

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

**Regular Meeting**

**March 11, 2015**

**Minutes**

Present: Members: Josh Bartlett, Rich Kumpf, Joanne Farnham, Kevin Quinlan, Ed Charest;  
Russ Wakefield (Selectmen's Representative)  
Alternate: Kathi Margeson  
Excused: Member: Scott Bartlett  
Staff Present: Town Planner, Bruce W. Woodruff; 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. He then appointed Kathi Margeson to sit on the board with full voting privileges in place of Scott Bartlett.

**II. Approval of Minutes**

**Motion:** Mrs. Farnham moved to approve the Planning Board Minutes of February 25, 2015 as written, seconded by Mr. Charest, carried unanimously.

**III. Informal Discussions**

Ms. Whitney removed herself from her position as Administrative Assistant at this time, seating in the audience. She stated that 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 (pages 3-6) prepared by the Vice-Chair.

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

**IV. Other Business/Correspondence**

1. Village Vision Sub-Committee

Planner Woodruff noted that he added this agenda item to make sure that the Planning Board had taken some action with regard to the final report of the committee in case someone asked him at the upcoming Town Meeting. The Chair reminded him that the Board had accepted the report during the joint public hearing with the BoS and had sent the report to the BoS for their action. Planner thanked the Board for reminding him.

2. Member Training: Planning & Zoning Regulations & Fair Housing

Planner Woodruff proceeded to review the training handouts given to Members, noting that they wouldn't get too in-depth this evening, but asked that Members take some time to read the materials so they could be discussed at length at a future workshop session.

3. Preliminary Discussion on 2015 Work Plan

Planner Woodruff reviewed the status of last year's Work Plan and compared it with a very preliminary 2015 draft Work Plan. There was some discussion on prioritization and workload. The Board decided to further discuss this at their next meeting and finalize the work plan at that time.

4. Discussion on Land Use Chapter of Master Plan

Planner Woodruff spoke about getting the build-out analysis accomplished by the same consultant that was preparing one just for the watershed at a reduced cost. This was acknowledged as a very good idea that would save both time and money to get the land use chapter of the Master Plan completed. He also suggested that the Board consider appointing a steering committee to oversee and give input during the preparation of the land use and transportation chapters over the next three months. The Board will consider this and also what the make-up will be for the committee at the next meeting.

**V. Adjournment:** Mrs. Farnham made the motion to adjourn at 9:00 PM, seconded by Mr. Charest, carried unanimously.

Respectfully Submitted,  
Bonnie L. Whitney  
Administrative Assistant

**MOULTONBOROUGH NH PLANNING BOARD MEETING - 3/11/2015**  
**SUPPLEMENTAL NOTES FROM AN INFORMAL DISCUSSION WITH NHEC**

Submitted 3/16/2015 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 March 11, 2015 meeting of the Moultonborough Planning Board for a 2nd *update discussion* about their plans to develop land that they own on Moultonborough Neck for an electric power generating PV (Photo Voltaic) solar array. Their main goal for the meeting was to ask and receive Planning Board 'permission' to begin the clear-cutting project ASAP. At the end of the discussion, the PB concluded that it had no jurisdiction over the NHEC owned land and could not provide them permission. Even though the PB has no authority to grant 'permission', we agreed to *acknowledge* NHEC's review and their immediate cutting plans by issuing a motion which carried unanimously. This motion follows:

**The Motion - Made by Kevin Quinlan, Seconded, and Passed Unanimously at the END of the Discussion**

I make a motion to *ACKNOWLEDGE* the Request per the NH Electric Coop's plan to clear-cut as shown on the plan by McCourt Engineering Associates PLLC dated 3/10/2015, subject to the following:

1. Fund the required bond for roadway construction as may be required by Moultonborough's Road Agent Scott Kinmond
2. Cutting will be minimized in the borders, wetlands, 30-foot buffer, and waterfront to only include Tall Trees that would shadow panels.
3. Secure the services of either a Licensed Forester or a Certified Conservationist to prepare detailed plans of select-cut areas in the 30-foot wide border, selective cut areas, wetland buffer areas, shoreland waterfront buffer, and shoreland woodland buffer in order to mitigate possible negative effects on the natural environment, wildlife habitat and corridors, and neighbors' quality of life.

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

- Mr. Gary Lemay, Renewable Energy Engineer. NHEC, Plymouth NH - Main Presenter
- Mr. Thomas Sokoloski, Soil Scientist & Certified Wetland Scientist. Schauer Environmental Consultants LLC, Bow NH
- Mr. Dan Cornelissen, former NHEC Project Manager of the current Moultonborough Neck Road Substation.

**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 – Represented by Mr. Gary Lemay of NHEC:**

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

**Discussion Overview:**

Mr. Lemay reviewed his education and work history to establish his credentials as a Renewable Energy Engineer. He mentioned that he has implemented several PV systems for NHEC throughout the state of NH. He reviewed some the project history milestones already achieved since starting discussions in

October 2014, including access to the site via Arcadia. He also mentioned that the idea of locating a solar array at the town's waste-management landfill was presented to the BoS but board time was not available to bring this proposal to fruition at that time.

Mr. Lemay promised to present the full project plans to the Planning Board 2 weeks hence. Planning on the new lot will include Topography and Soils planning. The 20' buffer was increased to 30' per PB request. They are following the development specifications of the Shoreland Protection Act. They also added a No-Cut zone, and moved the road to better follow the natural contours and berms and be less intrusive to neighbors.

