

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
September 3, 2014**

DATE APPROVED: September 17, 2014

TIME: 7:03 p.m. – 8:20 p.m.

CHAIRMAN: Herman Wiegelman

FIRST VICE CHAIRMAN: Larry Baker

SECOND VICE CHAIRMAN: Martha Caron

MEMBERS: Ann Poole, William Clohessy, Denise DeForest

EX-OFFICIO: David Fullerton

PLANNING DIRECTOR: Robyn Payson

ALTERNATES PRESENT: Donald Solomon, John Penny

ALTERNATES APPOINTED: John Penny for William Clohessy

EXCUSED: William Clohessy

Members of the Public: Andrew Kellar, John Segedy and Brett Cherrington

Call to Order:

The meeting was called to order at 7:00 p.m. by Chairman Herman Wiegelman.

Chairman asked Mr. Penny to sit as a voting member for Mr. Clohessy.

Minutes:

Chairman Wiegelman entertained a motion to approve the minutes of August 6, 2014.

Mrs. DeForest made a motion to approve the minutes as submitted. Mr. Baker seconded the motion.

The Board voted to approve the minutes.

Public Hearing:

Chairman Wiegelman said the Board has a request for an exemption from site plan review/change of use submitted by Hillsborough Town Solar, LLC being developed by NHSolarGarden.com at 45 Municipal Drive, Tax map 110, Lot 174.

Mr. Kellar made the presentation regarding the placing of solar panels on the town's capped landfill. He said this allows a town to utilize land which would otherwise be difficult to develop. He said the power generated by the panels could be used to by some of the town buildings and revenue would be generated from their leasing of the property. He added they are working with the town's landfill engineers to work on a plan to present to NHDES. He presented the plan which has been developed by NHSolarGarden.com and the town's engineers. He said there would be no traffic, no drainage issues, no added waste, no additional noise and security lighting only. He added that this is a preliminary plan which the town's engineers will be working on to incorporate all the requirements of NHDES and the final plan with NHDES approval will be submitted with the building permit.

Ms. Poole asked if the power generated goes to the grid and then back to the town.

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Mr. Kellar said the Town would receive a solar rebate from the LLC and income from leasing the land.

Mrs. DeForest asked if this type of project has been approved in other towns.

Mr. Kellar said there is an approved project in the Town of North Hampton and Dover and is working with the Town of Milton on a similar project. He is also working on projects in the Town of Antrim and the City of Keene.

Mrs. Payson said there has been positive feedback from town departments including the Conservation Commission.

Ms. Poole asked how many panels would there be.

Mr. Kellar said there will be approximately two thousand panels.

Ms. Poole asked how tall the structures would be.

Mr. Kellar answered about four to five feet.

Mr. Fullerton said the Board of Selectmen is in favor of this project.

Mr. Segedy asked where this type of use is one the newly approved list of uses in the zoning ordinance.

Mrs. Payson said this is an industrial use which is allowed in the commercial zone and this property is zoned commercial.

Mr. Segedy stated that the definition of “Industrial” specifically refers to industry that is done inside.

Mrs. Payson then said that this was the purpose for including the “Savings Clause” and it was up to the Board to vote as to whether or not this use was substantially similar to the described use.

Ms. Caron made motion to grant the applicant an exemption from Site Plan Review and deem the use within the acceptable definition of industrial use, conditional upon final NHDES approval. Mr. Fullerton seconded the motion.

Mr. Baker asked that the motion be amended to include approval is also conditional upon approval of the Town’s engineer.

Ms. Caron accepted the amendment to her motion. Mr. Fullerton seconded the motion as amended.

The Board voted all in favor.

Old Business:

Mr. Wiegelman said under other business the Board has a copy of the final draft of the Master Plan Survey.

Mr. Baker said postcards will be sent out with directions for accessing the survey on line and how to request a hard copy. He added there would also be a link on the Town’s website.

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After reviewing and discussing the survey the Board had no additional information to add. Chairman Wiegelman thanked the Committee Members present for their work on the survey.

New Business:

Mrs. Payson said this is the time of year to start talking about possible zoning changes. She said one thing to consider would be to allow home businesses in out buildings under certain conditions. She said another issues is there is no definition or criteria for an in-law apartments. She added there is also the need to address people living in campers year round. She said Roger Racette, from the Zoning Board of Adjustment, would like impervious areas (ie: parking lots) included in the 75 foot setback section of the flood plain ordinance.

Other Business:

Mr. Fullerton said the Highway Department will be working on Depot Street to change the parking pattern and possibly widening the street a little.

Ms. Poole brought up her issues again with regards to the adequacy of the content contained in the minutes.

Adjournment:

Chairman Wiegelman entertained a motion to adjourn.

Ms. Caron made a motion to adjourn. Mrs. DeForest seconded the motion. The Board voted all in favor.

Meeting adjourned at 8:20 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary