

Official

**HOOKSETT PLANNING BOARD MEETING
HOOKSETT TOWN HALL CHAMBERS (Room 105)
35 Main Street
Monday, May 16, 2016**

MEETING CALLED TO ORDER AT 6:02 P.M.

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: D. Marshall (Chairman), Tom Walsh (Vice-Chairman), T. Prasol, F. Kotowski, P. Scarpetti, and D. Winterton (Town Council Rep.)

ALTERNATES: Denise Grafton and Christopher Stelmach

EXCUSED: Muamer Durakovic and Michael DiBitetto (Alternate)

STAFF: JoAnn Duffy (Town Planner)

D. Marshall: Denise Grafton will be the only alternate voting this evening.

APPROVAL OF MINUTES OF 03/31/16, 04/18/16 and 05/02/16

March 31, 2016 Meeting – F. Kotowski motioned to approve the minutes of the March 31, 2016 meeting. Seconded by P. Scarpetti. T. Walsh abstained due to not being in attendance at the March 31, 2016 meeting. Motion carried unanimously.

April 18, 2016 Regular Meeting – T. Walsh motioned to approve the minutes of the April 18, 2016 meeting. Seconded by D. Winterton. Motion carried unanimously.

May 2, 2016 Regular Meeting – P. Scarpetti motioned to approve the minutes of the May 2, 2016 meeting. Seconded by T. Prasol. Motion carried unanimously.

CONTINUED PUBLIC HEARINGS

1. **BLUEBIRD SELF-STORAGE (#16-12)**
7 College Park Drive, Map 14, Lot 1-10
Waiver Request to appeal assessment impact fees per Zoning Ordinance Article 30, Section H.1.
H.1. Appeals Under Impact Fee Ordinance

J. Duffy: I do not believe this Board has the proper authority to act on a waiver so I consulted with Attorney Cronin. I got verification at 4:00 pm today from Attorney Serge, the town's attorney that he agreed with me. However, prior to that at 3:30 pm today Attorney Cronin's office called to ask if this

could be continued until June 6 because we did not have an answer at that time. I sent him a email after I received the answer and have not heard back yet.

T. Prasol motioned to continue the public hearing for Bluebird Self-Storage(#16-12), 7 College Park Drive, Map 14, Lot 1-10, waiver request to appeal assessment impact fees per Zoning Ordinance Article 30, Section H.1., Appeals Under Impact Fee Ordinance until June 6, 2016. Seconded by D. Winterton. Motion carried unanimously.

COMPLETENESS AND PUBLIC HEARING

2. GE AVIATION (#16-18)

9 Industrial Drive, Map 18, Lot 42

Amended Site Plan for the installation of solar canopies within the existing north and south parking lots of Building One.

F. Kotowski motioned to find the amended site plan for the installation of solar canopies within the existing north and south parking lots of Building One for GE Aviation (#16-18), 31 Industrial Drive, Map 18, Lot 42, complete. Seconded by T. Prasol. Motion carried unanimously.

J. Duffy: On page 1 of 7 the name of the Fire Chief would need to be changed prior to the plans being signed by the Chairman. Currently the Fire Department has suggested that GE hire a fire protection engineer because they had concerns about what would happen if there were a car fire under the canopy. They are asking for a waiver of the completeness criteria and staff is recommending that. There are two arrays that overlap onto the set-back which they will need to go to the Zoning Board for. They are aware of that and have included that on the plan.

Nick Golon (TF Moran): Relative to the subject application, it is an amendment of an existing site plan. This is 9 Industrial Park Drive, Tax Map 18, Lot 42. The area is 11.7 acres.

Edward Cherion, Jr. (GE Senior Solar Project Manager): This project goes back over a year in evaluating the plant to see if it could host solar power. The plant uses a lot of electricity. Over the past year and a half we evaluated a ground mount and roof top system, which are easier and less expensive, but do not work for this site. We are proposing a canopy based solar powered system. The engineering has been completed, plans have been stamped. We went through an extensive interconnect study with Eversource Energy which has been finalized and signed by Eversource. The purpose of the project is to allow the plant to generate their own power on the site. All of the electricity generated by the solar project will be used by the plant. These are known as Y-Tilt canopies. They have a Y type frame. One is at 10 degrees and one is at 2 1/2 degrees. They are relatively flat. They are high canopies with a minimum of 14' which will allow any legal highway truck to go underneath. The project will be developed, owned and operated by GE solar. GE LED lighting will be included under the canopy which will provide benefits for workers such as protection from snow. This will also allow the plant to generate power and reduce the amount they expend on a monthly basis for electricity. If we gain approval we expect to start in July. It would be a 10 to 12 week process to get them built. We have to work to minimize closure of the parking lot. We would be commissioned in late August, early September.

