

**Town of Eliot
REGULAR PLANNING BOARD MEETING MINUTES**

May 17th, 2011 7PM

ITEM 1 - ROLL CALL

Present: Present: Steve Beckert – Chairman, Jeff Duncan – Vice Chairman, Dennis Lentz, and Greg Whalen – Alternate.

Absent: Chris Place, Larry Bouchard and Dwight Snow.

Steve Beckert appointed Greg Whalen as a voting member for this meeting.

ITEM 2 – PLEDGE OF ALLEGIANCE

ITEM 3 – MOMENT OF SILENCE

ITEM 4 - REVIEW AND APPROVE MINUTES AND INVOICES AS NEEDED

MOTION:

Jeff Duncan made the motion to approve the minutes of the April 5th, 2011 Planning Board meeting, as amended.

Dennis Lentz seconded the motion.

Vote: 3-0, Chair concurs.

ITEM 5 - REVIEW OF "NOTICE OF DECISION" LETTERS, AS NEEDED

The Board reviewed the decision letter for Central Maine Power. No changes were made and the letter was issued as written.

ITEM 6 - PUBLIC APPLICATIONS OR PLANNING BOARD BUSINESS TO BE CONSIDERED

- A Application for a Site Plan Review to construct Public Utility Facility consisting of a 345 kV electrical switching station. Applicant/owner is Public Service Company of New Hampshire (mailing address: PO Box 330, Manchester, NH 03105). Property can be identified as Map 86/Lot 4-1. (PB11-6)**

Doug Ide of TRC Engineers represented the applicant. He stated that PSNH is proposing to construct a 345 kV switching station off Worster Road on a piece of land that is about 17 acres. The site is located near the junction of the existing PSNH and CMP transmission line corridors and the existing Three Rivers substation. This switching station is necessary to provide a connection point between PSNH's and CMP's bulk power systems as neither stand in isolation. Since all electric utility providers are required to solve issues with the most technically sound, cost effective solutions the site off Worster Road was a good fit. He stated that the site has no regulated wetlands or vernal pools and that the soils were

good to build on. With an estimated cost of about \$36 million, the developed area will be about 652' x 384' with a 250' paved driveway and secondary gravel access from the transmission line corridor. In addition to the switching station, a 28' x 60' control house is proposed within the switching station yard, which will house the protective equipment and controls required to ensure safe transmission of electricity between CMP and PSNH.

Jeff Duncan asked if all areas within the fence would be gravel.

Doug Ide stated that it would with the exception of the 250' paved driveway. At the entrance of the yard there is a gate leading to two 2,000 gallon propane tanks that will be used for back up power generation. Yard and task lighting will only be used during times of night maintenance and will be shielded and down-facing. He explained that prior to submitting the application he met with Kate Pelletier who determined through legal council that the switching station would not be subject to the maximum height requirement of 35' and is not considered a "structure." He also stated that the project would require essentially no services from the town. In addition, the DEP permits were submitted and deemed complete and will not receive full review.

Jeff Duncan asked how emergency vehicles would access the property.

Jim Clark of PSNH stated that they would most likely enter the yard from Worster Road near the propane tanks.

Jeff Duncan asked how any noise generation produced by the switching station would be mitigated.

Jim Clark stated that because the generators are run on propane and not diesel they are much quieter and will only be used when the power is off.

Greg Whalen asked if the generators cycle on and off on a weekly basis or some other frequency.

Jim Clark estimated that operational tests of the backup generators are done about once a month, but he would provide the Board with a definite answer in the next submittal. He noted that during this time the generators would only run for about 15 minutes to determine if they are operable.

Steve Beckert asked the applicant to respond to the memo dated today from the Code Enforcement Officer in which he raises concerns about stormwater design

Jim Clark stated that the Code Enforcement Officer recommended a redesign of the stormwater management plan to promote groundwater recharge and restrict post-development flows to predevelopment flows. The Code Enforcement Officer also suggested that the plan should be reviewed by the Maine DEP. He explained that the project will be required to meet the DEP Chapter 500 design standards.

Doug Ide added that this issue was discussed with DEP and because of the existing buffer and perennial stream they will allow a small variance in the requirement of matched pre

and post flows. He stated that he would have the design engineer prepare a more thorough response for the next meeting.

Jeff Duncan asked if there would be any other onsite utilities required other than the propane and electricity.

Doug Ide stated that there would not be since there are no sinks or toilets proposed.

Jeff Duncan asked what an employee would do if they needed to use the restroom.

Doug Ide stated that it is a policy of PSNH not to provide water closets at their facilities.

Greg Whalen stated that Map 86/Lot 3 appears to be the closest residence to the site and asked what they would likely be able to see from their property.

Doug Ide explained that the proposed fence around the switching station would be 30' from the lot line. He stated that it's important to note that the switch does not produce a constant hum and only produces a popping noise several times a year when the switch is opened or closed. He stated that there are photo simulations provided in the application to help provide the Board with some perspective but he couldn't say with certainty what that particular lot owner would see. He added that the buffering and planting plan included in the application seeks to mitigate any adverse views.

Dennis Lentz asked where maintenance workers would park their vehicles.

Doug Ide stated that vehicles would park inside the yard.

Jeff Duncan asked who owned Map 78/Lot 75 on the opposite side of the PSNH right of way.

Doug Ide stated that PSNH purchased that lot recently.

Jeff Duncan asked what the purpose of the existing access way was that ran to the back of the property.

Doug Ide explained that the owners of the property retained an easement so that they would be able to develop a back lot in the future.

Kate Pelletier stated that she asked the town's attorney if there was any reason why allowing the access way to remain for future development wouldn't be in conformance with the ordinance even if it is slightly modified to accommodate the new yard entrance. She stated that the attorney could find no reason why the proposal wouldn't be in conformance.

Steve Beckert asked if the Board wanted to conduct a site walk.

The Board agreed to hold a site walk on June 21st at 5:30 and that the Board would meet at the town hall at 5:20 to carpool over to the site.

Doug Ide stated that he would have flags put up marking the centerline of the driveway and asked if there was anything more the Board wanted staked out for the site walk.

Jeff Duncan stated that he would mostly be interested in the boundaries of the property.

MOTION:

Jeff Duncan made the motion to approve the sketch plan as complete.

Dennis Lentz seconded the motion.

Vote: 3-0, Chair concurs.

Steve Beckert asked if the Board was ready to schedule the public hearing.

The Board agreed to schedule the public hearing for June 21st, 2011.

Steve Beckert reminded the applicant that any new information must be submitted at least ten days prior to the next meeting.

B Application for Site Plan Review to establish a business at 306 H.L. Dow Highway selling coal and wood pellets retail and wholesale, and compost made from onsite materials. Proposed uses are Retail, Wholesale, Manufacturing, Business Office and Warehouse. Owner/Applicant is James Powers (mailing address: PO Box 12, Kittery Point, ME 03905). Property can be identified as Map 37/Lot 21. (PB11-7)

Jim Powers, applicant

ITEM 7 - ACTION ITEM LIST

None.

ITEM 8 – CORRESPONDENCE, OTHER AS NEEDED

None.

ITEM 9 - SET AGENDA AND DATE FOR NEXT MEETING

The next regularly scheduled Planning Board meeting was scheduled for May 3rd, 2011.

ITEM 10 – ADJOURN

MOTION:

Dwight Snow made the motion to adjourn at 8:50 PM.

Dennis Lentz seconded the motion.

Vote: 4-0, Chair concurs.

Stephen Beckert, Chairman

Date approved: _____

Respectfully submitted,

Kate Pelletier, Recording Secretary