

## **Antrim Planning Board – Ad Hoc Committee**

May 18, 2011

6:30 a.m.

Town Hall Meeting Room

### Attendees:

Martha Pinello

Andy Robblee

Mary Allen

Barbara Gard

Robert Edwards

### Guests/Public:

Charles Levesque

Cindy Crockett

Martha passed around the agenda for this meeting. The following underlined sections were agenda items.

### Appoint “scribe” for this meeting

Mary agreed to act as scribe for this meeting. Members were urged to use the spaces on the printed agenda to record their own minutes or take notes.

### Report of scribe

Mary handed out copies for the 5/12/11 draft minutes to ad hoc members and guests/public attendees. Group decided that the “Brain Drain” exercise done at the end of the May 12<sup>th</sup> meeting would be important to add, but agreed that the details of each member’s expectations were not needed for the record.

Action agreed: Mary will amend the draft version as directed.

### Concerns/additional agenda items

Group directed that the amended version of the minutes be sent to the Antrim Planning Board in time for Thursday’s meeting. Mary will request that the planning staff create a notebook or other method so the minutes are available to the public.

Action agreed: Mary will send amended minutes to Diane Chauncey via e-mail, with request for public access.

### Reports from volunteers and teams:

#### 1. Map

Charles Levesque handed out copies of a map his office had created for: “Planning Board Ad Hoc Industrial Wind Committee.” He also showed a larger version of this map projected on a nearby wall.

The map, created by Jennifer Hushaw of Innovative Natural Resource Solutions LLC, included the various zoning districts in the Town of Antrim; the path of transmission lines for electric power; NREL Wind Power Classes are all sections of

town; FEMA Flood Zones. In its full size, the map includes all existing structures in town delineated in red. Structures were not visible on the small paper maps handed out, but will be visible on a wall-size map that Mr. Levesque's office is producing.

After examining the map, the ad hoc committee thanked Mr. Levesque for his quick and thorough work and suggested eliminating the diamond-shaped symbols used to delineate Antrim Wind Energy's project. The committee feels this map will be best used for general planning and not for a specific proposed project.

Mr. Levesque agreed and said the diamond symbols would not appear on the final version.

## 2. Regulations and site plan review (assigned to Mary and Andy):

Andy reported that he had completed his review of the current Site Plan Review document and had notes on areas that need work. He has also taken a look at the current Zoning Ordinance and other current planning tools.

Andy also reported his research on a wind project in Vinalhaven Island, Maine. This island community recently constructed three wind turbines as part of a municipal project. Andy's contacts had some information to share on noise and ice/debris shed. While this project and its location are very different from the proposed wind project for Antrim, this island's experience with a larger scale project is helpful.

Mary reported that she is focusing on the Site Plan Review. She and Andy will meet as soon as possible to compare notes.

Both reported that their review so far might suggest that a separate section of the Site Plan Review Regulations be created specifically for industrial-scale wind energy projects. Andy is wondering if it would be possible to expand the town's regulations on small wind projects to include all wind projects. He suggests that both scales share a set of terminology and concerns that could be grouped for clarity.

They have no recommendation as yet and will continue their research.

## 3. Ordinance topics (assigned to Ben Pratt and Barbara)

Ben Pratt has informed the committee last week that he was stepping down.

Barbara reported that she had reviewed a very comprehensive ordinance for Jackson, Maine. She described it as a "good drafting job" but that it was a little overwhelming in its 56-page scope. One of the positive parts was a checklist that could be used for projects. Barbara thought the checklist was a useful tool for the ad hoc committee to consider.

Barbara also notes that her research has turned up some work on mitigation methods as an approach when abutters have objections to commercial wind

projects. More research into this topic is needed, but she notes that one model was very clear that any mitigation would run to abutters' successors as well as the wind facility's successors.

In a general discussion, it was reported that some of the industrial-scale wind energy ordinances or provisions might be buried under "renewable energy" regulations for NH towns and cities. This appears to be the case for Berlin, although that city's ordinances focus more on biomass project. Future searches will include this broader "renewable" scope.

#### 4. Definitions (assigned to Eric and Martha)

Eric did not attend this meeting.

Martha reported that she has started a list of terms and has found examples of definitions that are understandable but precise. She is continuing to look for definitions that confirm to the RSAs, which require the use of language and definitions that are clear to the layperson.

#### 5. Outside support and expertise report (reported by Martha)

Southwest Region Planning Commission: Our committee's request is in this group's queue for planning assistance in crafting a commercial wind ordinance and regulations.

Martha spoke with Tim Murphy at SWRPC and Lisa Murphy. Lisa is the planner. Martha explained the committee's charge from the town planning board and its compressed timeframe. SWRPC is aware that its assistance will be needed to review proposed language and to suggest improvement or additional work.

NH Office of Energy and Planning: This state office has very limited help available for our project. One resource at OEP is the person who authored the model ordinance for small wind projects. His expertise and advice might be useful.

#### 6. Next assignments:

The committee's next planned assignments will include reviews of:  
Interconnectivity  
The Antrim Master Plan and Open Space and Conservation Plan

As we have a vacancy on the committee, Eric was absent, and Bob is getting up to speed it was agreed that members would continue to complete their first assignments.

In addition, Mary has offered to contact a planning board member in Lempster to see if that community has any written planning documents or advice that would help shape our work.

Next meeting: Wednesday, May 25, 2011, at 6:30 a.m., Antrim Town Office.

Minutes prepared by Mary Allen, ad hoc committee member

Minutes corrected and approved by Ad Hoc Committee on May 25, 2011