

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

**Town of Richmond
Planning Board Public Meeting**

September 23, 2014

7:30 PM

Richmond Veterans Hall

Members Present:

Richard Drew, Chairman
Lloyd Condon, Secretary
Norma Thibodeau
Wes Vaughan
Jon Pratt
Butch Morin, Alternate

Members Absent:

Deb Duffy, Vice Chairman
Carol Jameson, Selectman Rep.

Public: John Boccalini, Terri O'Rorke, Harry Brake and Pablo Fleischmann (Green Energy Options).

Meeting called to order @ 7:30 PM.

Butch seated for Deb Duffy.

1. Public:

Nothing from Public.

2. Mail:

1. Newsletter from Southwest Regional Planning.

3. Solar Discussion:

Chairman Drew introduced Pablo Fleischman owner of Green Energy Options located in Keene, NH. Mr. Fleischmann was asked to attend a meeting to engage in an active discussion on alternative energy for the Town of Richmond. Mr. Fleischman designs, sells and installs alternative systems for private and municipality use. Most of his work with municipalities has been through grants. Hancock and Harrisville both received full or matched grants to install limited solar systems which Mr. Fleischman handled.

Chairman Drew explained to Mr. Fleischmann that the Planning Board is in the beginning stages of looking for alternative solar to power several buildings. The area he had in mind is a cluster of 3 buildings located west of the 4-corners on Rt. 119. Then there are two other buildings the Town Hall and Vet's Hall located on Rt. 32 North. The question posed was if the Fire Department or field out in the back would be adequate to consider solar panels? The field in the back has very unstable material under it. Mr. Fleischmann was very clear that having organic material under the ground is very tricky. Solid land is important to support the weight of the platform, which is usually, poured concrete. Land fills when properly constructed are used as they are usually safe and well constructed. The panels are a free structure which needs balas to hold it down. They are 18" thick and are typically 5'x8'. Each solar panel measures 44" x 60" in size. It's much cheaper to place a system on a roof then on the ground.

The best location for solar is an area that is unobstructed by trees or the placement of the panels must be 1½

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x's the tree height. Another factor if it's across the street it may only be some winter shading vs. summer shading. This is a pretty easy piece to figure out once he's seen the site the town might consider. If your location faces west or east and you face panels south it isn't attractive to look at and it's not practical as reduction of 40% will occur. It's important to have a south facing area (+/-3 degrees).

The flat roof on the Fire Dept is roughly 38' X 50' which gives room but it's more efficient to use a pitched roof. This could be put in a field hook to a meter and receive credits toward power usage. The town has many pieces of property that could be used in this manner. The suggestion of the back land behind the cemetery or the town garage where mentioned.

How many Solar panels would you need to produce between 1450 and 2300 KWH which is roughly the amount the particular 3 building cluster uses on Rt. 119?

A solar array would have to produce between 18 and 23 KWH which would fulfill the needs of the three buildings. The Police Department building faces south but is very small, approximately 30 X 14 with a 15' pitch to the roof. This would be enough room for a residential system but not municipality system. One panel would be enough to supply the Police Department with their needed power.

Mr. Fleischmann suggested that the first step for any town is to work on energy conservation. The town has had an audit and the next step is to find out if the cost of an alternative green supply would be less expensive than the town's present supply if stricture conservation was used. Sometimes the cost of going green is more expensive depending on usage and energy conservation.

The panels do wear out, the modules themselves do degrade over time by 5% they come with basically a 25 Year warranty. But, their life usually will last 35 years. Other components will last a little longer but typically a full replacement of parts will be necessary in 35 year.

The standard simple payback for residential systems is typically 10 years. in New Hampshire and 5 years in Massachusetts. Massachusetts has more liberal mechanisms and when a system generates green energy it can be sold back to the utilities. The State of Massachusetts requires a utility uses a certain amount of green energy and if they don't then they need to buy the credits. Credits are traded and Massachusetts has made it easy to trade for credits. State of NH doesn't require this and it costs almost as much as you would make to sell those credits. Example: With a 5 KW system in NH you can save about \$1000.00/ year in NH. In Massachusetts you can save the \$1000.00/ year and trade enough credits for another \$1000.00/year.

There are some grants that have been renewed and Mr., Fleishmann's suggestion was to use the Office of Energy Planning to find out which ones are offered in NH.

The USDA Rural Development Grant is a part of the solar field that has been approved for Swanzey. Private groups can do better than a Municipality. The tax credit of 30% can be taken privately and there is a residential and business rebate in the State of New Hampshire. Another possibility is having a third party ownership this allows for the tax credit, grants and rebates.

