth "MF"

Sandra Butson "SB"

Bob Adams "BA"

Absent: Alternate Sarah Hicks "SH"

Quorum present: yes

Guests present: Giuseppe Perniciaro, Jay Myrto, Chad Blackiston, Chris Nadeau, from Clean Energy Collective, Thomas Morgan, Littleton Planning Board member Mary Mendez, Tara Bamford (Consulting Planner for the Board), Mike Shores, Al Costa, Trevor Presby

Materials Submitted: North Country Council letter (dated Jan 30 2018), Class 6 road construction Q & A (in response to questions by LPB) dated Jan 29 2018, Email subject "variance application", A request for more information from State of NH Department of Environmental Services (dated Jan 3rd 2018), A peer review site map of the solar energy installation (dated Jan 14th 2018), A hand drawn Schematic Diagram, photos from Thomas Morgan and a letter from Brian Morgan, Email from the Lisbon Highway Department (dated Jan 10, 2018), letters from Lisbon residents.

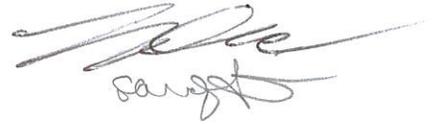
Agenda items:

- 1) Review of minutes from December 2017 meeting.
Motion to accept as presented by SB, second MF – all voted in favor, none opposed.
The board passed around and signed the minutes.
- 2) Public Input – The guests were asked if there was any general public input or comments to be heard, other than what was already on the agenda for the evening, and there were none.
- 3) Public Hearing was opened concerning the Solar Panel installation on Tax Map R36 Lot#3. The board is to determine if the application as presented is now complete. RP made it known that a new boundary survey dated Feb 5th 2018 was submitted that identified clearly the leased area of land and distances to reference points. There was short discussion on all the components presented and the board was ready to vote. The vote is if the application is complete. Each member was called on and the response is recorded as: BH-Yes, BA-Yes, RP-Yes, SB-Yes, MF-Yes. The application has been found to be complete and the board has 65 days to consider the application.
- 4) The board called upon the Solar Energy representatives (CEC) to provide the guests present a brief presentation. Chad Blackiston, Giuseppe Perniciaro, Chris Nadeau and Jay Myrto gave an overview of the application. They summarized the company history, discussed the solar project construction, operation, upkeep. The site will encompass 4000 panels on about 4.5 acres with a

DRAFT

Approved

Brian Higgins



total of 7 acres being cleared for the array, storm water management and access. The panels have a reflective index of approx 7% compared to a metal roof which is typically about 40%, and are typically almost black in appearance, max 12 ft in height. Post construction the site would be planted with native grass/clover to minimise mowing needs and provide habitat for native wildlife. The site would be inspected about 4 times/year so minimal traffic/noise would be expected post construction. The solar panels do not generate noise, but the transformer does, about the amount generated by a typical supermarket transformer. Construction would take place over a three month time period. Applicant submitted photos of other installations and a map showing storm water drainage patterns in the area and how they relate to other properties in the area.

- 5) RP informed the guests that Lisbon adjacent towns were notified of the Solar Panel application with certified mail, for regional impact evaluations. Responses were received from North Country Council, and Littleton Planning Board who sent a representative to this meeting.
- 6) Before discussion was opened with the public, RP asked CEC if test pits would be done in the drainage basin area to support the current drainage plan since the presence of bedrock could be problematic for the viability of the drainage basins. CEC said they would be doing these as part of their review with the NH DES for the AOT permit.
- 7) RP then asked if CEC had a plan to address minimizing the impact on traffic on the class 5 portion of the road. CEC showed a plan that is currently being worked on with the town road agent Kevin Clement and other road neighbors. There are planned two pull-off areas that appear to be feasible, and a third that is being worked on.
- 8) RP reviewed the Letters of correspondence that had been addressed to the LPB. A copy of these documents are available at the Lisbon Town Hall.
- 9) The meeting was then opened up for Public Input.
- 10) Tara Bamford asked CEC what were their plans for upgrading the class 6 road. CEC said there are no plans to upgrade that portion of the road at the present time.
- 11) Tara Bamford asked if a waiver of liability had been submitted to the Lisbon Selectmen for that class 6 road. The answer was not yet.
- 12) Mike Shores from Breezy Hill Road brought up two of his concerns; he believes the road should be upgraded from class 6 to class 5, and secondly the wooded buffer around the solar panels should be increased to 200 feet for visual impact.
- 13) Discussion concerning the additional 2 other 4,000 solar panel systems on the same leased property began, but all agreed to keep talk concerning present 1 megawatt proposal application. It was noted that the board could ask CEC to identify the location of these other two future sites without that data having any approval or impact on the current application. The board made that request to CEC for the next meeting.
- 14) Thomas Morgan from Breezy Hill stated he too is concerned and requests the board to ask CEC to increase the woodland buffer so its 200 feet wide all around.
- 15) RP asked CEC why are they putting in a 7 foot high fence? CEC responded there are two main reasons; security of the panels and it's a national electrical code.
- 16) Al Costa from Route 117 spoke of his concerns with storm water and trees being removed, he already has run-off issues and ponding of water in spring into summer. He submitted a letter to the board as well.

- 17) Mary Mendez from the Littleton Planning board explained her Board was concerned about the size and visual impact this could have. She now has an understanding of the nature of the application and can report back to her Board. Trevor Presby (Franconia Planning Board) had a list of technical questions for the Applicant and touched on the decommissioning plan.
- 18) Mike Shores asked about CEC and town taxes. CEC said they had worked out a deal with the Lisbon Town Selectmen for a flat rate in lieu of taxes. The question from the public was did that agreement get a public hearing before Selectmen committed? The answer was not known.
- 19) There was more discussion on the visual impact of the solar panels to neighbors and hill side residents.
- 20) For the record, the review of the application will be continued with the next LPB meeting.

Next Lisbon Planning Board meeting is scheduled for March 8th at 6:00 pm at the Lisbon Railroad Station.

Motion by MF to adjourn at 7:30 pm, 2nd by SB – All voted in favor, none opposed.