

EPPING, NH PLANNING BOARD MEETING

THURSDAY SEPTEMBER 9, 2021

MINUTES

Join Zoom Meeting

<https://us02web.zoom.us/j/86091349844?pwd=K2ZxaUxhSnAyWE4zY3NYSG0rYzBJQT09>

Meeting ID: 860 9134 9844

Passcode: 229423

PRESENT – Heather Clark, Susan McGeough, Via Zoom; Michael Vose; Alternate Mike Sudak; Planner Kellie Walsh; Secretary Phyllis McDonough, Via Zoom.

CALL TO ORDER: Chairman Clark called the meeting to order at 6:00 and appointed Sudak to sit in for Reinhold.

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING: Two Lot Subdivision
Owner/developer: Bruce Rohr / Franklin Associates, LLC
Location: 104 Pleasant Street Map 029 – Lots 045

Chairman Clark read notice of a two-lot subdivision by Bruce Rohr/Franklin Associates, LLC.

Vose moved McGeough seconded the motion to accept the plan. The motion carried.

Jason Franklin representing Bruce Rohr came before the Board with the proposal to cut off a 1.7-acre parcel from the Rohr property. The existing parcel is approximately 34 acres and after the subdivision there will be 32 acres. Franklin stated they have subdivision approval by DES, test pits were done and topos shown on the subdivision plan. Franklin explained they are asking for a waiver to do a full boundary survey and topo on the parent tract. He stated there is approximately 42,900 square feet of uplands on the new lot.

Chairman Clark opened the public hearing. As there were no comments, she closed the public hearing.

Sudak inquired about the granite boundary markers will be set. Franklin explained if approval is obtained, they would ask for 60 days to set the bounds before recording the mylar.

Franklin noted there are three waiver requests:

1. Subdivision Regulations – Specific Plan Information Section 10.2C
2. Subdivision Regulations – Specific Plan Information Section 10.2D
3. Subdivision Regulations – Specific Plan Information Section 10.2G

McGeough moved Vose seconded the motion to approve the subdivision as amended, conditionally on the three waivers, correction of map number 0239 to 029 and obtain all state approvals. The motion carried. with the correction and any and all state approvals.

PUBLIC HEARING: Site Plan Amendment – Ground Mounted Solar

Owner/developer: Southeast Land Trust of New Hampshire / ReVision Energy
Location: 45 North River Road Map 011 – Lots 014

Chairman Clark read notice of a Site Plan Amendment – Ground Mounted Solar by Southeast Land Trust of New Hampshire / ReVision Energy. Abutters present: Kelly and Amanda Butler.

McGeough moved Vose seconded the motion to accept the plan. The motion carried.

Travis Genatossio from Revision Energy came before the board to propose solar ground mounted arrays on the newly renovated SELT farm, northern western corner of the property.

Sudak questioned these are trackers that follow the sun? Genatossio responded that is correct. Sudak asked if there will be any clearing for shade management. Genatossio responded no.

Abutter Kelly and Amanda Butler asked if there would be any removal of trees. Brian Hart stated there is a butternut tree that the top fell off will have to be removed, but no other tree cutting. Kelly Butler asked what the view will be like for the abutters. Genatossio stated there will be minimum view for the abutters.

Lieutenant Paul St. Cyr from the fire department asked about the shutoffs on the pole. Genatossio explained the poles will have their own shutoffs, also shutoffs on the building.

Sudak noted these are pole mounted trackers, and questioned if there is one per tracker. Genatossio responded that is correct, there are stamped certified plans.

Vose questioned are you planning to install a battery? Genatossio responded they are not.

Vose asked how much of the electricity is expected of these five units to supply. Genatossio stated this in conjunction with roof top array on the conference center, based on the estimated load the goal is to hit 100 percent.

Vose moved Sudak seconded the motion to approve conditional subject to any state permitting and any local approvals and to contact the building department for permitting process. The motion carried.

MINUTES OF 8/12/2021 FOR APPROVAL – Vose moved Sudak seconded the motion to approve the minutes. The motion carried.

ONE YEAR EXTENSION - 14 MAIN STREET JOHN GRAMMAS' PROPERTY – Vose moved Sudak seconded the motion to approve the one-year extension to October 2022. The motion carried.

ADJOURNMENT – Vose moved Sudak seconded the motion to adjourn at 6:35pm. The motion carried unanimously.

NOTE: THE NEXT MEETING DATE IS OCTOBER 14, 2021 at 6:00 p.m.

Respectively Submitted,

Phyllis McDonough