



# TOWN OF RAYMOND

Planning Board Agenda  
February 18, 2021 at 7:00 p.m.  
Electronic Zoom Meeting

## Public Announcement

*If this meeting is canceled or postponed for any reason the information can be found on our website, posted at Town Hall, Facebook Notification, and RCTV. \**

### 1. Public Meeting

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the website address: <https://zoom.us/j/99429059850> or by dialing the following phone 312- 626- 6799 or 646- 558- 8656 The required meeting ID is 994 2905 9850.

We are encouraging residents who wish to speak during Public input or have questions under the Citizens questions portion of the agenda to submit them via email to [sgardner@raymondnh.gov](mailto:sgardner@raymondnh.gov) or by phone at 603-895-7018 by 02/18/2021 at noon.

For problems, please call 603-895-6405 or email at: [communication@raymondnh.gov](mailto:communication@raymondnh.gov). The virtual meeting will also be simulcast for viewing purposes only on Raymond Community Television Channel 22 and streamed live at: <https://raymondtv.viebit.com/>

**Continued from 2/4/21 – Request to continue to 4/1/21**

- a) **Application #2020-011:** An application for a subdivision has been submitted by Roscoe Blaisdell for property identified as Raymond Tax Map 8 Lots 36 and 37, located at Bald Hill Rd., Raymond NH, 03077 within Zone B. The applicant is proposing to subdivide the lot into 37 building lots and 1 open space lot.

**NOTE:** The property proposed to be subdivided is shown on the town tax maps as two lots. There is a pending legal action regarding that designation.

- b) **Solar Ordinance Discussion**

### 2. Approval of Minutes

- 02/04/2021

### 3. Public Comment

### 4. Other Business

- Staff Updates
- Board Member Updates
- Any other business brought before the board

\* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen's Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason it will be held at a time TBD.



# TOWN OF RAYMOND

Planning Board Agenda  
 February 18, 2021 at 7:00 p.m.  
 Electronic Zoom Meeting

- Adjournment (NO LATER THAN 10:00 P.M.)

<b>Planning Board Meeting Dates 2021</b>	
<b>Submittal Deadline for Completed Application &amp; Materials</b>	<b>Planning Board Meeting Dates (1st &amp; 3rd Thursdays of the Month)</b>
January 21, 2021	February 18, 2021
February 04, 2021	March 04, 2021
February 18, 2021	March 18, 2021
March 04, 2021	April 01, 2021
March 18, 2021	April 15, 2021
April 01, 2021	May 06, 2021
April 15, 2021	May 20, 2021
May 06, 2021	June 03, 2021
May 20, 2021	June 17, 2021
June 03, 2021	July 01, 2021
June 17, 2021	July 15, 2021
July 01, 2021	August 05, 2021
July 15, 2021	August 19, 2021
August 05, 2021	September 02, 2021
August 19, 2021	September 16, 2021
September 02, 2021	October 07, 2021
September 16, 2021	October 21, 2021
October 07, 2021	November 04, 2021
October 21, 2021	November 18, 2021
November 04, 2021	December 02, 2021
November 18, 2021	December 16, 2021

\* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen’s Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason it will be held at a time TBD.

**From:** [Roscoe Blaisdell](#)  
**To:** [Stephanie Gardner](#)  
**Cc:** ["Jim Soucy"](#)  
**Subject:** Planning Board meeting for Bald Hill Subdivision  
**Date:** Wednesday, February 10, 2021 2:03:55 PM

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Stephanie:

Please continue my next planning board meet to April 1 as I am going to have a zoning board meeting on March 24. Also, please reschedule the next TRC meeting to a date after the zoning board meeting.

Roscoe Blaisdell

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**Total Control Panel**

[Login](#)

To: [sgardner@raymondnh.gov](mailto:sgardner@raymondnh.gov) [Remove](#) this sender from my allow list

From: [rblaisdell1@comcast.net](mailto:rblaisdell1@comcast.net)

*You received this message because the sender is on your allow list.*

## Narrative and Background: Model Solar Zoning Ordinance for New Hampshire



### Introduction

Many New Hampshire communities are considering land use regulations for solar arrays. The expansion of solar power development has been a rapid and promising answer to a number of energy issues. Distributed solar systems provide clean energy and promote local jobs for installation. As part of the greater energy system (the grid) they can be a keystone for resiliency goals by forming the foundation of micro-grids. Solar energy can provide an inflation resistant long term source of electricity, particularly in conjunction with the rapidly expanding options for electricity storage. Innovations in regulation allow for municipalities, neighbors, and other parties to invest in solar energy through group net metering even if the array is not located on the site of the participant. Finally, commercial scale solar systems may provide additional benefits such as tax revenue and technological development to host communities.

The market, technological and regulatory advances as well as the steep decline in costs means an acceleration in development of these facilities. Given the legitimate questions of host communities, this Model Solar Zoning Ordinance provides municipal leaders with a framework to consider the land use impacts of solar development in conjunction with other community goals to help develop a coherent strategy for regulating solar land uses. As a relatively new technology, there are many questions and concerns and it is

critical to insure that regulations for solar installations are balanced against a municipality's legitimate concerns and adhere to statutory requirements. A community that fails to educate itself and overreacts out of fear or a lack of knowledge, may unnecessarily limit taking advantage of the opportunities in this expanding energy field.

This Model document builds on existing work in the state of New Hampshire. The effort herein provides a framework for communities to permit and regulate a wide range of systems to complete the picture for regulating solar in NH. The approach for the Model provides basic education about the scale of arrays and suggests a step-by-step approach to developing reasonable ordinances and regulations based on traditional regulatory methods.

### **Solar Siting Policy at the Municipal Level**

Concerns about solar installations are generally related to natural resource and visual impacts. Accordingly, we have presented an approach to zoning that is unique to these solar specific concerns. This approach is based on NH law and meant to be part of a comprehensive community policy regarding solar.

There are benefits for allowing solar installations in your community. All systems are part of a comprehensive state and national policy to provide clean domestic energy to support lower emissions and local economic development. Small residential systems provide citizens with energy independence and cost savings. Permissive siting regulations are part of a greater community commitment to environmental and economic development objectives.

Tax agreements allowed under NH law allowing for payments in lieu of taxation ("PILOTs") may be part of larger systems installations. For these systems, the benefit to cost calculation clearly falls on the side of substantial benefits to the community - there are very few impacts on municipal services, as there is no need for water, sewer, minimal risk of emergency response, etc.

As communities continue to explore resilience planning and emergency management, the role of renewable energy and micro-grids cannot be understated. Initial site planning may not be able to accommodate micro-grid development, but large arrays are the basic foundation for future opportunities to provide long-term stable electricity to the community. Having larger arrays present in the community can lay the ground work for the development of a power supply for critical municipal infrastructure in the future. The Stafford Hill project (below) is an example of this.



Green Mountain Power and the City of Rutland have installed the Stafford Hill plant (Left). This is a solar and battery system that can disconnect from the grid and supply critical power to an emergency shelter during long outages.

As with any project where professionals try to provide a wide range of options and considerations we note that not all situations can be anticipated or prognosticated. Further, in order to ensure professionals can continue to educate and generate thought on the part of people seeking to be educated, we must differentiate between education and professional advice. As such we offer a wide ranging caution:

*Disclaimer: This product is not intended to be legal, financial or public health advice. It is solely meant to be helpful information and examples of issues and ideas about the subjects discussed. For issues related to specific legal, financing, and/or other issues you may have, please consult with your licensed professional in your jurisdiction.*

**Developing a coherent approach to reasonable regulating solar land uses**

To begin, the community should determine which solar applications will be regulated. In most cases, roof mounted installations should be allowed by right, unless located within an historic district where some level of review may be required. Ground mounted systems come in a number of different sizes, from solar trackers (which can reach up to 25 – 30 feet tall) to ground panels which may be shorter, but can range in size from a few hundred square feet of area to thousands of square feet for utility scale developments. Every community has its own priorities and developing clear definitions is critical as this will drive where each category of use is permitted, what level of regulations will be applied, and enable solar development to be in step with the municipality's overall goals and objectives.

