

APPROVED AS AMENDED
Town of Fitzwilliam
Planning Board Meeting
Tuesday, December 5, 2017
Meeting Minutes

Member's Present: Suzanne Gray, Vice Chair, seated for Terry Silverman, Chairman; Ross Tourigny; Robin Peard Blais, Paul Haynes, Matt Buonomano; Nancy Carney, Selectman's Representative; Robert Young, alternate, seated for Suzanne Gray

Member's Absent: Terry Silverman, Chairman; Carlotta Pini, alternate

Other's Present: Paul Grasewicz

CTO: Gray called the meeting to order at 7:00 pm

Seiler/Davini Application. 7:00 pm. Gray introduced the public hearing for the Seiler and Davini application for a boundary line adjustment between 83 Gap Mountain Rd, Tax Map 15, Lot 37 and 113 Gap Mountain Road, Tax Map 15, Lot 38-1 in the Rural district. Grasewicz presented the case on behalf of the applicants, and presented the Board with several maps of the proposed boundary line adjustment.

Gray asked about residencies on several abutting properties. Grasewicz pointed out which had residencies, also showing where they had been defined on the plat. Gray made a motion to accept the application as complete, Blais seconded, and the Board agreed to accept the application unanimously.

Blais moved to approve the application for a boundary line adjustment between 83 Gap Mountain Road, Tax Map 15, Lot 37 and 113 Gap Mountain Road, Tax Map 15, Lot 38-1, which would reduce the size of Lot 37 and increase the size of Lot 38-1 by 5.4 acres. Young seconded, and the Board agreed unanimously.

Solar Ordinance. 7:34 pm. Gray presented the proposed Solar Ordinance to the Board, reading the summary from the agenda. The Board discussed adding footnotes, or something similar, under specific definitions and tables that would refer readers to other Town documents to ensure clarity. Buonomano suggested that there be a note that "Wetlands" is an incomplete definition and applicants should refer to the Article/Section where it is further defined.

Buonomano suggested adding a note under the noise abatement section that refers the applicant back to the Town's Noise Ordinance. Gray and Blais discussed removing the tables all together and replacing it with a note instructing applicants to refer to the Noise Ordinance under Article 130, Section 1. The Board asked to change the word "scrutiny" to "review" under Section 6 A 4 1.

In consideration for future forms of solar technology, Gray suggested that on pg4, under B 2 4, there be a provision for preventing glare. Buonomano suggested adding provisions on pg 4, as another bullet under Section B 2 6, that the solar system developer must provide a ground maintenance plan for the system, impermeable ground covering is not permitted and under no circumstances should a pesticide be used to control weed and plant growth around the solar energy system. The Board discussed phrasing for this provision and agreed upon: “the solar system developer must provide a ground maintenance plan for the system. Impermeable ground covering between and around solar energy system panels is not permitted. No herbicides and pesticides shall be used on the grounds during the life of the installation to control plant growth.”

Gray commented on the last paragraph on pg8, noting that she felt there should be an additional provision that structures are to be aesthetically unobtrusive. Gray also noted that “net metering” was misspelled on pg9. Young suggested removing Section 9 and instead using it in a Solar Info Guide for applicants; the Board agree to remove this section. Carney and the Board discussed the necessary provisions for safety in the ordinance. The Board noted the provision for fencing around the system to keep people and animals out and asked it be removed.

Under Section 6, Buonomano asked to change “Residential-Scale” to “Small-Scale Solar Energy Systems”. Buonomano then noted on pg 5, Section 6 A 2, that the provisions are under the wrong section and should be moved under Community- and Utility-Scale Standards.

The Board discussed the language of the provisions under Section 6 A 3, noting that the section needed revision. After some conversation, the Board agreed to come back and revise this section during their next public hearing for the Solar Ordinance, Tuesday, December, 19, 2017. Lastly, Young noted that in order to be inclusive of all current and future forms of solar technology, the ordinance should be proofread to ensure that it refers to “solar power generation” instead of “solar energy generation.”

Blais moved to adjourn the meeting, Carney seconded, and the Board agreed unanimously at 8:57 pm.

Minutes. 7:08 pm. The Board reviewed the minutes from Tuesday, November 7, 2017.

Gray identified a typo on Line 34 and Buonomano identified another on Line 27. Buonomano made a motion to accept the minutes as amended, Tourigny seconded, and the Board agreed unanimously.

Master Plan Discussion. 7:10 pm. With the help of the Land Use Assistant, Gray explained to the Board that they should begin planning for an updated Master Plan and further discussed the total estimated cost to update it compared with available funds. Gray pointed out the letter from the UNH Survey Center regarding the estimates for the town-wide surveying.

The Board discussed the specifics of implementing a town-wide survey. Gray expressed that the survey should be accessible electronically, perhaps on the town's website. The Board discussed how the money will be allocated for the Master Plan update. Carney explained that because the money was already available, the Land Use Assistant does not need to submit a CIP request. The Board discussed the type of feedback they'd like from a community forum and reviewed the survey that was used for the 2012 update.