

PLANNING BOARD MINUTES  
March 8, 2017

**APPROVED AS AMENDED & CLARIFIED:**

**3/22/17**\_\_jrl\_\_\_\_\_

**AGENDA:** CONTINUED 17MSPR01, MINOR SITE PLAN REVIEW: MAYHEW PROGRAM/IVAN QUINCHIA, 293 W. Shore Road, #104-001  
PCC: KENNETH & LINDA ROSSI/ALAN BARNARD, Lake St., #216-022  
PCC: JOHN PALMER, 50 Pleasant St., #114-187

**ATTENDING:** Denice DeStefano (Chairman), Clay Dingman (Vice Chairman), Paul Manganiello (Sel. Rep.), Steve Favorite, Dan Paradis. Elizabeth Seeler

**ABSENT:** Bob Curtis (family emergency)

**OTHER:** Scott Lacroix (Land Use Officer, public)

The meeting opened at 7:00p.m. with a quorum.

**17MSPR01, CONTINUED MINOR SITE PLAN REVIEW: MAYHEW PROGRAM/IVAN QUINCHIA**

Ms. DeStefano read the letter from abutter Maureen Bisaga in opposition of the project due to the view. She would prefer that the solar array be placed on the roof. The Board then looked at the corrected plan. The abutters' names have been corrected and the word "proposed" has been removed in the 3 places. Mr. Dingman was fine with just the disclaimer.

Mike Bannan, resident, stated that this is a 70' array with 10% lot coverage and asked if that is fixed. Mr. Quinchia stated that it is. Mr. Bannan asked if it is a 3" pipe. Mr. Quinchia answered that it is timber frame with LDL, 8' X 8' posts, lagged to the ground with 16 x 16 plates. He is presented 3 sets of options. The energy will serve 4 locations: the 4 island buildings, the garage, cottage, and main building. They anticipate that within 3 years it will generate income for them. The energy goes onto the grid and is drawn down. There are dual inverters and optimizers. Mr. Bannan said that he would prefer Hemlocks to Forsythias.

Fred Crowley, abutter, stated that he has spoken with Jim Nute (Mayhew Program) and Mr. Quinchia and feels better about the project. Bob Labarge asked for an elevation view and what they will put in for plantings to block his view. He also asked if this is 14' in height. Mr. Quinchia explained that he has Examples of various heights tonight. This is to be a stationery unit. He then explained that the main building's roof is not adaptable for an array on it. In the views, he has lowered the array to ground level. In depiction A, it is a single unit that is 12' high. Plan B shows 2 units. It has been suggested that they be 8' each, though he would prefer one at 9' due to snow build-up. Plan C shows 3 units that are 4'3" in height. Plan A has a coverage of 10%, while Plan C covers 25%. Mayhew is willing to plant a buffer.

Mr. Bannan asked about the snow on the bottom panel and Mr. Quinchia stated that this is the reason for the optimizer. Mr. Crowley stated that he prefers Plan B with a Hemlock buffer. Lois Bannan, resident, asked if the trees that are there will remain and was told that they would. Mr. Nute said that they will create appropriate screening. He added that if they use Plan B, it would benefit them most by having the first one at 9'.

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**MAYHEW MINOR SITE PLAN continued:**

Mr. Bannan stated that he has an array and it is best at 36 degrees. Mr. Quinchia said that he wants to shed the snow so has it at 43 degrees. Rick Alpers (with Mayhew) stated that they plan to remove the tennis courts and plant grass. The chain link fence will come down except for the front.

Mr. Crowley stated that initially they were looking at putting the array on the island and he asked why they changed. Mr. Quinchia answered that there are too many trees there. Mr. Nute added that there is 35 acres but only a small section of one roof would be exposed.

Mr. Dingman asked if the Plan A, 14' array is 2' off the ground and produces at 98%. Mr. Quinchia stated that Plan A is showing 12' (on the ground) with 88 – 89%, Plan B is 8' or 9' at 96%, and Plan C would need recalculations for the State approval and would not be a good plan for them. He added that the fence is 9'. Mr. Crowley's house was determined to be better than 10' higher than the Mayhew property but less than 20'. There are large maple trees. A discussion followed about clearing the snow.

Mr. Crowley alluded to Plan B and asked why not have 2 6' instead of 2 8'. Mr. Quinchia said that he would have to widen the array in order to be cash positive in that case. Mr. Nute stated that this plan is to allow for more support for the boys instead of giving the money to Eversource. Alan Barnard, Mayhew supporter, stated that the island would have to conform to the Shoreland Protection Act and they couldn't clear cut. He also mentioned that they should rotate the array 16% for maximum quality. William Dowey, Bristol, stated that the Library has saved \$3600.00 with their array this year.

Mr. Paradis asked if the array meets setbacks as it is considered a structure. Mr. Barnard stated that it will once it is rotated the 16%.

