



## Letter of Transmittal

**To:** Planning Department  
2 High Street  
Sanbornville, NH 03872  
603-934-2341

**Date:** March 14, 2023  
**File No.:** 100666.000

**Attention:** Tom Dube – Planning Board Chair

**Re:** Province Lake Road Solar – Site Plan Application  
Tax Map 92 Lot 34

We are sending you the following via: ☐ Next Day Service ☐ U.S. Mail  
☐ Second Day Service ☒ Hand Delivery  
☐ Certified Mail ☐ Other:

No.	Copies	Date	Description
1	1	03/14/2024	Response to Comments
2	1	03/13/2024	Section 4.04.06 Waiver Request
3	1	03/13/2024	11" x 17" Reduced Project Plan Set
4	4	03/13/2024	24" x 36" Project Plan Set
5	4	03/13/2024	24" x 36" Driveway Site Line Profile

These are transmitted: ☐ For your use ☒ For review and comment  
☐ As requested ☐ Other:

**Signed:**

J. Chris Nadeau, P.E.



March 14, 2024  
File No. 100666.000

Town of Wakefield – Planning Board  
2 High Street  
Sanbornville, NH 03872  
(603) 522-6205

Re: Response To Site Plan Application Comments  
Province Lake Road Solar, LLC.  
Tax Map 92, Lot 34  
Province Lake Rd. and Perkins Hill Rd.  
Wakefield, NH 03872

On behalf of Savannah Woods LLC (Owner) and Province Lake Road Solar, LLC (Applicant), Nobis Group (Nobis) is submitting this response to the document labeled “Staff Planner Notes and Comments” dated March 7, 2024. The proposed project is located between Province Lake Road and Perkins Hill Road, Tax Map 92, Lot 34 (Site).

## **BACKGROUND**

Nobis Group previously submitted a Major Site Plan application for the project. On March 7<sup>th</sup>, 2024 the Town of Wakefield Planning Board voted to deem the application as complete and is scheduled for a site walk and public hearing on April 4<sup>th</sup>, 2024. Nobis group prepared the following responses to the Planner and Planning Board comments as well as completed revisions to the project plan set.

## **COMPLETENESS – MAJOR SITE PLAN APPLICATION REQUIREMENTS**

4.04.6 Scale: *The scale displayed on the plan set exceeds 1:50. A waiver may be requested.*

A waiver has been requested and is included in this submission.



4.04.11 Zoning: *The border of the Residential III and Residential II districts is not shown. This does not preclude acceptance as complete, but should be added to the final plans.*

Residential III and Residential II districts are now shown on sheet C-1

4.04.16 Abutting driveways: *Driveways within 200 feet of the site are not depicted.*

A plan with a google earth overlay was included in the original site plan application package and driveways can be viewed in relation to the project.

4.04.18 Interior features: *Interior trails and stone walls are not depicted but are included on the legend. A waiver may be requested or a statement that there are none present during the hearing.*

Trails litter the site from previous logging activities making surveying them infeasible. Some trail entrances can be seen on sheets S-2, S-3 & S-4. Known stone walls have been added to the site plan.

4.04.20 Setbacks: *The shed noted in Item 5 of “Completeness” above is not displayed with the respective setbacks.*

The shed to the north of the site is an existing structure and belongs to the owner of Map 92 Lot 35.

4.04.22 Display of refuse/recycling: *Applicant should confirm if the site will operate under a “carry-in carry-out” policy. If so, this should be recorded in the plan notes. “Proposed solid waste disposal method” is checked as submitted on the application form.*

A note has been added to sheet G-1 to confirm that the project will operate a “carry-in carry-out” policy.

4.04.23 Signage: *Applicant should confirm that no signs will be installed on the site.*

No signs are being proposed for the site.



4.04.24 Lighting: *Lighting is not depicted on the plans.*

No lighting is proposed for the site.

4.04.26, 5.05.K.7, and 5.09 Snow storage: *Snow storage is not depicted on the plans.*

No snow storage is proposed and will not be needed for the project.

4.04.28 Brief History: The applicant should provide the board with a brief history of the site.

The site is currently an undeveloped wooded lot with previous evidence of logging activities.

