

**Holderness Select Board
Meeting Minutes
July 5 2022**

Select Board Members Present: Chair, Jill White, Sam Brickley, Peter Francesco and Kelly Schwaner.

Others Present: Town Administrator, Michael Capone, Lindsey White, GZA GeoEnvironmental, Inc., Chris Danforth, Keach-Nordstrom Associates (KNA), Roy Sheehan, PSNH and Jeremy Fennell, Eversource, E115 Transmission Line project abutters

Call to Order: The meeting was called to order at 5:00 PM in the second-floor meeting room of the Town Office.

Correspondence Items: reviewed by the Board members.

5:30 Pledge of Allegiance: Ms. White welcomed all of the attendees and led those present in the Pledge of Allegiance.

5:30PM Agenda Items: Second Floor Meeting Room

5:30PM Public Hearing: PSNH E115 Transmission Line- Steep Slopes Permit

Ms. White opened the public hearing at 5:30 PM. Ms. White provided an outline of how the hearing would proceed.

She noted that the applicant was not subject to site plan review as they are a public utility and are considered essential services per our zoning ordinance.

The purpose of this Public Hearing would be to review the application for compliance with section 500 of the Holderness Zoning Ordinance as it relates to Steep Slopes. If the applicant can show compliance with section 500 of the Zoning Ordinance, they will receive approval from the Select Board to proceed with the work

The applicant would be invited to share an overview of the project and respond to comments received from KV Partners engineering review of the application.

The members of the Board will have an opportunity to ask questions of the applicant.

Public comment and questions will be taken from abutters to the project and the general public.

Once the public hearing is closed, the Board will deliberate on the application.

Lindsey White, CPSS, Project Manager from GZA provided some background on the project and the application. She noted that approximately 15 miles of transmission line and poles would be replaced overall. Thirty of the tower structures in Holderness would be replaced and upgraded to weathered steel poles and have an additional optic ground wire for safety and communication purposes.

Each pole would have a work pad constructed that would be roughly 100 feet by 100 feet. Wetland areas would have additional temporary timber matting. The rough final dimensions of a finished pad area would be 30 feet by 60 feet.

The project has received all of the necessary State permits including a wetlands permit by notification, a shoreland protection permit and an alteration of terrain permit.

Ms. J. White asked Ms. L. White if she could address the comments received from KV Partners the independent engineering firm hired by the Town at the applicant's expense to review and comment on the plan.

Ms. White reviewed the 11 comments received from KV Partners and noted any revisions to the original plan set as well as any consolidation of GZA and KNA plans. She also had Chris Danforth of KNA address the questions with regard to storm water runoff. Mr. Danforth noted that there would be little change in storm water runoff and no anticipated change in drainage paths.

It was also noted that any slope stabilization required would be accomplished with both vegetative cover and geo-fabric. The updated plans now also contain an engineer's stamp.

Ms. J. White asked if there were any questions from the Board.

Mr. Francesco asked if there will be an engineer on site during the project. Mr. Ferrell answered yes.

Mr. Brickley asked for a more detailed description of the vegetative cover to be used. Ms. L. White provided further clarification.

Mr. Brickley also asked for some clarification on temporary and permanent grading area. Ms. L. White noted that the temporary areas may be 100' x 100' in size whereas the final grading areas would average 30' X 60' in size.

Ms. J. White asked about the comments received from the Planning Board and the Conservation Commission. It was noted by both Ms. L. White and the Town Administrator that all of the comments and questions from each of the groups were mostly general in nature and no concerns were expressed.

Ms. J. White asked about obtaining a surety bond for the project. Mr. Ferrell indicated that Eversource had provided them for other projects and was open to the possibility of providing one for this project as well.

The Town Administrator asked if KV Partners could visit the site periodically to reviewed the work being done. Mr. Sheehan did not think that would be an issue as long as notice was provided.

Mr. Francesco asked if any access points could be gated. Mr. Sheehan replied that PSNH provides gates to limit access to property all of the time and this would not be an issue.

Mr. Brickley asked who would be the point of contact for the project. Mr. Sheehan replied it would either by him or Sarah Hoodlet.

There being no further questions from Board members. Ms. J. White asked for questions or comment from abutters and members of the public.