S. Favorite made a MOTION, second by E. Seeler, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Dingman said that he is willing to work with them as it is not as high up as he had originally thought. Ms. DeStefano said that they are trying to compromise on height and coverage to minimize the impact. No-one can expect that they will not see any of the array but they are trying their best. Mr. Dingman stated that he is leaning toward Plan B or C. Ms. DeStefano reminded him that the lower they drop it, the wider it has to get. Plan A covers 10% while Plan C covers 25%. Mr. Dingman stated that he would go with Plan C and lift it a little. Mr. Quinchia said that Plan C is a loss of revenue and efficiency. He would need to reapply. Right now they have funding, revenues, and Mayhew approval. The abutters agree to Plan B. Mr. Paradis said that he is skeptical of Plan B. Mr. Quinchia added that the project that has been approved must be complete in June.

Mr. Dingman stated that he feels that the visual is important. Mr. Crowley enforced this by saying that they want a visual of what they will see. Mr. Paradis would like the array painted in a dull color. Mr. Nute asked if they can go with Plan B and he assured the abutters that they will not have vinyl stripes in the fence. Mr. Crowley stated that an architect could show a visual. Mr. Nute stated that Mr. Quinchia is doing his work free to Mayhew.

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**MAYHEW MINOR SITE PLAN continued:**

Mr. Dingman stated that he would be willing to approve Plan C right now or Plan B if we continue for a visual and an amendment sheet spelling out Plan B. Mr. Favorite preferred Plan B, especially as the roadside fence 19'6". Mr. Alpers added that they will leave the present trees. Mr. Bannan expressed that Plan B is best as Plan C would be shaded more and would drop efficiency. Mr. Quinchia said that it will last 25 to 30 years. Mr. Bannan added that it is a trade-off of height and length. Maybe they could put up balloons to show what the view would be. Mr. Favorite reminded everyone that, at this time, they would have to reconfigure Plan C.

Ms. DeStefano thought that the Board would like to continue with a drawing of Plan B with a visual. A discussion followed as to figures to be shown. Ms. DeStefano stated that we will need a rendering of Plan B, and the facts and figures for the plan (on an addendum sheet that can be attached to the plan).

D. Paradis made a MOTION, second by C. Dingman, to CONTINUE THE MAYHEW MINOR SITE PLAN TO MARCH 22, 2017. The motion CARRIED.

**PCC: KENNETH & LINDA ROSSI/ALAN BARNARD**

Mr. Barnard explained the location of the Rossi property on Lake St. and said that the entry is a right-of-way across the front of Eugenio Ianello's property next door. There is no Shoreland Protection involved. They wish to build a Custom Auto Shop with 3 to 4 employees, a showroom in front with a Farmer's Porch and a cupola. This is in the Village Commercial district. Mr. Barnard finds our Zoning Ordinance is confusing and pointed out the Wetlands section on page 56. In section A we refer to the wetlands map of 1988 and section B has other criteria to determine wetlands. Either he will have to check the abutter's property to designate the wetlands so as to determine distances or apply for a Special Use Permit. He suggested that we refer to the National Heritage Inventory to supersede the 1988 map. Parking was discussed and thought that perhaps 6 would be enough. 3 in back would be for employees. Mr. Barnard stated that there will be downcast lighting. He may just apply for the Special Use Permit which would need to be submitted this Friday.

**PCC: JOHN PALMER**

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board and that no financial obligations should be made based just on it. Mr. Palmer explained that he has been licensed to sell cars for 10 years and leases an office from Jeff Shackett (over the grocery store). John Cataldo was thinking about closing up business and Mr. Palmer thought that he could probably help him out by adding his car sales to Mr. Cataldo's property. He has a pending lease agreement. The Board determined that Sales Room is not allowed in the Downtown Commercial district but the chart in the back of the Zoning Ordinance says that it is allowed. The secretary will research this and let Mr. Palmer know which is correct. If it is allowed, he will be okay but if it is not, a Variance will be needed.

**MINUTES OF FEBRUARY 22, 2017:**

C. Dingman made a motion, second by S. Favorite, to approve the minutes as read. The motion carried with one exception.

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**COMMUNICATIONS:**

The Board received information for Outdoor-Fit Exercise Systems.

**REPORTS:**

**HDC:** -----

**SELECTMEN:** Mr. Manganiello has been away and not up to date yet.

**CIP:** -----

**LAND USE:** Nothing new.

**NEW BUSINESS:**

Ms. DeStefano explained that Mr. Coates (Town Administrator) spoke with her about a joint meeting with the Selectmen, Economic Development Committee, and the Planning Board to discuss where the town is/should be going. This is to be held sometime after Town Meeting. She added that there has been a distillery meeting, also.

The secretary asked that anyone who plans on going to the OEP Spring Conference should let her know so that she can inform Wendy Costigan (who will get the bill) where the funds are to come from.

Ms. DeStefano mentioned that we need alternates and there has been one fellow who has applied. Mr. Manganiello said that the Selectmen have seen this. The secretary will check to see where this stands.

**NEXT MEETING:**

The next meeting will be held March 22, 2017 at 7:00p.m. This is a workshop meeting and we shall add the Mayhew Continuation.

With no other business before the Board, E. Seeler moved to adjourn at 9:15p.m.

Respectfully submitted,  
Jan Laferriere,  
Recording secretary/Land Use Assistant