



Mason Planning Board

November 20, 2013

Approved

Attending

Pam Lassen (Chair), Mark McDonald (vice chair, secretary pro tem), Charlie Moser (ex-O), Louise Lavoie (A), Lee Ann Currier (A), Eric Anderson

Absent

Dotsie Milbrandt, Jennifer DiNovo (NRPC), Linda Cotter-Cranston.

Call to order

7:42 PM

Next Meeting

December 18, 2013

Old Business

New Business

The Board reviewed the proposed LWES wind ordinance. Mr. McDonald notified the Board that Mike McGuire will volunteer his services as an engineer in renewal energy.

During the meeting Mr. McDonald sent a copy of the proposed LWES ordinance to Mr. McGuire. Here is the text of that email

Hi Mike,

Attached is an annotated copy of a proposed LWES wind ordinance. In tonight's meeting (in progress), I passed along that you would volunteer your expertise in renewable energy, which could help in drafting this ordinance. Attached is the document. Please review and comment as necessary.

The next meeting is December 18th at 7:30 PM. We would welcome you to attend if you are available.

Thank you for adding to this discussion,

Mark McDonald
Mason Planning Board

Mr. Moser will write a special exception section to the LWES ordinance.

Mr. Moser expressed a concern regarding the selectmen's ability to issue permits. Ms. Lassen responds that a report from the Planning Board and ZBA is required before a permit can be issued. Mr. McDonald comments that the tower itself, as a structure, would require a building permit.

Mr. McDonald points out that the term "Permit to Construct" is not really defined, but instead the paragraph describes process without any definition. Change definition to, "a written approval to begin construction of the project, issued by the Mason Board of Selectmen."

Ms. Moser makes a similar change to "Permit to Operate": A written approval issued by the mason Board of Selectmen pursuant to Section D.5 herein to operate an LWES after completion of construction.

Action Item: Mr. Anderson will review the building regulations to ensure it adequately covers all LWES structures, including the tower.

Add page numbers.

Section C.1.1.c any graffiti on LWES structures shall be removed by the operating entity within 60 days after written notice from the Town of Mason.

Section C.1.e.v – Change "may" to "shall"

Section C.1.g – Strike "may be required by the Planning board" from the end of the paragraph.

Section C.3. – Additional setbacks may be required to meet noise standards as set forth in this ordinance.

Section C.5 – Strike the second sentence that states the existing background sound pressure levels in Mason.

Section C.5.d – Add "cost of all testing shall be borne by the operating entity".

Copy the wording from Section 6c that tells when sound monitoring would be initiated by the Board of Selectmen.

Add applicant = entity until approved and operating entity = entity after approval.

Add checklist to appendix at end and ensure that all application items from all sections are included.

Remove the first paragraph of Section C.11. Join the next sentence ("The Applicant shall take..." - standalone) with the paragraph that follows it.

11a – Environmentally Sensitive Areas – Change the last sentence to, “The application shall submit a plan outlining appropriate measures for protecting these resources during the entire life cycle of the project.”

12a – Remove reference to the Wapack Trail.

D.5.3 – Change to

1) Change to “Applications for a Permit to Operate will be heard at the next regularly-scheduled Board of Selectmen meeting.

2) Application for renewal permits will be heard at the next regularly-scheduled Planning Board meeting.

D.5.5 – Remove Planning Board from the annual review sentence.

F.3 Action Item – Pam – check with New Ipswich, Temple, PSNH for report example.

E.1 – Action item – Pam – Determine rationale for allowing the abutting landowner to grant an easement for any impacts of the LWES on their property.

E.3 – Acton item – Pam – Determine rationale for 5-year limit for option of operator to buy the land occupied by the LWES.

F.4.b – Change: The Board of Selectmen in consultation with the Mason Conservation Commission.

F.h and F.i – Add definitions at the beginning for Feathering and Hub.

Ms. Lassen makes a motion to adjourn the meeting at 9PM. Ms. Currier seconds. The motion carries unanimously and the meeting is adjourned.

Adjourn

Mark makes a motion to adjourn. Louise seconds. Motion carries unanimously. Meeting is adjourned at 10:00 PM.