

Town of Manchester - PLANNING BOARD

MINUTES

01/21/2020

6:30 PM

TOWN OFFICE CONFERENCE ROOM

MEETING CALLED BY	Chairman-Leon Strout, Tom LeVeon, James Hippler, Therese Gay, Timothy Nevins
MEMBERS ABSENT	Jeff Reardon
TYPE OF MEETING	PLANNING BOARD
SECRETARY	Debora Southiere
ATTENDEES	CEO – Bradford Luker, Robert Gay, Marc Guillemette, Jeff Potter, William Beaulieu

CEO REPORT

	Written Form
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Site Visit

9:00 AM	Planning Board visited the Cain Property on January 11th
6:15	

Agenda topics

**David and Linda Cain
11 Treetops Lane
Map U 12 Lot 043-044-045
Out building with deck (replace existing)**

DISCUSSION	The Board visited the property on January 11 th . The members were concerned with the distance from the water. CEO Brad Luker consulted with DEP. DEP opinion is the structure should be moved back to the greatest practical extent. The Board is in agreement. Board would like the following conditions for approval: Move front wall back to the existing cement wall. The front of the deck should be moved back 17ft. Overhang should be 8 ft.
MOTION	Motion by James Hippler to approve the permit with the conditions stated above.
SECOND	Second by Terry Gay
PASS/FAIL	Vote to approve 4-0

**Renewable Energy International, LLC
Property owner Marc Guillemette
Puddledock Road
Map R03 Lot 007
Proposed Solar PV Plant**

DISCUSSION	Jeff Potter presented his plans for a Solar PV Plant. He will be leasing land from Marc Guillemette. The proposal is for a 5 megawatts Solar PV Plant. This would set on 19 acres. Panels would be 3 ft x 5 ft and 7-8 feet tall. This area would all be fenced in.
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	The contract would state that the land would have to be brought back to its original state when the lease runs out. This would be considered a Major Development. The ordinance as it stands does not allow for any more than 9.9 acres to be used for this purpose. The Board advised Mr. Guillemette to petition the Board to make changes to the ordinance that would change the acreage restriction.
MOTION	NO MOTION AT THIS TIME
SECOND	
PASS/FAIL	

MINUTES

MINUTES	Minutes of January 7, 2020
MOTION	Motion to accept by Tom LeVeen with correction
SECOND	Second by Jim Hippler
PASS/FAIL	Vote 4-0

TICKLER FILE

TICKLER FILE	Page 90, B3 – Soil Boundaries
TICKLER FILE	Site Plan Review
TICKLER FILE	Low Value Wet Lands in GD
TICKLER FILE	Revisit Parking
TICKLER FILE	Fence placement
TICKLER FILE	Pipes and culverts in Shoreland Zoning

ADJOURNMENT

MOTION	Motion to adjourn Terry Gay
SECOND	Second Tom LeVeen
VOTE	Vote 4-0

NEXT MEETING: 2/4/2020


Leon Strout – Chairman

Submitted by  Debora Southiere - Secretary