

Planning Board  
Town of Hinsdale, NH  
Hinsdale Police Station  
Meeting May 18, 2021

Board Member: Chair Sean Leary, Tom Woodbury, Sandra Golden, Mike Darcy, Ann Diorio and CDC Kathryn Lynch. Selectman Kondrat was excused and Lindsay Blake was absent.

Members of the public present: Tom Chiotis, Mary Chiotis and Jared Savinelli.

Joining Via Zoom: Kaliegh Crissman Project Manager NextEra, Dana Valleau Project Manager TRC, Tracy Sudhalter Permitting/Wildlife TRC, Thomas Daniels Senior Engineer TRC, Sharon Burke TRC, Noah Craft E & C Project Manager NextEra, Ben Dritenbas Senior Environmental Service Manager NextEra, Tracy Backer Senior Attorney NextEra, Doug Patch Outside Counsel, Edwin Smith, Sharron Smith, Dwight Smith and Robert Harcke.

6 pm Chair Sean Leary called the meeting to order and read the public notice for an Application for Minor Site Plan Development Review submitted by Mary and Toms Place LLC, tax map 28, lot 5, 987 Brattleboro Rd., in the Roadside Commercial District, applicant proposes add a 20' x 81' cement pad for restaurant seating. M. Darcy made a motion to accept the application as presented. He was seconded by S. Golden. The motion passed unanimously.

Tom explained to the Board that they would like to have additional seating in front of the restaurant. They sent a site plan in that has Board reviewed. Hearing no questions from the public the public portion of the meeting was closed. Chair Leary asked for questions from the Board. M. Darcy asked if there will still be ample parking with this extension, (yes). Has the applicant spoke to Rod Lawrence about obtaining a permit to build, (yes)? T. Woodbury wanted to clarify that they would be offering outdoor dining on a cement pad, (yes). Is it ok to offer alcohol outdoors, (yes)? M. Darcy made a motion to approve the site plan contingent upon obtaining proper permits and adhering to all State and Local Regulations. He was seconded by S. Golden. The motion passed unanimously.

6:05 pm Chair Leary read the agenda for an Informal Discussion with the Board submitted by Jarrad Savinelli, tax map 24 lot 2-2, 727 Brattleboro Rd, in the Roadside Commercial District. Applicant requests correction from Site Plan Notice of Decision dated December 15, 2020.

Jared explained that the approval dated 12-15-2020 was the opposite of what he needs. The marque only needs to be lit during the dates of June 24<sup>th</sup> – July 4<sup>th</sup> when the store is open 24 hours. The rest of the year he would display the banner on the side of the building. The correction was approved by the Board.

T. Woodbury made a motion to accept the minutes dated 3-16-2021. He was seconded by A. Diorio. The motion passed unanimously.

Chair Leary updated the Board about upcoming work on Chapter 4 of the Masterplan. He has been working with Todd Horner from SWRPC on updating the 4<sup>th</sup> Chapter of the Master Plan, which is Economic Development. He is also working with Todd on a proposal through

Planning Board  
Town of Hinsdale, NH  
Hinsdale Police Station  
Meeting May 18, 2021

Monadnock Vital Economies Program. Todd is willing to help with guidance and the Planning Board will work on the updates, this could be a savings to the town as the last Master Plan Update was \$13,000. We will also get help with community surveys and help with analysis.

6:15 pm Kaliegh Crissman Project Manager for NextEra shared the screen via zoom to present a project update to the Board of Selectmen. Ms. Crissman introduced all that attended via zoom. The power point presentation is available to the public.

Our Company: Worlds #1 generator of solar and wind energy. Operates over 40 large-scale solar projects. American-owned and operated, projects in 38 states and Canada. Deployed \$90B of infrastructure capital since 2010.

Project Overview: Location: Town of Hinsdale, Cheshire County, actively harvested forest lands adjacent to 115kV transmission corridor. Size & Technology: 50 MW with fixed-tilt solar photovoltaic modules. Project footprint: 280 acres. Target Schedule: File Site Evaluation Committee (SEC) application: Fall 2021, Start of Construction: Winter 2022-2023, Commercial Operation: December 2023.

