

1                                   **TOWN OF ALTON PLANNING BOARD**  
2                                   **PUBLIC HEARING**  
3                                   **Tuesday, March 19, 2024, at 6:00 P.M.**  
4                                   **Alton Town Hall**  
5

6   **MEMBERS PRESENT**

7   William O’Neil, Chair  
8   Roger Sample, Vice Chair  
9   Tom Diveny, Clerk  
10   Doug Brown, Member  
11   Lee Hillsgrove, Member  
12   Mark Manning, Member  
13   Nick Buonopane, Board of Selectmen Representative  
14   Christine O’Brien, Alternate Member  
15

16   **OTHERS PRESENT**

17   Jessica Call, Town Planner  
18   Chris Nadeau, Nobis Group  
19   Clark Benner, Synergy Solar  
20   Walter Stat, Correlate Inc.  
21   Shawn and Katelin Moran  
22

23   **CALL TO ORDER**

24   Mr. Sample called the meeting to order at 6:00 PM.  
25

26   Introductions were made of the Board members.  
27

28   **AGENDA REVIEW**

29   Ms. Call stated there were changes made to the agenda after it was posted: Mr. Carter was  
30   elected to the Board of Selectmen, so the Board needs to address his resignation letter; appoint  
31   an alternate and election of officers.  
32

33   Ms. Call stated Case P#23-25 has been withdrawn.  
34

35   Ms. Call added Committee Assignments for CIP and ZAC.  
36

37   **MOTION: To approve the agenda as amended. Motion by Mr. O’Neil. Second by Mr.**  
38   **Buonopane. Motion passed unanimously.**  
39

40   *Appointment of Alternate to Board*

41   The Board reviewed Mr. Carter’s resignation letter.  
42

43   **MOTION: To appoint Mark Manning as a full member of the Planning Board. Motion by**  
44   **Mr. Buonopane. Second by Mr. O’Neil. Motion passed unanimously.**  
45

46 *Election of Officers*

47  
48 **MOTION: To nominate Mr. O’Neil as Chair. Motion by Mr. Sample. Second by Mr.**  
49 **Brown. Motion passed unanimously.**

50  
51 **MOTION: To nominate Mr. Sample as Vice Chair. Motion by Mr. Hillsgrove. Second by**  
52 **Mr. Brown. Motion passed unanimously.**

53  
54 **MOTION: To nominate Mr. Diveny as Clerk. Motion by Mr. Sample. Second by Mr.**  
55 **Brown. Motion passed unanimously.**

56  
57 **1. Continued from January 16, 2024 - Completeness Review of Application and Public**  
58 **Hearing if Application is Accepted as Complete**

<b>Case #P23-25 Nitaya Saetueang &amp; Phanlop CherChid, Applicants &amp; Agents for Right Field Development, LLC, c/o Richard D'Angelo, Owner</b>	<b>Map 8 Lot 45 NH Route 28N/ 166 Wolfeboro Highway</b>	<b>Minor Site Plan Residential Commercial Zone (RC)</b>
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59 Proposal: To operate a food trailer (year-round) on the property to include some picnic tables.  
60 *Applicant withdrew request 3/12/2024*

61  
62 **2. Continued from February 19, 2024**

<b>Case #P24-05 Correlate Inc., Applicant, Nobis Group, Agent for David R. Hussey 2007 Rev. Trust, Owner</b>	<b>Map 5 Lot 72-7 356 Suncook Valley Road</b>	<b>Final Major Site Plan Rural Zone (RU)</b>
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63 Proposal: To install a Utility Scale Solar Energy System/Solar Farm on 22 acres in 2 (two)  
64 separate sections.

65  
66 Chris Nadeau, Nobis Group, stated comments were received from the Town Engineer since the  
67 last meeting; comments were also received regarding the Alteration of Terrain and they are  
68 working to obtain that permit. An updated Decommissioning Plan was submitted to the Board as  
69 well as an Operations and Maintenance Manual for the solar array. Mr. Nadeau stated updates  
70 were made in response to the comments received by the Town Engineer.