For the purposes of this model ordinance and to the extent possible, we have assumed a community in NH with diverse zones that include low-density residential agricultural to high density village zoning. We have added commercial and industrial zones to round out the zoning and potential locations. Every town and city in NH is unique and the any regulatory scheme must be tailored to your community's existing land uses, master plan goals and land availability. Naturally, we must all consider political realities but these are beyond the scope of this Model Solar Zoning Ordinance.

- Planning Considerations: Develop a policy strategy for permitting and regulating large-scale solar.
  - This plan should consider the impacts and benefits of siting solar in the community.
  - Community-based issues to consider relate to community goals for job creation, participation in the clean energy economy and community prestige.
  - Traditional land use issues to consider relate to parcel size, zones and abutting land uses, existing electrical infrastructure and impacts to natural and visual resources.
  - Direct economic issues relate to tax revenues versus cost of services, participation by the municipality in group net metering projects, and highest and best use for larger undeveloped and underdeveloped parcels.

## Solar Basics

Basic information to consider when approaching solar regulations:

- The average home in NH uses approximately 7,400 kilowatt hours (“kwh”) per year.
- To supply this average home, a solar array would have to be approximately 6,000 watts or 6 kilowatts (“kW”) in size.
- Most existing solar panels average about 300 watts per panel and are average 3.2 x 5.4 feet in dimension.
- Using these averages, a 6 kW array would consist of 20 panels and have dimensions of 26.5 x 13 or approximately 350 square feet. (An average parking space is 180 sq. ft.)
- A roof mounted system adds about 3-4 lbs. per square foot when including mounting hardware.
- Ground mounted arrays are racked in rows with separation between the rows to allow for sunlight to reach all rows.
- Racking systems provide for spaces between panels that allows snow and rainwater to fall between panels. These gaps vary based on the racking. (See the appendix for images of this).
- The number of panels in a row will affect the distance between rows. The more panels, the higher the array, the wider the distance between rows to accommodate the all-season sun angle.
- Mounting components generally have a very small footprint on or in the soil, and the gaps allow for snow and rain to drain between panels and rows. As such, the bulk of solar systems are not generally considered to be impervious in the same manner as a traditional structure.
- For large ground mounted arrays, the rule of thumb for standard technology systems (fixed mount with crystal silicon-based PV panels) mounted on relatively flat land is about 4-5 acres for 1 megawatt (MW) of capacity.
  - Using our standard panel size from above, this represents approximately 3,333 panels.
- Mounting systems are developing fast and improving rapidly. “In ground” mounting systems can be screwed into the ground, pile driven, set in concrete. (See appendix for images of ground mount technology).
- “On ground” mounting systems include ballasted systems (often used on brownfields or capped landfills to protect the integrity of the cap). (See appendix).

## Statutory Authority and Limitations

New Hampshire permits the regulation of solar energy systems but provides a unique context for this use. Local governments can enact ordinances that permit solar systems



but should be careful to consider the favorable treatment such uses have under NH law and insure that their approach does not conflict with these statutes.<sup>1</sup>

- **NH RSA 477** allows municipalities to enact planning and zoning regulations that protect access to energy sources and that encourage the use of solar skyspace easements.
- **NH RSA 477:51** contains model language for solar easements that can be used in the case a property owner wants to pursue the option.
- **NH RSA 672:1, I and III-a** recognize that planning and zoning regulation is the responsibility of local government, but declares a statewide interest in regulations to encourage energy efficient development patterns, including adequate access to direct sunlight for solar energy uses, and declare that installation of solar and other renewable energy systems **shall not be unreasonably limited by the use of municipal zoning power or by the “unreasonable interpretation” of such powers except where necessary to protect the public health, safety, and welfare.**
- **NH RSA 672:1, III-d** clarifies that “unreasonable interpretation” of municipal zoning ordinances includes failure of municipal authorities to recognize that renewable energy systems are accessory uses and **that prohibition of such accessory uses cannot be inferred from an ordinance that does not specifically address such uses.**
- **NH RSA 674:17** enables municipalities to adopt zoning ordinances designed to, among other purposes, encourage installation of solar and other renewable energy systems and to protect access to energy sources by the regulation of orientation of streets, lots and buildings, establishment of height and setback requirements, limitation on height and setback of vegetation, and encouragement of the use of solar skyspace easements.
- **NH RSA 674:36, II-k** enables municipalities to regulate the subdivision of land to encourage the installation and use of solar and other renewable energy systems and to protect access to energy sources by the regulation of orientation of streets, lots and buildings, establishment of height and setback requirements, limitation on height and setback of vegetation, and encouragement of the use of solar skyspace easements.
- **NH RSA 674:2, III-n** enables municipalities to include an energy section in their master plans.

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<sup>1</sup> New Hampshire Residential Rooftop Solar PV Permitting, Zoning and Interconnection Guide, January 2015, NHOEP and others.

- **NH RSA 72:61-72** enables a town or city to make exemptions on assessed values for solar energy systems from property taxes.

## Solar Collection Systems and Historic Districts

If your community has adopted a Historic District(s), it is possible to provide for regulations that allow for solar collection systems in certain circumstances and still preserve the intent of these regulations. See NH 674:45-50. There are several helpful guides for communities confronting this issue including work from the National Renewable Energy Lab.<sup>2</sup>

Some considerations for allowing solar collection systems within NH Historic Districts:

- Ground mounted systems:
  - Allow for ground mounted systems that respect the building's historic setting.
    - Systems should be mounted in inconspicuous locations, such as side and rear yards, low to the ground and screened to limit visibility.
- For new construction and additions:
  - Allow for placement where the location is compatible with the historic building and its setting and where such installations are integrated into the building materials and design such that they are minimally visible.
- Other considerations:
  - Locate solar collection systems on non-historic buildings and additions on the site.
  - Require, to the maximum extent practical, that systems are not visible from public ways. Installations on building surfaces that face public ways should be limited. Locations behind dormers or on rear facing roof planes should be permitted.
  - Require materials and colors that blend into the building design and colors to minimize conflict with the historic character of the building and the district.
  - Avoid multi-roof systems and disjointed installations.
  - Installations on flat roof locations should be screened in keeping with the character of the building or setback from the edge of the roofline.
  - Building integrated systems, such as tiles and other materials that mimic building components should be permitted.

Considering these provisions will allow a community to balance solar installations with the goals and objectives of historic resources.

