

Walpole Planning Board
Workshop Minutes
April 23, 2019
7pm

Present: James Aldrich, Dennis Marcom, Jeff Colley, Jeff Harrington, Jeff White, Joanna Andros.

Topic: Non-residential Solar Facility Requirements

Mr. Marcom opened the meeting at 7 pm. He suggested Mr. Colley read from his draft. Mr. Colley said he added the sentence - "All installations shall conform to the goals and objectives identified in Walpole's Master Plan" - to the introduction.

On Section 1 – 1.2 Mr. Harrington questioned whether the word "primarily" should be removed. After some discussion it was decided that the word gave the sentence some "wiggle" room, and was not removed from the sentence.

The issue of "bond" came up during the discussion on decommissioning the solar installation. Mr. Colley said Mr. Dalessio said it was already in the site plan review although Mr. Colley said he couldn't find where it was in the site plan review.

Mr. Marcom suggested the words "above grade" be added to Section 2, 2.2.1 before the word "equipment."

There was some discussion about leaving "below-grade foundations" in place when a solar installation is decommissioned. The Board eventually decided that the words "The Planning Board may allow" meant the Board made the final decision. The last words of the regulations states "the Town may enter the property and physically remove the facility." The words "at the expense of the owner" were added to that sentence.

Mr. Colley is going to go back and finalize the writing of the document. He also wants to add to section one:

Copy of permit from the utility.

Copy of agreement between the owner and operator.

The Board decided to place the non-residential solar requirements under Section U of General Standard in the Site Plan Review.

The timeline to get this into the Site Plan Review is: At the May meeting make a request for a Public Hearing for the Non-residential requirements in June. At the May 28 workshop make a final decision on the wording of the regulations. The secretary will arrange for a legal notice as well as posting copies inside the Town Offices and on the bulletin board outside the Post Office. Mr. Colley will circulate the changes by email before the next workshop.

Respectfully submitted,
Marilou Blaine
WPB Secretary

Attached: Residential solar Building Permit Requirements already in use by Town Offices
Draft of Non-Residential Solar Requirements

cc: WPB, ZBA, Town Offices, The Walpolean

Posted: Inside Town Offices, on the bulletin board outside the Post Office, www.walpole.nh.gov