



**BOARD OF SELECTMEN**  
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**BOARD MEETING MINUTES**  
**March 20, 2017**  
**7:00 p.m.**

**Selectmen Present:** Susan Silverman, Nancy Carney, Daniel Baker

Ms. Silverman called the meeting to order at 7 p.m.

**PRIMARY:**

**\*\*\* APPOINT CHAIRMAN**

Ms. Carney nominated Ms. Silverman as Chairman of the Board of Selectmen. Ms. Silverman stated she would be Chairman if Ms. Carney would be Vice Chairman. Ms. Carney asked Mr. Baker for his thoughts. Mr. Baker stated he was in agreement.

The Selectmen agreed that Ms. Silverman would serve as Chairman and Ms. Carney would serve as Vice Chairman.

**\*\*\* APPROVE MINUTES**

- **March 6, 2017**

Ms. Carney made a motion to approve the minutes. Ms. Silverman seconded. Mr. Baker – Abstained, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

**\*\*\* APPROVE MANIFESTS**

Ms. Carney made a motion to approve the manifests. Ms. Silverman seconded. Mr. Baker – Abstained, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

**\*\*\* REVIEW SIGNATURE FOLDER** – The Selectmen reviewed and signed.

**7:15 MEET WITH REPRESENTATIVES OF RANGER SOLAR**

Aaron Svedlow, Vice President, Environmental Permitting, Ranger Solar, Scott Busa, NextEra Solar Development Group, and Danielle Changala, General Counsel for Ranger Solar, met with the Selectmen to give an update on their plans in Fitzwilliam. Mr. Busa reported that NextEra Energy was part of a Florida based company that develops, owns and operates power plants in 27 states and in 3 provinces in Canada. NextEra entered the renewable side in the late 80's – being the first solar in California. They have the largest wind and solar plants in North America – with more wind projects than solar. Mr. Busa shared there was a gap in New England and NextEra had the opportunity to acquire Ranger Solar. Ms. Changala explained that they bought out 24 product companies. Mr. Busa stated they were the long term face of the project here and it was their intent to be here when they do the construction and finish the project. It would be a 25-30 year facility and often times some older projects are modernized and upgraded for a longer term of operating. Mr. Svedlow stated at that time, the project would need to be re-permitted.

Mr. Busa shared that Ranger Solar won't have any link to these projects and offers have been made to employees of Ranger Solar to join NextEra. Mr. Svedlow noted that when they first talked with the Selectmen it was a project up to 80 megawatts. The new site plan is more efficient and avoids impact of local resources and was closer to 30 megawatts. Ms. Changala handed the Selectmen a map showing 405 acres. Mr. Svedlow stated the parcels on the southern end were new and this wasn't the footprint of the project. Ms. Silverman asked if they were leasing or purchasing property. Ms. Changala shared they have an option to purchase - no structures were on the property and there was a utility access road.

Mr. Baker asked how many acres they needed for coverage. Mr. Svedlow shared it was 5 acres per megawatt. Mr. Baker asked if the panels tilted and followed the sun or made noise. Mr. Svedlow stated they were fix panels. Ms. Silverman noted that Ranger Solar mentioned last year there was an inverter that ran. Mr. Svedlow shared the inverters were skid mounted and they were centralized. Inverters convert energy from dc to ac. Ms. Silverman asked if there was any noise associated with the inverters. Mr. Svedlow stated the inverters run when power is being produced and there was some sound but not in the order or magnitude of the substation. The ambient noise would be like a hum. Mr. Svedlow shared that as part of permitting they would be required to do a sound study. Ms. Silverman asked if they would still be on the national grid. Ms. Changala shared they were reducing voltage for the project and would interconnect at Eversource's lower voltage line. Mr. Svedlow noted originally it would have been at the substation but that has gone away and the only roads needed would be access to the 15 or so inverters.

Mr. Baker asked if they would be fenced in. Mr. Svedlow stated they would be following electric code – everything would be fenced in. Terry Silverman asked if the whole project would be fenced as one. Mr. Svedlow shared it was dependent upon the layout and any wetlands. Ms. Changala shared they would build a public wildlife fence which allows small rodents to get in and out and the fence was higher so deer can't jump in. Mr. Svedlow shared NH Fish and Game would provide guidance. Ms. Changala shared they were interconnecting with Eversource as they started that project with them and would have results in a few months. Ms. Silverman asked if SEC would hold hearings. Ms. Changala stated they would hold those meetings locally and throughout the process there would be several opportunities for public comments and questions. Ms. Silverman shared for ease of getting the word out to residents, there was a newsletter that goes out every month and the Town has its own website. Ms. Silverman stated if they were going to set up meetings it would be good to have a series of dates that could be published ahead of time. Ms. Changala asked who to contact. The Selectmen would like Ms. Changala to contact Ms. Favreau.

