

Planning Board Meeting  
August 18, 2015  
Page 1 of 3

Present: Selectmen's Rep. Bill Nebelski, Chair Morris Klein, Dorianne Almann, Stefan Zielonko, Dwight Smith, Clare Hudon, and Alternate Sean Leary. Roberta Cook was absent. Seven members of the public were present.

6:30 pm: The meeting was called to order. Chair Morris Klein announced the resignation from Roberta Cook stating personal/family reasons. Mr. Nebelski made motion to accept the resignation, seconded by Mr. Zielonko. There being no discussion, motion carried. The board signed the letter CDC Kathryn Lynch prepared.

6:35 pm: Mr. Nebelski made motion to accept Sean Leary as a planning board member until the next election, seconded by Mr. Smith. Brief discussion regarding the alternate position was discussed. Chair Klein called the motion, motion carried.

6:40 pm: Mr. Nebelski made motion to accept the decommission plan from Washburn Way Solar in the amount of \$20,000 with a Surely Bond. The amount of the bond will have an annual increase of 2%. The Decommission Plan will be reviewed by the Planning Board every five years till the solar array's end of life. He was seconded by Mr. Zielonko. There being no discussion, motion carried.

6:45 pm: Chair Klein read the public notice for an Application for Development Review Minor Site Plan submitted by Oak Hill Acres Coop. Inc, tax map 24 lot 110, Oak Hill Rd., in the Rural Agricultural District. Applicant proposes to construct a 28' x 66' community building at the end of Keene Dr.

Selectmen Nebelski made motion to accept the application for development review minor site plan, seconded by Ms. Almann. There being no discussion, motion passed.

Vito Adragna and Andrew Sharpe presented the site plans and provided a brief description of their site plan and purpose.

Chair Klein inquired as to what the building would be used for. Mr. Adragna explained that they wanted to have a meeting place for the co-operative residents to hold meetings and gather for various reasons. The building would be adequate to hold their annual board meetings and could potentially be utilized as a recreation area for the residents.

Chair Klein inquired as to if there would be a kitchen area. Mr. Adragna explained that it would have a very small prep area similar to what is located in the town hall meeting room where the board currently held meetings.

Chair Klein indicated the site plan was missing the building dimensions and the distance from nearest homes.

Chair Klein also inquired about the water system for the site plan. Mr. Sharpe explained that last year the renovated the water system and he briefly explained the system was presently available for this particular site.

Chair Klein opened the meeting to the public. Mr. Harcke inquired as to where Keene Drive was located. Mr. Adragna informed Mr. Harcke and the board where the building would be placed.

There being no further questions from the public, Chair Klein closed the public portion of the meeting.

Ms. Almann inquired if the building would be available seasonal or year round. Mr. Adragna explained the building had a heating system and could be utilized year round. Mr. Sharpe explained that the building was purchased from a school that had been using it for classrooms.

Ms. Almann inquired about the emergency response address. Mr. Adragna has not requested an address from the CDC Office as of today but one will be established prior construction.

Ms. Almann inquired if the facility could or would be utilized by the entire community. Mr. Adragna explained that at this time it would be available to the residents of the park initially and possibly available to the community at a later date.

Ms. Almann inquired about operating hours. Mr. Adragna explained that at present the building would be utilized for meetings. Notices would be posted when the building would be open and available for residents of the park.

Ms. Almann inquired if there would be recreation equipment such as a pool table. Mr. Adranga informed the board that at this time the building would only be utilized for meeting and possibly outdoor events. No entertainment would be available at this time.

Ms. Almann inquired how the trash would be managed. Mr. Adranga informed the board that Waste Management currently serviced the park and would therefore pick up the waste from this facility as well.

Mr. Nebelski inquired if the building would have a sprinkler system. Since this would be a public meeting place it might have a requirement to have a sprinkler system installed. Brief discussion ensued and it was determined that the building inspector and or fire chief would need to be involved in the final approval of certificate of occupancy.

Chair Klein requested abutters be identified on the site plan as well as property lines and existing homes.