Project Permit Process: Site Evaluation Committee (SEC) jurisdiction due to Project size, SEC process ensures that projects meet state regulations. The SEC gives due consideration to regional planning commissions and local governing municipal body. The SEC determination considers that the project must not have unreasonable adverse impact on aesthetics, historic sites, water quality, natural environment, health and public safety, and must serve the public interest. Various Public Information Sessions and Hearings in Hinsdale or Virtual as part of SEC process. Once certificate is issued, construction will begin.

Studying the Site: Natural & Cultural Resource Assessments: Wetlands, streams, and vernal pool surveys (2016, 2018, 2020), Bat survey (2016, 2020), Rare plant, animal, and natural community assessments (2017, 2020), Phase 1A and Phase 1B Archaeological Assessment (2017, 2020), Historic Architecture Survey (2020), Site-specific soil survey (2020). Site Specific Assessments: Geotech, Pile load testing, Boundary survey (2020), Site-specific soil survey (2020). Other Studies: Life cycle greenhouse gas analysis (On going), Visual Impact assessment (On going), Sound analysis (On going), Economic impact analysis (On going), Decommissioning plan, Emergency response and fire safety plan.

Community Engagement: Several town meetings and presentations beginning in 2017 and are ongoing. Initial introduction of project by Ranger Solar (January 2017). Payment in Lieu of tax Agreement (PILOT) with Town of Hinsdale (May 2017). Follow-up visit by NextEra: Board of Selectmen meetings (January 2017, November 2019, May 2021). Planning & Zoning Board meeting (May 2021). Public Information Session (Summer 2021 pending SEC filing).

Optimizing Design: Avoidance and minimization of natural resource impacts. No direct wetland or stream impacts. Sited adjacent to existing transmission infrastructure and fits harmoniously

Planning Board  
Town of Hinsdale, NH  
Hinsdale Police Station  
Meeting May 18, 2021

into the existing landscape. Use of existing road network to the extent possible. Adapts to local landscape and uses an efficient footprint with the least amount of disturbance practicable.

Compatibility with local regulations: Commercial and Industrial Noise, Preservation of Rural Character, Wetlands Protection Overlay District.

Hinsdale Subdivision Requirements: Hinsdale Requirements for Subdivision Approval. Work with the Town of Hinsdale to obtain subdivision approval for the substation. Once constructed the substation will be turned over to a third party, National Grid. Would like to start this process early, to make sure the team is meeting NH requirements, including being able to file with the Register of Deeds.

Project Benefits: Delivers safe, low-cost, clean, renewable energy. Substantial environmental benefits with minimal environmental impact. Provides over 150 construction jobs. Boosts southwestern New Hampshire's economy with more than \$30 million in new capital investment. Expected to generate millions of dollars in new property tax benefits over the life of the project. NextEra joins Hinsdale and Cheshire County Community (Chamber, Sponsorships, etc.).

S. Golden asked what the expected life span is for the solar panel, (panels will be fully operational for 20 years and they can receive an extension for 22 years, there is a slight degradation but it is not significant).

Chair Leary asked how soon they would need the subdivision. CDC Lynch explained that the application would need to be presented to her office 15 days prior to a meeting and the Planning Board meets on the third Tuesday of every month. (They would like to submit the application by August or September).

Edwin Smith, public, explained he is happy with the update and glad the project is moving forward and wishing them good luck.

Bob Harcke, public, explained that he was glad to see the project moving forward and looks for to working with NextEra in the future.

Kalieg Crissman, NextEra, explained that CDC Lynch has her contact information if anyone has further questions or concerns to contact her.

The Planning Board and Edwin Smith asked for copies of the presentation which included a map. CDC Lynch will email them out to all in the morning.

With there being no further business to come before the meeting, A. Diorio made a motion to adjourn. She was seconded by M. Darcy. The meeting was adjourned at 6:43 pm.

Respectfully submitted,

CDC Kathryn Lynch