

**Moultonborough Planning Board**  
**P.O. Box 139**  
**Moultonborough, NH 03254**

**Regular Meeting**

**February 25, 2015**

**Minutes**

Present: Members: Josh Bartlett, Rich Kumpf, Joanne Farnham, Scott Bartlett,  
Kevin Quinlan, Ed Charest; Russ Wakefield (Selectmen's Representative)  
Excused: Alternate: Kathi Margeson  
Staff Present: Administrative Assistant, Bonnie Whitney

**I. Pledge of Allegiance**

The Chairman, Mr. J. Bartlett, opened the regular meeting at 7:00 PM and led the Pledge of Allegiance.

**II. Approval of Minutes**

**Motion:** Mr. S. Bartlett moved to approve the Planning Board Minutes of January 28, 2015 as amended, seconded by Mrs. Farnham, carried unanimously.

**III. New Submissions**

**IV. Boundary Line Adjustments**

**V. Hearings**

1. Continuation of Public Hearing for Bald Peak Land Co., Inc. (182-7)(1Bald Peak Drive)  
Site Plan Amendment

The Chair stated that this was a continuation of the hearing for Bald Peak Land Co., and that it was his understanding that they have provided or completed everything that was requested of the board at the original hearing of January 28<sup>th</sup>.

Jim Rines of White Mountain Survey & Engineering, Inc., agent for Bald Peak, agreed with the Chairs statement. Mr. Rines noted that the hearing was continued to allow time to work with the consulting engineer (KV Partners) to address comments on drainage, which they have done. Mr. Rines stated that they received their permit from the NH DES wetlands bureau which is required for the project. He provided a copy of the Permit (2014-03515) to the members. Mr. Rines briefly recapped the location and proposal of the practice facility. He reviewed the improvements to the site stating that the one plan of the plan set had been modified based on the work with KV Partners, noting that the reviewing engineer is satisfied with the changes. Mr. Rines stated that they have applied to NH DES for approval for the septic system, commenting that process usually takes 15 days. Mr. Rines answered any questions from the board at this time.

Mrs. Farnham questioned if there were any concerns with golf balls which may be driven into the wetlands. Mr. Rines commented that there is a 25' buffer around the wetland and it is not a concern with the state.

It was noted for the record that the Office of Development Services has received a copy of the Wetlands permit. The Chair noted KV Partners Peer Review and supporting documents, as well as the Planners Staff Memo of February 19<sup>th</sup>, 2015.

There were no further questions from the Board. The Chair opened the hearing for public input, it was noted there was none. There being no questions or comments from the Board or the public, the Chair asked for a motion to approve the application with the conditions as noted in the Planners Staff Memo of February 19<sup>th</sup>, 2015.

**Motion:** Mrs. Farnham moved to approve the site plan amendment for Bald Peak Land Co., Inc. (187-2) (1Bald Peak Drive) with the requested waivers to not depict the parcel's entire boundary information on the plan and the requirement to submit a landscaping plan, with the following conditions: 1. Add the Wetlands permit number to the plan prior to the Chair signing. 2. Add the Septic approval number to the plan prior to the Chair signing. 3. Add a reference to the suitable datum used on the plan prior to the Chair signing. 4. Add the 75 ft. well radius to the plan prior to the Chair signing. 5. Add the power to the rest room facility as either aerial or underground conduit to the plan prior to the Chair signing. 6. Add a note to the plan that a preconstruction meeting be held on-site prior to any earth moving to include the Town Planner and Town Engineer, and that a final inspection be accomplished at project completion prior to the application for a certificate of occupancy. Construction permits shall be required for the rest room facility from the Code & Health Officer. 7. Revise the Storm water Management Inspections and Maintenance (I & M) Manual, dated January 8, 2015 by the following: a. Add the word "competent" in front of the phrase "third parties" in I. Compliance... on p.3. b. In II. Monitoring..., change "upon request" to "bi-annually on May 1st and November 1st" second para on p.3. c. In VII. Monitoring..., add the sentence, "and shall be transmitted to the Moultonborough Development Services Office on a bi-annual basis on May 1st and November 1st." to the end of the last sentence in VII. B. Observation Checklist. 8. The final plan shall be submitted to the ODS in electronic format to include both a pdf and an approved cadd file format. Seconded by Mr. S. Bartlett, carried unanimously

The Chair took the agenda out of order, moving the informal discussion to the end.

