

MINUTES
CORNISH PLANNING BOARD
SEPTEMBER 15, 2016

The Cornish Planning Board met on Thursday, September 15, 2016. Members present were Bill Lipfert, Chair, Gwyn Gallagher, Gail McKenzie, Mary Mancuso, and Jay Young; Scott Baker, Selectman; and Heidi Jaarsma, Secretary.

Christine Alexander, Jack Bingham, Bill Gallagher, Doug Miller, Frank Parks, David Russell, Fred Schad, Jenny Schad, and Bob Walsh also attended the meeting.

Bill Lipfert called the meeting to order at 7:02 pm.

Approval of Minutes: 9/1/2016

Mary Mancuso made a motion to approve the minutes as presented. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative.

NH Electric Co-op, Inc. – Scenic Road Public Hearing re: Proposed Tree Removals, Paget Road.

Bob Walsh represented the NH Electric Co-op and described the pole re-location. Ms. Christine Alexander currently has a low voltage line servicing her property. The new home under construction will require a higher voltage line. The higher voltage will require a greater vegetative setback. Mr. Walsh had spoken with Dillon Gallagher, on whose property the proposed pole will be placed, had asked the NH Electric Co-op to cut three trees along his driveway as part of the project. All trees to be removed were flagged. Both landowners have signed easements. Heidi Jaarsma asked if the pole that will no longer be in service will be removed. Mr. Walsh said that the pole would be removed. Only the NHEC wires are located on the pole to be removed. A pole will be replaced on Mr. Gallagher's property. Fairpoint wires will need to be relocated to the new pole. Mr. Walsh could not speak for Fairpoint's timeline to relocate their wire.

Jenny Schad asked what would happen with the trees to be removed. Firewood will be left Dillon Gallagher per his request. All other debris will be chipped. Jenny Schad saw no problem with the proposed removals.

Heidi Jaarsma made a motion to approve the tree removal plan as presented by NHEC. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative.

Doug and Betty Miller – Request to hold Completeness Review and Public Hearing on the same date, October 20, 2016, for Site Plan Review pursuant Rules of Procedure, Article 8: Notice.

Jack Bingham and David Russell represented Barrington Power. Doug Miller described the proposed installation of a 100KW solar array which would serve 15-20 homes in the former gravel pit on his Tandy Brook Road property. Four lines of solar collectors are proposed to be constructed on approximately one-half acre of land.

Scott Baker reported that Doug Miller had discussed the project with the Selectboard. Mr. Miller had been referred to the Zoning and Planning Board. Bill Lipfert asked how the project fit into

the Zoning Ordinance. Scott Baker said that the Board found that the project met the definition of a Utility Structure in the Zoning Ordinance.

Mr. Bingham presented a plan of the proposed solar array. He stated that tree cover between the road and the array is substantial. A security fence is planned. Many similar installations include topsoil, seeded with grass, and are used for sheep pasture. An existing access road will service the site. At this point, Mr. Bingham is not sure whether the lines accessing the site will be overhead or underground. The three phase line would require a fifty-foot wide clearing. Three transformers will be required. Mr. Lipfert discussed the potential visual impact of the transformers on the road. Jay Young said that a site visit would be useful to the Board. Bill Lipfert asked if there were comparable arrays. Mount Ascutney Hospital has a similar array. A backplate with an overhang would be constructed. . Jay Young asked if there was a decommission fund for dismantling. The contract with the landowner does have a provision for removal at the end of the contract.

Heidi Jaarsma suggested holding the Completeness Review on October 20, 2016, and the Public Hearing on November 3, 2016, with the possibility of discussing a site visit between those two dates, and made a motion to that effect. Gwyn Gallagher seconded the motion, and the vote of the Board was in the affirmative, 6-0.

Chris Carlock – Preliminary Discussion re: Subdivision, Parsonage Road.

Mr. Carlock did not attend the meeting. The Board passed over the agenda item.

Other Business

Gwyn Gallagher mentioned that no driveway permit has been issued for a recent annexation on Harrington Road. The Selectboard will follow up.

Mr. Gallagher also suggested the Selectboard consider amending the building permit to include a staging plan for delivery prefabricated structures.

Jay Young made a motion to adjourn. Gail McKenzie seconded the motion, and the vote of the Board was in the affirmative. The meeting was adjourned at 8:38 pm.

Respectfully submitted,
Heidi M. Jaarsma