

Planning Board Meeting
January 20, 2015
Page 1 of 2

Present: Chair Bill Nebelski, Dorianne Almann, Clare Hudon, Morris Klein, Stefan Zielonko, Alternate Roberta Cook, Selectmen's Rep. James O'Malley. George Benedict was excused. Dwight Smith was absent. Applicants and one member of the public were present.

Chair William Nebelski called the meeting to order at 6:30 pm. He read the public hearing on the application for Minor Site Plan Development Review submitted by Justaplain Realty LLC, tax map 47 lot 17, 6 Main Str., in the Business District. The applicant proposes to add an apartment, totaling four, to an approved Site Plan dated November 2, 2012. Morris Klein made a motion to accept the application. He was seconded by Dorianne Almann and the motion passed unanimously. Clare Hudon asked to be recused from this application. Dorianne Almann made a motion to recuse Clare Hudon, she was seconded by Morris Klein and the motion passed unanimously. Edwin Smith representing Justaplain Realty LLC explained that he has applied for a Building Permit and was asked to come to the Planning Board to update his existing Site Plan. The fourth apartment will be located where Clark Mortenson Insurance Company was previously. Since the insurance company left over a year ago the unit has been vacant with no prospects. The construction on the third apartment is 95% done. Mr. Smith spoke with Water/Sewer Supt. Dennis Nadeau and was told since the insurance company had a bathroom no additional hookups will be needed for the fourth apartment. Hearing no comments from the public Chair William Nebelski closed the meeting to the public and asked for questions and comments from the Board.

Morris Klein asked if the front will remain the same. (Yes very minimal change). Does the unit need to be sprinkled? (No, two hour fire rating between commercial and residential and one hour between the residential units). Does each unit have a separate furnace? (Yes each unit has their own furnace and all units have central air as well). These units have their own parking correct. (Yes they do, and I am required to have six spaces per zoning, which is one and half spaces per unit, I have ten spaces as depicted on prior site plan dated 11/2/2014).

Chair William Nebelski asked if additional walls will be built. (No). Is the furnace hot water? (No, hot air).

Clare Hudon commented that all fire codes will be inspected by the Fire Chief and building codes will be inspected by the Building Inspector. She also commented that since there is adequate parking there should not be a need for tenants to park on Main Street.

Dorianne Almann asked about the size of the fourth unit? (It is bigger than the prior three. We hope in the future to use the unused space by the cellar stairs to create a room for a common washer/dryer unit for the tenants). Are the units all one bedroom? (Yes). Will the washer/dryer access only be for tenants? (Yes, there is a hallway that is accessible to the public but all units and the washer/dryer room will only be accessed by the tenants with their keys).

Selectman James O'Malley asked if the construction will impact the new Police Stations construction. (No actually some of my land has been used to install the Police Departments drainage. The town has plowed the existing parking area for me, one hand washed the other it's a fair trade).

Morris Klein made a motion to approve the application dated 1/7/2015 to include all site specifications of Site Plan dated 11/2/2012. He was seconded by Dorianne Almann, and the motion passed unanimously.

Chair William Nebelski read the agenda for the continued public hearing on the application for Minor Site Plan Development Review submitted by Monument Road Solar LLC, tax map 29 lot 10, 342 Monument Road., in the Rural Agricultural District. The applicant proposes to build a Community Solar Garden Array. The Board reviewed letters from KV Partners, the Town's Engineer and Performance Guarantee from Golden Goose Capitol. Andrew Keller, representing NH Solar Gardens explained that all requests from last month's meeting have been met.

Mr. Keller produced a Performance Bond, and a check to pay for the Town's Engineer inspection of the site and to look at the Topo. The entrance on the site plan was moved closer to the array's site. He provided guidance of the electric equipment on the site plan. The Town's Engineer's Letter explained the Topo will not change. All changes have been updated on Site Plan presented today. Hearing no comments from the public Chair William Nebelski closed the meeting to the public and asked for questions and comments from the Board.

Morris Klein asked is there will be cameras onsite. (Yes). Will the posts be driven into the ground, or will they require cement? (No cement will be needed).

Planning Board Meeting
January 20, 2015
Page 2 of 2

Chair William Nebelski asked if the panels will require snow removal. (No they are installed at a 25 degree angle. The panels are like windows, between the sun and the angle of the panels the snow just falls off). What are the types of panels that may be used? (Hareon Solar, Trina and Ten K Solar are the three types of panels that may be used. When the process is finalized with PSNH and they are closer to construction they will make their final decision on which panels they will use. The panel type does not affect the construction or site plan).

Selectman James O'Malley explained that he is new to the Board and wanted a synopsis of the project. Mr. Keller explained the project. He also asked what the time frame was to construct. (It takes a month or so to construct the array. Still waiting for permits from PSNH which takes a few months. They estimate construction to begin late spring early summer).

Clare Hudon asked if any State Permits were required. (No just need Group Net Meeting Approval). What is the benefit to joining? (One penny per kilowatt hour savings). Does the rebate amount ever change? (No).

Stefan Zielonko asked how many members will support the Dalton Property. (25 members and it is first come first serve basis).

Morris Klein made a motion to approve the Site Plan dated 1/12/15 for Monument Road Solar LLC. He was seconded by Clare Hudon, the motion passed unanimously.

Board Business:

CDC Kathryn Lynch informed the Board that the Building Inspector will be out for a few weeks, and if anything is needed to please contact her office to make arrangements.

Selectman James O'Malley gave the Board a copy of the Source Water Protection Plan for the Hinsdale Water Department from Granite State Rural Water Association for their review. He explained that this will be completed between January and April of 2015.

Clare Hudon made a motion to approve the minutes as amended dated December 16, 2014. She was seconded by Morris Klein, and the motion passed with Selectman James O'Malley abstaining.

Board discussed the request of a Letter of Credit at last month's meeting. Letter of Credit was incorrectly used. The correct wording would be Performance Bond or Performance Guarantee. Performance Bond or Guarantee are the correct wording and are more appropriate for the size of last month's project.

With no other business to discuss, Morris Klein made a motion to adjourn. He was seconded by Stefan Zielonko. The motion passed unanimously and the meeting ended at 7:25pm.

Respectfully submitted,
CDC Kathryn Lynch