

1 **Enfield Zoning Board – Meeting Minutes**
2 **ZOOM ONLINE MEETING PLATFORM**
3 **December 8th, 2020**

4
5 **BOARD MEMBERS PRESENT:** Timothy Lenihan (Chair), Mike Diehn (Vice Chair), Ed
6 McLaughlin, Susan Brown, Madeleine Johnson

7
8 **BOARD MEMBERS ABSENT:** Tom Blodgett (Alt.)

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10 **STAFF PRESENT:** Rob Taylor- Land Use and Community Development Administrator,
11 Barbara Higgins-Recording Secretary

12
13 **GUESTS:** David Fracht-Abutter, Troy McBride-Norwich Solar Technologies, Hannah
14 Boudreau-Norwich Solar Technologies

15
16 **I. CALL MEETING TO ORDER**

17
18 Chair Lenihan called the virtual ZOOM meeting to order at 7:04 p.m. He took a “roll
19 call” of members present for attendance.

20
21 **II. PUBLIC HEARING**

22
23 **Land Use Case #Z20-12-01**, ENH Town Garage Solar, LLC (Norwich Solar Technologies)
24 is requesting a special exception as allowed in Enfield Zoning Ordinance (Section 403.2,
25 Paragraph P) to install a roof mounted, net-metered, solar array at the Enfield Department of
26 Public Works Facility at 74 Lockehaven Road (Map 11, Lot 20-4). Subject property is
27 located in the R3 Residential Zoning District and is owned by the Town of Enfield, NH.

28
29 **Mr. Mike Diehn MOVED to approve the application from Norwich Solar for their special**
30 **exception.**

31 **Seconded by Mr. McLaughlin.**

32
33 Discussion was had on the application. Ms. Brown asked if the building was strong enough to
34 hold the solar panels? Mr. Taylor said it was a new structure, built within the last 5 years and
35 was very strong. She also asked if any trees would be affected by the solar panels? Mr. Taylor
36 said he did not believe so.

37
38 Mr. David Fracht asked if there was any plan currently, or for the future, for on-site battery
39 storage? Ms. Hannah Boudreau, with Norwich Solar Technologies, said there was not a plan
40 currently. Mr. Fracht asked if it would be possible to add in the future if the Town desired to do
41 so? Mr. Troy McBride, with Norwich Solar Technologies, said it would be possible to do. He

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42 said the Town of Enfield may want to explore that option with Liberty Utilities. Batteries are
43 very expensive, but some utility companies offer programs that would help with the batteries.
44 Mr. Fracht said he is 100% for the solar project.

45
46 Mr. Ed McLaughlin asked if Norwich Solar was looking into sink technology for the storage of
47 power? Mr. McBride said that their company has a research and development section, and they
48 have a Department of Energy funded research grant which is currently looking at thermo storage,
49 but nothing for sink technology. Mr. McBride said that if Mr. McLaughlin had any information
50 on that type of technology, he would love to see it and asked that Mr. McLaughlin send it to him.

51
52 Mr. McLaughlin asked for the proposal to be given by Norwich Solar Technologies. Ms.
53 Boudreau said they were going to put 65 kilowatts of solar on the roof of the salt shed. There is
54 an interconnection point nearby. The solar panels are attached to the roof in such a way that it
55 would hold up to 100+ mile per hour winds.

56
57 Vice Chair Diehn asked how much of the roof would be covered by solar panels? Mr. McBride
58 said it would cover the entire roof, not including necessary setbacks. Ms. Johnson asked how
59 much the solar panels would save the Town of Enfield? Mr. McBride said he was not sure how
60 much it was going to save.

61
62 More discussion was had amount the Zoning Board members and questions were asked of
63 Norwich Solar Technologies and answered by them.

64
65 **Roll Call Vote:**
66 **Ed McLaughlin, Susan Brown, Madeleine Johnson, Mike Diehn and Timothy Lenihan all**
67 **voting Yea.**

68 **None voted Nay**

69 *** *The Vote on the MOTION passed. (5-0).***

70
71 **III. APPROVAL OF MINUTES: November 10th, 2020**

72
73 ***Ms. Susan Brown MOVED to approve the November 10th, 2020, Minutes as amended***
74 ***below and presented in the December 8th, 2020 agenda packet.***

75 ***Seconded by Mr. Lenihan.***

76
77 Amendments:

78
79 Page 4, Line 168, Change “alright” to “all right”

80
81 **All were in favor of the Motion.**

82
83
84

85 **IV. NEW BUSINESS:**

86

87 **A. Discussion on Fees/Charges for ZBA Hearings and Permits:** Mr. Taylor went over the
88 proposed new fee schedule for the Zoning Board of Adjustment. He showed a spreadsheet of
89 surrounding Towns and the fees that they charge as compared to what the Town of Enfield
90 charges. He also showed the most recent invoice from the Valley News with the amounts spent
91 on advertising for hearings and meetings.

92

93 Discussion was had on the State of NH law and whether the Zoning Board needed to send the
94 new fee schedule to the Select board for approval or not. Chair Lenihan liked the proposed fee
95 schedule and would like it submitted to the Select board for approval even though the Zoning
96 Board, by law, does not have to do this. He believed it is the right thing to do.

97

98 Mr. Diehn cited NH RSA 676.5, Paragraph 4 which said, "The Board of Adjustment may impose
99 reasonable fees to cover its administrative expenses and costs of special investigative studies,
100 review of documents, and other matters which may be required by particular appeals or
101 applications." Paragraph 5A stated, "The Board of Adjustment reviewing land use applications
102 may require the applicant to reimburse the Board for expenses reasonably incurred by obtaining
103 a 3rd party review and consultation during the review process provided that the review and
104 consultation does not substantially replicate the review and consultation obtained by the
105 Planning Board." After more discussion among the Board members all the Board members
106 agreed that it would be a good thing to send it to the Select board for approval.

107

108 **Mr. Mike Diehn MOVED that the Zoning Board of Adjustment recommend to the Select**
109 **board that the Town of Enfield adopt the new fee schedule proposed by the Administrator.**
110 **Seconded by Ms. Brown.**

111

112 **Roll Call Vote:**

113 **Ed McLaughlin, Susan Brown, Madeleine Johnson, Mike Diehn and Timothy Lenihan all**
114 **voting Yea.**

115 **None voted Nay**

116 *** The Vote on the MOTION passed. (5-0).**

117

118 **B. Planning Board's Master Plan Committee selections:** Chair Lenihan advised the Board
119 that the Planning Board recently released their selection of Committee members for the Master
120 Plan Committee and no present or past members of the Heritage Committee or the Zoning Board
121 were named on it.

122

123 **C.** Chair Lenihan also wanted the Board to know that Vice Chair Diehn and his own position
124 would be up for re-election in the Spring. With that being said, he asked that if any members
125 know of any possible people who may be interested in becoming an alternate for the Zoning
126 Board, please have them come to a meeting.

127

128

129 **V. OLD BUSINESS: None**

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131 **VI. NEXT MEETING: January 12, 2021**

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133 **VII. ADJOURNMENT:**

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135 *A MOTION was made by Mr. McLaughlin to adjourn the meeting at 8:15 PM.*

136 *Seconded by Ms. Johnson.*

137

138 **All were in favor of the Motion.**

139

140 Respectfully submitted,

141 Barbara Higgins

142 Recording Secretary

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