

Minutes of Lisbon Zoning Board of Adjustment

Feb. 20,2018 6:00PM Railroad Station

Board Members Present: Acting chair Tucker Clark (TC), Stan Sudol (SS), Louis Derosia (LD), Deborah de Santos (DD), Steve Toutant (ST)

Absent: Jan Marshall

Meeting called to order: 6:02 PM by TC Notice given that meeting was being recorded.

Proceedings:

1. Acceptance of minutes of Feb. 6,2018 meeting: Moved: DD Seconded: LD
Carried

2. TC presented a summation of all testimony made during the public hearings regarding the application for a special exception by Clean Energy Collective. Following the summation there were no comments from those in attendance. A written copy of the summation is available with these minutes.

3. Individually, each of the special exception criteria were deliberated by the board. Voting followed each deliberation.

8.03.1 The site is an appropriate location for the use.

Agree : SS, LD, DD, TC Disagree : ST Pass: 4-1

8.03.2 Property values in the district will not be reduced by this use.

Agree: SS, LD, DD, TC, ST Disagree: 0 Pass: 5-0

8.03.3 Use will not adversely affect the adjacent area and there are no reasonable objections by the owners of the abutting land.

Agree: SS, LD, DD, TC Disagree: ST Pass: 4-1

8.03.4 No nuisance or unreasonable hazard will result.

Agree: SS, LD, DD, TC, ST Disagree: 0 Pass: 5-0

8.03.5 Adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use.

Agree: SS, LD, DD, TC, ST Disagree: 0 Pass: 5-0

4. Motion by TC Second: LD Pass 5-0

For the following reasons, I move to approve the Special Exception application by Clean Energy Collective C/O Chad Blackiston concerning Article 5, Section 5.07.7 to allow Clean Energy Collective to construct a one megawatt solar array located on map R36, lot #3, Northy Road, Lisbon Nh 03585..

Reasons:

- The specific site is an appropriate location for the use. It has direct access to an Eversource Utility easement and transmission line and is located on a large undeveloped parcel of land.
- Property values in the area will not be reduced. The array is buffered by trees, does not make excessive noise or create emissions and will be designed to mitigate storm runoff.
- The use will not adversely affect the adjacent area as it does not create traffic, array is buffered by trees, does not make excessive noise or create emissions and will be designed to mitigate storm runoff.
- No nuisance or unreasonable hazard will result. The site will be restricted by a fence, will routinely only require access two to four times a year and is buffered by trees.
- Adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use. The site is will be

accessed by a newly constructed driveway off Northey Rd and is located adjacent to an Eversource transmission line. Site access will be limited to mowing the grass and solar panel maintenance as needed.

This Approval is Subject to the Following Conditions:

1. The approval is limited to the single one megawatt array.
2. The approval is subject to applicant receiving an additional approval from the Planning Board.
3. The approval is subject to applicant getting all required Liability insurance.
4. The approval is subject to applicant getting the required bond for decommissioning.
5. The approval is subject to applicant meeting all water runoff mitigation requirements.
6. The approval is subject to applicant on performing construction on the site between the hours of 8 AM – 5 PM, Monday through Friday.
7. The approval is subject to applicant obtaining any additional permits required by the town.

5. Adjournment: Moved: ST Seconded: DD All in favor, carried.

6. Next meeting: 6:00 PM, March 20, 2018 at Railroad Station.

Minutes submitted by Steve Toutant on Feb. 26, 2018

Summary

Site work

Road may have to be updated so vehicles can get to the site. Approximately 7.5 acres will be clear cut with approximately 4.5 acres being stumped and cleared. An expected total of 12 tractor trailer loads will be needed to get all of the required parts of the solar arrays to the site. Construction of the array should take approximately 6 weeks with any noisy construction taking approximately 2 weeks. This would include any drilling needed for the anchor screws for the array tables. This would be limited to the hours of 8-5.

Any drainage or storm water mitigation will need to be compliant with plans approved by the state of NH. Site will be planted with clover that will be mowed 1-2 times/year. Surrounding 7 ft fence will have a 1 ft gap at the bottom so small animals can go under. Once the array is completed, trips to the site will be limited to occasional maintenance, mowing or inspection. There should be little to no excessive sounds coming from site once it is operation.

Bond/Insurance

A decommissioning bond will be secured to cover removal of the array at end of life. Insurance will also be secured to cover any liability issues such as flooding caused by site. Insurance is all required by Eversource for the life of the array.

MISC

1. Lisbon residents that are serviced by Eversource will have access to discounted rates.
2. Pictures of existing arrays have been provided. This includes up close and also from a distance.
3. RSA 672.1.III states "the installation of solar, wind, or other renewable energy systems or the building of structures that facilitate the collection of renewable energy shall not be unreasonably limited by use of municipal zone powers or by the unreasonable interpretation of such powers except where necessary to protect the public health, safety, and welfare"

Opposition:

Michael Shores
Celestine Shores
Brian Morgan
Tom Morgan
Karen Morgan
Rosemary Evans
Rebecca Lockwood
Michael Petriccione
Marcy Petriccione
Terry O'Brien
Jane O'Brien
James Pasman
Al Costa
Gabriel Costa

1. Feel it will negatively affect property values.
2. May inhibit future sub-divisions of their land.
3. Feel it is unsightly and goes against the natural views of the White Mountains.
4. Concerns over excess water run-off and what it may do to surrounding properties.
5. Would prefer to see the array located on commercially zoned properties.
6. Would prefer it built on the old landfill but this is not an option at this time.
7. Concerns over possibly increased vandalism.
8. Concerns over what happens to site once it has reached end of life.
9. Concerns over approval setting precedent for future sites.
10. Not in line with Master Plan.
11. Concerns if for some reason, all the trees are removed, there will not be a buffer.
12. Some have questioned the accuracy of the shed survey performed by Horizons.
13. Some have officially contested the survey.