

highlighted the importance of conducting a natural heritage inventory to assess the environmental consequences of construction projects, especially in large areas like the ones in question. Once a specific development site is identified, measures such as natural heritage inventory and environmental consultations must be implemented. The hearing also addresses the requirements for stormwater pollution protection and the need to comply with environmental regulations, such as the presence of watercourses that impose buffer zones. Finally, the decisions on construction and access to the discussed lands are examined for their ecological impact and the way former work sites have left compacted, unvegetated soils.

**David Bates made a motion to approve the application for a subdivision with the following conditions. Michael Smith seconded the motion. Voice Vote Tally: 7 to 0, the subdivision for Peter Bean, Map 12, Lot 21 was approved.**

Conditions:

1. Supplying the missing Title and Deed for the property to the Land Use office.
2. Add the missing abutter, Twin Brooks, Map 13, Lot 38, to the Plot Plan Map
3. Notify the NHDES that the property is being subdivided.

#### **B. Conceptual Consultation Application**

**Applicant:** Poverty Plains Solar, LLC., Encore Renewable Energy

**Owners:** Fred Hill

**Agent:** Eric Grande (VHB, Director of Land Development)

**Address:** No address. 242 acres abutting I-89 on the west and Poverty Plains Road to the east. Warner, NH 03278

**Map/Lot:** Map 7, Lot 64

**District:** R25 & OC-1

**Description:** A 5+/- MW Solar Array to be primarily located within a portion of the parcel that was previously excavated and utilized as a gravel pit. The landowner will retain a portion of the property to continue gravel pit operations.

Fred Hill detailed the proposal of a five-megawatt solar farm on his property on Poverty Plains utilizing 20-25 acres of land that was previously a gravel pit. The land, which has been in the Hill family for generations, was reclaimed from agricultural use to a forest and then to a sand pit. They are partnering with Encore Renewable Energy, a company that plans to develop, own, and operate the project long-term, and are working through environmental assessments to address potential impacts on local wildlife. The solar farm aims to generate tax revenue for the town without straining local infrastructure and will be subject to further review and potential site visits before final approval. The land, previously used for gravel extraction, is located on a reclaimed area and has been in the Hill family for generations. The project, managed by Encore Renewable Energy, aims to install about 12,000 solar panels and is intended to generate tax revenue without impacting local infrastructure. Environmental considerations are being addressed, including potential impacts on local endangered species like the northern black racer snake and wood turtle. The project seeks to meet zoning regulations and provide a long-term renewable energy solution while contributing to local tax revenue.

The Board examines the impacts of development projects on natural areas and protected species, emphasizing the importance of conducting environmental assessments to understand the ecological consequences. The second part of the conversation describes how the site has been used for material extraction since the 1960s and how it is being considered for conversion into a solar project to generate tax revenue without affecting local infrastructure. The solar project, led by a company from Vermont, aims to install approximately 12,000 solar panels on the site while adhering to environmental regulations to protect local endangered species.

So far, the dialogue revolves around a proposed solar array project in New Hampshire, which involves a few key components: potential taxation and payment in lieu of taxes, a power purchase agreement with the Community Power Coalition of New Hampshire to offer lower electricity rates, and a \$20,000 donation to the town. The project's site plan will include detailed elements such as setbacks, tree clearing, and stormwater management. Concerns about solar glare and the project's impact on the land and power lines were addressed, including the commitment to restore the land post-project. The Board also mentioned ongoing negotiations and regulatory considerations related to the project's power lines and potential battery storage.

The project involves navigating various permitting processes, including the state's AoT (Alteration of Terrain) regulations, which have recently changed to emphasize the impact of underlying soils and stormwater management. The site, a former gravel pit, is considered relatively flat, which may simplify stormwater management. Concerns about environmental impacts, such as stormwater runoff and land reclamation, are addressed, with assurances provided about the durability of solar panels and transformer oil containment. The project aims to balance operational needs with environmental and community considerations, including potential donations to the town and managing aesthetic impacts.

## **V. UNFINISHED BUSINESS**

### **A. Subdivision Application - Continued**

**Applicant:** Sydney Elizabeth Boyer

**Owners:** Sydney Elizabeth Boyer

**Agent:** Jon Rokeh – Rokeh Consulting, LLC.

**Address:** Kearsarge Mountain Road, Warner, NH 03278

**Map/Lot:** Map 33, Lot 18

**District:** R2

**Description:** An existing 10.60 acre lot is proposed to be subdivided into four lots with a new subdivision road connecting to Kearsarge Mtn. Road.

**Action taken:** The hearing was continued to July 1, pending establishment of an escrow account. The account has been established. Waiting report from Aries Engineering.

Aries Engineering came back with a couple of issues. Jon Rokeh, the project's engineer, introduced himself and detailed the recent modifications to the subdivision plan. He adjusted lot lines to address issues with the buildable areas, including enlarging lot four and correcting the impact on lots three and one due to a power line easement. He also noted that these adjustments met the necessary buildable area requirements. In the meeting, Jon Rokeh from Rokeh Consulting, the project's engineer, discussed recent adjustments to the subdivision plan, including changes to lot lines and buildable areas. He explained that minor modifications were made to accommodate a slight twist in the road and to address issues related to lot sizes and drainage. There was also discussion about concerns from Aries regarding drainage, roundabout size, and driveway grades. The Board considered whether a waiver could be requested for roundabout dimensions and if adjustments to the plan could address these issues, including the possibility of using R1 zoning requirements due to the subdivision's proximity to an R1 district. Jon Rokeh discussed zoning regulations and the requirements for open space development, noting that the lot size was too small for mandatory open space requirements. He explained minor adjustments to the road and lot lines, ensuring they did not impact the drainage calculations or overall design. Concerns were raised about the road's right-of-way width and the adequacy of the drainage plan, prompting a need for updated maps and further review by the relevant authorities. There was also a dispute over the adequacy of funds for reviewing drainage plans, highlighting a need for clarification and resolution. Continuing the discussion regarding the review and approval of a development project. The Planning Board emphasized the need for updated maps, Aries' review of these maps, and input from the road agent and fire department. There is concern about the

of such other facility.

VII. Except as provided in paragraph VIII, no voluntary agreement entered into under this section shall be valid for more than 5 years; however, any such agreement may be renewed or amended and restated for any number of consecutive periods of 5 years or less.

VIII. The owner of a combined heat and power agricultural facility and the governing body of the municipality in which the facility is located may agree to a term exceeding 5 years if such term is necessary for the financing of the project or is otherwise advantageous to both parties and both parties agree to such term.

**Source.** 2019, 266:2, eff. Apr. 1, 2019.

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