The procedure would be the solar plan, a budget then apply for the grant. After all work has been done a 10 KW system would take about 5 days to install. On a residential scale in 2007 the average cost was \$10.00/watt so a 10 Watt system ran about \$50,000. Now the cost is under \$3.75/Watt so the average cost runs about \$18,000 on roof mounts which are cheaper and easier to install. American made products are hard to find it's

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Quickly become a Made in China market which has dropped the price and the quality. It's hard to find American made modules. The larger the system the less expensive it is to purchase per watt. It could drop to as low as \$2.30/Watt.

John Boccalini from the Richmond Voluntary Energy Commission spoke a little about the field behind the fire department and some of the restraints involved with that property.

The Board thanked Mr. Fleishmann for his advice and will pursue what to do next.

4. Two Lot Subdivision-Boundary Line Adj: Map 410-51, 410-52,410-53

Public Hearing called to order @8:10. Discussion on the status of the application at this time.

Motion made by Wes Vaughan to accept the application as complete. Seconded by Jon Pratt. All in favor. None opposed. Motion carries.

Jed Paquin from Paquin Land Surveying LLC was authorized to represent Susan Marsden owner of Map 410 Lot 051 for a lot line adjustment. Richard Leslie and Carol Twetan owner of Map 410 Lot53 also authorized Jed Paquin to represent them in a lot line adjustment. Donald Burgess from Wolf Creek Investments LLC, owner of Map 410 Lot 52 authorized Jed Paquin to represent him in a lot line adjustment and a 2 lot subdivision.

Jed Paquin explained the maps to the board and what the changes included. All corner pins have been set. Direction of water flow are included on the plat. Additional acreage was added to proposed lot 52.1 to eliminate the need for approval from New Hampshire Water supply and pollution control. The wetland was not delineated on Proposed lot 52.1 and at the time of the site walk further explanation will be given to the board.

Driveway permits were submitted 2 weeks ago but have not been signed by the Board of Selectmen at this point. Jed Paquin will be sure they are in hand for the site walk as this is needed to accept the application as complete.

Question from the public: Harry Brake asked how many building lots in all would be added to Whipple Hill? He was told that Susan Marsden had plans of adding two of the lots to her present property with lot line adjustments. Richard Leslie and Carol Twetan would also be adding a lot to their present property with a line adjustment. There would be one additional building lot added through this subdivision.

With no further questions the Public Hearing was continued with a site walk scheduled for Saturday September 27, 2014 at 8:00 AM. Chairman Drew, Wes Vaughan, Butch Morin and Norma Thibodeau will be attending.

5. Minutes September 9, 2014:

Page 1, Under Section 2. Excavation Revocation Public Hearing: Forth paragraph down, third line at end change in to **on**.

Fourth line after RSA reference add a **period** and then capitalize the word **On** to begin a new sentence

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Fifth line at end of sentence add The applicant said the insurance company would not reissue the bond to the Pratt's.

Page 2, third paragraph down, second sentence at end add the word **original** and add **s** to contour. The end should read submitted a plan with the original contours of the original lines at the time.

Fourth sentence down strike the word **current.**

Fourth paragraph down, fourth line strike the word **request.** Fifth line down put at **period** after the word end and capitalize **This**. Same sentence add **that is** between the words hill and is and change the word collects to **collected.**

Seventh paragraph down change last sentence change the word then to **than.**

Last paragraph down first line add a **period** after missing and capitalize the word **The.**

Page 3, fifth paragraph down change the sentence from Discussion: if the permit is revoked Mrs. Pratt asked if she would. To Discussion: **Mrs. Pratt asked if the permit was revoked if she would.**

Page 5, Under attachments: Change 1. Signed revocation for Map 405 Lot 086 to **1. Signed Revocation of Excavation Permit for Map 405 Lot 086**

Motion made by Wes Vaughan to accept the minutes as amended. Seconded by Lloyd Condon. All in favor. None opposed. Motion carries.

7. Excavation Regulations:

The Board received a rough draft of the Excavation Regulations to review with changes for their meeting on Oct. 14, 2014.

8. FEMA discussion:

Nothing new on FEMA discussion.

9. Master Plan:

Rough draft of Master Plan is not ready at this time.

10. Subdivision Checklist update:

Rough draft of Subdivision checklist is not ready at this time.

11. Other:

1. Zoning Ordinances: It was brought to the attention of the Land Use that 11 Zoning changes were requested for ballot vote in 2010. Of the 11 ballot questions all but one passed. Of the 10 that passed only 3 were recorded in the 2010 Zoning Ordinances. Many definitions are missing. The missing ordinances will be added as an addendum and an article will be placed in the Richmond Rooster explaining that there are some corrections to be made to the present Zoning Ordinance book. A final copy of the updated Zoning Ordinances will be put on the Town Website.

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2. **Solar Discussion:** The next step to follow up on the Board's solar discussion will be a letter composed by Chairman Drew with the Boards recommendations.

Motion made by Butch Morin to adjourn the meeting. Seconded by Jon Pratt. All in favor. None opposed. Motion carries.

Respectfully Submitted,

Kandace Mattson