

TOWN OF FITZWILLIAM

PLANNING BOARD

AGENDA

TUESDAY, MARCH 20, 2018

7:00 PM

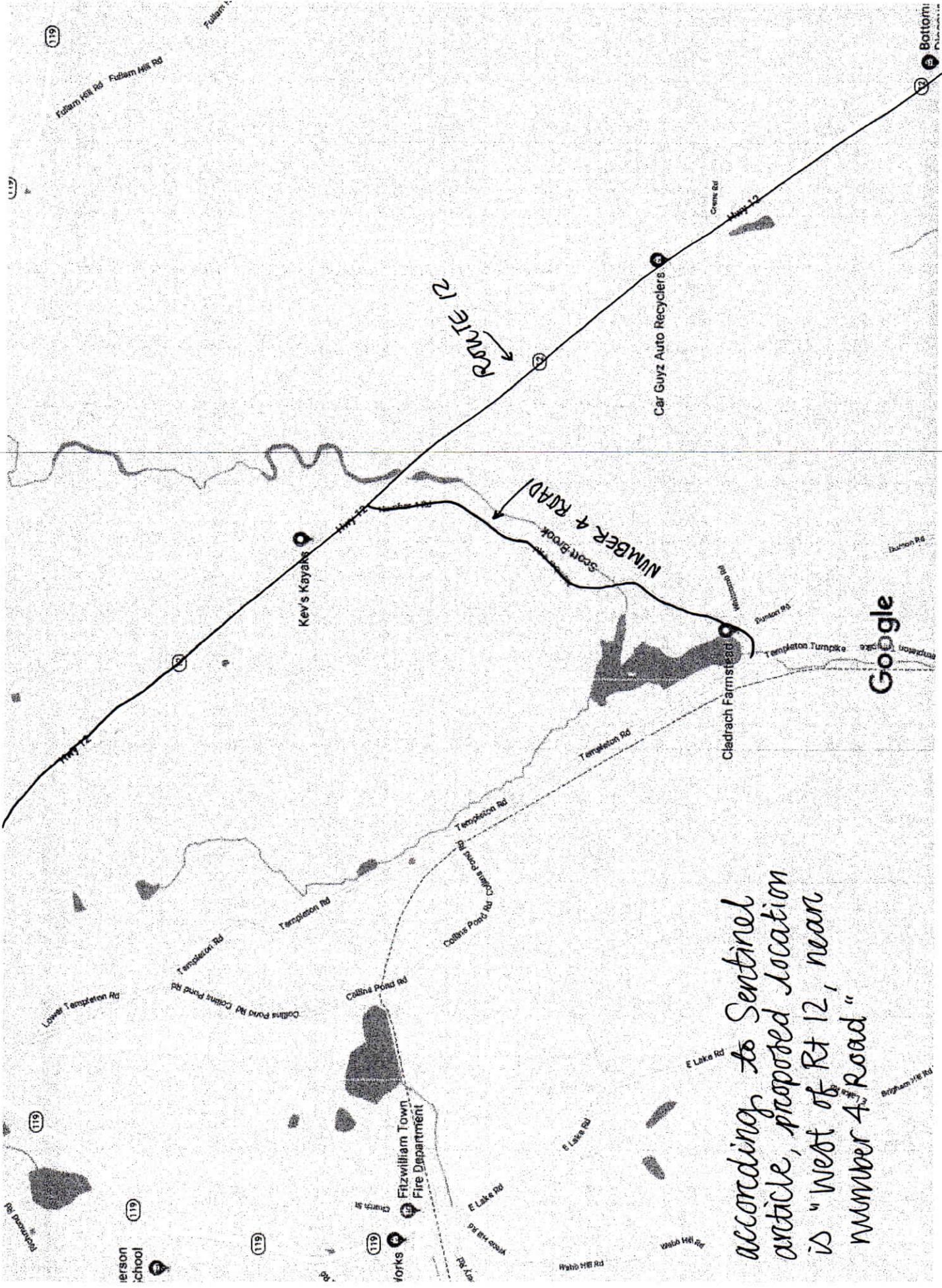
7:00 PM. Discussion with Chinook Solar regarding a proposed solar project in Fitzwilliam.

