

TOWN OF FITZWILLIAM

PLANNING BOARD

Minutes

March 21, 2023

Planning Board Present: Suzanne Gray, Chair; Barbara Young; Tom Rothermel; Richard Mays; and Kevin Woolley, Alternate.

Planning Board Absent: Robin Peard Blais, Secretary; Ed Goodell; and Martin Nolan, Selectmen's Representative.

Staff Present: Lori Nolan, Land Use Coordinator.

Guests Present: Kelly Record (remote); Megan Ulin (remote); Erin Anderson; and Kevin Anderson.

Chair Suzanne Gray called the public meeting to order at 7:04pm and held roll call.

With the absence of several members, alternate Kevin Woolley was seated as a voting member.

Preliminary Consultation

Kelly's Ventures LLC – to discuss a Conditional Use permit application for a 78kW roof-mounted solar energy system at 1005 NH Route 12 South [Map 4, Lot 67 – Rural District].

Gray welcomed Megan Ulin, agent with Revision Energy, and Kelly Record, property owner, to the meeting. Ulin explained that they are proposing a 78.72 kW ballast-mounted rooftop solar system that will be connected to the grid with a bi-directional meter. Record explained that Kelly's Ventures owns the property, but leases it to State Line Trucks. State Line Trucks will own the solar system. Ulin explained that the panels will be installed on the main roof. That roof has a slight pitch, but is mainly flat. The panels will have limited visibility from the road. The panels will be installed at an angle and will be lifted about one foot. Ulin was unsure of the weight of the ballast attachment, but the system will not exceed 4 pounds per square foot, which meets the structural requirements. They have provided an engineering report that stated the roof will support the load. All other necessary equipment will be mounted to the exterior wall on the northeast side of the building. This plan has been approved by Eversource.

Gray explained the Conditional Use Permit process. She recommended involving the fire chief to ensure there is proper fire safety in the plan.

Barbara Young asked if the system will produce any noise from the inverter. Ulin explained the inverter has a fan but no moving parts. It will have very minimal noise. It will be mounted on the exterior wall of the building. There will be no other structures involved.

Young asked how long the solar panels will last. Ulin explained that the panels are warranted for 25 years but should last for 40 years. The roof was just done, but the panels would need to be removed and reinstalled if roof work needs to be completed. The decommissioning of the panels are the responsibility of the panel owners; in this case, State Line Trucks.

The public hearing was then set for April 4 at 7:30pm. Gray requested that at least one representative attend in person. Additional representatives can participate remotely. She thanked Ulin and Record for their time. They then left the meeting.

Preliminary Consultation

Alan McKenzie (Estate of) – to discuss a minor subdivision (2-lots) at 152 Gap Mountain Road [Map 15, Lot 44-1 – Rural District].

Gray welcomed Kevin and Erin Anderson to the meeting. E. Anderson explained that her late father gave land to her and her sister. They subdivided the land to create two lots (Lots 44-1 and 44-2). The lots are located at the end of a small dirt road. The road turns into Class VI (and not drivable) past Lot 44-2. They would now like to subdivide Lot 44-1 into two lots. This would allow the land to remain the family. Lot 44-1 currently has 8.3 acres and 328 feet of frontage.

Gray advised the Anderson's that they would need to obtain a variance for lack of the required frontage under Chapter 127-19:C.

The LUC asked if the applicants could apply for a variance for a hammerhead lot. The Planning Board felt that the proper way would be to request a variance for frontage as this lot was subdivided after November 1, 1989, which prohibits hammerheads after a lot has been already subdivided.

OLD BUSINESS

Filipi Contracting: The Board reviewed and finalized the Scope of Work letter to David Maclean.

Enforcement: The LUC is to pull the Notice of Decisions for Covey House rentals and Mark LeBlanc.

REVIEW OF MINUTES

Young motioned to approve the minutes of March 7, 2023 as written. Tom Rothermel seconded. Motion passed.

Yes: 4 [Gray; Young; Rothermel; Woolley]; No: 0; Abstained: 1 [Mays]

ORDINANCE REVIEW

Short Term Rentals: The Planning Board reviewed how other cities and towns handle short term rentals (STRs). They agreed to investigate allowing STRs by conditional use. They also wanted to have a period of time to allow existing rentals to get into compliance. The Planning Board was not favorable to allowing STRs in accessory dwelling units. The LUC is to draft language for the Planning Board to review after further discussions.

NEW BUSINESS

Hope Hill Hip Camp: The Planning Board followed up with the LUC in regards to the Casavant's. The LUC explained that the property owner came in to her office requesting the paperwork for a site plan review. The owner also indicated that they would obtain a porta-potty to handle the black water.

With no further business to discuss, **Young motioned to adjourn the meeting. Rothermel seconded. Motion passed unanimously.**

Yes: 5 [Gray; Young; Rothermel; Mays; Woolley]; No: 0; Abstained: 0

The meeting was adjourned at 8:30 pm.

Respectfully Submitted,
Lori Nolan
Land Use Coordinator

Minutes approved as amended on April 4, 2023.