## **VII. Unfinished Business**

## **VIII. Other Business/Correspondence**

1. Application For and Notice of Voluntary Merger for Jean M. Beadle (26-11 & 26-12) (42 Sachus Drive). Members were provided with a map showing the three lots to be merged.

**Motion:** Mrs. Farnham moved to acknowledge the Voluntary Merger for Jean M. Beadle (26-11 & 26-12) and further authorizing the Chairman to sign the application, seconded by Mr. Kumpf, carried unanimously.

## **IX. Committee Reports**

1. Village Vision Sub-Committee - The Chair stated that they have completed the final Village Vision Report and that copies were available for members. He commented that it turned into far more work than they thought it would be. It is still not anything other than a vision and guidelines. It is not a mandate or a set of rules, but a very valuable tool for use in the future for both the Master Plan and general planning. On behalf of the Planning Board, Josh thanked the members of the committee and staff for their work. He noted that the sub-committee has been dissolved.

2. Broadband Working Group – Mr. Kumpf stated that the Broadband Working Group has completed its report and the group has been dissolved.

3. Master Plan Implementation Committee – The Chair noted that the MPIC is under the authority of the Board of Selectmen. Selectmen Wakefield commented that as shown in the January 28<sup>th</sup> Planning Board Minutes, the committee had not reviewed the proposed changes and would like the opportunity to review the document. Mrs. Farnham commented that a meeting for the MPIC was scheduled for February 18<sup>th</sup>, but they did not have a quorum. The meeting has been rescheduled for Wednesday, March 4<sup>th</sup> at 5:30 pm.

## **VI. Informal Discussions**

Ms. Whitney removed herself from her position as Administrative Assistant as this time, seating in the audience. She stated that she is an abutter to the property requesting to speak with the Board informally. Vice-Chair Rich Kumpf prepared the notes relative to the informal discussion.

Please see attached supplemental notes prepared by the Vice-Chair.

Ms. Whitney resumed her position as Administrative Assistant at this time.

**X. Adjournment:** Mrs. Farnham made the motion to adjourn at 8:03 PM, seconded by Mr. Quinlan, carried unanimously.

Respectfully Submitted,  
Bonnie L. Whitney  
Administrative Assistant

**MOULTONBOROUGH NH PLANNING BOARD MEETING - 2/25/2015**  
**SUPPLEMENTAL NOTES FROM AN INFORMAL DISCUSSION WITH NHEC (New Hampshire Electric Co-Op)**

Submitted 2/28/2015 by Rich Kumpf, Vice-Chairman of the Planning Board

Notes taken in lieu of Bonnie Whitney who recused herself because she is an abutter and interested party to the proposed NHEC site development project.

**Discussion Overview:**

NHEC came to the February 25th 2015 meeting of the Moultonborough Planning Board for an *informal discussion* about their plans to develop land that they own on Moultonborough Neck for an electric power generating solar array. The first part of the proposal is to *immediately* clear land while the ground is frozen from the winter and will support logging vehicles.

**In attendance for NHEC (Lot 165/3):**

- Ms. Jennifer McCourt, PE - McCourt Engineering Associates, LLC - Representing NHEC
- Ms. Judy Gove, NHEC VP of Business & Government Relations  
<http://www.nhec.com/executiveteam.php>

Also Mentioned & Contacted via Phone but not Present: Mr. Gary Lemay, Renewable Energy Engineer with NHEC

**Abutters in Attendance:**

- Mr. Dennis Wakefield & Ms. Bonnie Whitney - 35 Private Road ([Lot 164/3](#))  
(Owns 1800' of frontage on Pickering Pond)
- Mr. & Ms. Bob & Barbie Bernstein - 417 Moultonborough Neck Road ([Lot 175/1](#))  
(Owns 1900' of frontage on Pickering Pond)

**Abutter Discussed - Not in Attendance or Represented:**

- Arcadia Campground ([Lot 146/4](#)) will provide access to the NHEC site.

**NHEC Project Plan Overview:**

1. Develop a solar array on Lot 165/3 for the purpose of generating up to 1 MegaWatt of power to supplement their energy generation. (see location map, below)
2. Shares of this photovoltaic energy can be purchased by NHEC members for the purpose of locking in their energy costs over the life of the array (approximately 40-50 years).
3. Remaining un-purchased generation shares will be used to reduce the overall costs of generation to NHEC members.
4. Land clearing will leave a 50-ft nearly undisturbed buffer area near Pickering pond on the southern end of the plot. Mostly they will cut very tall trees.
5. Selective clearing of tall trees in the next 100' will be undertaken to allow solar radiation to reach the panels.
6. A 20' no-clear zone around the entire lot will meet local ordinances.
7. Approximately 9-10 acres of land will be occupied by approximately 3,500 to 4,000 250-300W solar panels.
8. The panels will be fix-mounted (no Azimuth-Elevation adjustments) approximately 4-feet above ground
9. Total height of the panel tops may reach 17 feet.