Susan Niquette (GE Aviation, EHS/Security Leader): We are trying to stay competitive in the market and with other sites. Other states offer incentives to us as well as other GE locations. We want to keep the business in NH. Electricity is one of our largest consumables. We spend \$300,000 per month in

electricity. This project would be a great help to Hooksett for the GE site to stay competitive. We are closing in on our 50th anniversary and we want to stay. The project may take longer than usual because we do not want to disrupt our employees. We need to keep parking for them.

N. Golon: The solar canopies will be located strategically. Looking at the existing parking fields, they are centered along those bays due to maneuverability of police and fire apparatus as well as the over-sized vehicles that GE relies on. Placing these canopies directly over the parking spaces provides benefits to the uses but does not prohibit the turning movements of vehicles. We had the opportunity to correspond this with the Fire Department. Some conditions will likely be associated with the building permits because these are considered structures. From a site plan prospective standpoint we do not believe there is anything holding up taking an action on the application. One area that was revised and addressed as a concern was the canopies that were shown on the northern parking lot. It was a drafting encumbrance that had them slightly shifted into the drive isle but that was corrected. Mr. Cherion, what is the closest one of these to this facility?

E. Cherion: This may be the first solar canopy in New Hampshire. There are many in Massachusetts and Vermont. The closest one of about this size is the Lincoln/Sudbury School in Massachusetts.

N. Golan: That is another New England town that deals with the same weather as we do. Relief will be requested from the Zoning Board. That is for array 1 and 6. They slightly overlap along the frontage.

F. Kotowski: What percentage of the power consumption will this replace?

E. Cherion: Around 2 percent.

T. Walsh: What did the Fire Department want?

J. Duffy: They wanted GE to hire a fire protection engineer to make sure adequate protections are in place in case a car that is parked under one of these were to catch on fire.

T. Walsh: Are you opposed to that?

N. Golon: We are not presently. It was our understanding that in order to achieve the building permits it was a necessity.

E. Cherion: We are committed to working with the Fire Department.

D. Marshall: Why such an investment for such a small percentage of electricity?

E. Cherion: That is the average over the course of a year. The contribution will be larger in the summer months. \$300,000 is a lot of money to spend on electricity, so any reduction is helpful. This is essentially a no cost for the plant. GE Solar is going to build and own it and we are selling the power to GE Aviation. They are guaranteed a discount from what they currently pay for electricity.

P. Scarpetti: How does drainage and snow load work?

N. Golon: I would leave that response to the structural engineer, but in order to achieve the building permit it will have to meet all of the classifications that are required for our state. In regards to storm-water, I believe there is a sheet flow of runoff that comes off of the solar panels.

E. Cherion: It will be designed to meet the town codes for snow and wind load. We will have stamped structural drawings that will be provided to the building department for review. We have met with the Code Enforcement Officer as well.

N. Golan: It is a paved parking lot.

S. Niquette: We are not expecting any change to our storm water flow.

D. Marshall: If we have a heavy winter, what is the functionality of the solar panels if they have a lot of snow on them?

E. Cherion: If they have that much snow they will not generate power, but they are raised up and black so will melt faster than than a typical roof. The winter months are not high production months.

D. Winterton: If this plant were not open 24 hours a day, would it make sense to produce power for a few hours in the morning and a few hours in the evening in the summer months? Would this system help that kind of business or is it better that you are open 24 hours?

E. Cherion: It do not believe it matters. If it were a single shift facility we would have applied for that metering so the power to flow out of that site an be sold on the local grid. The power will be easily consumed at this site.

D. Winterton: It seems that GE is creating s showcase piece of property and I would hope that you will show it to as many people as you can.