71  
72 Ms. Call noted the application indicates Caspian is the owner, and suggested it be changed to  
73 reflect Correlate Inc. Mr. Nadeau explained Caspian is an LLC wholly owned by Correlate Inc.

74  
75 Mr. Sample noted there is no documentation regarding Mr. Hussey’s Trust; he questioned if the  
76 Trust permits commercial business. He stated he wants to be sure that is confirmed and requested  
77 copies of the Trust be provided. Mr. Nadeau stated they would provide that information from Mr.  
78 Hussey.

79  
80 Mr. Buonopane asked for clarification of the Operations and Maintenance Manual and noted it  
81 indicates a different business name. Mr. Nadeau stated Avis was another company that was  
82 formerly related to Correlate Inc. but the rights for the project were given to Correlate Inc.

83

84 Mr. Buonopane asked the materials used in the solar panels. Mr. Stat stated the panels include  
85 silicone, glass and some metals. There will be about 5,000 panels.

86

87 Mr. Buonopane noted the plans indicate there won't be a fence around the array but only a  
88 vegetation buffer. Mr. Stat stated it will be an agricultural fence to allow small animals to pass  
89 under.

90

91 Mr. Brown asked if Town Counsel has reviewed the decommissioning documents. Ms. Call  
92 stated they have not; she explained any changes or updates to the decommissioning plans would  
93 need to be kept on file with the Planning Department.

94

95 Mr. Sample asked if there are going to be underground wires. Mr. Stat stated where it is  
96 underground, will be 3 feet below grade; then the wires will go up the poles so the NH Electric  
97 Co op can see the infrastructure; it will then go back underground to the inverters.

98

99 Mr. Hillsgrove asked how much wetlands would be impacted. Mr. Stat stated no wetlands would  
100 be impacted; NH DES has required a 25 foot buffer with the wetlands for the Alteration of  
101 Terrain permit. Mr. Sample asked if there is danger to anyone touching the panels. Mr. Stat  
102 stated the high voltage wires and connectors could be a danger but there are warning signs and  
103 fencing around the perimeter.

104

105 Mr. Nadeau stated the company has built many of these types of solar arrays; he outlined the  
106 potential difficulties with putting in this type of system including weather and hitting rock when  
107 digging to bury the conditions; he stated the positive impact the solar array can provide to the  
108 area including a major capital improvement and provides renewal energy to the power grid. He  
109 stated it is a major capital investment and worth a lot of money.

110

111 The Board reviewed and discussed the thresholds for the active and substantial development of  
112 the improvements. Ms. Call explained they would have twelve months to start construction and  
113 then twelve months to complete construction; an extension could be requested if not complete. It  
114 was clarified the project would not be started until a buyer and funding has been secured for the  
115 project. Mr. Benner stated nothing will be done on the property until the investor issues a Notice  
116 to Proceed; all state and local permits would be in place at that time. He also explained the  
117 options for communities to join an aggregation program and obtain lower utility rates.

118

119 Chair O'Neil opened the hearing to input from the public.

120

121 A resident asked for clarification on the location of the proposed solar array.

122

123 Ms. Call will contact the Town Engineer for the bond estimate.

124

125 **MOTION: To approved the Site Plan Application to Correlate Inc. on behalf of David R.**  
126 **Hussey, 2007 Revocable Trust for final and major site plan for utilities scale solar energy**  
127 **system solar farm for approximately 2 megawatt power station and two separate solar**  
128 **arrays within the subject parcel on Map 5, Lot 72-7 at 356 Suncook Valley Road, New**

129 **Hampshire Route 28 South, Alton, NH, 03809, to include the conditions as laid out in the**  
130 **Plan Review Case and if any were discussed in the hearing. Motion by Chair O’Neil.**  
131 **Second by Mr. Brown. Motion passed unanimously.**  
132