Administration:

Scenic Road Ordinance - Info Update

Master Plan Discussion

Minutes from 3/6/18



*According to Sentinel
 article, proposed location
 is "West of Rt 12, near
 Number 4 Road"*

http://www.sentinelsource.com/news/local/four-local-towns-look-to-harness-power-of-the-sun/article_b0d83c68-a6d9-5b5e-952b-0c72fe0beda4.html

TOP STORY

Four local towns look to harness power of the sun; others already have

By Meghan Foley Sentinel Staff Jul 9, 2017

Southwestern New Hampshire is on its way to becoming a solar-power mecca, with four communities at various stages of capturing energy from the sun, while others already have.

Photovoltaic — solar — installations have been proposed in recent months in Keene, Chesterfield, Fitzwilliam and Hinsdale. The initiatives are being led by private companies, municipal officials and residents.

Chesterfield's would likely be the smallest project, focused on providing electricity only for town-owned buildings. The developer of the Fitzwilliam and Hinsdale projects has proposed approximately 30-megawatt, and up to 65-megawatt, systems, respectively.

from Keene Sentinel



"You wouldn't want to be on the beach without an umbrella to protect you from the sun..."

but have you checked your personal and business insurance packages to make sure that you have an umbrella policy that gives you that extra liability coverage?

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Keene officials don't know yet the size and cost of their project, as they try to figure out what would best suit the city and the developer.

Earlier this year, city officials put out bid documents seeking proposals for municipal solar arrays at the city-owned Dillant-Hopkins Airport in North Swanzey; the wastewater treatment facility on Airport Road; the public works department yard at 560 Main St.; the police station and public works building, at 350 and 400 Marlboro St., respectively; Monadnock View Cemetery on Park Avenue; and the transfer station on Old Summit Road.

The proposals were due March 9.

Since then, a solar selection committee, made up of three city staff members and one city councilor, has chosen to evaluate four of the "number of proposals" it received, and interview the developers, Assistant Public Works Director Duncan Watson said last week.

Three of the proposals involve putting up a solar installation in the city and having the municipal government enter into a power purchase agreement or net metering setup with the owner, he said.

Net metering allows owners of renewable energy facilities to sell surplus electricity they produce to the region's electric grid.

Last month, the N.H. Public Utilities Commission lifted the 100-megawatt cap that had been placed on solar net metering. The cap was designed to limit the number of photovoltaic facilities in the state.

The fourth plan would have the solar array outside the city, but allow Keene to purchase energy generated by the installation, according to Watson.

The proposals are heavy in detail and nuance, he said. And with city officials lacking the experience to determine which plan would be best, they expect to bring on an energy expert as a consultant to help with the decision-making process, according to Watson. The cost to hire the consultant will be less than \$5,000, he said.

"Part of the consultant's work will be to go through the cost and benefits of each proposal and determine which option is our best option," he said.

The solar selection committee will eventually, with the consultant's help, recommend a proposal to City Council for approval, he said. The aim is to have a plan ready for councilors to view by mid-September, he said.

Regional wholesalers

★ The Fitzwilliam and Hinsdale solar projects would be tied into the New England electric grid, and the energy produced sold on the wholesale electricity market.

"We would build, own and operate the project," Bryan Garner, spokesman for NextEra Energy, said this week.

The company would then sell the power generated by the photovoltaic system to utility companies in and out of state, he said.

NextEra acquired the Chariot Solar Project in Hinsdale and the Chinook Solar

* Project in Fitzwilliam from Ranger Solar earlier this year. Ranger developed the project with MAP Royalty of California, Garner said. NextEra's job will be to bring it through permitting and operation, he said.