Mr. Svedlow stated that was the formal process and they would continue to update the Selectmen on their progress. Ms. Silverman noted they would eventually own the property and the equipment on them and the Selectmen didn't have the discussion before regarding property taxes and they would want to know more about that aspect. Mr. Svedlow shared they had wrapped up discussion with Hinsdale. Ms. Changala stated under NH law they would be paying real property taxes. Ms. Changala mentioned that they had done a 20 year PILOT Agreement in Hinsdale and would love to do a similar thing in Fitzwilliam. It helps them have a stable tax liability and they would appreciate the opportunity to talk to the Selectmen about it. Ms. Silverman shared that Avitar was Fitzwilliam's assessing company and the Selectmen would want them to be at the meeting. Ms. Carney asked Ms. Changala to go through Ms. Favreau in the Selectmen's Office and shared that the Selectmen meet every Monday evening. Ms. Changala mentioned they could send Ms. Favreau a form agreement but couldn't send the Hinsdale agreement because it contained confidential information that wasn't public at this time.

Mr. Silverman asked for their timeframe. Mr. Busa replied in 2019 – being operational and it would take 5-6 months to build. Mr. Baker asked if it was profitable without subsidy. Mr. Busa shared no one he was aware of that builds without subsidies gets passed on off takers. If all subsidies go away and there's still a demand – regulations drives a lot of the renewable energy market. Market driven – prices come down – cheaper than natural gas and wind. Mr. Busa stated he sees a green future but at the same time there isn't a new demand for electricity. Ms. Silverman stated it doesn't appear much money put in storage, with solar producing when the sun was out. Mr. Busa stated the good news – they are a power plant company – do storage. Mr. Busa shared he finished one in Maine and the issue was the cost. Mr. Busa stated they don't get involved in speculative projects – they are an owner/operator of power plants and they do more wind than solar.

Mr. Svedlow stated with renewable energy you could get a long term contract – that's a benefit – stabilized pricing on the grid. Mr. Busa discussed the PILOT Agreement and shared it's a benefit and stability for them. Mr. Svedlow shared the benefit for the town was the stability and changing the depreciation of the property. Stephanie Scherr asked about the price of solar. It was decreasing and the power equipment cost was declining. Mr. Svedlow stated power purchase agreements stay the same. Mr. Busa stated even though equipment was getting cheaper, you can't take advantage of that. The benefit was getting locked into a long term contract – committed to purchasing their energy on a daily basis - offsetting fossil fuels. Mr. Svedlow shared that the panels would be about 16 feet apart and the area would be seeded and mowed. Ms. Scherr asked if they were chemically treating. Mr. Svedlow replied no and shared it was part of maintenance. Mr. Svedlow stated that the panels were not considered impervious – just the roads – semi impervious. Mr. Svedlow talked about their Coolidge Solar Project in Ludlow, Vermont.

Mr. Busa was asked about the conversion range and replied that it was a 15-20% conversion range.

The Selectmen thanked them for their update.

## **8:00 MEET WITH CHIEF DISALVO – NON-PUBLIC SESSION – RSA 91-A:3 II(a) – Employee Matter**

At 8:13 p.m. Ms. Carney made a motion to go into non-public session under RSA 91-A:3 II(a). Ms. Silverman seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes.

At 8:34 p.m. Ms. Carney made a motion to leave non-public session. Ms. Silverman seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes.

\*\*\* **REVIEW CONSTRUCTION PERMITS**

**Map 6, Lot 32-8**

**Map 24, Lot 3-10**

**Map 25, Lot 2**

**Map 25, Lot 4**

**Map 33, Lot 1**

**Map 33, Lot 1**

**Map 6, Lot 32-8** – Ms. Carney made a motion to approve the permit for Map 6, Lot 32-8. Ms. Silverman seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

**Map 24, Lot 3-10** – Ms. Carney made a motion to approve the permit for Map 24, Lot 3-10. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

**Map 25, Lot 2** – Ms. Carney made a motion to approve the permit for Map 25, Lot 2. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

**Map 25, Lot 4** – Ms. Carney made a motion to approve the permit for Map 25, Lot 4. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

**Map 33, Lot 1** – Ms. Carney made a motion to approve the permit for Map 33, Lot 1. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

**Map 33, Lot 1** – Ms. Carney made a motion to approve the permit for Map 33, Lot 1. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

\*\*\* **DISCUSS APPOINTMENTS**

- **ZBA**

- **Historic District Commission**

- **Recreation Commission**

The Selectmen reviewed the appointment requests from the ZBA, Historic District Commission and Recreation Commission.

Ms. Carney made a motion to approve the recommendations of the ZBA and the Historic District Commission. Ms. Silverman seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

Ms. Carney made a motion to approve the recommendations of the Recreation Commission. Ms. Silverman seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

\*\*\* **REVIEW RFP FOR CEMETERY SHED**

Mr. Baker reviewed the RFP to make sure it was complete from a construction standpoint. Ms. Silverman shared that 3 bids were needed.

\*\*\* **ACCEPT AMBULANCE DONATIONS**

Ms. Silverman shared that two donations were received for the ambulance fund in memory of Ben Bullock. One from Irene Young and Doreen Baillargeon and the other from Kurt Schmidt and Shelley Earley.

