

**TOWN OF ALTON PLANNING BOARD
PUBLIC HEARING
Tuesday, February 20, 2024, at 6:00 P.M.
Alton Town Hall**

MEMBERS PRESENT

William O’Neil, Clerk
Doug Brown, Member
Lee Hillsgrove, Member
Tom Diveny, Member
Nick Buonopane, Board of Selectmen’s Representative

OTHERS PRESENT

Jessica Call, Town Planner
Chris Nadeau, Nobis Group
Clark Benner, Synergy Solar
Walter Stat, Correlate Inc.
Shawn and Katelin Moran

CALL TO ORDER

Mr. O’Neil called the meeting to order at 6:00 PM.

Introductions were made of the Board members.

Mr. O’Neil asked Mr. Diveny to sit on the Board for this meeting.

AGENDA REVIEW

Ms. Call stated there were two additions to the agenda after it was posted: correspondence for the Board from the Town Engineer regarding Green Oak Realty Development; letter dated February 19, 2024 from Jones and Beach regarding extension request for Route 28 Boat Storage.

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

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

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

Applicant requested a continuance to the March 19, 2024 meeting.

41 **2. Completeness Review of Application and Public Hearing if Application is Accepted as**
42 **Complete**

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

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46 Mr. O’Neil read the public notice into the record. The Board reviewed the application for
47 completeness.

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49 **MOTION: To accept the application for Case #P24-05 as complete. Motion by Mr. O’Neil.**
50 **Second by Mr. Hillsgrove. Motion passed unanimously.**

51
52 Mr. O’Neil noted they don’t have the engineer’s review. The Board agreed to move forward.

53
54 Ms. Call stated the task order was received from the applicants, but it is unsigned. She explained
55 that during the design review phase, the only requirement for stormwater is for the concept and
56 the final report isn’t submitted until the final application.

57
58 Mr. ????, representative for the applicant, presented an overview of how the proposed solar farm
59 will meet the requirements of the ordinance; it will not create a nuisance and will help create
60 energy which will benefit the community.

61
62 Ms. Call noted no comments were received from abutters.

63
64 Mr. O’Neil stated he wants to be sure they have clear details for the decommissioning plan. Mr.
65 Hillsgrove stated he is concerned about who is responsible if the owner can’t take care of it and
66 there is potential for contamination. Ms. Call confirmed that criteria has been addressed within
67 the packet. Mr. ???? stated the responsibility always reverts back to the property owner; he stated
68 the lease agreement between Mr. Hussey and the solar company defines the details.

69
70 The Board reviewed and discussed the decommissioning plan. Mr. ???? explained the process for
71 decommissioning, noting the materials are not hazardous waste, recyclable, and inert; all
72 equipment would be removed from the site. Mr. Hillsgrove stated there are oils in the inverters
73 and converters. Mr. ???? stated those are mineral oils.

74
75 Mr. O’Neil asked for clarification as to what happened to Suncook Valley Solar. Clark Benner,
76 Synergy Solar, gave an overview of the creation of the LLC which obtained the assets from
77 Suncook Valley LLC, which has likely been dissolved. Ms. Call noted if Mr. Benner is going to
78 speak on behalf of the applicant there needs to be an agency letter in the file. She noted the final
79 business name can be updated at a later date and doesn’t see any reason for them to be prohibited
80 with moving forward.

81
82 Will ????, Correlate Inc., confirmed Mr. Benner can speak on their behalf.

83 Mr. O’Neil stated he is concerned about the number of LLCs that have been used going through
84 this process and they need to know where the ownership lies and who is financially responsible
85 and viable at this point.

86

87 Ms. Call noted the case will need to be continued as no input has been received from the Town
88 Engineer.

89

90 Mr. Benner explained Correlate Inc., is the parent company and will oversee the project through
91 construction and are the financial support for the project. He stated it will be flipped at
92 completion; he also explained the tax benefits to the owners. Mr. Hillsgrove stated he wants to be
93 ensured the Town won’t end up liable for decommissioning costs if the ownership goes belly up,
94 particularly if the costs exceed the bond amount. Mr. O’Neil stated the decommissioning plan
95 needs to address concerns of the Board and be reviewed by Town Counsel and there needs to be
96 further clarification of the process. Ms. Call noted the decommissioning plan needs to be
97 prepared by a professional engineer; then she will have Town Engineer review and come up with
98 the bond amount.