Mr. Haskell asked about increases in tower height, transmission voltage and noise from the new structure. Mr. Sheehan replied that the average height of the towers would increase by 10 to 12 feet, but he could meet with property owners to review the specifics based on their location. He also commented that there would be no increase in voltage and given that the towers would be slightly taller there would most likely be a decrease in any noise from the lines as they would be higher up and away from properties. Mr. Haskell noted that there is no sound coming from the wires at present.

Mr. Gruz inquired as to the width of the existing right of way and asked if the poles would be in the same location. Mr. Sheehan replied that the existing right of way varies from 150 to 225 feet. The poles would be mostly in the same locations, but if they had to be moved, it would be on a north/south plane. He also noted that any access roads would be built in the easement areas and gates could be put in to limit access as previously mentioned.

It was also mentioned that there was no blasting anticipated only some possible drilling or hammering of rocks as necessary.

Mr. Corsi inquired about the use of the access point at Wild Rose Lane. Mr. Sheehan commented that at present, there are no plans to use it, but if it did become necessary, Mr. Corsi would be contacted.

Ms. Yap inquired as to the length of the project. Mr. Sheehan noted that the project would be done in phases and you would most likely see work done periodically over time.

Mr. Stoppe expressed concern regarding a previous project that was done at the Substation on Route 175. It created issues on his adjacent property that he feels were never adequately addressed by Eversource and cost him roughly \$15,000 to correct. He asked if some of those issues could be addressed as part of this project prior to the new project proceeding. Mr. Sheehan replied that he would be more than happy to look into the prior project to see what might be done to address Mr. Stoppe's concerns.

Mr. Hunnewell noted that access roads were not shown on the map on the website. He wanted to know who to contact with questions on this. Mr. Sheehan commented that Mr. Hunnewell could contact him and he could have a construction representative come visit with him to answer any questions he might have.

Ms. Fejes expressed a similar concern regarding the location of access roads. Mr. Sheehan once again mentioned that he would be happy to meet with any of the individual property owners to review specifics with regard to their individual questions or concerns.

Ms. Yap expressed concerns with the taking of property for the access roads. Mr. Sheehan explained that the easements on the property included the right to build and maintain access roads. He could provide a copy of the easement language, if necessary, but it should be in the property deeds. Mr. Sheehan once again, offered to meet with any individual property owner to address any concerns they might have.

Mr. Stoppe asked if the Board could address past issues at the substation prior to allowing any additional work to proceed. The Board would have to seek advice from Counsel before commenting further on that question.

Mr. Peng-Khuan asked for some reassurance regarding the height of the new towers. Mr. Sheehan replied that the change in tower heights would range between 10' and 15' depending on the location.

There being no further questions from either the Board or those present, Ms. J. White closed the public hearing at 6:25PM.

The Board began their deliberation after a brief recess to allow those who wished to leave the meeting at that time to clear the room.

Ms. J. White noted that there were three items that would require further review by the Board. Those were the questions of surety, on-site inspections and whether the concerns expressed regarding a previous project at the Substation could be considered when reviewing this application.

Mr. Brickley commented that he would like some clarification on the definition of a “structure” as it relates to this application.

The Town Administrator commented that he could contact Counsel regarding all of those items.

Mr. Ferrell commented that he could provide some information to the Board with regard to surety.

Mr. Brickley asked the Town Administrator if he felt he could have answers prior to the July 18th meeting.

The Town Administrator responded in the affirmative.

Ms. Schwaner made a motion to continue the deliberation until the July 18th meeting and further should any new information be introduced; the public hearing be reopened as required. Mr. Francesco provided a second. There being no further discussion the Board voted 4-0 in favor of the motion.

The Board thanked the presenters for their time and effort and noted that deliberation will continue at the July 18, 2022 meeting.

Approval and Signing of Payroll and Payables Checks: Mr. Francesco made a motion to approve the payroll and accounts payable manifests and to issue checks accordingly. There was a second from Ms. Schwaner. There being no further discussion, the Board voted 4-0 in favor of the motion.

Approval of the Meeting Minutes of June 20, 2022: - Mr. Francesco made a motion to approve the meeting minutes of June 20, 2022 as written. There was a second from Ms. Schwaner. There being no further discussion, the Board voted 4-0 in favor of the motion.

