

City of Rochester Minor Site Review Committee

February 28, 2024

Annex Building Conference Room

33 Wakefield Street, Rochester NH 03867

(These minutes were approved on [REDACTED], 2023)

Members Present

Tim Goldthwaite, *DPW*

Shanna B. Saunders, *Planning Dept*

Jenn Marsh, *Economic Development*

Adam Hughes, *Fire Dept*

Gary Boudreau, *Police Dept*

Applicants

Scott Lawler, Norway Plains and Associates

Members Absent

Jim Grant, *Building & Licensing*

Peter Bruckner, *Planning Board*

I. Call to Order

Ms. Saunders called the meeting to order at 2:04 p.m.

II. Approval of Minutes from January 24, 2024

Ms. Marsh made a motion to approve the minutes from January 24, 2024, and was seconded by Mr. Goldthwaite. The motion carried unanimously.

IV. New Applications:

- A. [GNM Solar 17, LLC, 60 Shaw Drive](#)** (Norway Plains/Scott Lawler) Site Plan to amend approved Site Plan to include relocation of 5 solar trackers, changes to underground utilities, and utility building modifications.

Mr. Scott Lawler, Norway Plains and Associates, presented the project and explained the amendments to the site plan that are proposed. Mr. Lawler stated that the project has received a Variance and was initially approved in November 2022 and then an amendment was approved by the Planning Board in August of 2023. Mr. Lawler explained that NHDES has also given authorization for land disturbance for the 60 trackers that were approved. Mr. Lawler stated that all bases for the 60 trackers have been placed and that almost all of the trackers have been installed. Mr. Lawler stated that the current amendment review consisted of changing the location of 5 of the 60 trackers to move them closer to Shaw Drive due to drainage concerns, increasing the

size of the utility building to 30 feet by 20 feet, and changing electrical connections of the trackers, which would result in a temporary wetlands impact.

Ms. Saunders stated that 2 telephone poles were noted on the plans and asked why the lines were not run underground. Mr. Lawler stated that he was unsure but would reach out to Eversource to find the answer. Ms. Saunders stated that a condition of approval would include the applicant submitting a waiver for the telephone poles explaining why they were necessary.

Ms. Saunders noted that the plans showed proposed inverters on the far side of the plans. Mr. Lawler stated that there are no other structures and that is an error on the plans that would be removed. Ms. Saunders stated that the removal of the inverters, shown on the plans will be added as a condition of approval.

Mr. Hughes asked for verification that the trackers were 13 feet by 6 feet in height. Mr. Lawler confirmed that the trackers were 13 feet by 6 feet in height and showed the committee how the trackers were initially approved and where they would be in the proposed new locations.

Ms. Saunders stated that Crystal, Zoning Administrator, commented that the property is in the Aviation Overlay.

Ms. Saunders stated that Theresa, Assessing Department, commented that the Assessing Department still required a Current Use map of the property. Ms. Saunders stated that the submittal of the Current Use Map would be included as a Condition of Approval.

Ms. Saunders reviewed the discussed Conditions of Approval.

A motion was made by Ms. Marsh to approve the Site Plan Amendment with the conditions as stated and was seconded by Mr. Hughes. The motion carried unanimously.

V. Adjournment

A motion was made by Mr. Goldthwaite to adjourn the meeting at 2: 14pm and was seconded by Ms. Marsh. The motion carried unanimously.

Respectfully submitted,

Jaclyn Millard
Administrative Assistant II, Planning & Development Department