

Approved: \_\_\_\_\_  
Approved with changes: \_\_\_\_\_  
Unapproved: \_\_\_\_\_

**Effingham Planning Board  
Meeting Minutes  
December 5, 2019**

**Members Present:** Theresa Swanick (chair), George Bull (vice-chair), Gary Jewell (recording secretary), Mike Cahalane (selectman's rep), Paul Potter, Elaine Chick, Grace Fuller, Mark Hempton (alternate)

**Members Absent:** None.

**Others Present:** Nate Fogg, Rebecca Boyden (Zoning Enforcement Officer), Chuck Fuller (Selectman), Jim Bingham (American Power), Kathy Cuddy-Egbert (GWRSD Superintendent, Kathy O'Blenes (Business Admin), Katie McCarthy (Effingham Teacher), Christine Dearborn, Jim Pitman (GWRSD School Board).

Meeting called to order at 6:30pm

**Effingham School Solar Panel Array Project Review**

Theresa Swanick thanked the group in attendance for coming to explain the Effingham School Solar Panel Project to the PB. This is a non-binding meeting; however, it does give the PB the opportunity to raise any concerns that they have for the project.

Jim Bingham introduced himself and handed out a color sketch of the solar panel array area next with respect to the Effingham Elementary School. This is a 100-kilowatt project adjacent to the school. A fence will surround the solar panels and the whole project to be contained in a 28K to 29K square foot area. There will be a transformer located between the solar array and the school building.

The area for the solar panels has sandy soil and is flat with small evergreen trees. The trees will be cleared including area around the array to ensure maximum capture of sunlight. The project will not require an Alteration of Terrain permit from DES, however, may required a permit to dispose of the stumps. Berry Engineering out of Rochester will prepare a site plan and obtain any necessary permits for the project. Once the plans are complete, the project will go out for bid.

The solar array will not be visible by any abutting property. The project will not affect the walking trail located on the school property. Each solar panel weights approximately 40 pounds and the panels are static and do not follow the sun during the day. There is very low maintenance required for the solar array.

The project has bi-directional metering. This means that if the solar array is producing more electricity than is required by the school, the excess is 'sold' to the power company. If the solar array is not producing adequate power for the school, then additional power is obtained from the power company. During a power outage, the solar array is shut down to prevent any possible back feed of power to the system, which could endanger workers trying to repair the system.

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Drainage runoff should not be a factor because of the flat, sandy soil; however, Berry Engineering will determine whether or not there is any concern regarding stormwater runoff.

The solar array will be owned by American Power and power will be sold to the school for a lower rate than the power company. This reduction in the cost of power and predictable power cost for budgeting is a major selling feature for the system. Because the GWRSD is entering into a contract for the system and power, the proposal must be a warrant article put forth to the public for approval.

The group was thanked for presenting the project to the PB. Nate Fogg confirmed that we would get full size copies of the site plan when they became available.

**Minutes**

The board reviewed the minutes from November 14<sup>th</sup>.

**George Bull made a motion to approve the minutes from 11/14/2019 as corrected. Paul Potter seconded the motion. The motion carried 7-0.**

The board reviewed the minutes from November 21<sup>st</sup>.

**Grace Fuller made a motion to approve the minutes from 11/21/2019 as written. George Bull seconded the motion. The motion carried 5-0-2 with Paul Potter and Theresa Swanick abstaining.**

**Zoning Amendments**

Section 401- Capitalize "T" in Town in the VOD purpose. Ready for public hearing.

Section 601 and 607- ready for public hearing.

Remove note from top of page 2.

Section 702- ready for public hearing.

Section 706- do not table for next year. Remove "20% for non-residential structures and up to". Ready for public hearing.

Section 707 and 709- ready for public hearing.

Section 1018- ready for public hearing.

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Remove note below section 1018.

Section 1023 and 1024- ready for public hearing.

Section 1202- remove proposed added language and keep unchanged.

Article 14- center note below Article title.

Section 1402 and 1403- ready for public hearing.

Section 1501- ready for public hearing.

Theresa Swanick will share the proposed zoning amendments with the ZBA and get any feedback the ZBA may suggest.

**Other Business**

Nate Fogg will publish a public hearing notice for the proposed zoning amendments. Public hearing will be January 2<sup>nd</sup> with a January 16<sup>th</sup> date for any possible changes from the first public hearing if necessary.

Proposed Excavation Regulations were distributed to the members. Discussion of the proposed Excavation Regulations will take place after the public hearing on January 2<sup>nd</sup> if time allows and on January 16<sup>th</sup> if necessary.

All applications need to be reviewed and updated. To be placed on the agenda in February and March.

**ZEO Report**

The PB reviewed the ZEO report for November.

**Next Meeting**

The next PB meeting will be on January 2<sup>nd</sup> 2020 at 6:30pm. This will include a public hearing on proposed zoning amendments.

**Adjournment**

**A motion was made by Mike Cahalane to adjourn the meeting. The motion was seconded by Elaine Chick. The vote was 7-0 in favor and the meeting adjourned at 8:03pm.**