

# Lyndeborough Planning Board Minutes

## March 19, 2015

### Final

Meeting called to order at 7:27pm.

Roll Call: Paul Best, Steven Brown, Tom Chrisenton, Mike Decubellis, Larry Larouche, Bret Mader, Bob Rogers and Julie Zebuhr.

#### **Ray E. Hutchinson, Jr. Subdivision, Map 250/Lot12. Center Road**

Mr. Ray Hutchinson, application for minor subdivision, represented by Dawn B. Tuomala, Certified Wetland Scientist, (Monadnock Survey, Inc.). Mr. Hutchinson proposes to subdivide his property located on Center Road (Lot 250-12) into two lots, approximately 5 acres each.

The Board reviewed drawings of the proposed subdivision that included existing structures (barn, old foundation), locations for proposed wells and 4k areas for sewage disposal, 50' setback areas, and identified wetlands. Also indicated on the drawing was an area of 8,465 square feet to be dedicated to the Town of Lyndeborough for roadway purposes (Note 7).

The checklist for a minor subdivision was reviewed for applicability to this application.

- The Board will need a copy of the deed (applicant will verify).
- Ms. Tuomala indicated that she had met with the State Department of Transportation today to discuss driveway locations, and that she had received approval (verbally) for their location as presented on the drawing. Their preference is to have two separate driveways, as opposed to the existing loop driveway.
- In order to meet the 500 foot frontage requirement, the applicant has proposed dedicating a section of the property to the Town roughly centered between the proposed north and south lots.

There was significant discussion regarding the use of the proposed dedicated section, how it will be used, and what standards it must be brought up to. It was noted that for subdivision purposes it was sufficient to note on the drawing that the section would be brought up to Town standards (Class V) in accordance with 'Street and Road Designs'. Further discussion ensued when the topic of how far to upgrade the dedicated section – only to the driveway for the southern lot, or to the end of the dedicated area (approximately 178 feet).

**VOTE: A motion to seek legal opinion from Town Counsel regarding the dedication and upgrade of the road was made by Julie Zebuhr, seconded by Mike Decubellis. Votes in favor: Decubellis, Larouche, Zebuhr, Brown. Abstained: Chrisenton, Rogers and Mader.**

**VOTE: A motion to accept the application was made by Mike Decubellis, seconded by Steve Brown. Tom Chrisenton abstained, the remainder voted in favor subject to items requested above (deed, driveway permit).**

Applicant will be placed on the agenda for next month as a continuance. It is anticipated that the Board will have a legal opinion by that time.

### **8:10 pm. Stephen A. Brown, 154 Center Road, Informational Meeting**

8:10pm – Stephen Brown, Center Road, (no relation to Planning Board Member) represented by Jim Moody (Phi Solutions, Veteran Owned Small Business) for a 130kw solar array Community Solar Garden. Phi Solutions is part of the sales force for NhSolarGarden.

NhSolarGarden looks for opportunities for net metering – generating power locally and selling it back to the utilities, in this case, Eversource. In order to do so, the local power generators must find ‘off takers’- or customers that would consume that power. They do not need to be near where the power is generated. For this project, there would be about 20-25 needed. This is a requirement of the Public Utilities Commission.

Mr. Moody met earlier with the Building inspector last year (Mike Borden), and more recently with the new Building Inspector (Ed Hunter). There were questions regarding whether or not the project should be considered a commercial or residential project. His recommendation was to consult with the Planning Board.

This meeting was for information purposes and to understand what local regulations might be in place for this type of project.

There was discussion on the details of the project, with the consensus that this was similar to a cell tower – that is, the land is leased, the property owner receives a payment for the lease, and when the project is finished (no longer in operation), the land use reverts back to the owner.

The Board decided to review the project as if it were a home business. In this case there would be minimal traffic associated with the installation, and no parking issues as any maintainers could park in Steve Brown’s driveway.

A question regarding what the system will look like. The proposed location would have the solar arrays located near Center Road (but compliant with setback requirements) and continuing down the hill. It was not anticipated that it would have a large visual footprint.

**VOTE: It was moved by Tom Chrisenton that this project be treated as a home business, seconded by Bret Mader. All voted in favor, except for two abstentions (Decubellis, Zebuhr).**

The next step would be to present the plan to the Building Inspector.

08:25pm

## **New Business**

As a separate matter, there was discussion as to whether the Town should pursue an Energy Exemption to encourage solar energy projects in the future. There was general agreement that this could be something the Board works on.

On another separate matter, Mike Decubellis indicated he had spoken with Town Administrator Russ Boland regarding driveway permits. There was an issue on French Road where driveway permits were not pulled. Russ will offer some additional wording on handouts that will aim to prevent future occurrences.

Meeting adjourned at 8:34pm.

**Respectfully Submitted,  
Steve Brown  
Planning Board Member**

Attachments:

Attachment 1 Hutchinson



Agenda Item 1  
Hutchinson.pdf



Agenda Item 2  
Brown.pdf

Attachment 2 Brown