→ however is to be managed by NextEra

NextEra is based in Florida, and Ranger Solar is based in Yarmouth, Maine.

The Fitzwilliam solar project is planned for a parcel to the west of Route 12 near No. 4 Road, and the Hinsdale installation is proposed to be on about 400 acres between Brattleboro and Monument roads.

Both projects would be on private land.

Project Manager Danielle Changala said both projects are still in their development phases and are following similar schedules to come online by the end of 2019.

The Chinook Solar Project is anticipated to cost about \$30 million, while the Chariot Solar Project is expected to be around \$50 million, she said.

NextEra officials have reached a payment-in-lieu-of-taxes agreement with Hinsdale and have started discussions with Fitzwilliam officials about striking an agreement with that town, she said.

Both projects will need approval from the N.H. Site Evaluation Committee, and NextEra plans to submit applications for that process at the end of this year, she said.

Solar projects like the ones being proposed for Fitzwilliam and Hinsdale have 25- to 40-year lifespans, Changala said. The company is required through the permitting process to provide a decommissioning plan for the facilities, as well as financial assurance that there will be money to execute the plan, she said.

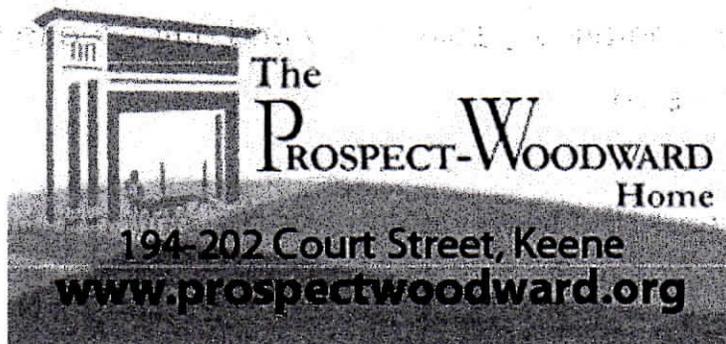
Public power

Meanwhile in Chesterfield, a group of 10 to 12 town residents have come together to hash out a plan for an approximately 90-kilowatt photovoltaic installation to power all town buildings with the exception of the highway department.

Selectman Brad Roscoe, who is working with the group, said solar panels were installed at the highway department building some years ago to power that facility after the town received a grant.

Gracious assisted living

First floor room available!



The group has found a location for the new installation on a 1-acre town-owned parcel on the corner of Stage Road and Route 63, he said.

The initiative started earlier this year as an effort to reduce taxes and a way to do something "green" at the same time, he said.

The town spends about \$34,000 to \$36,000 per year on electricity. By getting its power from the solar panels, the town would save about \$17,000 annually, according to Roscoe.

That savings would still be realized even after the town buys the system from a limited liability company that would own the installation for the first six to seven years of its existence, he said.

The group has been working with the Monadnock Sustainability Network to come up with a plan and business model to make the proposal work, according to Roscoe.

To start, the town couldn't develop and own the system and expect to generate revenue, he explained. As a result, a limited liability company has been formed, and it needs investors to fund the project. Those investors would receive tax breaks, Roscoe said.

The company would operate the solar array and pay a fee to the town to lease the property for it, he said.

After six or seven years, the town would have the option to buy the installation at a fair market value, he added.

The business model being used by the Chesterfield group is similar to the one the Monadnock Food Co-op in Keene followed, Roscoe said.

Last year, a 43.5-kilowatt system was installed on the co-op's roof.

The system is owned by a limited liability company, and the co-op has a power purchase agreement with the firm to use the electricity generated by the photovoltaic system at a discounted price.

After six years, the photovoltaic array's ownership will be transferred to the co-op at a fair market price.

Roscoe said the whole Chesterfield project is expected to cost around \$350,000 and will require some grant and crowdsource funding to work.

"Solar is a great idea," he said. "The problem is the finances don't make any sense unless you take into account all incentives from the federal and state government."

