

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: August 17, 2021

A. Francesco called the meeting to order at 5:30PM.

A. Francesco stated that those present fully vaccinated may remain unmasked if they are comfortable doing so and requested those present not fully vaccinated wear a mask.

ROLL CALL OF MEMBERS:

<u>Members Present:</u>	Angi Francesco, Chair	Ronald Huntoon, Member	Bill Nesheim, Member
	Louis Pare, Member	Carl Lehner, Acting Secretary	Janet Cocchiaro, Member
	Peter Francesco, Ex-Officio		

Members Not Present:

Staff Present: N. Decoteau, Landuse Board Assistant

<u>Others Present:</u>	Jeremy Belanger, TFMoran	Kurt Nelson, Eversource	Sarah Houdlet, Eversource
	Catalina Celentano, Eversource		

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of July 20, 2021 as amended."

Motion: R. Huntoon

Second: B. Nesheim

Motion Passed: 7–Yes 0– No

PUBLIC HEARING:

Case #21-06-08: Site Plan Review Application submitted by Nicholas Golon, PE / TFMoran as agent for property owner PSNH DBA Eversource for property identified as Tax Map 210-008-002 located at 1386 NH Rt 175 in the Rural Residential District. The project proposes to expand the existing Eversource Energy Huckins Hill Substation yard to accommodate electrical infrastructure upgrades and construction of a synchronous condenser building.

A. Francesco opened the Public Hearing at 5:40pm.

S. Houdlet provided a brief overview of the project:

- The Huckins Road Substation will be expanded 175ft. x 150ft. to add a new synchronous condenser, associated equipment and fencing.
- Upgrades will provide voltage regulation, reduce likelihood of outages, and improve reliability.
- Project Schedule:
 - Permitting & Engineering - 1st – 3rd quarter if 2021
 - Construction begins – 3rd quarter 2022
 - Completion/Site Restoration – 3rd quarter 2023
- Community Outreach: Eversource Information 1-888-926-5334 of NHProjectsInfo@eversource.com.

J. Belanger provided the following information regarding the project:

- Plans used: Eversource Energy Site Plan Huskins Hill SS Expansion dated 7/21/2021 Sheets C-01 through C-07, D-01 through D-04, A-1 and Existing Conditions Plan Sheet 1
- Location: 1386 NH Rt. 175. Tax map: 210-008-002 / 14 acres
- Waiver Request from Article VI Sections B.1 & B.3 - Landscape Screening and Landscape Plan
- Waiver Request from Article IV- Section B.7 – High Intensity Soils Mapping
- 25,200 sq. ft. expansion of site to include a 4,130 sq. ft. electrical enclosure

- Stormwater runoff will be reconfigured to NH AoT and Town of Holderness standards
- Lighting – a few emergency lights –which will be on as necessary to make repairs
- Signage – no new signage proposed
- Traffic – construction vehicles during the construction phase but no increase in traffic upon completion
- Noise – a sound Study was conducted by Douglas Bell of Cavanaugh TOCCI dated July 9, 2021 which indicates the increase in noise level to be minimal. The report will be forwarded to the town.
- Sediment Erosion Control – measures are planned to control sediment erosion control during the construction phase and the site will be restored once construction is completed.
- Wildlife Habitat – the assessment of wildlife habitat report recommended using biodegradable netting in the sediment erosion controls, and to remove a sump in a catch basin.
- Permitting - ZBA Variance for lot coverage obtained, NH AoT permitting process underway and the EPA Construction general permit will be in-hand prior to construction along with a Building Permit from the Town of Holderness

R. Huntoon asked how much energy can be stored.

K. Nelson stated the synchronous condenser acts more like an energy regulator/capacitor than a battery storing facility.

R. Huntoon asked if users of the system in Holderness will notice less ups and downs of their voltage.

K. Nelson stated that is the general intent of the synchronous condenser.

B. Nesheim asked where the information regarding the noise levels of the synchronous condenser came from.

K. Nelson stated the manufacturer provided the information.

B. Nesheim asked that a 25ft. vegetative buffer be maintained on the north side of the project.

J. Belanger confirmed that there is a 25ft. buffer of undisturbed forested area on 210-008-002 on the north side of the project area.