S. Niquette: We are excited about it. It will have some financial benefit and environmentally it is the right thing to do.

E. Cherion: It is a site to allow us to show the industrial history of the company and also new technology and have it work together. It can reflect very well on the town.

Open public hearing.

No public comments.

Close public hearing.

T. Parasol motioned to grant the waiver requirement from Section 7 of the development regulations completeness criteria checklist for GE Aviation (#16-18), 31 Industrial Drive, Map 18, Lot 42. Seconded by T. Walsh. Motion carried unanimously.

D. Marshall: Are they seeking a variance?

J. Duffy: They are seeking a variance for the setback. Due to the fact they wanted to get started on the project an option was to put a note on the plan and not build those two. They could start with the others.

N. Golan: We understand you cannot sign this plan until that variance is achieved.

D. Marshall: If for some reason you did not get the variance, does this project fold?

E. Cherion: We would not build it if we lost 2 of the arrays. It would be too small.

N. Golan: JoAnn and I worked out a note, Note 22, and it is provided it Note 22. Perhaps it would suit your need and it would be consistent with what is indicated on the plans. It reads as follows: "Solar array #1 and #6 require relief from Article 11, Section B.4. of the Hooksett Zoning Ordinance to allow the array to be located within the front yard setback. The installations will only be allowed if relief is provided by the Zoning Board of Adjustment (ZBA). Should the ZBA not act on an application for relief of the front yard setback by September 13, 2016, the applicant shall be responsible for amending the site plan to remove these installations."

P. Scarpetti motioned to approve the amended site plan. Solar array #1 and #6 require relief from Article 11, Section B.4. of the Hooksett Zoning Ordinance to allow the array to be located within the front yard setback. The installations will only be allowed if relief is provided by the Zoning Board of Adjustment (ZBA). Should the ZBA not act on an application for relief of the front yard setback by September 13, 2016, the applicant shall be responsible for amending the site plan to remove these installations. Seconded by F. Kotowski. Motion carried unanimously.

CHANGE OF USE

None.

BOARD DISCUSSION

None.

OTHER BUSINESS

J. Duffy: On May 18, 2016, there will be a sub-committee meeting with David Campbell to talk about MUD 5 rezoning with Manchester Sand and Gravel.

D. Marshall: Who is invited to that?

J. Duffy: Mike DiBitetto and Denyse Grafton, however, they cannot make it. Paul Scarpetti, Dick Marshall, David Campbell, and Ron Corriveau.

J. Duffy: On June 6, 2016, Manchester Sand and Brox is coming to the Planning Board meeting. They are going to talk about the parkway. SNHU is coming to listen. At that meeting the TIF District will also be discussed. May 23 is the workshop for the Master Plan. Jim wanted me to ask the Board if they still want to meet.

D. Marshall: As a training ground we could use a workshop. We will look at Chapters 1, 2 and 3. We do not need any materials for Chapter 1 and 2. Everyone just needs to read it. We will proceed from there.

D. Winterton: The Town Council charged me with bringing the issue of the FireBird Motel to you. Citizen groups came in with a petition to examine that. One of the items brought up was that there is missing fencing around their facility and it was requested that their site plan be reviewed to see if they need fencing per their site plan.

J. Duffy: I looked in the Planning Board files today and could not find any site plan for this site, but I did find a plan where they went to the Zoning Board to get a variance for the set-back once the right-of-way changed. The buildings were too close to the set-back line. There was no fence shown on that plan. Only information attached to it talking about the limited access.

D. Marshall: It may not be their fence. It could belong to the State of New Hampshire.

J. Duffy: I gave the whole folder to Dr. Shankle.

D. Marshall: A message can be sent from the Planning Board to Dr. Shankle that he needs to contact the Department of Transportation as to whether, in the process of constructing that interchange, that fence was erected. If it was, someone has to deal with the State of New Hampshire to have it reinstalled.

Discussion ensued about sprinklers vs. cisterns on S. Bow Road and if development regulations require one or the other.

ADJOURNMENT

*D. Winterton motioned to adjourn. Seconded by T. Parsol. **Motion carried unanimously.***

The meeting was adjourned at 6:52 pm.

Respectfully submitted by,

**AnnMarie White
Recording Clerk**