

MINUTES OF THE MEETING
OF THE
CANTERBURY PLANNING BOARD

July 24, 2018

BOARD MEMBERS PRESENT: Jim Snyder, Chairman, Joshua Gordon, Vice-Chairman, Art Rose, Tyson Miller, Kent Ruesswick, Hillary Nelson, Lucy Nichols (Alternate),

BOARD MEMBERS ABSENT: None.

OTHERS PRESENT: Tim Bernier, Chris Knight, Dave Scanlon, Ken Stern

Draft Minutes of July 10, 2018: Kent Ruesswick made a motion to approve the minutes. Hillary Nelson seconded. Discussion: None. Vote: Unanimous, 7/10/18 Minutes were approved.

Preapplication Conceptual Consultation, David & Naomi Scanlon for possible subdivision, Old Tilton and Clough Tavern Roads; Tax Map/Lot number 283-002:

Dave Scanlon explained that he basically wants to divide out two lots for two of his children. He was unsure whether he should create a third lot with the remaining land, which really depends on the cost of required surveying. If he does the third lot, it would be a total of four lots. The Board discussed surveying, subdivision requirements, lot configuration, and waiver possibilities. Dave advised there is an existing survey he could start with. Jim Snyder advised Dave that a subdivision of four or more lots triggers it to be major subdivision. A minor subdivision is three lots or less. Art Rose and Ken Stern spoke about major subdivisions. In light of the discussion Dave will look into creating two lots to keep it at a total of three. Jim spoke about zoning and the Zoning Board of Adjustment. Dave is going to consult with a surveyor.

Preapplication Conceptual consultation, Chris Knight for possible solar farm at Hildreth property, 114 West Road; Tax Map/Lot number 248/8:

Tim Bernier presented on behalf of Chris Knight and passed out a map for the Board's reference. This property is currently owned by the Hildreth family and is located near Route 93, near the gas station and DOT garage. It is a "U" shaped property with frontage in two areas with fields behind it. The front of the property has a house and barn as well. The area with the house would possibly be subdivided out since the uses are not compatible. They have some zoning issues they have to look into as far as frontage, but look to this Board about the general proposal and their thoughts on it. The

property is zoned commercial and is over 30 acres. A couple of people have an interest in keeping the barn, building a 4,000 square foot commercial use building in the front part. The back fields would be a solar farm. A solar farm requires 3 phase power and a large piece of property for the arrays. This property has everything they need. It takes two months to place the arrays and the 8x8 building housing that holds the controls. The only upkeep would be mowing the grass of about 16 acres and occasional access to the control building. Access would be the frontage, which is 229 feet.

The solar field would be visible from the interstate. The field would consist of twelve foot panels about 20 feet apart surrounded by a chain link fence. Megawatt output depends on how many panels are installed. Jim mentioned some of these projects have run up against percentage of permeable ground issues and asked if they expected any issues with that. Tim said that came up in Farmington. AOT (Alteration of Terrain Bureau) interprets the permeable area as the foundation of the panels, not the panels themselves. The ground is not really disturbed that much. Rain runs off the panel onto a drip edge at the bottom of the panel. Concord went thru this and it was a big issue with the Zoning. They denied them on the footprint because it was in a residential district. Our Zoning Ordinance doesn't address this use at this time, but State law does. Jim said they probably need to go to the ZBA and there is some potential of them being exempt by State law.

Tim said this isn't a permanent use. Solar panels have a relatively short life expectancy and are a perfect project for commercial land. This project would be a 25 year lease which coincides with the life expectancy of the panels. It's a use that's there for a while, pays some fees to the town, and generates power. Hillary Nelson asked what happens to the panels at the end of the lease. Tim said it shouldn't be a problem finding anyone to buy the raw materials. They have value. Art thought it was an innovative way to take a dead piece of property and make it a good use for the Town. Lucy Nichols asked about glare and whether they'll need State approval. When they come to the Board they'll have experts to speak on that.

They will go to ZBA for the driveway and house relative to frontage. Jim, Art, and Kent were all supportive of this kind of use in that area.

Web Stout for brief discussion of possible Welch Road project:

Web passed out a map for the Board's reference and explained that the yellow and green comprises land as it is today. The green lot would not be buildable until it meets Class V standards. The property being discussed is Ollie Fife's old property on Welch Road. His only question is whether a subdivision would be allowed on a Class VI Road.

They want to cut the house lot off so a family member can buy it. They discussed the Zoning Ordinance, subdividing, and bringing roads up to Class V standards.

Kelly Short, Canterbury Conservation Commission to discuss natural resource and co-occurrence maps:

Kelly Short and Ken Stern came to discuss resource maps the Conservation Commission worked to create with CNHRPC. CNHRPC did all the GIS work. Kelly and Ken described the different maps created and how they would be useful to the Board. There will always be a set of maps in the meeting house for each Boards reference. She will also send a link to Dropbox for the maps to this Boards secretary. Kelly also referred members to the 2015 Fish and Game map of NH for its wildlife action plan. You can look at their website for reference.

Art said this is a very valuable tool and said it was a job well done. The Board appreciated the Conservation Commissions work on this and will use them as an aide in the current Table of Use revision project.

Other Business:

- The Table of Use Subcommittee advised they will meet again Tuesday, July 31st.
- Jim stated the Board received an invoice from Shaheen & Gordon for the work that Karyn Forbes did relative to the regional impact issue with NH Motor Speedway. The invoice totaled \$967.50 and has been paid.

Motion to adjourn: Art seconded by Jim. Vote: Unanimous.

Lori Gabriella, Secretary

Next meeting: August 14, 2018