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<sup>2</sup> Implementing Solar PV Projects on Historic Buildings and in Historic Districts: <https://www.nrel.gov/docs/fy11osti/51297.pdf>

## NH Model Solar Zoning Ordinance

*Introduction: The text of this model reflects a comprehensive approach to systems of all sizes from residential to large power generation systems. The model divides uses based on their land use size. Your municipality may use all or some of these proposed definitions to regulate solar systems based on the impacts and land uses within specific zones in the community as appropriate.*

*The sizes and capacities used in this model are meant to be a balanced approach based on the “average community” and the industry standard sizes for arrays. The sizes we choose are based on a number of factors, such as the array capacity and incentives, regulatory and engineering requirements and specific technologies. They are meant to be a balanced and “average” approach for the different sized arrays we expect to see in New Hampshire. We are providing regulations based on the nature of the land use impacts which, in turn, is based on the size and location of the system within most communities.*

*No community should necessarily adopt this ordinance “as is” for a number of reasons but primarily because it attempts to provide the broadest treatment of a large range of solar land uses – from 10,000 square feet to 150 acres in size. This ordinance applies to all arrays but is mostly intended to provide regulation for larger arrays. A community using this model will need to carefully review each size in the definitions and decide what sizes to permit and where to permit these systems. A careful review will consider the impact, size and available land for development. Additional criteria could be the location of electric utility infrastructure and brownfields or similar sites that can co-locate arrays.*

*The ordinance must be adapted to your ordinance structure for a table of permitted uses or a list of permitted uses. Both are presented here to provide some guidance. The large number of definitions are meant to reflect the challenge of balancing approaches to regulating a wide range of solar systems. At first glance, the number of definitions may seem complex but we have tried to provide a template that includes all possible uses regulated by impact and size. Some communities may not be appropriate for the largest sized systems or may want to consider combining definitions to simplify the ordinance. In general, the goal is to allow large-scale solar in areas where appropriate in accordance with a community’s objectives.*

### Size Considerations

#### Solar Collection System Size:

In general, a 250 kW array that is ground mounted takes up about 1 acres of flat ground. A 250 kW array would be comprised of 833 panels with a capacity of 300 watts each.

For larger arrays – the minimal areas – not considering restrictive features is as follows:

- 1 MW = 4 acres.
- 5 MW = 20 acres.
- 10 MW = 40 acres.
- 30 MW = 120 acres.

### **Authority and Purpose**

- This solar collection system ordinance is enacted in accordance with RSA 674:17(I)(j) and the purposes outlined in RSA 672:1-III-a as amended. The purpose of this ordinance is to accommodate solar energy collection systems and distributed generation resources in appropriate locations, while protecting the public's health, safety and welfare. The Town intends to facilitate the State and National goals of developing clean, safe, renewable energy resources in accordance with the enumerated polices of NH RSA 374-G and 362-F that include national security and economic and environmental sustainability.

### **Definitions:**

- **Rated Nameplate Capacity** – Maximum rated alternating current (“AC”) output of solar collection system based on the design output of the solar system.<sup>3</sup>
- **Solar Land Coverage** – is defined exclusively for the purposes of calculating the footprint of the land area occupied by the components of a solar array. The Solar Land Coverage is the land area that encompasses all components of the solar collection system including but not limited to mounting equipment, panels and ancillary components of the system. This definition does not include access roads or fencing and is not to be interpreted as a measurement of impervious surface as it may be defined in this ordinance.<sup>4</sup>
- **Solar Collection System** - Includes all equipment required to harvest solar energy to generate electricity. The Solar Collection System includes storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items. Solar Collection Systems include only equipment up to (but not including) the stage that connection is made to the utility grid or site service point.

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<sup>3</sup> While the sum of the DC output of the modules may be more directly related to the physical size of the system and number of panels used, we have elected to use the AC output as the benchmark. AC capacity is used for system sizing with respect to incentives and regulatory requirements. This conclusion balances the nature of the array's purpose (residential, commercial etc) and provides a consistent use of terms across other regulations that apply to solar systems. This connection (AC capacity to zoning definitions) allows the community to communicate and regulate with a consistent and familiar set of system sizes and categorize them as a land use appropriately.

<sup>4</sup> This is an important distinction since the nature of the coverage is not consistent with other lot coverage approaches. While panels and other accessory components may be impervious themselves, they are either of limited area or not affixed directly to the ground. In addition, the nature of the installation hardware always includes gaps and slopes to facilitate water and snow filtration to ground cover that is dispersed evenly throughout the site.

- **Roof Mount** – A solar collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted. For purposes of calculating array sizes or solar land coverage under the solar definitions in this section, roof mounted portions shall not be included if the system is made up of both roof and ground mounted systems, the roof mounted portions shall also be excluded.
- **Ground Mount** – A solar collection system and associated mounting hardware that is affixed to or placed upon (such as ballasted systems) the ground including but not limited to fixed, passive or active tracking racking systems.
- **Carport Mount** – Any solar collection system of any size that is installed on the roof structure of a carport over a parking area.

**Use definitions:**<sup>5</sup>

- **Residential Solar:** Any ground mounted or roof mounted solar collection system primarily for on-site residential use, and consisting of one or more free-standing, ground or roof mounted, solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of utility power and with a rated nameplate capacity of 10 kW AC or less and that is less than 500 square feet solar land coverage.
- **Community Solar:** A use of land that consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity that is up to 100 kW AC and that is less than 1 acre of solar land coverage.
- **Accessory Agriculture Solar:** Any ground mounted or roof mounted solar collection system designed to primarily reduce on-site consumption of utility power and without a limit to the rated nameplate capacity or solar land coverage provided the existing agricultural use is preserved at the time of installation.<sup>6</sup>

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<sup>5</sup> Note on Definitions and Terms: We have attempted to find names that reflect our traditional land uses and typical ordinance parlance. From the smallest systems (residential) through medium (community and commercial) to the larger (industrial) and largest (utility) we have tried to tie these names to our understanding of the scope and size of typical uses and how/where we permit such uses.

<sup>6</sup> Specific Definitions for Agriculture: This approach is meant to permit some freedom for existing agricultural uses to have their own systems with minimal regulation and larger systems with a balanced approach. It is tied to the preservation of the existing agricultural use to minimize conversion. There is no limit to future conversion of the property. This approach supports agriculture without promoting the conversion of agriculture to solar.

- **Primary Agriculture Solar:** Any ground mounted solar collection system that is partially used to reduce on-site consumption of utility power and with a rated nameplate capacity up to 1 MW AC in size or has a solar land coverage in excess of 5 acres provided the existing agricultural use is preserved at the time of installation.
- **Commercial Solar:** A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity of up to 1 MW AC and that is less than 5 acres in solar land coverage.
- **Large Commercial Solar:** A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity of between 1 MW and 5 MW that is between 5 and 25 acres in solar land coverage.
- **Industrial Solar:** A use of land that consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity that is between 25 acres and 50 acres in solar land coverage.
- **Utility Solar:** A use of land that consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity that is over 50 acres in solar land coverage and less than 30 MW in rated nameplate capacity.
- **Solar Power Generation Station:** Any solar collection system that is over 30 MW in nameplate capacity. In no case shall a Solar Power Generation Station exceed 150 acres.

**Table of Uses Permitted:**

*Consider permitting solar uses based on the existing zoning within the community. Some communities may be comfortable with large-scale solar in many zones and some may choose to limit solar installations within commercial and industrial districts. By defining the uses above, communities can decide where different sized arrays should be allowed. The ordinance should also note that a solar installation may be a primary or an accessory use to the property.*

*Here is an example of how a community might address these different scales of solar arrays within a standard table of uses:*

	Zoning District					
	Village /High Density	Residential	Rural Residential	Residential Agricultural	Commercial	Industrial
<b>Accessory Residential Solar</b>	P	P	P	P	P	P
<b>Community Solar</b>	X	P	P	P	P	P
<b>Accessory Agricultural Solar</b>	X	P	P	P	P	P
<b>Primary Agricultural Solar</b>	X	X	CUP	P	P	P
<b>Commercial Solar</b>	X	x	CUP	CUP	P	P
<b>Large Commercial Solar</b>	X	X	X	CUP	CUP	CUP
<b>Industrial Solar</b>	X	X	X	X	CUP	CUP
<b>Utility Solar</b>	X	X	X	X	CUP	CUP
<b>Solar Power Generation Station</b>	X	X	X	X	X	CUP

- P = Use permitted by right with building and electrical permit.
- CUP = Use permitted by Conditional Use Permit.<sup>7</sup>
- X = Use prohibited.