4.04.31 notes: *The note, "As-built plans shall be delivered to the Building Department prior to a Certificate of Occupancy being issued," is not depicted.*

This note has been added to sheet C-2 and sheet G-1

4.04.34 and 5.08 Landscaping plan: *No landscaping plan has been submitted.*

Onsite landscaping will consist of maintaining a vegetated buffer of existing mature trees around the array. Topsoil and seed will be provided on all disturbed areas of the site.

4.04.36 Architectural plans: *This has not been submitted, however, the Board should discuss whether the technical drawings of the equipment to be installed satisfies the intent of this requirement and those of the new 24C.*

Equipment drawings have been provided with the conditional use permit.

4.04.37 and 5.013.2 Utility plan: *A utility plan has not been submitted.*

Final utility design will be supplied to the town after the final approval from Eversource is complete.





## **DEVELOPMENT REGULATIONS AND PLAN DETAIL COMPLIANCE**

Please note discrepancies in the acreage of Lot 34, please confirm.

Please see below explanation from Doucet Survey LLC. regarding the inconsistency with the lot area.

“While Tax Map acreages are notoriously inaccurate, I think the discrepancies in this situation may be a result of past uncertainty regarding the “Davis Lot”, as shown in yellow on the attached sketch. The calculated area of the parcel based on our survey minus the Davis Lot is 136.36 acres, which very closely matches the Tax Assessor records and the acreage called for the Quiet Title action (which is based on the Cornerpost Survey done in 2016). Both the Quiet Title and Cornerpost acreages were calculated without the Davis Lot. Once you add the Davis Lot area of 7.31 acres, the result is 143.67.”

*Map no. “32” should read “92” on Sheet G1 “Project Area Tabulation” of the plan set.*

The correct map number is now shown on Sheet G-1.

*Applicant should confirm acreage of the parcel falling within the Residential II and III zones, respectively.*

The property consists of approximately 11.43 acres in the Residential II zone and 132.24 acres in the Residential III district.

*Please note “City of Franklin” typo in the signature box on sheets C2 and C3.*

Typos have been corrected.

A driveway sightline profile has not been submitted.

A driveway sightline profile has been included as an attachment to this submission.

Applicant should describe the current use of the shed depicted near Lot 35 and Province Lake Road. Applicant should confirm that the structure conforms with setback requirements.



The shed to the north of the site is an existing structure and belongs to the owner of Map 92 Lot 35.

5.010 Stormwater Management Plan and 5.011 Drainage review: The Board should discuss whether it has adequate information and determine whether it wishes to have professional engineering review of the plans and proposed stormwater systems.

The stormwater management plan will be reviewed in depth by the New Hampshire Department of Environmental Services Alteration of Terrain (AoT) Bureau . A copy of the stormwater calculations will be sent to the town as a requirement of NHDES.

5.05.B Parking: The Board should discuss whether the site plan as proposed has sufficient parking. The applicant should note when there are vehicles expected to be on site.

Vehicle parking is not needed for the project site since site visits will be limited to a few times per year by a single vehicle for routine maintenance.

5.05.K Circulation: The applicant should provide more information regarding truck traffic during the construction phase and impacts to Perkins Hill Road and the proposed driveway's adequacy to meet vehicular traffic.

Gravel access roads are the standard for access during construction and are more than adequate to meet the demands of construction vehicles as well as the infrequent maintenance trips after project completion.

5.05.N Paving: Board should discuss whether site and use characteristics make gravel more appropriate than paving.

Gravel access roads are the standard for similar solar projects.

5.07 Fire protection: Fire alarms, fire hydrants, fire cisterns and other necessary fire protection measures are not depicted on the plans. "Water supply source" is checked as submitted and "Fire protection water supply plan" has been checked as "not applicable" on the application form.



The applicant will provide guidance to the Fire Department on how to address a fire, which is highly unlikely. Water is not used on electrical fires. The site will not be serviced by any water supply.

Article VII: The Planning Board should determine whether Performance and Maintenance Securities will be required per Article VII of the Development Regulations.

The applicant will await discussion with the Board.

Zoning Article 24C, Section B item 2.a. applicant should confirm that “proposed tree line” is intended to parallel Perkins Hill Road such that it visually screens the use. The board should discuss whether the proposed fencing would also adequately fulfill this requirement.

The existing vegetated buffer has been increased from the previously submitted plans and a site walk with the planning board has been scheduled to view the existing screening.

Sincerely,

NOBIS GROUP®

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