99

100 The details of the fencing and security of the site were discussed; the fencing will be an
101 agricultural fence with wood posts. The lines from the array to the poles will be run
102 underground. There was explanation about the Knox box access for the Fire Department and
103 additional training that would be needed for the department, which is noted in the plans. The
104 Board agreed additional details are needed for the decommissioning plan of this specific site. Mr.
105 O’Neil stated he wants to be sure the costs are properly calculated to consider inflation. There
106 was also a suggestion to review the plan every ten years and base the bond on the estimates at
107 that time. Ms. Call noted the plan indicates review after ten years then every five. It was noted an
108 approval goes with the land even if the ownership or lessee changes. Mr. Hillsgrove suggested
109 lease and ownership information be kept on file with the Town. The Board agreed additional
110 information is needed included review by the Town Engineer.

111

112 Mr. O’Neil opened the hearing to input from the public. None was received.

113

114 **MOTION: To continue the hearing to the meeting of March 19, 2024. Motion by Mr.**
115 **O’Neil. Second by Mr. Hillsgrove. Motion passed unanimously.**

116

117 **Other Business:**

118 **1. Old Business:** None.

119

120 **2. New Business:**

121 **a. Case #P24-04:** *Building Permit Permission Request/STR for Private Road, Shawn &*
122 *Katelin Moran, Map 40 Lot 6, 15 Wentworth Way, Lakeshore Residential Zone (LR)*

123

124 Ms. Call stated the request is for a waiver of liability in order to have a short term rental on a
125 private road. She stated this is part of the short term rental permit process; the Planning Board
126 needs to give a recommendation whether the Board of Selectmen should approve the request.

127 Mr. Hillsgrove noted the Department of Work report shows a difference in distance from
128 highway than the report from the Fire Department. It was clarified that one measurement is sight

129 distance and the other is actual distance; it is an existing house, and any sight distance is
130 grandfathered.

131
132 **MOTION: To approve the Waiver of Liability for Case #P24-04 to allow the private road**
133 **to be used. Motion by Mr. O’Neil. Second by Mr. Buonopane. Motion passed unanimously.**
134

135 **b. Approval of Minutes:** *Planning Board meeting minutes of January 16, 2024*

136
137 **MOTION: To approve the minutes as presented. Motion by Mr. O’Neil. Second by Mr.**
138 **Buonopane. Motion passed unanimously.**

139
140 **3. Correspondence for the Board's review/discussion/action:**

141 **a.** *Correspondence from Town Engineer (1/9, 1/16, & 2/12/2024), re: Green Oak*
142 *Realty Development – Slope Reconstruction*

143
144 Ms. Call presented an outline of the steps to restore the slope; she stated the Town Engineer went
145 to the site yesterday and hopes to have more information at the next meeting after reviewing the
146 outstanding items with the Town Engineer.

147
148 **b.** *Jones and Beach – Route 28 Boat Storage Request*

149
150 Ms. Call stated the approval required start of construction and completion of conditions within a
151 year and the request is for an extension. She stated they intend to start construction in the spring;
152 the two year construction deadline will reset with an extension.

153
154 **MOTION: To grant the request for an extension for Route 28 Boat Storage until August**
155 **2024. Motion by Mr. O’Neil. Second by Mr. Buonopane. Motion passed unanimously.**
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157 **4. Correspondence for the Board's information:** None.

158
159 **ADJOURN**

160 **MOTION: To adjourn the meeting. Motion by Mr. O’Neil. Second by Mr. Buonopane.**
161 **Motion passed unanimously.**

162
163 The meeting was adjourned at 7:20 PM.

164
165 Respectfully Submitted,

166 *Jennifer Riel*

167 Jennifer Riel, Recording Secretary