



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

April 18, 2024

Approved

| MEMBERS | | ALTERNATES | | OTHERS | |
|------------------------------|---|------------------------------|--|------------------------------------|---|
| Tom Dube, Chairman via Zoom | ✓ | Johnny Blackwood, Alternate | | Peter Gosselin, Building Inspector | |
| Doug Stewart, Vice Chairman | ✓ | Priscilla Colbath, Alternate | | Jen Czysz, SRPC via Zoom | ✓ |
| Ken Fifield Selectmen's Rep. | ✓ | Rose Cleveland, Alternate | | Amber Marcoux, Land Use Clerk | ✓ |
| David Silcocks, Member | ✓ | | | Steven Whitley, Town Counsel | |
| Dick DesRoches, Member | ✓ | | | Public Hearing | ✓ |

The Planning Board held a SITE WALK at this location, Perkins Hill Road, on Thursday, April 18th at 6 p.m. In attendance was Mr. Stewart, Mr. DesRoches, Mr. Fifield, Ron McKay, Norman Butler, Bob Benson, Rick Twombly, Traci Blaisdell, Kathleen McKay, Tricia Twombly, Lunn Shull and Garrett Seibert.

Others present at the meeting Ron McKay, Norman Butler, Bob Benson, Rick Twombly, Traci Blaisdell, Kathleen McKay, Tricia Twombly, Lunn Shull, Garrett Seibert, Arthur Keller and Gill from Clearview TV.

Mr. Dube called the meeting to order and led those present in the flag salute.

Seat Alternates as necessary

None

Public Comment

None

Public Hearings

Conditional Use Permit Application

Submitted by Norman & Denise Butler, Jr., for their property located at 63 Pond Road, Map 194, Lot 10, a 1.20-acre lot. The applicant seeks approval of a Conditional Use Permit to create an Accessory Dwelling Unit by converting the two-car garage, located on the first level of their existing home, into living space. Resulting in 605 sq. ft. of additional living space. The property is located in the Residential II Lovell Lake Zone.

Norman Butler told the Board that he currently has three garages. The two car garage is on the lower right side of the property. He will make the two car garage and about a third of the basement into an ADU for his son.

Mr. Silcocks made a motion, seconded by Mr. DesRoches, to accept the application as complete. (5-0)

Mr. Butler said there will be separate doors to his living space and his son's living space. Mr. Dube opened the Public Hearing at 7:08. Mrs. Dube closed the Public Hearing at 7:09. Adding the current 12x12 bedroom would make the total living space 749 sq. ft.

The seven criteria were read and answered:

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit.

Accessory Dwelling Units are only allowed in the Residential II Shorefront district with a Conditional Use Permit. Table 1, page 5.

2. The proposed use(s) is/are consistent with the adopted Master Plan.

The proposed use is consistent with the Master Plan in that it will not impact the rural character. The accessory dwelling unit is proposed to be created by converting existing interior garage and basement space to habitable space for the ADU.

3. The specific site is in an appropriate location and of adequate size for the use.

The property is in a residential shorefront area. 1.2 acres of land is adequate for a house and ADU. Reminder, that all ADUs as part of the permitting process will need to demonstrate the have made provisions for adequate water and septic provision.

4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located.

The proposed use is consistent with the character of the surrounding area. The ADU is designed to be indistinguishable from the existing accessory garage and single-family home.

5. There will be no nuisance or serious hazard to vehicles or pedestrians.

There is no known potential nuisance or hazard to vehicles or pedestrians.

6. The use will not place excessive or undue burden on Town services and facilities.

There should be no burden on town services and facilities.

7. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located.

There should be no impact upon the public health, safety, and general welfare of the neighborhood.

Mr. Fifield made a motion, seconded by Mr. DesRoches that the applicant met all seven requirements. (5-0)

Conditional Use Permit

Submitted by Charlie Edwards of Edwards Builders, on behalf of James & Darlene Cordaro, for Tax Map 154 Lot 61, 191 Veazey Point Road, a 1.403 acre lot, zoned R2, Great East Lake. The

applicant seeks approval of a Conditional Use Permit to build a 600-square-foot Accessory Dwelling Unit on the top floor of a detached garage.

Neither the applicant nor the owner were in attendance. Mr. Fifield texted Mr. Edwards and asked him if the owner would occupy the premises at least four consecutive months out of the year and the answer was yes.

Mr. Silcocks made a motion, seconded by Mr. DesRoches, to accept the application as complete. (5-0)

Mr. Dube opened the Public Hearing at 7:31. Mr. Dube closed the Public Hearing at 7:31.

The seven criteria were read and answered.

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit.

Accessory Dwelling Units are only allowed in the Residential II Shorefront district with a Conditional Use Permit.

2. The proposed use(s) is/are consistent with the adopted Master Plan.

The proposed use is consistent with the Master Plan in that it will not impact the rural character. The accessory dwelling unit is proposed to be entirely within an existing garage structure where interior will be retrofit to support a second floor habitable area.