Across the region, Hinsdale is already home to some photovoltaic systems, and Peterborough has a 944-kilowatt array to power its water treatment plant and other municipal buildings in the community.

Privately-owned solar arrays have also been installed at a business park in North Swanzey.

Meghan Foley can be reached at 352-1234, extension 1436, or mfoley@keenesentinel.com. Follow her on Twitter @MFoleyKS.

**SCENIC ROAD ORDINANCE
INFO SHEET**

Town	Date Adopted	DETAILS
1. Tuffonboro	1973	
2. Lancaster	Unsure - 80s or 70s	Unsure of any; explained that they used the RSA to adopt 5 or 6 roads in Town but did not adopt an ordinance
3. Northwood	Adopted 2007; Rescinded 2017	Linda Smith; No formal ordinance, used RSA to adopt 1 road in the Town. Issues with road/tree maintenance lead to the Town rescinding it's designation last Town Meeting.
4. Deerfield	'73 - '96	
5. Belmont	'77 - '89	
6. Effingham	1988	
7. Candia	'79-'03	None to speak of- all were petitioned to be adopted through RSA
8. Kensington	2005	
11. Newfields	2004	Adopted 1 Scenic Road by using RSA; no backlash and was well supported by community as the goal was to limit/obstruct development on that road; despite the ordinance passing, there is still some development but at least the removal of stonewalls, or other unique features, has to be approved of by the Town.
12. Plainfield	1970's; No ordinance	<ol style="list-style-type: none"> 1. Town does not have a formal ordinance; BOS mentioned that this falls out of what the statute mandates but the Town hasn't felt the need to make one considering the roads have been designated for so long. 2. Town distributes a list of all scenic roads to utility companies 3. Only issues have been from utility companies and the road agent considering the ordinance slows down the process for tree trimming and removal.

13. Francestown	1970s, Master Plan	<ol style="list-style-type: none"> 1. Town does not use a formal ordinance, incorporated in Master Plan because road designation began a while back 2. Misinformation is one of biggest pitfalls; critical to make sure the community is aware they will not lose the rights to their land. (Francestown has no prohibitions for landowner's) but that it really only affects the Road Agent 3. Other issue that has come up is that roads will come to Town Meeting by people who do not live on that road; causes confusion and upset by those who do live on the road being proposed
14. Bradford	MASTER PLAN	
16. Webster	MASTER PLAN	
17. Antrim	1991	

What about homeowner's cutting their trees? I talked with the DRA and they helped shed some light on this. Below is a list of exemptions for filing an intent to cut

(1) A person who cuts, within the tax year, up to 10,000 board feet of logs from his own land for use in the construction, reconstruction, or alteration of his own buildings, structures, or fences situated in the State of New Hampshire; provided that such buildings are not being built for sale purposes; (2) A person who cuts or causes to be cut, within the tax year, up to 20 cords of fuel wood for his own consumption in the State of New Hampshire for domestic fuel purposes, or any amount for the manufacture of maple sugar or syrup; (3) Federal government, state government, cities, towns, school districts, or other political subdivisions which cut wood or timber for their own use, on lands under their ownership or jurisdiction or both; (4) Persons engaged in the cleaning or manufacturing of rights-of-way or water storage reservoir areas incidental to the furnishing of utility services or transportation services to the public; provided, however, that when the person clearing or causing the clearing of said right-of-way sells or agrees to sell the wood or timber, he shall be deemed an "owner" as defined in subparagraph (a) above; (5) A person who cuts or causes to be cut, within the tax year, up to 10,000 board feet of logs and 20 cords of wood or the equivalent in whole tree chips, from the person's own land within a municipality, for land conversion purposes other than timber growing and forest uses; provided that those persons intending to convert the use of the land have secured all required permits including, but not limited to, building permits, subdivision or zoning permits, excavation permits,

10,000 board feet = about 6.5 cords

MASTER PLAN BMPs

RESEARCH SOURCES

1. EPA: "HOW SMALL TOWNS AND CITIES CAN USE LOCAL ASSETS TO REBUILD THEIR ECONOMIES: LESSONS FROM SUCCESSFUL PLACES"

a. Keys to success:

1. Identify & build on existing assets

- Task force to aid in revitalization of key areas of the town
 - i. Rail trail?