Ms. Silverman made a motion to accept the two donations. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney – Recused herself, Ms. Silverman - Yes. Approved – 2-0

\*\*\* **REVIEW APPLICATIONS FOR RENTAL OF TOWN PROPERTY**

- **Elliot Institute Trust Fund**

- **Fitzwilliam Economic Committee**

Ms. Silverman reviewed the Application for Rental of Town Property request from William Davis for the Elliot Institute Trust Fund for their summer concerts on the Common on July 13<sup>th</sup>, July 20<sup>th</sup>, July 27<sup>th</sup>, August 3<sup>rd</sup>, August 10<sup>th</sup>, and August 17<sup>th</sup> and for the Tree Lighting Festivity on December 3<sup>rd</sup>.

Ms. Carney made a motion to approve the Application for Rental of Town Property request from the Elliot Institute Trust Fund on the Town Common. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

Ms. Silverman reviewed the Application for Rental of Town Property request from Suzanne Gray for the Fitzwilliam Economic Committee for a special meeting on May 8<sup>th</sup> in the Town Hall Lower Hall.

Ms. Carney made a motion to approve the Application for Rental of Town Property request from Suzanne Gray for the Fitzwilliam Economic Committee for May 8<sup>th</sup>. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

**\*\*\* REVIEW CEMETERY TRUSTEES RECOMMENDATION**  
**- Purchase of Granite Quadrant Markers – Two bids received**

The Selectmen reviewed the two bids received for the purchase of 18 quadrant markers. Bids were received from Kaufhold Family Memorials & Stone Works in the amount of \$1,163.50 and Keene Monument Company Inc. in the amount of \$1,233.

Ms. Carney made a motion to approve using the expendable trust fund. Ms. Silverman seconded. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

**\*\*\* REVIEW RESPONSE FROM NHMA REGARDING RIGHTS-OF-WAY FOR REMOVAL OF LUMBER**

Ms. Silverman updated Mr. Baker on the issue. The Selectmen discussed the access off of Warren Hill Road.

Ms. Silverman reviewed the response received from NHMA regarding the issues the Selectmen must consider when deciding whether to grant a right-of-way for lumber removal. Ms. Favreau read additional information.

Mr. Baker stated it was unrealistic to ask Donna Hill about accessing her property, with a building and fencing in place.

The Selectmen agreed that this was a civil matter and this wasn't the only option for the Damon's. Ms. Silverman asked Ms. Favreau to draft a letter.

Mr. Baker questioned the Damon's petitioning the town to make a decision for access and our letter denying their access. Ms. Favreau shared that the letter would be that the Selectmen have decided not to get involved in this matter. Ms. Silverman asked Ms. Favreau to forward a draft of the letter to Attorney Buckley for review and comment.

**\*\*\* REVIEW BTLA NOTICE OF HEARING**  
**- Broadvest Corporation**

The Selectmen reviewed the Hearing Notice from BTLA. Ms. Carney updated Mr. Baker on the issue. Ms. Carney shared that Avitar would attend on behalf of the town. Ms. Silverman explained what would happen at the hearing.

**\*\*\* DISCUSS SOCIAL MEDIA POLICY AND REVIEW DRAFT**

The Selectmen discussed and reviewed a Social Media Policy draft. Ms. Silverman asked Ms. Favreau to e-mail her a copy. Ms. Carney shared with Mr. Baker what necessitated the need for a social media policy.

Discussion was held on approving posts and managing the site. The Selectmen would review.

**\*\*\* REVIEW ESTIMATED COST OF TREE WORK FROM BROAD OAK TREE & SHRUB CARE INC.**

Ms. Silverman shared a proposal was received from Broad Oak Tree & Shrub Care in the amount of \$9,462 for tree work. Ms. Silverman shared that it was a lot of money and suggested the Selectmen could choose what work could be done this year.

**\*\*\* NON-PUBLIC SESSION - RSA 91-A:3 II(a) – Employee Evaluation**

At 9:10 p.m. Ms. Silverman made a motion to go into non-public session under RSA 91-A:3 II(a). Ms. Carney seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes.

At 9:16 p.m. Ms. Silverman made a motion to leave non-public session. Mr. Baker seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes.

Ms. Carney returned to the room after the discussion.

**OTHER BUSINESS:**

- **REVIEW NHDOT LETTERS**
  - **NH Rt 12 and Rt 119 Intersection Project**
  - **Proposed Resurfacing Program - 2017 – District 4**
- **REVIEW NHDOT DRIVEWAY PERMIT ISSUED FOR MAP 9, LOT 4** – The Selectmen reviewed.
- **REVIEW E-MAIL FROM ROGER KEILIG - LOT LINE ADJUSTMENT** – The Selectmen reviewed and discussed.

**ON-GOING BUSINESS:**

Ms. Silverman made a motion to adjourn the meeting at 9:17 p.m. Mr. Baker seconded and the motion passed. 3-0

Submitted by:

Sheryl White  
Secretary to the Board of Selectmen

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Susan Silverman, Chairman

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Nancy Carney, Vice Chairman

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Daniel Baker  
Board of Selectmen