3. The specific site is in an appropriate location and of adequate size for the use.

The property is in a residential shorefront area. 1.4 acres of land is adequate for a house and ADU.

4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located.

The proposed use is consistent with the character of the surrounding area. The ADU is designed to be indistinguishable from the existing accessory garage and single-family home.

5. There will be no nuisance or serious hazard to vehicles or pedestrians.

There is no known potential nuisance or hazard.

6. The use will not place excessive or undue burden on Town services and facilities.

There should be no burden on town services and facilities.

7. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located.

There should be no impact upon the public health, safety, and general welfare of the neighborhood.

Mr. DesRoches made a motion, seconded by Mr. Fifield that the applicant met all seven requirements and the application is approved. (5-0)

Mr. Dube asked Mrs. Marcoux to add the seven questions to all applications.

Major Site Plan Review

Submitted by Nobis Group of Concord, NH, on behalf of Savannahwood, LLC and Province Lake Road Solar, LLC, for property located at Province Lake Road, Map 92, Lot 34, a 136.3 acre lot owned by Savannahwood LLC. The applicant seeks approval of a Major Site Plan Review for a solar array project to consist of an approximately 3 MW AC solar array on an undeveloped property located between Province Lake Road and Perkins Hill Road. Construction would include solar arrays, utility interconnection equipment, access road, fencing and stormwater management areas. The property is located in the Residential III Zone.

Mr. Keller said they were here to update the Board. He said he doesn't have anything to share with the Board about the Eversource process. The local and state permitting is their focus. He said they took into account the concerns the abutters had at the last meeting and made some changes. Mr. Seibert pointed out on his map changes they have made to the site plan. He said the major change is how they increased the buffer from Perkins Hill Road. They moved a section of each one of the rows of panels across to the other side of the site further away from Perkins Hill Road. He said they will only be take down trees that are over twenty feet tall in that section.

They have a decommissioning plan ready and can be sent and the application plan is about 95% complete and is waiting for approval from the town. They have also submitted a Conditional Use Permit. Mr. DesRoches asked if the decommissioning plan will become part of the official record. Mr. Seibert answered yes. He also asked Mr. Seibert if they will see that prior to approval. Mr. Keller said they typically ask that be a condition of approval. The plan has detailed information of how they go about decommissioning and costs associated with that. Mr. DesRoches said he is not ready to vote until he sees the decommissioning plan. Mr. Keller described the process and how the elements will be handled .

Mr. Dube said they are not looking for approval tonight. Mr. Seibert said the total length along Perkins Hill Road in the area of concern is approximately 500 feet. Mr. DesRoches said the major concern that was raised was the buffer. The neighbors don't want to see the arrays. Mr. Keller said some of the concerns of the abutters could be addressed with vegetation and a fence with green screening. Mr. DesRoches said it's the site line that people are worried about when they step out their front door. He said maybe some additional planting in that buffer would help. Mr. Keller responded that they like to address this after the array is up so that we know exactly where to place trees and vegetation. The fence that goes around the solar farm will be seven feet high. Mr. Dube said all the driveways across the road all go downward so if you had a ten foot fence you wouldn't even see the arrays.

Mr. Keller stated the life expectancy of a solar farm is thirty-five years. Mr. Silcocks asked if there was a plan in place to handle a fire. Mr. Keller explained the industry standard. There will be emergency instructions on the fence. There will also be a knox box. They have a form they must fill out and send to the state when any maintenance is done. A plan will be submitted to fire and police for emergency responses.

Mr. Dube opened the Public Hearing for the site plan at 8:12.

Mr. Ron McKay said he was disappointed that the whole Board wasn't at the site walk. He believes the changes are going in the right direction but it isn't enough. He said the lot is 144 acres and the solar farm is about 9% of the property. He is concerned about having a business in a residential area. Lunn Shull said she lives right across the street from Joe Moreschi whose

home is being surrounded by the panels. Her concern is what they are doing to his property. Will there be light coming off the panels that surround his house? The solar farm has been pushed back from the road but not around his house. She believes Mr. Moreschi's property value will be affected. She said ours are going to go down. She hopes there will be more screening. Mr. Keller said solar panels don't reflect light, there have been studies and property values aren't impacted by solar farms and the fence and evergreens will keep the neighbors from seeing the farm very well. Rick Twombly said this will affect all of the abutters. He doesn't want to look at a chain link fence with little strips of plastic woven through it. Mr. Twombly asked about the noise. Mr. Keller said that the one transformer will be at the back of the farm and won't be heard by neighbors.

Mr. Twombly asked how long the construction period would be. Mr. Keller said once the trees are cut the racking and panel placement will be done by hand. This will take six months or so. There will be a thick buffer between the panels and Mr. Moreschi's property line. The distance from his property line to the panels is sixty two feet from the back and from the northwest side there will be seventy feet. Mr. Twombly said their properties are level with the road. They do not drop down. He said he's been there thirty years staring at trees and now he'll be staring at a fence. Mr. Keller said we are trying to maintain a natural buffer. Mr. Keller said the state of only allows us to build on certain slopes so some of this land isn't suitable.

