



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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MINUTES OF THE PLANNING BOARD MEETING 19 May 2016

Approved: 6/2/16

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman	X	John Blackwood	X	Mike Garrepy, Planning Consultant	
Connie Twombly, Selectmen's Representative		Nancy Spencer-Smith	X	Richard Sager, Town Counsel	
David Silcocks, Member	X				
Dick DesRoches, Member	X				

Also present were: Donna Martin (videographer), Kurt Pearson, Margaret Pearson, Ray Anglin, Harold Seldin, Beth Seldin, and Mike Watkins.

CALL TO ORDER – 7:00pm

1. Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance.

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. **Major Subdivision Application submitted by Berry Surveying & Engineering on property owned by Walter J Lowry 1995 Trust**, located at the intersection of Witchtrot and Oak Hill Roads, Tax Map 169, Lot 1. The applicants respectfully requested a continuation of the Hearing until June 16th 2016 by letter.

MOTION: Continuance of Major Subdivision Application of Walter J Lowry 1995 Trust, Tax Map 169, Lot 1 to June 16th.77
Made by: Dick DesRoches
Seconded by: David Silcocks
Discussion: None.
Vote: 4-0 in favor of motion.

BOARD BUSINESS

4. The PB has received a request to add regulations limiting the placement of solar panels. N Fogg noted that he had looked briefly for regulations by other towns and has only found guidelines by a regional planning commission. The idea tonight is to have a discussion and decide if the PB plans to look into the possibility of regulating solar panels.
5. S Royle asked Helen Watkins to come forward and explain her request. She showed the PB 2 photographs showing views of the solar panel located at 381 Lovell Lake Road, located across the street from her residence. She feels that the solar panel has affected her property value and has blocked her view of the lake. She presented a petition signed by 60 residents asking that the PB look into regulations regarding the placement of solar panels. This solar panel is located on a Scenic Byway, a busy state road. She noted that the Master Plan is to protect the health and safety of the residents. The town regulations are to control and provide for orderly development. They also are to protect the natural beauty, ecological integrity, recreation, and village atmosphere of the town. She feels that the free standing solar panel array could have been located on the parcel with less impact on the neighborhood. She understands that there is nothing she can do about the one installed across the street from her, but wants the PB to consider regulations to minimize the impact of future installations on the neighbors and the community. This solar panel is not only an eyesore to her, but is a safety hazard to motor vehicle operators and pedestrians alike. She questioned whether or not this is a commercial operation because it sells electricity to the power grid. T Dube read the petition presented, which asks the PB to put forth appropriate regulations to control placement of solar panels.
6. N Fogg confirmed that the solar panel array meets setbacks, does not exceed the maximum building height, and obtained the required electrical permit for installation.
7. Harold & Beth Seldin noted that the contractor that installed the solar panel informed them that the panel could not go down near their house and the lake and that the location chosen was the best place for the solar panel array. They considered a roof mount system and went with a free standing panel for several reasons.
8. Michael Watkins noted that he worked in the solar industry. He stated that home owner solar arrays do not make sense in this area because of the weather like they do

in the south west. He noted that we certainly would not want solar arrays in the Historic District and that there should be regulations controlling there placement.

9. The PB discussed possible ways to proceed. N Fogg will look into other regulations relating to solar panel arrays. If the PB decides to take any action, they will do so later in the summer or early fall. The PB noted that the board has to balance the rights of landowners with possible negative effects of such an installation.
10. T Dube noted that the PB may work on a regulation for solar panels. If they do not come up with something satisfactory to Ms Watkins, then she can put forth a petition warrant article to put to the voters. That would have to put forth by November so that the PB could schedule a public hearing.

APPROVAL OF MINUTES

11. Approval of the minutes from 5 May 2016.

Motion:	To accept the minutes of 5 May 2016.
Made by:	Tom Dube
Seconded by:	Dick DesRoches
Discussion:	None.
Vote:	4-0.

BOARD BUSINESS

12. N Fogg gave a Dollar General update regarding the ZBA meeting and what their options were for a next step.
13. Dropski Variance application will be heard by the ZBA on May 23rd.
14. N Fogg presented the Wiggin BLA plans for signature. The conditions of approval have been met.

CORRESPONDENCE

15. None.

PUBLIC COMMENT

16. None.

SET MEETING DATE

17. The next regularly scheduled PB meeting will be 7pm, Thursday, June 2nd, 2016 in Town Hall.

ADJOURNMENT

MOTION:	To adjourn the meeting at 7:55 pm.
Made by:	Tom Dube
Seconded by:	Dick DesRoches
Discussion:	None
Vote:	5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg