



TOWN of **THOMPSON**

PLANNING AND ZONING COMMISSION

Minutes: Special Meeting
Tuesday, October 11, 2016
Thompson Library/Community Center

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Chairman Greg Lee called the meeting to order at 7:00 PM.

1. Roll call and seating of alternates

a. Present:

Randolph Blackmer, Jr. (at 7:05 PM)	Bill Cacciapouti	Missy Desrochers
Charlene Langlois	Greg Lee	Joseph Parodi
John Rice	Robert Werge, Sr.	

Alternate Bill Cacciapouti was seated for John B. Lenky. Alternate Charlene Langlois was seated for Peter Nedzweckas.

b. Absent: Michael Krogul, John B. Lenky, Peter Nedzweckas, Charles Paquette, and Christopher Nelson.

c. Staff Present:

Tina Fox, Recording Secretary
Alvan Hill, ZEO

2. Public Hearing

a. **Application 16-13:** Chip Fund 3, LLC, Applicant. Windham North Properties, LLC, Owner of Record. For property at 962 Riverside Dr. Map 61 and 167/Block 88/Lot 16 and 24/Zone I and R-20. Special permit request to construct a 180+/- kW P.V. solar array to net meter power to 962 Riverside Dr.

1. David Held of Provost & Rovero spoke on behalf of the applicant. He explained that the application is for an approximately 54 acre lot zoned Industrial, located behind the old Quinn's Shirt Shop at 962 Riverside Dr. There is another parcel between 962 Riverside Dr. and the proposed solar array. The total clearing will be about 3 acres, with 2.5 acres cleared for the array itself. The shortest buffer between the array and another property is 53 ft to a 10 acre Industrial parcel. There would be a 340 ft buffer to 1020 Riverside Dr., and a 400-500 ft buffer to a property currently owned by Alice Archambault. Construction will start ASAP with the hope that the array would be up by the end of the year. The project was approved by Wetlands by a finding of non-jurisdiction. The array is sized to accommodate the expected electrical consumption at 962 Riverside Dr. The array would be invisible to abutting properties. A temporary sediment basin was designed to accommodate the drainage area. Maintenance at the site will be minimal. The array will be surrounded by an 8 ft chain link fence. There will be no shed at the fence in area and no lighting. There are title issues with the property so it is currently being leased by the applicant with a long-term goal of owning the property. The rehab of 962 Riverside Dr. will be concurrent with the building of the solar array.

2. Mike Licamele stated that the rehab will begin within the next month or two. There is no financial incentive to sell the power back to the grid. The lease on the property is set up so that they can lease indefinitely until the problem with the title is settled.
3. D. Held stated that emergency services will be able to access the driveway. He will come up with an estimate and review with staff regarding posting a bond for the seeding. In the event of overflow of the sediment basin, the overflow would go through a designated stock pile of boulders, then 250 ft through the woods to a swamp.
4. Ron Chrzanowski, 49 Mountain Hill Rd., asked to be shown his property on the map.
5. Steve Moskowitz, 954 Riverside Dr., asked how solar would be delivered to the building, to which D. Held replied that it would be delivered via buried conduit. S. Moskowitz also asked about signage on the driveway or a gate to prohibit access after construction. D. Held answered that there were no specific plans, but that if a gate were installed, it would have to be after the water tank. S. Moskowitz stated that he is concerned about the dust and noise of people using the driveway after construction. He welcomes the solar array, but if people see that there is an access road in the hills, they may try to go up there.
6. M. Desrochers asked about opening up the blocked off Holmes St. M. Licamele answered that if there was an interest by the Town in doing something like that, he would have no objections.
7. R. Werge, Sr. wanted reassurance that 962 Riverside Dr. will definitely be rehabbed. D. Held answered that the best assurance is simple finance. The project will cost between \$400,000 and \$500,000. If they have to sell the power produced back to the grid, the project would be bankrupt within a year.
8. Eric Kapitulik asked if he would be able to see the array from his field, to which D. Held answered negatively. He asked what will happen if the project does not get the tenants it is expecting. M. Licamele stated that if E. Kapitulik could see the array from his field, they would be willing to put up additional screening trees. He stated that there has been a substantial cash investment in 962 Riverside Dr. He has extensive experience in housing and believes finding tenants won't be a problem. They planned the project assuming they may not get the commercial business right away, so the commercial business is not critical to the success of the project.
9. E. Kapitulik asked what the maximum height of the panels would be, to which Mike Licamele answered 7 ft at the most.

10. **John Rice moved and Bill Cacciapouti seconded the motion to close the public hearing.**

Randolph Blackmer, Jr.- Yes

Bill Cacciapouti- Yes

Missy Desrochers- Yes

Charlene Langlois- Yes

Greg Lee- Yes

Joseph Parodi- Yes

John Rice- Yes

Robert Werge, Sr.- Yes

The motion carried unanimously.

3. Discuss Public Hearing and Possible Action
 - a. **John Rice moved and Bill Cacciapouti seconded the motion to approve application 16-13 with the following conditions: the bond, the vegetation plan, the removal of the tree stumps from the site, and to install a gate as far down as possible on the driveway, and if possible to put boulders on either side of the driveway.**

Randolph Blackmer, Jr.- Yes	Bill Cacciapouti- Yes	Missy Desrochers- Yes
Charlene Langlois- Yes	Greg Lee- Yes	Joseph Parodi- Yes
John Rice- Yes	Robert Werge, Sr.- Yes	

The motion carried unanimously.

R. Werge, Sr. specified that his vote is based on the assurance that 962 Riverside Dr. will be rehabbed.
4. Citizens' Comments: None
5. Old Business: None
6. New Business: None
7. Commissioners' Comments
 - a. G. Lee stated that application 16-13 was a good application that had a lot of planning, and that these are the types of applications the Town is looking for.
8. Next meeting
 - a. Monday, October 24, 2016, Merrill Seney Room, Town Hall, 7:00 PM.
9. Adjournment
 - a. **John Rice moved and Bill Cacciapouti seconded the motion to adjourn.**
The motion carried.
 - b. Chairman Greg Lee adjourned the meeting at 7:49 PM.

Tina Fox
Recording Secretary