

Westmoreland New Hampshire
Zoning Board of Adjustment
Meeting Minutes – September 21 2022

Board Members Present

Ernie Perham, Peter Remy, Nancy Ranson, Alan Bell, Mark Terry, John Harris

Public Present

Larry Muchmore, John Snowdon, Johnathan Lifshutz, Liana Capra, Jean prior, Jay Prior, Sharon Combs-Far, Johnathan Lounsbury, Walter Carrol, Chris Balou

7:00 PM Meeting Commenced

Jason Kats of 508 Route 63, Westmoreland NH 03467 Hearing for “Height Exception required for the installation of a wind turbine, Article IV section 420 of the Westmoreland Town Ordinances.

Jason Stated that he wanted to build a wind turbine behind his house to sell energy back to Eversource and potentially to the Maplewood Nursing home.

Peter Remy Noted that the board would need more information and that it should be presented in the form of plans and diagrams. Peter also asked about the how tall he planned to build the turbine.

Jason Replied “The height would be in the hundreds of feet, it would not be in the dozens, but hundreds of feet. There are many different models of turbines. I'm looking at between 600 kilowatts and four megawatt depending on if I can work with the county and power up the nursing home and the dairy farm potentially. So if I can do that, it would be a larger turbine. If I can't do that. I would just sell directly to the grid and it would downsize the project considerably. But even the 600 kilowatt turbine is maybe like 200 feet tall. And then you go up to the four megawatt which is the biggest one and that's maybe like 500 feet tall. So it's not a small installation by any means.”

Peter Remy asked if this turbine would be visible from route 63. Jason responded that it would.

Peter mentioned that the town had a similar situation when cell towers were placed in town and that balloons were flown to indicate the height and where they could be seen by abutters.

Alan Bell requested that sound specifications be provided to the board.

Ernie Perham suggested that the turbines might interfere with cattle grazing and that the sound creates issues for wildlife.

Nacny Ranson expressed concerns about chemicals for de-icing as well as oils for the turbine rotor. She also mentioned that she believes these turbines kills birds and are not necessarily green.

Mr Katz replied that the turbine arms have electric de-icing built in and no chemicals would be used for that purpose, also he would look into the amount of lubricant need to run the turbines.

Jason also mentioned that he would need to put up a temporary meter to study the wind which would be at the height of the turbine. Peter felt that this temporary installation would serve as a useful height indicator for the residents of park hill in order to determine the turbine visibility.

John Harris wanted to know if Jason's lot was the highest in the area.

Jason replied: "There's a hill just to the south east of me that's higher than me but in terms of getting those winds coming in from the west coming in from Vermont from the valley I am pretty much the highest point"

Peter opened up the meeting for public questions and comments.

Sharon Combs-Far (abutter) asked if he needed a permit for the temporary tower to meter the wind? Peter responded that because it's temporary he didn't think so but would have an answer by the next meeting regarding the temporary wind meter.

John Harris asked about the tower for the meter and Jason replied that it was similar to a small radio tower.

Jean Prior (abutter) asked where he planned to put this turbine. Jason said he planned to put it behind his house a few feet from his well.

Walter Carrol (abutter) said that he hopes there will be a plan in place to mitigate the Avian harm that such towers create and that this was a negative decision which would result in many avian corpses. (paraphrased)

Peter Remy thanked Walter for his opinion and asked that if anyone has factual evidence regarding bird deaths or other issues regarding wind turbine that Factual Documentation will be needed to be presented to the board.

Peter also reiterated for Jason that the biggest test for a special exception was: "is it injurious or noxious or offensive to the neighborhood."

729PM Brian Merry made a motion to continue this hearing at the next meeting on October 19 2022 at 7pm.

Motion was seconded by Nancy Ranson

All voted in favor of the continuance.

735PM Jonathan Noonan from fieldstone Land Consultants, Representing All Purpose Storage Westmoreland LLC Presented the board with a new application for Contractor storage units to be placed at 867 NH Route 12 , Westmoreland NH 03467 MAP R14 LOT 46

The new application called for a setback of 3285 square feet of an entrance way which crosses over the wetlands, and another 470 feet of turnaround area in the parking lot. This area is already an existing entranceway over the wetland, but in this version of the plans it would be paved and the water would be mitigated in the planning stages. Unlike the previous application there will be no buildings needing a variance, and the overall setback is considerably smaller.

John Harris asked about permeable paving and Jonathan replied it was something that could be done but this plan would use normal paving and that the water would be mitigated using small underground chambers. The water mitigation plan would be finalized during the planning stages of the project when if the variance is granted would go to the planning board.

Brian Merry asked about Outside lighting and Mr Noonan responded that there would indeed be lights.

Ernie Perham wanted to know if any hazardous materials would be stored and Jonathan said that All Purpose Storage Westmoreland LLC had a policy and check on renters regularly to insure that no such materials were stored on their properties.

Peter opened the hearing up for public questions

Jonathan Lounsberry (conservation committee member) asked about the culverts and the size as to if they would need to be replaced. Mr Noonan said that there were two and there were more than adequate, that they would be paved over and possibly reinforced over the top but that the water way would not be disturbed.

John Harris mentioned that he appreciated that the changes were substantial compared to the original plan.

Ernie Perham agreed that this new plan is much better than the one before.

Alan Bell mentioned that paving over the culvert would be better for the wetlands as oil drips for any vehicles would be mitigated by the water collection and not go directly into the wetlands.

752 PM Brian Merry Moved that the plan for a wetland setback variance submitted by All Purpose Storage Westmoreland LLC be approved.

The movement was seconded by John Harris.

753 PM a vote was taken with a unanimous vote in favor of the variance. Alan Bell alternate member did not vote as there was already 5 voting board members in attendance.

754 PM the Minutes from August were voted on and approved by the board.

755 PM Alan introduced Chris Balou to the board as a possible alternate board member going forward. Chris said he enjoyed the meeting and would consider it.

805 PM the meeting was closed by Peter

Submitted by Alan Bell Westmoreland Zoning Board of Adjustment Alt/Clerk