Traci Blaisdell had a question about the drainage and was told that the state has a lot of regulations and there will be a retention basin.

There will be less water coming off the property than there is currently. She also wanted to know about the wildlife saying clearcutting 20 acres will totally wipe out wildlife. She was told that the type of fencing is animal friendly. The area will be planted with meadow type grass. The plan will be developed in two stages. When the first ten acres is stabilized we will open up the second ten acres. Kathy McKay asked about tree cutting and the buffer zone. She was told that it would be a selective cut. Bob Benson said before he bought the land there were beautiful fields across from him and then houses were built. He said in the future we will all get used to seeing solar panels. He said he thinks it's pretty reasonable to have twenty acres as a solar farm instead of something disruptive. He feels he's a good neighbor.

Mr. Dibe closed the Public Hearing for the site plan at 8:43.

Mr. DesRoches said a solar farm is not allowed in the residential zone except with a Conditional Use Permit. He believes it's a good use of the land if it's totally screened from the abutters because it's residential. He went on to say a twenty foot buffer with small growth won't prevent you from seeing what's on the other side of the buffer. He doesn't see the buffer as being adequate. He doesn't feel that the proposed use is consistent with the use of the surrounding area. He said it's different than solar panels on roofs. This is industrial. Mr. Keller asked if a stockade fence would be agreeable to the abutters. Mr. DesRoches would not be agreeable to that.

Mr. Keller asked to continue this meeting and come back after addressing the Board's concerns. Mr. Dube reiterated that according to zoning this is allowed on this property with a Conditional Use Permit. Mr. Fifield doesn't think its as much a distance problem as it as a growth problem as far as the buffer goes. Vegetation and trees must block the view.

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to continue the public hearing on the site plan for Savannahwood LLC. until June 6th. (Vote 5-0)

Conditional Use Permit

Submitted by Nobis Group of Concord, NH, on behalf of Savannahwood, LLC and Province Lake Road Solar, LLC, for property located at Province Lake Road, Map 92, Lot 34, a 136.3 acre lot owned by Savannahwood LLC. The applicant seeks approval for a solar array project to consist of an approximately 3 MW AC solar array on an undeveloped property located between Province Lake Road and Perkins Hill Road. Construction would include solar arrays, utility interconnection equipment, access road, fencing and stormwater management areas. The property is located in the Residential III Zone.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to accept the application as complete. (5-0)

Mr. Stewart felt it was premature to address the Conditional Use Permit until the Board sees what changes the applicant brings back to the Board. Mr. Dube just wanted to look at the criteria to see where there may be some issues. Mr. Stewart agreed. Ms. Czysz went over the items that have been supplied and those that need to be supplied by the applicant. The buffer is the main concern of the Board. Mr. Keller said they would put together a landscaping design plan and submit that to the Board.

The seven criteria were read:

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit.

Yes

2. The proposed use(s) is/are consistent with the adopted Master Plan.

Mr. DesRoches does not feel it does in its current configuration. He feels it does impact the rural character of that area. Mr. Silcocks agrees. Mr. Dube said it does need a buffer.

3. The specific site is in an appropriate location and of adequate size for the use.

Mr. DesRoches feels the whole site is adequate. Squeezing the array on the corner of the site may not be appropriate. This has been discussed.

4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located.

Same issue.

5. There will be no nuisance or serious hazard to vehicles or pedestrians.

No

6. The use will not place excessive or undue burden on Town services and facilities.

No.

7. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located.

No.

Mr. Dube opened the Public Hearing at 9:18. No one had a comment. Mr. Dube closed the Public Hearing at 9:19. Mr. Stewart said he appreciates the land owner and applicant being here

tonight and believes they have heard the concerns of the public and will hopefully go back and address those concerns. It sounds like the land owner is trying to be a good neighbor.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to continue the public hearing on the Conditional Use Permit for Savannahwood LLC. until June 6th. (Vote 5-0)

Board Business

Board Reorganization

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to nominate Mr. Dube as the chair and Mr. Stewart as the Vice Chair of the Planning Board. (Vote 5-0)

Alternate Appointment(s)

Mr. Leroux told Mrs. Marcoux that he would not been seeking another term as an alternate. Mrs. Marcoux will let Mr. Leroux know that when he has time again they would like him to come back. He could also continue as an alternate and come to meetings when he's available. Mrs. Marcoux will check to see how long an alternated serves before they have to be reappointed. Mr. Silcocks left the meeting at 9:25.

Escrow Release Requests

Steve Oaken for a refund of \$98.28.

Fairchild Conditional Use Permit far a refund of \$114.32

Mr. DesRoches made a motion, seconded by Mr. Stewart, to refund those two amounts. (3-0-1)

Approval of minutes

Mr. Stewart made a motion, seconded by Mr. DesRoches, to approve the minutes of March 21, 2024. (Vote 4-0)

Correspondence

None

Public comment

None

Set next meeting date

May 2, 2024

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 9:33. (Vote 4-0)

**Respectfully submitted for approval at the next Planning Board meeting,
Priscilla Colbath
Planning Board Secretary**