

Planning Board
August 19, 2020

The August Planning Board was called to order at 7:00 p.m. Members in attendance were Ted Gerber, Ray Merrill, Recording Secretary Cindy Kimball, Charles Tarbell, and Selectman/Code Enforcement Officer John Bell. Charles was acting Chairman since Colin Holme was not present.

The first item on the agenda was a review of the July minutes. After some discussion, Charles made a motion to accept them as presented. Ted seconded the motion and the vote was 3-0 in favor.

The second item on the agenda was SZ application from Everard and Linda Monk. They own the property on route 35/37 where the former Grover's Garage was located and they plan to put a 14' x 20' gazebo there. The building has already been removed. After reviewing the application, the PB felt it was complete and adhered to current requirements. Ray made a motion to accept the SZ application as presented. Ted seconded the motion and the vote was 3-0 in favor. John will have the original available for signatures at the Town Office before the end of the week.

The next item was a solar project proposal on Bisbee Town Road. David Albreicht-Borrego and Greg Rosshirt, project developer, were available to provide an overview of the project. David reviewed the site using pictures on the zoom meeting, noting the main access will be off route 118 on the gravel pit access road (called Hersey Road) which is currently active. The property is owned by Tom Chadbourne and will be leased from him. There will be some tree clearing on the northerly and southerly areas but most of the project will be located in an already cleared area currently used to mine gravel. David reviewed the 250' set back and flood plain zone, noting there is one small wetland area and one potential vernal pool. He has submitted the appropriate permits to cover the project. The solar panels will cover 19.8 acres and connect to an existing electrical pole with 5 more poles to be placed along the outer perimeter of the panels. The access road will be gated and a 7' high chain link fence will be around the perimeter placed 6" off the ground to allow small mammals access in and out of the property. The base will be gravel and all electrical conduit and components will be underground. The current drainage isn't adequate and their plans are to

update it with rock lined ditches and culverts all flowing towards Crooked River. Two motion detector flood lights will be strategically placed to light up the equipment area in case future repairs are needed.

David and the PB discussed a decommissioning bond, and they will clarify who the bond's beneficiary, the Town of Waterford, with the land owner. It will be renewed annually. The initial lease with Mr. Chadbourne will be 20 years with the option for 4-5 year extensions at their discretion. The life span of the project is up to 30-40 years.

There was discussion regarding phosphorous plan and this will be followed up with after a site review. David mentioned no herbicides will be used in the project. He did note he has had a discussion with the fire chief and they are satisfied with emergency management requirements. He also said the site will be reviewed for archeological sensitivity.

John asked that David send a letter to the Selectmen outlining the project access and traffic and volume expectations to make sure roads aren't impacted by the project during construction. Ray noted that the road is already being used commercially.

Charles discussed the next steps with David which include a completed application packet including 7 full sized copies supplied to the PB before the September meeting. An \$85 application fee needs to be collected. A site walk will be scheduled before a public hearing will be held. David said he is hoping to expedite the process if possible and will comply with what is needed, although Greg noted that the developers do not plan to commence work until after the upcoming winter.

Having no further items on the agenda, Ted made a motion to adjourn at 8:24 p.m. Ray seconded the motion and the vote was 3-0 in favor.

Respectfully submitted,

Cindy Kimball