While walking the land with the abutters, NHEC confirmed that they could minimize view-lot issues by felling tall trees in the buffer zones, and leaving them in place so as to not disturb the surrounding forest land. Any tall trees near the shoreline will be handled with the cut/drop/leave-in-place protocol.

Mr. Lemay went on to explain that Coop members would be given the option to purchase 'Units' of the power output. In discussions after the meeting, he thought that units would probably NOT be in units of 'panels', but instead be in units of 'power', as a percentage of the power production. The total lot size is approximately 75 acres on which approximately 12 acres will be occupied by solar panels. The panels will be mounted at an angle of approximately 38-40 degrees, 4' high off the ground to clear snow, and stack to a height of approximately 12' high. The panels may be stacked horizontally/landscape (4 high) or vertically/portrait (2 high). Ground mount hardware will be ballast, not concrete tubes, allowing easy removal at the end-of-life for the panels. The support structure is designed to survive 95 mph winds.

Mr. Lemay mentioned that right now, the NHEC is seeking 'permission' to clear-cut the 'Blue' areas of the plan which includes space for the access road and the array. They plan on planting vegetation in the array field which would not be attractive to deer.

Mr. Woodruff mentioned that the Site Plan is coming and should shed more light on the project's development details.

Mr. Tom Sokoloski mentioned that there will be NO stump removal and NO soils disturbed. Arcadia will be bringing in their site-revision plan which shows the proposed NHEC access road and other details.

Mr. Quinlan asked about the ground-leveling plan. Later in the session it became clear that some leveling-out of the land in the center of the site would likely be necessary. This may require some stump removal or grinding.

Mr. Lemay mentioned that the access road will run beside Arcadia's well pump station, but it will remain undisturbed.

He again reiterated that following receipt of wetland approvals, they wish to construct the access road ASAP. They do need state approvals and an EPA runoff certificate. Any stumps uprooted will be ground on-site. The road will be impervious gravel. Panel area is also considered impervious even though vegetation will be planted under the panels.

Re-Security: Cameras and Fences will be installed to remotely watch over the property. A remotely accessible 'weather-station' with a wind-speed anemometer will also be installed. The site will require minimal visitations to maintain the PV array.

Mr. Kumpf asked if Micro-Inverters could be installed on some of the southern-rows of the array to limit the number of tall-trees requiring removal as this approach has a much lower impact on production as compared to serial-string approach of wiring. Mr. Lemay mentioned that micro-inverters are nice, but very expensive. Some usage of micro-inverters may be possible in some of the array, and the final quotes will be received from several PV array installers.

Public Feedback:

Mr. J. Bartlett opened the meeting up for public comment.

Mr. Bernstein said that he is still concerned about the cutting in the first 150' of the land as it could impact his land's subdivision resale value. After the first clear-cutting in the blue-area, he would appreciate a review of the need to cut in the other areas.

Mr. Lemay said that NHEC is willing to review the cutting plan following the first blue-area cutting.

Mr. Wakefield mentioned that he is concerned that the cutting would allow more wind to enter his property, and is also worried about animal migration. He is also worried about silt disturbance entering the wetlands and pond.

Mr. Woodruff reminded the PB that he has recommended a review by either a Licensed Forester or Certified Conservationist.

Ms. Whitney reminded the PB that roads will be posted soon, limiting heavy machine access on town roads.

Mr. J. Bartlett asked NHEC about the overall project schedule.

Mr. Lemay said that they are preparing for a full Project Review at the March 25th PB meeting. They are currently obtaining a Wetland Permit, and have requested logging quotes to get the clear-cut project started. Overall, they hope to have the array operational in the Fall'2015 timeframe.

Ms. Wright asked if the electricity will be used in Moultonborough.

Mr. Lemay mentioned that the PV array will add about 1-Megawatt to the 18-Megawatt distribution station. The power would be added to power grid, and quipped that the electrons would "...probably not make it past Center Harbor".

Mr. Wakefield asked if a rock crusher would be brought to the site to disposition large boulders.

Mr. Lemay said it was too early to tell, but would follow town regulations.

Ms. Margeson asked what the final project would look like.

Mr. Lemay said that it was difficult to be exact, and tried to paint a mental picture for the PB.

Mr. Wakefield said that the final project plan drawing would shed more light on that question.

Mr. Lemay again requested for 'permission' to proceed on the wetlands and clear-cut areas with the road not yet in.

Mr. Quinlan suggested that the PB should make a motion to grant 'permission' to the NHEC as requested. A discussion followed regarding the PB not having 'jurisdictional standing' to grant development permission to a utility.

Mr. Kumpf suggested that the PB draft a motion to 'Acknowledge' the NHEC's plans for site development.

Mr. Quinlan then made a motion, which is shown at the beginning of these meeting minutes.

Mr. Cornelissen assured the PB that NHEC is determined to be a good-steward of the site. When he built the current Neck Road substation he focused on being a good steward to all the land abutters. Their goal is protect their neighbor's property rights and land values as much as possible.

Mr. Woodruff mentioned that the site is a major migration path for local wildlife and without being an extreme tree-hugger wants to make sure that NHEC and the PB remember that people and wildlife should both be considered in planning the site.

**SITE ORIENTATION MAP** (Reproduced from Previous PB Minutes)

**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

