

Antrim Planning Board – Ad Hoc Committee

May 12, 2011
6:30 a.m.
Town Hall Meeting Room

Attendees:

Martha Pinello
Andy Robblee
Mary Allen
Barbara Gard
Benjamin Pratt
Eric Tenney

Guests/Public:

Charles Levesque
Cindy Crockett

1. Introduction (Martha)

Review of charge to ad hoc committee from Planning Board.
Introduction of ad hoc members.
Welcome to guests/public.

2. Committee organization (Martha)

Meetings will be Wednesday mornings at 6:30 a.m.
Time, place of committee meetings will be posted by Antrim Planning Department.
Group will not meet week of June 6-10 as most are attending related conference
in Marlboro, Mass.
Martha will act as convener for meetings.
Votes will be few; most decisions will be made by consensus after discussion.
Martha supports concept of minority reports, when appropriate, after discussion.

3. Rules of Conduct

All meetings and work sessions will be posted and are open to the public.
Appropriate evenings will be picked for meetings where public input is needed or
information needs to be shared with public.

Ad hoc members urged not to meet/talk individually with potential project
applicants.

Suggestion (Barbara) that members reveal to applicants or others who approach
them that such private discussions will be disclosed to ad hoc committee.

Eolian has contacted Ben in the past; he will call them to tell them of disclosure provision/process.

4. Business

A. Review of primary documents categories

- Antrim Zoning Ordinance
- Subdivision Regulations and Site Plan Review
- Open Space Report
- Master Plan
- State RSAs

Guiding documents are Open Space, Master Plan and relevant RSAs.

Controlling documents are Zoning Ordinance and Subdivision/Site Plan documents.

This is an important distinction. More weight is given to the guiding documents when developing new planning tools.

B. Assignments

General: Review documents; collect data; create summary of information/opinions.

Andy and Mary:

- Review current Antrim Subdivision and Site Plan Regulations
- What additions/changes needed to cover wind energy?

Barbara and Ben:

- Review of model ordinances gathered to date.

- Maine
- Michigan
- Scotland
- Others?

- Look for common topics covered in each (i.e. roads, decommissioning, etc)

Eric and Martha:

- Development/define nomenclature
- Need a solid "word bank" for definitions and descriptions
- Examples: alternate energy; renewable energy; wind energy

C. Other topics to be covered in future assignments

- a. Power company interaction; how wind energy projects are connected to the grid; ISO New England; PPA (power purchase agreements)

- b. Development of maps: base map, tax map, overlap for wind at 80-meters
Assistance can be provided by OEP and Southwest Region Planning
- c. Experience with wind energy in other states: Maine? Others?

D. "Brain Drain" Exercise

At the end of the meeting, Martha asked the committee to spend a few minutes in telling the others what their expectations were for the committee's work. Each member shared their thoughts in a "Brain Drain" exercise to help the other members understand "where they were coming from" and "where we want to go."

Minutes prepared by Mary Allen, ad hoc member

DRAFT ONLY

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 out 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 “Brain Drain” exercise from May 12th 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 commercial wind 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 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 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 to the layperson. She is continuing to look for more examples and is attempting to avoid those definitions that require a science or engineering background to understand.

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