

Planning Board Meeting
May 19, 2015
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Present: Selectmen's Rep. Bill Nebelski, Vice-Chair Dorianne Almann, Stefan Zielonko, Roberta Cook and Clare Hudon. Dwight Smith was absent. Morris Klein and Alternate George Benedict were excused. Four members of the public were present.

6:30 pm: The meeting was called to order. Vice-Chair Dorianne Almann read the agenda for an Informal Discussion with the Board submitted by Kathleen (KC) Cunningham, Tax Map 46 Lot 128, 60 Main Street, in the Business District. Applicant would like to discuss adding a soft serve ice cream machine at Main Street Market. KC explained that she had planned to put in an ice cream machine a few years ago and has a service window for this purpose. Then Uncle D's opened and she didn't want to take business away from them. Now since Uncle D's has closed KC feels that it is time to put the machine in her store. The window for the public to utilize will face the existing parking lot. If the sale of ice cream is a hit then KC will revisit adding another window on the VFW side of the store and come back to the Planning Board next year with an updated Site Plan. The machine is a water cooled machine that will require some plumbing. She may also put in a counter, but no other physical changes will be at the store that will require anything more than a Building Permit. The hours for the sale of ice cream will be the same as the store. No additional signs are requested at this time. The Board was very happy to hear that there would be ice cream in Hinsdale again. They told KC that they wished her great success!

Selectman Nebelski made a motion to go into non-public session at 7:02pm. He was seconded by Stefan Zielonko. The motion Planning Board Meeting passed unanimously.

At 7:15pm the board ended its non-public session.

Vice-Chair Dorianne Almann read the Agenda for an Informal Discussion with the Board submitted by Washburn Way Solar LLC, Tax Map 24 Lot 101 & Tax Map 25 Lot 15, L/O off Monument Road, in the Commercial/Industrial District. Applicant would like to discuss a community solar array to be built on the grounds of H&K Properties. Andrew Keller, representing NH Solar Gardens explained that they apologize for submitting the incorrect information on their Design Review Application prior. They understand the meeting needed to be cancelled because the proper abutters were not notified. Mr. Keller wanted to utilize his time with the Board and get feedback from the Board pertaining to the proposed solar project. The Town's Engineer is reviewing the proposed Site Plan and NH Solar is willing to pay the escrow fee involved. There will be a subdivision/boundary line adjustment to the properties involved and there are wetlands to consider. To best utilize the land for the array and to keep frontage for other lots on Monument Road they are trying to find the best location on the parcels. The array needs to be relatively close to existing infrastructure. They are hoping to help offset the electric cost for the Town and School Buildings with the array.

Stefan Zielonko asked what size the array is planned to be. (The largest that the State allows, probably close to five acres. Their engineers have looked at the drainage, soil and how the array will impact the surrounding area. They will be sending a memo with the Design Review Application).

Vice-Chair Almann asked about the schedule of applications and about the subdivision. (Mr. Harcke asked for CDC Kathryn Lynch's advice. CDC Kathryn Lynch explained that it would be best to submit Design Review Application next month and also Subdivision/Boundary Line Adjustment. Then if approved the Planning Board could schedule a special meeting for the Development Review Application with a clean Site Plan. The parcel subdivided for the array will be approximately 13 acres. There are wetlands to consider and the subdivide lots all require frontage. There will also be a parcel of land on Monument Road that is all wetlands and is unusable).

Selectman Nebelski asked if the array will have fencing around it. (Yes it will have chain link fence around the structure. The fence will be six feet tall and will have one access point).

Clare Hudon asked how the array panels will be installed. (The panels will be on poles that are driven into the ground. There will be low growing grass seeded under the panels so that it will only need to be mowed twice a season).

Vice-Chair Almann explained to the applicant that both she and Morris Klein are abutters to the proposed land that the array will sit. Does the applicant have an issue with them remaining on the Board during the application process? (No we do not have an issue).

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Board Business:

Selectman Nebelski made a motion to approve the minutes as amended dated April 21, 2015. He was seconded by Stefan Zielonko. The motion passed unanimously.

With no other business to discuss, Selectman William Nebelski made a motion to adjourn. He was seconded by Roberta Cook. The motion passed unanimously and the meeting ended at 7:30pm.

Respectfully submitted,

CDC Kathryn Lynch