10. The installation angle of the panels was not known, which may impact solar reflections to abutters to the south
11. Logging access will be via a right-of-way NHEC already has with Arcadia Campground, Lot 146/4. (see map below)
12. Electric generation from the solar array will be output on a 30' wide future cut (15' line clearance) to the nearby Moultonborough Neck NHEC Sub-Station facility

**Discussion Summary:**

Ms. McCourt told the PB that NHEC plans to file an 'Intent To Cut' permit immediately. This is a 'Permit by Notification', not needing approval. The NHEC was presenting this plan and intent in order to request feedback from the Planning Board and any public abutters with comments regarding the project plan. Ms. Gove introduced herself and availed herself to answer any questions which may come up.

A discussion about the site access. Here's the summary of that conversation:

Access is through a gate which requires a security code. NHEC will install a gate on the proposed access road to prevent campers from entering the NHEC parcel. Access for the logging trucks through the proposed road will require an amendment to Arcadia's approved site plan.

A discussion about the suitability of the road to logging at this time was raised and discussed.

Ms. McCourt mentioned that time was of the essence as they wanted to log while the ground was still frozen.

Ms. Whitney disagreed, stating that the land was not suitable for logging at this time. She mentioned that she recently took core samples of the land below the snowpack and stated that there is no frost below the snow due to the snow's temperature blanketing effect. She concluded from this that if the project started now, the ground would soon become muddy and hamper logging vehicle activity. There was no reason to rush this logging operation until further review was forthcoming.

Ms. Whitney brought up the fact that NHEC had been requested by the Town Planner to present their project plan to the Planning Board 2 weeks hence when he was available. Bruce Woodruff was on vacation this week.

Ms. McCourt re-emphasized that time was of the essence to get the logging underway during the time that the ground was frozen.

Ms. Whitney mentioned that a 'Conditional Use Permit' may be required to be obtained by NHEC, but deferred to the Town Planner's input on that issue.

A discussion about the setbacks proposed for the cutting and thinning continued.

Mr. J. Bartlett, chairman, questioned if the 20' no-clearing buffer could be extended to 30' or more to enhance the privacy of the abutters. A discussion with Ms. McCourt & Ms. Gove followed. It appeared that they'll take this suggestion under advisement to be addressed in subsequent discussions.

Mr. Bernstein pointed out that their house has a north facing view-sunroom on a hill overlooking the NHEC site. Cutbacks may not be a factor for them as their home is located on a knoll which overlooks the NHEC property. They were concerned that their view would be negatively impacted and that the reflection of the sun off of the solar panels would create a terrible, possibly dangerous, glare on their house.

A discussion about the timing and immediacy of the proposal continued.

Mr. J. Bartlett recommended to continue the review at a future date at which time the Town Planner can be present, and that NHEC can show a site map of the area which includes the abutters.

Mr. Quinlan asked if a Runoff/Drainage evaluation was needed to understand the impact of the clear-cutting.

Ms. Gove mentioned that she would consider this, and mentioned that the NHEC was very interested in getting community buy-in from the residents, many of whom are Co-Op members.

Ms. Gove also mentioned that the Co-Op was exploring other in-town sites for solar array deployment including Moultonborough's Resource Recovery Park - Waste Management Facility (aka: The Dump or Transfer-Station).

Mr. Kumpf asked Ms. Gove to please provide a 10,000 foot level overview of the project plan for the benefit of the Planning Board, most of who were not previously apprised of the Co-Op's plans. Those plans are summarized above in the 'Project Plan Overview' section.

Without further questions from the Planning Board or public, Mr. J. Bartlett asked Ms. Whitney to find out if scheduling the NHEC to attend the next PB meeting was possible.

The Planning Board meeting closed by motion and vote at approximately 8:06PM.

Respectfully Submitted by: Rich Kumpf, Planning Board Co-Chairman, 2/26/2015

#### **SITE ORIENTATION MAP**

**165/3** is the NHEC (Co-Op) Parcel

**146/4** is the Arcadia Campground Parcel

**164/3** is the Wakefield/Whitney Parcel

**175/1** is the Bernstein Parcel

Note that Pickering Pond is located south of the NHEC Parcel