2. Engage all members of the community to plan for the future

- Should there be several community forums?
- Specialized outreach to businesses?
- High school input committee? Working-adult taskforce with a 'daycare room' during the meeting and food for them and their kids?

3. Take advantage of outside funding

- Grant for Historical Society
 - i. Renovations to building; 1-2 employees; intern/volunteers from Monadnock Regional and Franklin Pierce

4. Create incentives for redevelopment, and encourage investment in the community

- *Business guide:*

- i. "[create] a guide for starting and growing business that outlines local resources, permitting and zoning processes, tax policies, and steps to get a business loan."

- *Inventory of available spaces for perspective businesses:*

- i. "[give] private developers an inventory of all the downtown buildings with information that helped encourage private investment, including physical characteristics, rental rates, ownership, and identification of tax-delinquent properties and those near foreclosure."
- ii. Potential application to Light Industrial, General Industrial, General Business Districts

MASTER PLAN BMPs

- *Financial tax incentive:*
 - i. "Livingston County, New York, where Mount Morris is located, set up a program under which taxes on the improvements in a community-defined redevelopment area gradually increase over a 12-year period, allowing time for developers and businesses working in struggling area to generate enough activity to afford the higher tax bill."
 - ii. Cheshire County - 79,909 people
Livingston County - 64,800
Fitzwilliam - 2,350
Mount Morris - 2,929
*Mount Morris is more 'small town' vibe rather than rural

5. Encourage cooperation within the community and across the region

- Success through working with various entities with diverse missions who want to make the community a better place
- Mount Morris was successful by taking "advantage of its proximity to the State University of New York (SUNY) Geneseo to enlist students' help in its revitalization efforts. Students have been involved with everything from beautification projects to publicity about community events."
 - i. Applicability to Franklin Pierce University

6. Support a clean and healthy environment

2. APA: "MEETING THE CALL FOR NEW RURALISM IN NORTHERN NEW ENGLAND"

a. Bowdoinham, Maine - population 3,000

1. Conducted a needs assessment of the Town's elders; lead to establishing an Advisory Council on Aging
2. *Implementation to meeting aging population:* "Buildings and public areas have been made more accessible; an aggressive sidewalk program has been implemented to provide greater safety and access to village areas especially for those requiring wheelchairs and/or walkers; older residents are actively involved in and sought out for participation in local organizations; a program to remove ice from the steps of homes and facilities has been instituted; a "tool table" has been placed in the town office with such items as jar openers, hammers, and other devices; and the number of handicapped parking spaces in town has been increased."

MASTER PLAN BMPs

- b. Jaffrey, New Hampshire – population 5,475
 1. In response to community concern about caring for agent residents during their Master Plan visioning process, Jaffrey created Monadnock at Home
 - Began with 49 members in 6 towns; has expanded to 90 members in 10 towns
 - Supported through memberships and donations; 15 member Board of Directors
 - “Membership benefits include a single point contact at the MaH office to coordinate services, and access to over 100 pre-screened providers who have undergone background checks for many types of services, including transportation to appointments, grocery shopping, home maintenance and computer or technology help.”

3. NRPC: “THE MASTER PLAN IN NH”

- a. Implementation: “A long range action program of specific actions, time frames, allocation of responsibility for actions, description of land development regulations to be adopted, and procedures which the municipality may use to monitor and measure the effectiveness of each section of the plan.”
 1. Layout an action plan for most critical goals: volunteer recruitment for emergency services, etc.