**Specific Solar System Requirements and Exemptions:**

- A ground-mounted Accessory Residential Solar system over 15 feet in height at any point shall be located in rear yard between the primary structure and rear lot line. All other ground mounted systems located in the front yard shall be reasonably screened from abutting residential properties.
- Non-residential Carport Mounted solar collection systems over parking areas are permitted in all zones without a Conditional Use Permit – site plan review may be required in accordance with the Town Regulations.
- Roof Mounted solar collection systems of any size are permitted in all zones without a conditional use permit except within a Historic District. District regulations should be amended to appropriately allow solar installations.
- Municipal Systems: All solar collection systems for municipal use are exempt from land use regulations pursuant to NH RSA 674:54.

**Additional Provisions Regarding Solar Collection Systems:**

- Building Height: Roof mounted solar collection systems shall be exempt from building height limitations.
- Lot Coverage: Ground-mounted solar collection systems shall/shall not<sup>8</sup> be considered as part of the maximum required lot coverage limitations but shall

<sup>7</sup> Some towns may be accustomed to Special Exceptions for specific land uses. We respect this tradition but feel that the Planning Board Conditional Use Process provides more flexibility and streamlines the by requiring review by only one local land use board.

<sup>8</sup> This issue is a challenging factor in these ordinances. The town must consider the underlying purposes of lot coverage or usage requirements. To the extent they relate to stormwater management, such a restriction would be overly burdensome. To the extent they relate to aesthetics, neighboring land uses and other impacts there may be a reasonable justification for limitations on area used but careful consideration should be given to the unique nature of solar.



not be considered impervious surface. Impervious surface limitations as related to stormwater management for solar collection systems shall be addressed in accordance with this ordinance.

**Additional Permitted Sites:**

*The Town should consider adding a section that permits privately owned and operated solar collection systems on town properties that have excess land and may be a part of a town policy to realize the benefits of participating in a solar development. Here is an example of sites that may be considered if present in the community. Although governmental land uses are usually exempt, these locations are listed to permit the siting of privately owned or operated solar collection systems under a lease arrangement.*

Solar Collection Systems of any size shall be permitted on the following sites:

- Water Treatment Plant: Map xx Lot xx.
- Wastewater Treatment Plant: Map xx Lot xx.
- Transfer Station / Capped Landfill: Map xx Lot xx.
- School Facilities: Map xx Lot xx.
- Active Recreation Field: Map xx Lot xx.

**Solar Collection System Conditional Use Permit:**

*Note: The level of detail required for a proposed solar installation should be thought through carefully. Engineers and surveyors are very expensive and such costs could needlessly create a barrier to installation. In most cases, the use of tax maps, GIS, USGS, Google Earth and other resources provide enough detail to create a hand drawn or computer generated site plan for local land use board review. The hiring of professionals should be limited to larger projects or when critical environmental areas are present. Landscape architects or professional landscapers can be engaged at reasonable rates to address aesthetic concerns.*

**Requirements for granting a Conditional Use Permit (CUP):**

- CUP Criteria
 

Standards of Review: Following a fully noticed public hearing on the proposed use, the Planning Board may issue a Conditional Use Permit, if it finds, based on the information and testimony submitted with respect to the application, that:

  - a. The use is specifically authorized by Section X as a conditional use;
  - b. The development in its proposed location will comply with all applicable requirements of the Site Plan Regulations not otherwise covered in this section, as well as specific conditions established by the Planning Board.
  - c. The use will not materially endanger the public health or safety;

- d. Required screening shall be maintained during the operative lifetime of the Solar Collection System Conditional Use Permit.
  - e. In granting a conditional use permit pursuant to this section, the Planning Board may impose any reasonable conditions or restrictions deemed necessary to carry out the intended purpose of this ordinance.
- Site Plan Review Regulations Applicable
    - The specific requirements for a Conditional Use Permit shall pre-empt any similar requirement in the Site Plan Review Regulations.
  - System Layout
    - A detailed sketch or plan showing the installation area of the site.
    - A detailed sketch of any land clearing or grading required for the installation and operation of the system.
    - The location of all equipment to be installed on site including utility connection point(s) and equipment. To the maximum extent practical all wiring associated with the utility connection shall be underground.
    - All equipment locations, except for utility connections, shall comply with required setbacks.
  - Equipment Specification
    - All proposed equipment or specifications must be included with the application.
    - Such information can be supplied via manufacturer's specifications or through detailed description.
  - Emergency Response
    - Access to the site for emergency response shall be provided and detailed on the plan.
    - A narrative or manual for municipal Fire Department detailing response guidance and disconnection locations necessary for fire response.
    - Additional industry guidance documents that provide information about safety procedures for specific equipment on site shall be provided as needed to insure adequate public safety.
    - Contact information for the solar collection system owner/operator shall be posted on site at the access way and provided and updated to the municipality.
  - Natural Resource Impacts and Buffers
    - Solar collection systems shall be visually screened through the preservation of existing vegetation or through a landscaped buffer in accordance with the following.
      - Plan: The buffering plan shall indicate the location, height and spacing of existing vegetation to be preserved and areas where

- new planting will be required.
  - All solar systems shall have a reasonable visual buffer as required in the site plan review regulations from public ways and neighboring commercial/residential uses based on the viewsheds, contours of the land and abutting land uses.
  - Areas that are within the viewshed of significant value as identified in the Master Plan<sup>9</sup> shall include additional reasonable mechanisms to mitigate from a continuous and uninterrupted view of the system.
- Fencing shall be installed, if required, by the electric code or the utility. Additional security or fencing may be required if the location of the system presents a safety concern for abutting land uses.
  - Primary Agriculture Solar should minimize impacts to farmland activities and Prime Farmland Soils (as defined and delineated by soil survey and definition of NH NRCS). Dual use arrangements (solar and farming activities are encourage where practical).
  - Land Clearing
    - Land clearing shall be limited to what is necessary for the installation and operation of the system and to insure sufficient all-season access to the solar resource given the topography of the land.
    - Following construction, cleared land areas must be restored with native species that are consistent with the use of the site as a solar collection system (such as slow growth or low ground cover).
    - Erosion control measures during construction shall be detailed as required.
  - Additional Requirements for Large Commercial, Industrial and Utility (LC/I/U) Solar:
    - A detailed pre-construction and post-construction plan identifying existing vegetation and areas to be cleared with specific identification of locations of buffer areas adjacent to neighboring uses and public ways.
    - LC/I/U systems that disturb more than 10 acres of previously undisturbed land shall provide a natural resource inventory that details site conditions and habitat and mitigation efforts to reduce impacts to important species and habitat.

---

<sup>9</sup> Towns should consider identifying these viewsheds as part of the Master Plan to provide the legal basis for such considerations and to alert developers about these areas of the community.