Consent Agenda/ Signature file: Abatement Response Map 242-005-001.002,003, Map 102-048, Map 102-025, Map 252 Lot 007, Map 232 Lot 017, Map 236 Lot 073, Map 241 Lots 021 and 106
- Land Use Change Tax Abatement Map 227 Lot 011 Sub Lot 004
-Yield Tax Levy Map 222 Lot 023-000
-Special Event Application Map 212 Lot 001-000 and Map 251 Lot 018
-NH Liquor Commission One Day, Auction/Beer Festival/Wine Festival signature sheet, Squam Lakes Natural Science Center
-Application for Reimbursement to Towns and Cities in which Federal and State Forest Lands is situated.
-PA-28 Inventory of Taxable Property Form
-Permanent Application for Property Tax Exemption -Veterans Tax Credit Map 228 Lot 067

Mr. Brickley made a motion to remove the abatement response for Map 252 Lot 007 from the Consent Agenda for later consideration and further to approve the other items on the consent agenda as presented. There was a second from Mr. Francesco. There being no further discussion, the Board voted 4-0 in favor of the motion.

New Business: None

Old Business: None

Ms. Schwaner left the meeting at 7:10PM.

Town Administrators Report July 5, 2022

1. I have also attached copies of the latest abatement responses for your review in advance of the Tuesday meeting. Marybeth is continuing her review of the remaining abatement requests and has been in contact with the applicants. We are still receiving updates from her which I may forward to you so you have the latest information. Hopefully, we will have all of the paperwork completed for you to sign on Tuesday. *There is one outstanding abatement request that is in process. Marybeth should have an opinion for the Board to consider at their next meeting. Marybeth has been in communication with the applicant regarding the timeline. The Board discussed whether they should consider another update of values for this year given the continued volatility of the market. The sense of the Board was that values could be impacted in a negative direction by the economy and it might be best to wait until next year to consider an update of values.*
2. PSNH has contacted us regarding the work that will begin at the Huckins Hill substation. The project is to install a new synchronous condenser at the substation, which will also include expanding the existing fence line to accommodate the new equipment. All construction will stay within the Eversource property and no impact is predicted for any nearby residences, other than traffic on and off of Route 175. The plan is to get started on work this month and to be completed by Q3 of 2023. This project has received Planning Board approval.
3. We have an opening for an Equipment Operator/Laborer in the Highway Department. The job listing has been placed on the Town website, at the Post Office, in Town Hall, on the NHMA website and in the local papers.
4. Chief Bonan, myself and a State of New Hampshire inspector will be meeting with agents for the owner of 832 US Route 3 to discuss their plans to renovate the property. There are a number of items that will need to be reviewed prior to any permits being issued. Among them are an evaluation of the existing septic system, the interior plumbing and electrical and a structural analysis of the building. *Mr. Francesco asked the other Board members if there was*

any objection to him attending the meeting as well. There was none on the part of the other Board members.

5. The Fire and Police Departments are planning an open house for Saturday, August 13th. They will be serving breakfast and giving tours. More details to follow. *The Board asked to Town Administrator to let both the Police and Fire Department know that if there was anything the Board could do to assist, they would be happy to do so.*

6. Ted Vansant is looking to reschedule his Solar Presentation to the August 1 meeting.

7. The Summer Concert series is returning, supported primarily through private donations and sponsorships. The concerts will be on Thursday nights beginning July 7th and continuing to August 25th from 6:00PM to 7:30 at the Gazebo. Nate Fuller, has been leading the efforts of the Recreation Committee to make this all happen.

8. I have been contacted by PSU regarding having another conversation about the Lift Station Service Agreement and the water system. They asked if there was time available during the week of July 18th to meet. *The Board noted that these matters had been discussed previously and were considered closed, and they asked the Town Administrator to inform PSU that the Board will provide a written response to their request to meet by mid-August.*

Board Member Reports: None

Adjournment: With no further business to come before the Board, Mr. Brickley moved, with a second from Mr. Francesco to adjourn the meeting at 7:40PM. The Board voted 3-0 in favor of adjournment.

Respectfully submitted,

Michael R. Capone
Town Administrator