133 **3. Conceptual Consultation**

Case #P24-06 Ryan Heath, Owner	Map 8 Lot 25 Frank C. Gilman Hgwy.	Conceptual Consultation Residential Rural Zone (RR)
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134 Proposal: Requesting a change of ownership for rentals to condominiums on a previously  
135 approved development for senior housing.  
136

137 **WITHDRAWN**  
138

139 **Other Business:**

140 **1. Old Business:**

- 141 a. *Discussion re: expending remaining funds from the Planning and Zoning*  
142 *Consultant warrant article in the amount of \$1,760*  
143 Ms. Call stated there are remaining funds that can be used until December 31,  
144 2026; she suggested a consultation with Tara Banford to have her look  
145 through the entire Zoning Ordinance and give recommendations for updates.  
146 Mr. Sample stated there was also discussion about joining Lakes Region  
147 Planning Commission and suggested that could help with writing ordinances  
148 as well. The Board agreed to table the funds for future use.  
149

150 **2. New Business:**

- 151 a. **Approval of Minutes:** Planning Board meeting minutes of February 20,  
152 2024 – Edits were made. **MOTION: To approve the minutes as amended.**  
153 **Motion by Mr. Buonopane. Second by Mr. Diveny. Motion passed**  
154 **unanimously.**  
155

156 **3. Correspondence for the Board's review/discussion/action:**

- 157 a. *Board to review and consider first draft of the Master Plan Implementation*  
158 *Committee (MPIC) Guidelines*  
159 The Board reviewed the guidelines presented by the Master Plan Committee. Ms.  
160 Call stated she drafted the guidelines and comments were received from Russ  
161 Wilde, Master Plan Committee.  
162  
163 The Board reviewed and discussed membership for the Master Plan  
164 Implementation Committee; it was proposed to have two Planning Board  
165 members and five citizen members as well as a member of the Board of  
166 Selectmen and Conservation Commission. After discussion, it was agreed to  
167 include a Zoning Board of Adjustment member and one Planning Board member.  
168 The Board reviewed and discussed the goals and objectives of the Committee.  
169

170 **MOTION: To advance the Master Plan Implementation Committee**  
171 **Guidelines beyond the Planning Board to the creation of the Committee and**

172 **for the Committee to adopt it. Motion by Mr. Diveny. Second by Mr. Brown.**  
173 **Motion passed unanimously.**

174  
175 **b. Board to review and consider applications for MPIC citizen members**  
176

177 The Board reviewed and discussed the applications for membership on the  
178 Committee.

179  
180 **MOTION: To accept the applications for membership to the Master Plan**  
181 **Implementation Guidelines as submitted: Paul Monziona, Robert Reagan,**  
182 **Maureen Gephart, Jill Houser, and Kelly Sullivan. Motion by Mr. Diveny.**  
183 **Second by Mr. Sample. Motion passed unanimously.**  
184

185 **c. Committee Assignments**  
186 Mr. Sample stated he is willing to remain on the Capital Improvement Planning  
187 Committee.

188  
189 Mr. Diveny, Mr. Brown and Mr. Hoopes will be the Planning Board  
190 representatives to the ZAC.

191  
192 Mr. O’Neil will be the representative to the Master Plan Implementation  
193 Committee.

194  
195 **4. Correspondence for the Board's information:**

- 196 **a. Report dated February 21, 2024, from Colter Krzcuik, Town Engineer, re:**  
197 **Green Oak Realty Development – Slope reconstruction**  
198

199 **ADJOURN**

200 **MOTION: To adjourn the meeting. Motion by Mr. Sample. Second by Mr. Hillsgrove.**  
201 **Motion passed unanimously.**

202  
203 The meeting was adjourned at 7:40 PM.

204  
205 Respectfully Submitted,

206 *Jennifer Riel*

207 Jennifer Riel, Recording Secretary