

## Corinth Planning Board Minutes

August 19th 2020

The PB meeting was called to order at 7:05 pm by Chairman James Connolly. Members in attendance were James Connolly, Cynthia Commeau, Bill Molloy, and Phil Stevens, CEO. Others in attendance were Chip Haskell, Ben Gregory and John Motta both by phone conference, Michael and Josephine Redding, Owens McCullough, Robin and Tyler Smith, Jim Kiser, Carl Dow, and Stanley Bean.

The minutes from June 17th, 2020 were read. A motion to accept the minutes was made by Bill Molloy, seconded by Cynthia Commeau, and carried unanimously.

Chip Haskell, Project Manager for the Corinth Main Street Solar project off Main Street in Corinth said that the access way has been moved from the ROW. It is now a plain driveway, 17 ft wide and does not share the ROW.

Bill Molloy made a motion to accept the preliminary application if Chip includes a codicil that PB reserves the right to re-evaluate the access road if the use of parcel is changed or commercial development is proposed, and their State Driveway Entrance permit is approved. Cynthia Commeau seconded the motion, and the motion carried unanimously.

Jim Kiser, representing TM Self Storage presented an application for an expansion of the TM Self Storage facility located at 781 Main Street in Corinth. TM Self Storage wants to add two more building to the site and add a gravel storage area for seasonal storage of recreational and other large client property.

PB asked if the storage site might be totally fenced in to limit access to clients only, and Jim Kiser said TM had only one fence proposed to curtain off the gravel storage area, but that TM was planning to mount video cameras.

PB asked Jim Kiser to bring in a copy of lease agreement with its clients addressing the noise problems with neighbors, and what specific activities are allowed on site. PB will set up a meeting on Sep 16th for DOT permits, Projection of use, lease agreement, and whether noise and access has been addressed before considering approval. A site walk is set up for 6pm on Sep 16th, also.

Michael Redding and Owens McCullough representing New England Solar Garden Corp. presented a proposal for 3.6-megawatt solar array to be located on 17 acres of a 107-acre site on Route 15 in Corinth. Solar arrays will be fix tilt east to west. An eight-foot knot wire fence will be erected around the site to protect wildlife. Conservation grass seed will be used after solar arrays are set up. A 20 ft wide access road was proposed with a 16 ft travel way. Timeline for project: permitting would be approved by Jan 2021, project would start by April 2021, and project completion is geared for Sep 2021.

PB was concerned over longevity and cleanup after discontinuation of use. Michael Redding and Owens McCullough said there was a decommissioning clause plus a bond included with their lease. A site review was setup for the Oct PB meeting.

Bill Molloy may a motion to adjourn the meeting, Cynthia Commeau seconded the motion, and the motion carried unanimously. Meeting was adjourned at 8:45 pm.

Respectively Submitted, Cynthia Commeau, Secretary