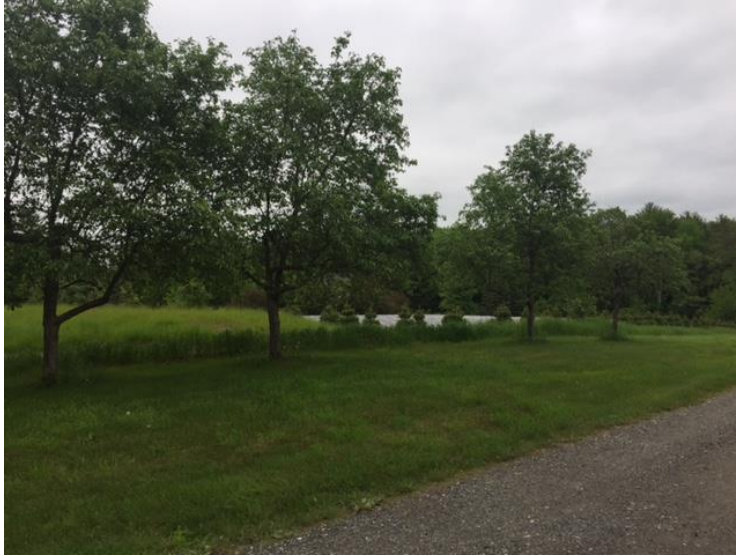
- Efforts and practices that can provide for a dual use of the site should be explored if feasible and encouraged where appropriate.
    - The applicant shall demonstrate effective stormwater infiltration along with erosion control measures and soil stabilization.
  
  - Electrical Requirements.
    - All systems not connected to the grid shall be approved by the electrical inspector or Building Inspector, as required.
    - Grid-tied systems shall file a copy of a final approved interconnection shall be filed with the municipality prior to operation of the system.
  
  - Glare
    - A statement detailing potential significant glare onto abutting structures and roadways estimating the interaction of sun to panel angle, time of year and visibility locations.
    - Based on the above information, the Planning Board may require reasonable mitigation. Mitigation may include angle of panels, details on the anti-reflective nature of the panel coating or any additional specific screening to minimize resulting impacts.
    - Mitigation through anti-reflective coatings shall have an index of refraction equal to or less than 1.30.
- Glare is measured by an index – the included standard is lower than the index of water and standard anti-glare windows in most houses. Many panels already are manufactured with this coating as it increases output and reduces O&M costs.
- 
- Noise
    - Estimates of any equipment noise on the site based on equipment specification materials (such as inverters).
    - Noise levels at the property line shall be in accordance with the municipal noise ordinance or at reasonable levels given the location of the facility with due consideration to the surrounding land uses and zone.
  
  - Setbacks
    - Solar collection systems shall be considered structures and shall comply with building setback requirements from lot lines for the entire system – including the panels. Tracking systems shall have the setback measured from the point and time where the array is closest to the lot line. No portion of a system may cross into the setback.
  
  - Stormwater
    - Ground mounted systems that are required to secure a New Hampshire Department of Environmental Services Alteration of Terrain (AoT) Permit in accordance with NH RSA 485:17 shall secure such permit accordingly.

- The final Permit issued by NH DES shall be incorporated by reference into the final Town approval and shall be enforceable by the Town in accordance with this zoning ordinance.
    - No further local review of stormwater and erosion control shall be required where a project is required to secure the NH DES AoT Permit
  - Ground mounted systems not requiring NH DES AoT Permit. Where a ground mounted system does not require an AoT permit the following shall apply:
    - Ground mounted systems that require land clearing and grubbing of mature forested cover to accommodate more than 30% of the solar land coverage area, provided such area of clearing and grubbing is also larger than 1 acre, the proposed system shall include a management plan for stormwater that is directly related to the impact of the solar collection system.
    - Ground mounted systems where the solar land coverage area is larger than 1 acre and located on slopes of greater than 5% shall include a management plan for stormwater.
  - The stormwater management plan shall include the following.
    - The stormwater study shall take into account the nature of the solar panel installation and how the spacing, slope and row separate can enhance infiltration of stormwater. Percolation tests or site specific soil information may be provided to demonstrate recharge can be achieved without engineered solutions.
    - Additional information, if required, shall calculate potential for concentrated flows of runoff due to the panels, slope, soil type and the impacts of other true impervious areas (such as equipment pads and roadways).
  - Required for all systems:
    - All ground mounted systems shall be constructed in accordance with Best Management Practices for erosion and sedimentation control during the pre-construction, construction and post-construction restoration period.
    - Post construction: For purposes of enhancing natural stormwater management, site conditions and plantings post-construction shall include insure that areas of soil compaction have been restored to more natural conditions. Plantings shall be native species and are recommended to beneficial habitat to song birds, pollinators and/or foraging species in order to maintain a healthy surface and subsurface habitat that can attenuate stormwater on the site.
- Lighting

- On site lighting shall be minimal and limited to access and safety requirements only. All lighting shall be downcast and shielded from abutting properties.
- Buffer Plan
  - As deemed appropriate, all applications shall submit a detailed buffering plan demonstrating how the proposed ground mounted solar installation will be incorporated into the local landscape so that effective screening is provided along public ways and from abutting views. The use of evergreens are recommended. The use of existing or created topography is encouraged to reduce visual impacts.

*Note: Examples of buffered systems:*



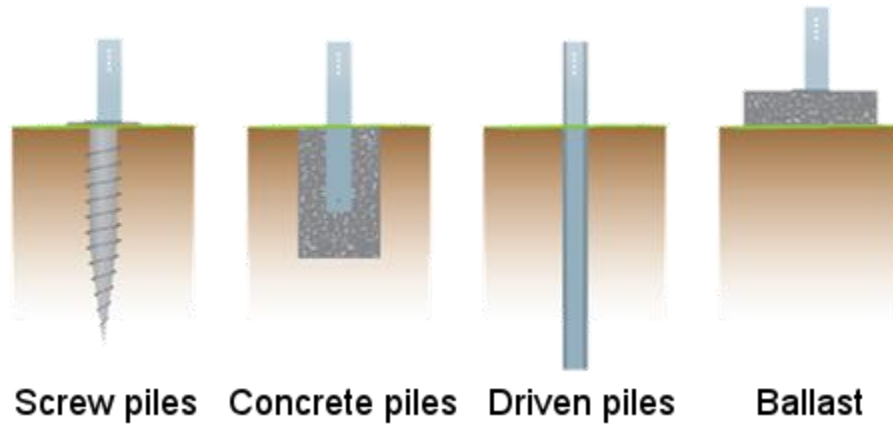


- Abandonment and Decommissioning
  - Solar Collection Systems shall be deemed to be abandoned if operations have discontinued for more than 6 months without written consent of the municipality (such as for reasons beyond the control of the owner/operator). An abandoned system shall be removed and the site restored within 6 months of abandonment.

Appendix:

This appendix includes images and information about several types of solar installations and equipment.

Mounting Hardware:



Source: Ionvia Technologies: Different types of mounting hardware and ground impacts.



Completed installation showing gaps between panels





Ballasted system, showing distance between rows and the ballast blocks.



Racking equipment – prior to panel installation.



Commercial Carport Mounting



Residential Ground mounted system.





Pole mounted system – agricultural site.



Tracker Mounted Residential System: Courtesy Revision Energy

1 Planning Board Draft Minutes  
2 February 4, 2021  
3 7:00 PM  
4 Zoom meeting  
5  
6

7 **Planning Board Members Present:**

8 Jonathan Wood (Chairman)  
9 Gretchen Gott  
10 George Plante (Selectmen ex officio)  
11 Brad Reed  
12 Robert Wentworth  
13 Kendra Fern  
14 John Beauvilliers  
15 Paul Lynn (Alternate)  
16

17 **Planning Board Members Absent:**

18 None  
19

20 **Staff Present:**

21 Glenn Coppelman - Circuit rider  
22 Stephanie Gardner - Planning Technician  
23

24 Pledge of Allegiance  
25

26 Application #2020-011: An application for a subdivision has been submitted by Roscoe  
27 Blaisdell for property identified as Raymond Tax Map 8 Lots 36 and 37, located at Bald  
28 Hill Rd., Raymond NH, 03077 within Zone B. The applicant is proposing to subdivide the  
29 lot into 37 building lots and 1 open space lot.

