

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

May 25, 2011

6:30 a.m.

Town Office Meeting Room

### Attendees:

Martha Pinello, convener

Mary Allen, scribe

David Dubois

Barbara Gard

Robert Edwards

Eric Tenney

### Guests/Public:

Jesse Lazar, Antrim Planning Board

Charles Levesque, Antrim Planning Board

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

### Minutes from May 18, 2011

Mary acted as scribe for May 18, 2011, and will for this meeting as well. Members reviewed the prepared draft minutes. Martha suggested that Item 4 (Definitions) be rewritten to strike “science or engineering background” and include: “definitions must confirm to the RSAs that require the use of language and definitions that are clear to the layperson.”

The minutes, as corrected, were approved for May 18, 2011.

Mary reported that Stephen Froling of the Harris Center requested electronic copies of the approved minutes for May 12, 2011, and the draft minutes for May 18, 2011, both of which he intended to submit to the NH Site Evaluation Committee. She complied with his request, noting that the May 18<sup>th</sup> minutes were still a draft.

Diane Chauncey, Antrim Planning Assistant, has prepared a section of the minutes notebook to be used for approved Ad Hoc Subcommittee minutes. Diane will also be provided with electronic copies of draft and approved minutes. The notebook is available to the public and is kept in the Town Office meeting room.

### Meeting schedule

Martha reported that all Ad Hoc meetings to date had been properly posted but that the schedule needed to be updated for the next month.

There was some discussion about changing the meeting day for the following week, due to the SEC hearing on Wednesday, June 1. It was agreed to move that meeting date to Tuesday, May 31, 2011, at 6:30 a.m. Also discussed was the need for at least one evening meeting in June geared for public input. Members were reminded that Tuesday, June 7<sup>th</sup> was the date for the NEWEEP Conference in Marlborough, Mass. That conference would replace the weekly meeting for June 8.

The Ad Hoc Subcommittee meeting schedule was determined to be:

Tuesday, May 31, 6:30 a.m.

Wednesday, June 15, 6:30 a.m.

\*\* Wednesday, June 22, 7 p.m. at the Town Office meeting room: public input night

Wednesday, June 29, 6:30 a.m.

Mary will prepare a paragraph or two to be used for alerting the newspapers to the public input meeting on June 22<sup>nd</sup>. The Antrim Planning Assistant will post the meeting schedule.

#### Regulations review (Andy and Mary)

Andy did not attend on May 25<sup>th</sup>. Mary reported that she had completed her review of Antrim's Site Plan Regulations and had a list of topics to discuss with Andy. Their task is to come up with areas of concern to cover wind energy projects.

Discussion focused on whether changes to the Site Plan Regulations would be suggested throughout the document or whether a new section on wind energy should be written.

Mary and Andy will confer and will present suggestions to the subcommittee. SWRPC will be brought into the discussion for advice on writing a new section versus weaving the changes into the existing document.

#### Ordinance review (Barbara and Bob)

David will join this team. This was the longest discussion of the meeting and is presented here in outline form.

Barbara reported on research she had done on wind energy projects in Maine and presented four documents (see attached). Wind-project permitting is handled directly by the state government for roughly half of Maine, which includes the least-populated areas. For the rest of the state, local land-use regulations are used.

Barbara's research this week focused the wind energy ordinance for Phillips, Maine, which she described as a shorter example than Jackson, Maine, but one that seemed

comprehensive enough to provide guidance and control. Of particular note were Phillips' regulations for setbacks and decibels.

Bob reported he had reviewed several examples of ordinances but felt they were too subjective. In these cases local land-use boards reviewed each aspect of the project but few parameters or standards were set. He would prefer developing land-use tools that were tied to defined industry standards.

Martha said there were reports available from six permitted facilities in Massachusetts. She suggested that the Ad Hoc subcommittee study the report of their histories for guidance.

Also discussed was the Tax Valuation Agreement, which is used in some communities. There was some discussion of the difference between a TVA and a PILOT.

#### Glossary, terms (Eric, Martha)

Martha and Eric are still working on this topic and will report on their work later.

#### **Future topics**

1. Review of Antrim Planning Board public hearing minutes on proposed zoning change for March 8, 2011.

Martha suggested that the committee review all the minutes from public hearings on the proposed zoning ordinance that would have been voted on March 8, 2011. The goal is to make sure that all topics raised by the public at those meetings are addressed in our research and that the committee be prepared to discuss the progress of that research on June 22<sup>nd</sup>.

This topic will be brought back to the subcommittee to address.

2. Topics in need of expert input

These points will be explored with outside professional help: Landscape and tower-siting, interconnection, set-backs. What help can we get from NH OEP/SWRPC??

Minutes prepared by Mary Allen, Ad Hoc Committee member

Minutes corrected and approved by Ad Hoc Committee on May 31, 2011.

Attached handouts:

Four concerning Maine wind energy ordinances (gathered by Barbara)

What industrial wind ordinance/regulation must conform to (draft by Martha)