Mr. Nebelski made motion to continue the discussion until the next scheduled meeting. At that time the above requested information/corrections would be made, Mr. Zielonko seconded the motion. Mr. Sharpe inquired as to a list of the items required and Chair Klein replied quickly the above items. It was explained that the Site Plan would need to be resubmitted to the CDC Office with changes, that include distances from existing Wetlands identified, abutters identified on the site plan as well as property lines and existing homes. The four copies of the amended site plan should be submitted to the CD Office as soon as possible for the file.

Chair Klein also requested the distance to wetlands be identified on the site plan. Mr. Sharpe inquired as to who should contact the fire chief. Chair Klein said Mr. Adragna and or Mr. Sharpe could contact the building inspector and fire chief.

There being no further discussion, motion carried.

Mr. Sharpe inquired as to when the information would need to be included in the next meeting. Chair Klein informed Mr. Sharpe to call CDC Kathryn Lynch, she would give him a definite date.

Mr. Adragna inquired as to the transportation of the building to the site and began to inform the board of the transportation permits and moving buildings, etc. Chair Klein informed Mr. Adragna he would need to contact the selectman's office to discuss the transportation permit process and procedure.

7:10 pm: Chair Klein read Application for an Informal Discussion with the Board submitted by United States Postal Service – Hinsdale Post Office, tax map 47 lot 11, 13 Main Str., in the Business District. Applicant proposes a storm water rain garden.

Ms. Fenn and Mr. Smith informed the board briefly about the purpose of the storm water rain garden. Ms. Fenn explained the background. She informed the board this project was part of "making a visible difference". The E.P.A. intended to select four (4) towns in the New England area.

The project intends to reduce polluted water as well as manage storm water. There are a few active gardens in the New England area one being at a Naval sub-base and a few Veteran's Administration areas. Ms. Fenn added that the project ties into the global warming and would strive to reduce and conserve water.

Chair Klein inquired as to who would perform the work. Ms. Fenn informed the board the garden would serve as an educational resource. The construction of the project would be done by various groups; the town's highway department, students and residents of this or surrounding towns. This project would also serve as an education tool.

Chair Klein inquired as to where the plants would come from. Mr. Fenn informed the board they would be purchased from the New England Wildflower Society.

Ms. Almann inquired who would maintain the garden. Ms. Fenn informed the board that within a short period of time there would be minimal maintenance required with the garden. The plants that have been selected should generate minimal weeds. She also stated that the environment would and should tend to the garden. There is generally a volunteer staff that monitors the garden for weeding and watering. As of this date there have been a number of individuals interested in this aspect of the project.

Ms. Almann inquired where we could find photographs of this particular type of garden. Ms. Fenn directed the board to [wellnesscapes.com](http://wellnesscapes.com) for more information.

Mr. Leary inquired if the schools could participate in the project. Ms. Fenn said that would be encouraged. They would love to have the children involved in this project.

Ms. Almann inquired who would contact the local press regarding the project. Ms. Fenn informed the board that the E.P.A. would take care of informing the public of the project and announcing the project dates.

7:35 pm: Chair Klein informed the board of PSNH project - there was brief discussion.

7:40 pm: Chair Klein read the letter drafted to NH Solar Garden.com LLC.

7:41 pm: Chair Klein inquired as to if any board member wished to attend the law lectures. Chair Klein read the lecture options and Mr. Nebelski opined he would like to attend the "enforcing building code" session. Chair Klein requested any board member wishing to attend to contact CDC Kathryn Lynch.

7:42 pm: Mr. Nebelski made motion to approve July 21, 2015 minutes, Ms. Almann seconded. A brief discussion to amend the minutes to include the presenter Mr. Gallagher was not only a presenter but in attendance. There being no further discussion, motion was amended and approved the July 21, 2015 minutes as amended. Motion carried.

With no other business to discuss, Selectman William Nebelski made a motion to adjourn. He was seconded by Mr. Leary. The motion passed unanimously and the meeting ended at 7:45 pm.

Respectfully submitted,

Clare Hudon  
Planning Board Secretary