30 NOTE: The property proposed to be subdivided is shown on the town tax maps as two  
31 lots. There is a pending legal action regarding that designation.  
32

33 Mr. Plante: "I will be recusing myself from this application."  
34

35 Roscoe Blaisdell: "I have about 88 acres on Bald Hill Road and I want to create 2 cul-de-sacs  
36 that are 850 feet to the neck, and these lots average around 1 acre in size. They satisfy the  
37 State requirements and town requirements, and as soon as we get positive feedback which  
38 should not take too long to get approved. There will be no wetland crossings. We are making a  
39 couple of detention ponds to handle the road runoff. We would like to make a fire pond. Chief  
40 Hammond is leaning towards preferring a cistern. He said you guys can veto him if you want.  
41 His issue was we have had a drought and some of these ponds were drying up. But we are  
42 proposing a super pond, deeper, and bigger, and wider, and we can do things to it, so it does  
43 not dry up. I cannot see it drying up because it is next to a very poorly drained wetland. There  
44 are things that you can put in the bottom of the pond to make it retain more. But we can let Mr.

45 Hammond make the final decision whatever you want to do on that. The land is just rolling  
46 topography. There are just a couple small spots with 25% slope. But generally it is a good  
47 property to be building on.”

48

49 Mr. Beauvilliers: “Is the legal action still pending?”

50

51 Roscoe Blaisdell: “It is pretty much taken care of. Today I looked at a quick claim deed from the  
52 town, so it is pretty much taken care of. 3 surveyors, myself included, proved our case to the  
53 town. The most recent deed is fuzzy, but we are good with the town. I would say very soon it will  
54 be totally over. I don’t have a signed deed in my hand yet.”

55

56 Mr. Wentworth: “What about an interconnect between the cul-de-sacs? Was that ever a  
57 thought?”

58

59 Roscoe Blaisdell: “I have been asked that and the purpose of a conservation subdivision is to  
60 make less impact. So I would be going over steep hills, through a 150-foot wetland, for no  
61 reason. If I made a loop the town could probably take it over and have it a town road. The town  
62 does not like to take over cul-de-sacs, so these will both be private roads, and maintained by  
63 the 37 lot owners.”

64

65 Ms. Gott: “I have question about a fire ponds as well and one of them is a safety issue. Are you  
66 going to do a 2 to 1 slope or are you going to have the idea that it will even out in the future?”

67

68 Roscoe Blaisdell: “If it is too steep, we can make it flatter. We have enough land there to do  
69 what we need to do to make it the proper slope.”

70

71 Christian Smith (Applicant Engineer): “I am happy to follow up on that, it is currently designed  
72 with the interior slopes at 3 to 1.”

73

74 Ms. Gott: “That is pretty steep for a kid rolling down the bank. Are you putting a fence up?”

75

76 Roscoe Blaisdell: “I wasn’t planning on it. Christian, if we made it 4 to 1 and the bottom of it 3 to  
77 1 how much more impact of the land would that make?”

78

79 Ms. Gott: “That makes me uncomfortable, 4 to 1, 3 to 1.”

80

81 Christian Smith: “It is not complicated to put up a chain link fence around it.”

82

83 Ms. Gott: “Why don’t you want to do a cistern if that is what the fire department is most  
84 comfortable with?”

85

86 Roscoe Blaisdell: “Part of it is cost. The fire pond would have over 3 times the amount of water,  
87 it would be nicer to look at.”

88

89 Ms. Gott: "But if the fire chief is more comfortable with a cistern why don't you want to do that?"  
90  
91 Roscoe Blaisdell: "Well it is partly cost, and I think that we have something that is better. Other  
92 ponds dry up because when they were made, they were not deep enough and may not be as  
93 wet an area as they could be. If there was a brook feeding into this then I could see it slowly  
94 getting filled in but if we make this 14 feet deep, you are not just going to start getting 4 feet of  
95 mud in there, it doesn't happen."  
96  
97 Ms. Gott: "Roscoe, how many feet is it? Now you said 14 and earlier I heard 10."  
98  
99 Roscoe Blaisdell: "At the moment I think it is around 10 but because people are feeling like it will  
100 dry up. I am willing to make it deeper."  
101  
102 Ms. Gott: "Are you willing to do a cistern?"  
103  
104 Roscoe Blaisdell: "I am at the mercy of the Planning Board."  
105  
106 Mr. Wood shared the Raymond Conservation Commission letter and Ms. Gardner read the  
107 letter. (See attached)  
108  
109 Roscoe Blaisdell: "So I am a wetlands scientist and land surveyor, so 3 years ago I flagged the  
110 wetlands. Then soon after Bruce Gilday, a soil scientist, I had him go out there and map all the  
111 soils and he has confirmed, even as of last week, my work. So there is a second party person  
112 out there that confirmed everything. In the meantime some of the flags have fallen. So in the  
113 areas that are anywhere near the development is going on, I have reflagged that so that  
114 everything is clear at this point."  
115  
116 Mr. Wood: "I am going to share the letter from BAG Land Consultants and as you can see, he  
117 supports Roscoe's assertion. (See Attached) "I am kind of surprised that he didn't put a physical  
118 signature on it, or his stamp as a wetlands scientist."  
119  
120 Roscoe Blaisdell: "We have a report of his soils work which would have those stamps on it. We  
121 can easily get his name and stamp on this."  
122  
123 Ms. Gott: "I think we need it all stamped and signed before we can look at it as something to  
124 consider"  
125  
126 Roscoe Blaisdell: "If you think that I have a fake wetlands scientist out there he has been doing  
127 this forever."  
128  
129 Ms. Gott: "Not at all Roscoe, it is just that we are dotting the I's, crossing the T's, whatever you  
130 want to call it, to make sure it is all done correctly."  
131  
132 Christian Smith: "What I see, and I just got that piece of paper a couple days ago myself, I

133 believe that is just a standard data plot sheet that is put out by the Army Corps of Engineers.  
134 That is typically what the soil scientist will use in the field which just supports the letter that he  
135 wrote.”

136

137 Ms. Gott: “Mr. Brewer did go out and had several question in the TRC minutes and I am not  
138 sure those questions have been resolved. Steve, can you talk about what you saw and what  
139 you didn’t see?”

140

141 Steve Brewer: “Sure, as it relates to the site walk, I did walk it. I did note that it was difficult to  
142 identify where the edges of the wetlands were flagged. The flags were not there. There were a  
143 few but not very many. So I could see the wetlands, but I could not tell where the edges were  
144 located and mapped. So at the TRC meeting I asked them to send a sheet of the field location  
145 shots and that I would go back out and try to make sense of it. I did receive the sheet, but I have  
146 not had a chance to go back out yet and it will probably be easier now that it has been  
147 reflagged. At the TRC I had 4 or 5 other questions one had to do with the yield plan and  
148 whether or not the yield plan was based on a conventional subdivision with cul-de-sac lengths  
149 that did not exceed 850 feet. I had another question about the level of accuracy of the  
150 topography about whether it was based on LiDAR topography, which it was. They did make an  
151 effort on the ground, but they did not do it all. The other piece had to do with the boundary.  
152 Earlier in this meeting we did talk about the boundary coming to close. I did ask a question as to  
153 whether or not the resulting quick claim deed would carry the same bearings and distances as  
154 we see on the plan. At that time Roscoe had indicated that he had not seen the deed, but he  
155 thought it was going to be close to that if not that. I am happy to hear that it is getting closer and  
156 the actual deed is written. We did hear about the cistern. My take on it was that Mr. Hammond  
157 was concerned about the fire pond filling in overtime as well as the drought. I get the distinct  
158 impression that he was leaning heavily toward the cistern. I did make a comment about the well  
159 water and the wells. That the protective radius for the wells should be contained on their  
160 individual lots. There were a handful that strayed beyond the property line. Mr. Blaisdell  
161 explained that having the protective well radius extend beyond the property lines was not an  
162 issue for the State. I explained that it was preferable to keep it on the lot and not have it in an  
163 area where there might be road salt. We have not seen anything regarding HOA documents, we  
164 really didn’t get into that.”