4. TIM HAAHS: “SUCCESSFUL FUTURE DEVELOPMENT STARTS NOW”

- a. Mix-use zoning is key for avoiding increased commuting times, costs and inefficiency

5. OEP: “MASTER PLANNING IN NEW HAMPSHIRE”

- a. Implementation:
 1. Serve as a framework for working on priorities and identifying partners
 2. A tracking mechanism to record progress or revise priorities
 3. A planning tool to help the community and other partners choose specific strategies or action items to pursue in reasonable timeframes to help focus efforts and achieve results
 4. Goal Matrix headers: time frame, budget allowance, lead party, other parties, funding source(s)

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DRAFT
Town of Fitzwilliam
Planning Board
Tuesday, March 6, 2017
Meeting Minutes

INITIALS
APPROVED AS AMENDED
APPROVED AS WRITTEN
DRAFT

Member's Present: Terry Silverman, Chairman; Robin Peard Blais, Secretary; Paul Haynes; Matt Buonomano; Nancy Carney, Selectman's Rep; Robert Young, Alternate;

Member's Absent: Suzanne Gray, Vice Chairman; Carlotta Pini, Alternate; Ross Tourigny;

Other's Present: Amanda Moran, Tom Moran, and Seth Moran,

CTO: 7:01 pm

Discussion with Amanda Moran. 7:01 pm.

Tom Moran approached the Board to explain how they would like to subdivide their property, a lot located directly across the road of their property at 88 Dunton Road. Tom Moran explained his rough estimations of the dimensions of the existing property to be subdivided and explained what he estimated the dimensions of the proposed lot to be.

Silverman asked Tom Moran to identify the road frontage on a map. The Board explained that they would be required to have a minimum of 300 feet of frontage for a parcel in the Rural District. Blais asked about the pitch of the road and Tom Moran explained it as relatively flat road. Blais asked if they had a sense of how their abutters may feel about their proposed development and the Morans responded that they assume they would be supportive.

Silverman discussed the potential conditions of approval for their proposed development of the parcel, which would likely include a waiver for the road and an agreement from residents. The Board also clarified for the Morans that, because they had initially estimated 275 feet of frontage for the proposed lot (25 feet under the minimum requirement), they are welcome to submit a Variance application with the Zoning Board of Adjustment (ZBA), however if they are able to provide the additional 25 feet they do not have to go before the ZBA at all.

After explaining steps for submitting an application for a subdivision to the Morans, Silverman asked the Board if there was any further discussion and there was not. The Morans thanked the Board for their time and the discussion with the Morans adjourned at 7:17 pm.

Minutes from 2/20/18. 7:18 pm.

The Board reviewed the minutes from February 20, 2018. Blais moved to approve the minutes as written, Buonomano seconded, and the Board agreed unanimously.

APPROVED AS AMENDED
APPROVED AS AMENDED
DEVELOP

44 **Boundary Line & Subdivision Application Forms. 7:22 pm.**

45 The Board reviewed the application forms. Buonomano pointed out in the Subdivision
46 Application form, that the language of the cost for Minor Subdivisions was a bit confusing.
47 Buonomano then pointed out on Page 5, for both application forms, under number 4 and
48 number 6 that it should mention existing roads. Carney suggested it saying street/road to
49 include both.

50

51 Blais noted a typo on the Master Plan Compliance page. The Board agreed under a consensus to
52 begin using the new application forms.

53

54 **Demolition Review. 7:42 pm.**

55 The Board discussed the concept of Demolition Review. Buonomano and the Board discussed
56 that they want to ensure that those living in the Historic District don't have to experience
57 increased regulation and barriers that may be tedious, costly, or frustrating. Carney noted that
58 Fitzwilliam has very few demolition applications come through the Selectman's office. After
59 further discussing the concept, Young suggested providing resources to those interested in
60 Demolition.

61

62 **Member Lists. 8:06**

63 The Board reviewed the updated Member List. Haynes provided his current work phone and
64 mobile phone number.

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67 Silverman motioned, Carney seconded, and the meeting adjourned at 8:22 pm.

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