

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
August 5, 2020**

DATE APPROVED: September 2, 2020

TIME: 7:02 p.m. – 8:30 p.m.

MEMBERS: Gary Sparks- Chairman, Susanne White-Vice Chair, Bob Hansen, Adam Charrette, Ed Sauer Denise Deforest

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Melinda Gehris

EXCUSED: Denise Deforest, Bob Hansen

Others Present: Claude Lemoi-Town of Canaan

Chairman Gary Sparks called the meeting to order and appointed Melinda Gehris to sit in place of Bob Hansen.

Chairman Sparks called the meeting to order at 7:02 PM and read the “Right to Know Meeting Check list” (at end of document)

Chairman Sparks called the roll:

Susanne White-Present; no one in the room

Adam Charrette- Present; no one in the room

James Bailey- Present; no one in the room

Melinda Gehris- Present; no one in the room

Gary Sparks is present with Marjorie Porter in the room

Minutes

July 1, 2020

Jim Bailey made a motion to approve the minutes. Adam Charrette seconded the motion.

Roll Call Vote Jim Bailey-Y, Adam Charrette-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y. The minutes were approved.

Work Meeting

**Large Wind Power Ordinance Canaan NH
Claude Lemoi Vice Chairman Canaan Planning Board**

The Planning Board invited Mr. Claude Lemoi of the Town of Canaan Planning Board to talk about their Large Wind Power Ordinance and how they developed it. Chairman Sparks turned the meeting over to the Planning Director Robyn Payson.

Robyn began by talking about the Planning Board being interested in updating the Wind Energy System ordinance. The ordinance from the town of Canaan was highly recommended. Mr. Lemoi, Vice Chairman of the Canaan Planning Board described the process of developing the ordinance. Robyn introduced Mr Lemoi and turned the meeting over to him.

Mr. Lemoi began by stating Canaan is a small town with a population with approximately 4000 people. The Planning Board is volunteer and there is no Planning Director or Planning Department. The town budget is about four million a year. There is no budget for engineers or consultants. All of the work is done by volunteer Planning board members.

Mr. Lemoi said his background was as an operating manager in the aerospace and defense industry. He pointed out that he was not an environmental engineer, windmill engineer or a lawyer.

He said that he had seen the Small Wind Energy System ordinance that Hillsborough currently has and felt it would be useful in Canaan. He asked for the board's permission to use Hillsborough's ordinance as a template. The board's consensus was that it they would be happy to see Canaan use the Small Wind Energy System ordinance as their template just as Hillsborough was using Canaan's ordinance for Large Wind Energy Systems.

In 2015, an international corporation headquartered in Spain made a proposal to construct a 15-20 tower wind farm in Canaan. This generated a lot of concern in town. The town hosted a community meeting which included a presentation by Laurie Lerner of Wind Watch. She identified the pros and cons of wind power. Concerns about environmental impact, noise and "flicker" were topics of interest.

In February of 2016 the town of Canaan brought forth an advisory warrant article which was adopted in March of 2016. The selectmen sought advice from the State of New Hampshire Site Evaluation Committee pertaining to wind power and the concerns of the town about the project.

The significant amount of construction could impact their hill tops and mountain sides. There were also concerns about environmental and wildlife impacts of the towers as well as the road system that would have to be constructed to service the windmills storm water runoff and erosion. The fire department would also have to be prepared for fires should they happen.

With that warrant article it was resolved that the town opposed the development of large wind energy systems due to the town's concerns. .

The State of New Hampshire Site Evaluation Committee is the regulatory board that is charged with approving and monitoring large wind energy system sites. They have complete jurisdiction over very large systems. It is their job to take the views of the town and the Regional Planning Commission in to account in the evaluation process.

The wind project did not move forward because the company decided it was not economically feasible. But this project brought to the forefront the potential of another large wind energy system being proposed and the town was not prepared.

The Planning Board decided that they needed to develop an ordinance to protect the interests of the town. There was discussion of how the towers would look at night and from the lake.

The planning Board created a subcommittee in November of 2016. The committee researched the work of other towns and decided the Town of Orange's ordinance was what they wanted to build on. With the town of Orange's knowledge and permission they used their ordinance as a starting point. The subcommittee spent 11 working months on it and consulted with the Board of Selectmen, Conservation Commission, Fire Chief, Town Administrator and members of the public. The ordinance went on the warrant and in March of 2018 it was adopted.

There is a high level of overview in the ordinance but that was the point. It was important that Canaan have some level of protection or regulation regarding these projects. The ordinance applies to projects over 30 megawatts and not to small homeowner or farm windmills.

This ordinance was not intended to prevent or block large wind energy systems, it was to protect the health and welfare of the citizens and assure public safety, things like rescue and fire and hazard protection to impose lot line setbacks, so that a corporation from Spain couldn't put a windmill 10 feet from the neighbor's property line. We wouldn't have a leg to stand on without this ordinance.

The Planning Board wanted to provide for environmental and water quality protection, to minimize the impact on wildlife habitats, define the allowable noise levels, and require monitoring of those noise levels and to minimize the visual impact, because you can't eliminate it. The Planning Board wanted to specify a complete resolution process, for butters and citizens in town, if they were to have complaints about either the construction or the operation of a large system. The Planning Board needed to ensure decommissioning and site restoration were covered and to provide financial assurance to protect the town.

The Planning Board thanked Mr. Lemoi for his presentation.

Third Party Review

Site Plans and Subdivisions are often in need of "third party review" for drainage and other issues that require the expertise of an engineer. Robyn told the board that we currently did not have an agreement with any engineering firm to provide that service for the town.

Robyn said that Dubois and King, who is working with the town on the sidewalk project, would be an ideal firm as they would have engineers with a range of specialties that could serve the needs of the town. If the agreement was signed, the applicant would pay for the review. The town would not need to provide any upfront funding.

Jim Bailey said the Board of Selectmen thought it was a good idea and that the Planning Board should discuss it.

Following a brief discussion Adam Charrette made a motion to sign the agreement for Third Party Review with Dubois and King. Susanne White seconded the motion.

Roll Call Vote Jim Bailey-Y, Adam Charrette-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y.

The motion passed unanimously.

Dark Skies Ordinance

Robyn said she has been working with Adam Charrette developing a Dark Skies ordinance. She asked that the Planning Board be willing to devote the meeting of September 16th to the Dark Skies Ordinance.

Next Meeting-September 2

Robyn said she had been working on the Solar Ordinance. The model ordinance from the Office of Strategic Initiatives seemed to be too heavy for the needs of Hillsborough. She sent out the ordinance used by the town of Hookset as a comparison. Melinda Gehris agreed to work with Robyn on this ordinance.

Also for discussion is the Shoreland Ordinance.

Meeting adjourned 8:30 pm

Respectfully Submitted

Robyn Payson,
Planning Director

**Town of Hillsborough
Right-to-Know Law Meeting Checklist
Meeting 08/05/2020**

As Chair of the Hillsborough Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

We are utilizing the GoMeeting platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the GoMeeting platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/567227613>

You can also dial in using your phone.

Phone Number 1 (224) 501-3412
Access Code: 567-227-613

We previously gave notice to the public of how to access the meeting using GoMeeting and instructions are provided on the Town of Hillsborough's website at: www.town.hillsborough.nh.us.

If anybody has a problem, please call Planning Director, Robyn Payson at **603-464-7971** or email at: robyn@hillsboroughnh.net

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.