165

166 Ms. Gott: “When is your next TRC meeting?”

167

168 Ms. Gardner: “It is February 9<sup>th</sup>, 2021 at 1PM.”

169

170 Ms. Gott: “Quite frankly I would like to make a motion right now that we continue this until after  
171 the TRC meeting. I understand that we have others that might want to speak, and I am willing to  
172 listen, but I want to hear what Tech Review has said completely before I am ready to vote on  
173 this.”

174

175 Ross Tsantoulis (Dubois and King Engineer): “I concur with what was discussed that Steve  
176 Brewer just presented. Just to give an overview of our comments. We initially provided our first

177 engineering review letter on December 1, 2020. The applicant provided a clarification response  
178 to our 65 comments. I believe that letter was dated January 7, 2021 at which point we reviewed  
179 the project again reducing our number of comments to 17. At the meeting Dubois and King  
180 walked through each of our 17 comments, a lot of them were grading and drainage related, and  
181 we also echoed the concerns that Steve just mentioned regarding the source and validity of the  
182 survey. Essentially it appears that the survey that there were ground points displayed on this  
183 plan, but they do not appear to go to the limits of the proposed grading. Subdivision regulations  
184 require that any proposed areas of development, alteration, ground survey must be used and  
185 not LiDAR. We feel that that is still an outstanding comment at this time. Additionally, regarding  
186 the yield plan, there were a few comments that we brought up, Comment number 7 we indicated  
187 that there appeared to be one or more parcels that did not have adequate buildable area. The  
188 applicant stated that they could correct the yield plan. The largest comment which was the  
189 center of discussion is the maximum distance from the throat of the cul-de-sac to the nearest  
190 intersecting street. We believe that the correct interpretation of the subdivision regulations  
191 require that the yield plan is held to the same zoning requirements that a normal subdivision  
192 would be.”

193  
194 Roscoe Blaisdell: “On the road length, two years ago when I did the subdivision for Mr. Capone  
195 and they brought up road length and squares. Ernie Creveling probably had an email when he  
196 looked at my yield plan. He said the yield plan, you only need to follow what is in zoning, you  
197 are not looking at Planning Board issues. A yield plan has to have the right frontage, the right  
198 acreage, and things like that. It does not get into things other than article 15 of zoning. The  
199 town rules have not changed the last two years over this. It was determined by Ernie Creveling,  
200 the way the rules are written you have to meet the zoning on the yield plan. You guys grant  
201 waivers for road length.”

202  
203 Ms. Gott: “How long is the road, Roscoe?”

204  
205 Roscoe Blaisdell: “1600 feet, 1630 I don’t know the exact length. I would have to calculate it;  
206 you could grant a waiver for road length.”

207  
208 Ms. Gott: “Is there any way, you mentioned slope, and wetlands, as the reason you do not want  
209 to link the two. We have talked significantly and had people add emergency accesses. Just  
210 more and more safety things, things happen. So there is no way to avoid the wetlands?”

211  
212 Roscoe Blaisdell: “Absolutely no way. The wetland that runs from the road to the steep slopes.  
213 So we would be defeating the purpose of a conservation subdivision.”

214  
215 Christian Smith: “I just want to point out as well that the 3 criteria on which the State basis a  
216 wetland permit on this is in order of importance, avoidance, minimization and mitigation as the  
217 lowest tier. I don’t see how you would ever get the NH Wetlands Bureau to agree to a permit to  
218 fill that wetland when you can easily demonstrate that the development could be done without  
219 any impacts whatsoever.”

220



221 Ms. Gott: "Does this qualify for any zone G land and do we have to take that into  
222 consideration?"  
223

224 Roscoe Blaisdell: "Yes it does but it is at the edge of wetlands. They are 100% not near where  
225 houses are going."  
226

227 Ms. Gott: "Does the fact that it has the zone G land disqualify it in any way from a conventional  
228 subdivision and therefore from a conservation subdivision?"  
229

230 Roscoe Blaisdell: "No on a conventional subdivision you need to show an acre of non-zone G  
231 and non-wetland and I have done that on all of those lots."  
232

233 Ms. Gott: "At the beginning of this we were supposed to see a conventional subdivision laid out  
234 and how many building lots you could put on this piece of property or these two pieces of  
235 property as it stands right now. And see what a conventional subdivision -- how many places  
236 you could have and then build our yield plan from there. I do not recall seeing a conventional  
237 subdivision plan."  
238

239 Roscoe Blaisdell: "I have got 110 by 110 square on every lot."  
240

241 Mr. Beauvilliers: "I am looking right now at sheet number 4 and a number of the well radius are  
242 well outside of the boundary lines of the property. Is this going to effect the usability of these  
243 lots?"  
244

245 Mr. Wood: "This is something Steve Brewer has already brought up."  
246

247 Roscoe Blaisdell: "The wells are not going to go these places. This is for the State top look at.  
248 The State allows the radius to go 10 feet over a lot line. They allow radii to go into a road. This  
249 is just a practice. Can a well fit on this lot. I proved to the State yes they fit."  
250

251 Mr. Beauvilliers: "It would be hard for me to approve any plan that is a maybe."  
252

253 Roscoe Blaisdell: "This just proves to the State, can a septic fit on this lot, can a well."  
254

255 Attorney Jim Soucy: "That is what as-built plans are for. The applicant has shown that the plan  
256 as submitted complies with the regulations. The applicant has stated that this has been driven  
257 by the State regulations and statutes in order for the Planning Board to have a determination  
258 that it is not going to approve it. I would suggest that the Planning Board actually has a finding  
259 that somehow, someway, the application and or the plan either fails to comply or is in violation  
260 of an actual statute or ordinance."  
261

262 Ms. Gott: "I am concerned about the shape of the lots. I am concerned about the length of the  
263 cul-de-sac. My biggest concern right now is that we have TRC recommendations and questions  
264 with issues that have not been resolved."