C. Lehner stated the application refers to the waiver as B-2 and B-7 and the correct reference is B-7.

MOTION: “To accept the Site Plan Review Application submitted by Nicholas Golon, PE / TFMoran as agent for property owner PSNH DBA Eversource for property identified as Tax Map 210-008-002 as complete.”

Motion: J. Cocchiaro

Second: R. Huntoon

Discussion: None

Motion Passed: 7–Yes 0– No

A. Francesco asked if the Board members had any questions/comments.

J. Belanger asked and received confirmation from the Board that both Waiver Requests were granted.

P. Francesco asked and received confirmation that the state/federal permits are pending.

A. Francesco asked if there were any questions/comments from the public.

A. Francesco closed the public hearing at 6:10pm.

MOTION: “To approve the Site Plan Review Application submitted by Nicholas Golon, PE / TFMoran as agent for property owner PSNH DBA Eversource for property identified as Tax Map 210-008-002 with the following conditions:

1. **Appropriate State and Federal approvals are obtained,**

2. A minimum 25 ft. vegetative buffer is maintained on the north side of the project.”

Motion: B. Nesheim

Second: C. Lehner

Discussion: Documents used included the following:

1. Stormwater Management Report: Eversource Energy Huckins Hill Substation Expansion dated July 21, 2021 prepared by TFMoran
2. Eversource Energy Site Plan Huskins Hill SS Expansion dated 7/21/2021 Sheets C-01 through C-07, D-01 through D-04, A-1 and Existing Conditions Plan Sheet 1

Motion Passed: 7 –Yes 0– No

DISCUSSION: Proposed Zoning Amendments

Solar Collection Systems

The Board reviewed the draft document regarding Solar Collection Systems (residential and non-residential). The Board commented on the edited version of the document submitted by B. Nesheim which was circulated via email on August 13, 2021.

A. Francesco requested B. Nesheim incorporate all of his proposed changes to the document as well as some minor changes discussed at the meeting.

A. Francesco requested the edited copy should be sent to the ZBA per their request.

P. Francesco noted the final draft language should be sent to the town attorney for review.

Fireworks

The Board reviewed the “Permissible Fireworks Ordinance” submitted by A. Francesco as a guide to begin a discussion regarding the issue of regulating fireworks in the Town of Holderness.

The Board discussed general issues/concerns regarding fireworks in the Town of Holderness.

A. Francesco asked Board members to review the document and give some thought to how/if the Town of Holderness should regulate fireworks for discussion at a future meeting.

Seasonal Conversion

The Board reviewed Section 400.14: Seasonal Conversion of the Holderness Zoning Ordinance.

The Board discussed what the section of the ordinance was meant to prohibit/encourage.

The Board discussed whether the section is still necessary or if it should be rewritten.

A. Francesco stated the Board will continue to discuss the issue at a future Board meeting.

OTHER BUSINESS:

Correspondence: None

Appointment of Board Representative to LRPC

A. Francesco stated B. Snelling is willing to continue as the Holderness representative on the Lakes Region Planning Commission.

A. Francesco stated B. Snelling holds a seat on their executive board and will be able to continue in that role if he is the town’s representative on the LRPC.

MOTION: “To appoint B. Snelling as the Town of Holderness representative on the Lakes Region Planning Commission.”

Motion: J. Cocchiaro

Second: C. Lehner

Discussion: P. Francesco stated the Board of Selectmen are in favor of B. Snelling being the LRPC representative.

Motion Passed: 7–Yes 0– No

A. Francesco noted that Board members should not “reply all” to emails.

Emails should be sent to the Landuse Assistant who will forward to the full Board.

A. Francesco stated that she clarified with M. Salmon (Informational 239-044-000 at the July 20, 2021 meeting) that the process to obtain a Special Exception to operate a restaurant on his property would be to do a Site Plan Application with the Planning Board first and then go to the ZBA for the Special Exception.

A. Francesco stated the next meeting will be September 21, 2021.

ADJOURNMENT:

At 7:10pm the following motion was made:

MOTION: “To adjourn.”

Motion: Cocchiaro

Second: C. Lehner

Discussion: None

Motion Passed: 7– Yes 0 – No

Respectfully submitted,

Nancy Decoteau, Land Use Boards Assistant