265  
266 Ms. Gardner: "There is a TRC meeting Tuesday February 9th at 1pm."  
267  
268 Ms. Gott: "I am not comfortable until hearing what TRC has to say"  
269  
270 Mr. Reed: "I just agree with the TRC that you can't do an accurate yield plan until you know the  
271 final disposition of the land and what area is there. I would like to see that resolved."  
272  
273 Ms. Gott: "I'd like to know if we could have town counsel in a non-meeting before our next  
274 meeting to discuss this application?"  
275  
276 Kathy McDonald: "I was just wondering, when I looked at the lots on the town website it said lot  
277 36 had 50 acres on it and lot 37 had 55 acres on it but this proposed subdivision is supposed to  
278 be 88 acres so what happened to the other 17 acres?"  
279  
280 Mr. Wood: "There was some difficulty in deciding who owned what and what the actual deed was  
281 for the properties. So we have an issue where it was not correct, and the survey now says the  
282 88 plus or minus acres."  
283  
284 Mr. Wood: "We are going to continue this meeting until our next meeting."  
285  
286 Ms. Gardner: "The next meeting is February 18, 2021."  
287  
288 Mr. Wood: "And it is contingent upon the TRC meeting and finding their resolution for the issues  
289 that they have outstanding."  
290  
291 Roscoe Blaisdell: "When are you going to meet with the town attorney because I would like to  
292 give some documents for him to look at."  
293  
294 Mr. Wood: "We probably won't meet with the town attorney until the 18th if we choose to do so."  
295  
296 Ms. Gott: "I have a question about TRC. Is it realistic to think that all of these issues we will have  
297 answers to and resolved and give us a final report before we review this again on the 18th?"  
298  
299 Steve Brewer: "I will put it this way, we will make every effort to bring closure and we as the  
300 TRC provide recommendations to the Planning Board to the extent that we can. I am hopeful  
301 that we can assemble a list of recommendations and take a vote and get them to the Planning  
302 Board for the 18th meeting."  
303  
304 Mr. Beauvilliers: "On Dubois and King's review letter number 2 had 17 comments on it and it  
305 looked to me like TRC has addressed all of those comments. So my question is this, what is  
306 TRC going to look into if anything beyond this letter from Dubois and King?"  
307  
308 Mr. Wood: "We also have a letter from Beal's and Associate regarding trip generation for this

309 particular subdivision. I imagine that we will have commentary from Dubois and King as well as  
310 the rest of TRC.”

311  
312 Motion:

313 Mr. Wood made a motion to continue until February 18, 2021 at 7 PM as a Zoom meeting. Mr.  
314 Beauvilliers seconded the motion. A roll call vote was taken. The vote was unanimous in favor  
315 of continuing the hearing until February 18, 2021 at 7 PM as a Zoom Meeting.

316 Gretchen Gott -Yes  
317 Brad Reed - Yes  
318 Robert Wentworth - Yes  
319 Kendra Ferm - Yes  
320 John Beauvilliers - Yes  
321 Paul Lynn - Yes

322  
323 Approval of minutes:

324  
325 Motion:

326 Mr. Beauvilliers made a motion to accept the January 14, 2021 minutes as amended. Ms. Ferm  
327 seconded the motion. A roll call vote was taken. The vote was unanimous in favor of accepting  
328 the minutes as amended.

329 George Plante - Yes  
330 Gretchen Gott -Yes  
331 Brad Reed - Yes  
332 Kendra Ferm - Yes  
333 John Beauvilliers - Yes  
334 Paul Lynn - Yes

335  
336  
337  
338  
339 Motion:

340 Mr. Wentworth made a motion to accept the January 21, 2021 minutes as amended. Ms. Ferm  
341 seconded the motion. A roll call vote was taken. The vote was unanimous in favor of accepting  
342 the minutes as amended.

343 George Plante - Yes  
344 Gretchen Gott -Yes  
345 Brad Reed - Yes  
346 Kendra Ferm - Yes  
347 John Beauvilliers - Yes  
348 Paul Lynn - Yes  
349 Robert Wentworth - Yes

350  
351  
352 Mr. Wood: “This Saturday is the Town Deliberative. Is there anyone who wishes to participate

353 doing an explanation of what our zoning articles are?"

354

355 Mr. Plante: "I am going to be there all do if you want to lay them in front of me, I will read them  
356 all."

357

358 Ms. Gott: "Often the planner has done that as well. I do not know if Stephanie is available to do  
359 that? I guess I am a little concerned about the fact that there is a protest petition that the  
360 Selectmen have approved, and I would like someone from the Planning Board or the Planning  
361 Office to be able to explain about that. Some people may ask the members of the Select Board  
362 why they have endorsed the protest petition."

363

364 Staff updates:

365 Stephanie read Bob Wentworth's resignation letter. (See attached)

366

367 Motion:

368 Ms. Gott made a motion to accept the letter with enormous regret. Mr. Wood seconded the  
369 motion. A roll call vote was taken. The vote was unanimous in favor of accepting Mr.  
370 Wentworth's letter of resignation.

371

George Plante - Yes

372

Gretchen Gott - Yes

373

Brad Reed - Yes

374

Kendra Ferm - Yes

375

John Beauvilliers - Yes

376

Paul Lynn - Yes

377

Robert Wentworth - Yes

378

379 Board member updates:

380

381 Mr. Reed: "We are hoping to get the CIP together soon."

382

383 Mr. Plante: "We did have a meeting Wednesday, but it was just to go over deliberative. "

384

385 Other business:

386

387 Mr. Plante: "We did receive a letter from Nottingham Planning Board."

388

389 Mr. Wood: "It is about overwater snowmobile races."

390

391

392 Mr. Beauvilliers: "It is a noise issue."  
393 Paul Lynn: "I live up on Stingey River Road and at first I didn't know what it was. It is just such  
394 an awful noise. You live out there and you are looking for peace. All you hear for consecutive  
395 weekends in a row is the whining of 2 stroke engines and then on top of that, halfway through  
396 the season they threw in an announcer that made it sound like you are in the middle of the  
tractor pull at the Deerfield Fair."

397  
398 Ms. Gott: "Actually Glenn, could you clarify? Do we have standing to even comment on this right  
399 now? My suspicion is when it comes before the Nottingham Planning Board, they would, I would  
400 think, and this gentleman could ask them to do that, that this has regional impact. Then we have  
401 standing to go in and discuss it."  
402  
403 Paul Lynn: "It is not just the noise it is the traffic as well."  
404  
405 Mr. Coppelman: "Is it an application for a subdivision or a site plan?"  
406  
407 Mr. Wood: "No."  
408  
409 Mr. Coppelman: "Then I don't think it comes under the regional impact statute."  
410  
411 Mr. Wentworth: "It is a code enforcement issue. It is either a civil suit or a code enforcement  
412 action."  
413  
414 Mr. Coppelman: "It certainly doesn't stop the Town of Raymond from commenting. As a  
415 bordering town they can make comment as a member of the public."  
416  
417 Mr. Plante: "I'm familiar with it. I live probably a mile away, as the crow flies. It is a private pond,  
418 and it is not consecutive weekends. It is 3 weekends a year. It is an organization that does this.  
419 It was something that was held over on the Epping/Fremont line for many years at Peterson's  
420 Farm. I just don't have a problem with somebody trying to make a buck on a weekend."  
421  
422  
423 Paul Lynn: "I have a huge problem with it."  
424  
425 Mr. Wood: "The point is it is being shared on our screen and there is a link to get into the  
426 meeting. I would suggest that if you have a specific concern or complaint that you participate in  
427 Nottingham's Planning Board meeting."  
428  
429 Ms. Gott: "So we would go as a citizen not as a Planning Board Member. Is that correct."  
430  
431 Mr. Wood: "That is correct."  
432  
433 Ms. Gott: "How close is this to the Raymond Town Line?"  
434  
435 Paul Lynn: "I think it abuts."  
436  
437 Mr. Wood: "there is probably nothing you can do about the noise, but you can ask that they  
438 point the speakers away from Raymond."  
439  
440 Motion:

441 Mr. Wentworth made a motion to adjourn. Mr. Beauvilliers seconded the motion. A roll call vote  
442 was taken. The vote was unanimous in favor of adjourning the meeting.

443 George Plante - Yes  
444 Gretchen Gott -Yes  
445 Brad Reed - Yes  
446 Kendra Ferm - Yes  
447 John Beauvilliers - Yes  
448 Paul Lynn - Yes  
449 Robert Wentworth - Yes

450  
451 Respectfully submitted,

452  
453  
454 Jill A. Vadeboncoeur

455  
456  
457  
458

DRAFT