

Lancaster Zoning Board
Location: Lancaster Town Hall
February 22, 2023

Call To Order: The meeting was called to order at 1830H by Chairman Rick Bernier.

Roll Call:

Regular Members Present: Chairman Rick Bernier, Vice Chair Tricia Frenette, Linda Ogle, Steve Young, Les Hilton

Absent: N/A

Alternate Members Present: Donald Freddette, Nathan Kenison

Absent: Chris McVetty

Others Attending: Land Use Coordinator Robin L Irving

Minutes:

Les Hilton moved to approve the minutes from the January 25, 2023 meeting. Steve Young seconded the motion. All members voted to approve, no objections. *Motion passed.*

Public Hearings:

Chairman Bernier opened the public hearing.

Linda Ogle announced the case description:

Case# 543 – Lancaster Main Solar LLC for a Special Exception concerning Article 5, Section 5.03, “Uses Permitted by Special Exception in the Commercial/Industrial District.” Applicant/Owner seeks special exception approval to construct and operate a 999 KW alternating current, solar energy generation facility having a footprint of approximately 7 acres on land situated in the Commercial/Industrial Zoning District. Land Zoned Commercial/Industrial. (Tax Map R01-Lot 045, 14.20 acres, off Main Street aka Rexford Spreading Field).

Chairman Bernier asked LUC Irving why the Applicants had to appear before the Zoning Board if a commercial solar generation facility is requesting operation within the Commercial/Industrial zone. LUC Irving explained that solar arrays are not specifically addressed in the Lancaster Zoning Ordinance nor are they listed as a permissible use under the Commercial/Industrial section of the ordinance. Because of this omission, the applicants must request a special exception, and the Zoning Board must determine whether this kind of business is aligned with the purpose, intent, harmony etc. of the ordinance and whether it raises public health and safety issues for the residents of Lancaster, as outlined in the application. LUC Irving noted that this is a subject that should be addressed via an amendment to the zoning board especially because renewables are becoming so prevalent.

Applicant representatives Jeff Martin from Norwich Solar and Kara Moody from Stantec Consulting appeared to present their case. Martin explained that Norwich Solar is a vertically integrated solar company that does everything from development permitting, design engineering, procurement, and construction. Norwich has several divisions including O&M, EV, solar, and R&D. The operations and maintenance division, contracted with RunTime Solar, will be handling the O&M of this array. Kara Moody presented a full-sized plan for the Board to review. Moody explained that the applicants had appeared before the Lancaster Planning Board in December 2022 for a preliminary consultation at which time LUC Irving notified them that they would have to request a Special Exception from the ZBA; the applicants filed the application for Special Exception in January 2023. Due to inclement weather, the ZBA’s January public hearing was continued to this date and time. Location of the project is laid out in

the plan. It is a fixed-tilt solar project situated on approximately 7 acres. Project equipment will include a gated perimeter fence (no public access to the site), an underground electrical conduit interconnecting panel strings and connecting the whole system to the 3-phase power off Old Groveton Road. There will be a couple of equipment pads for AC/DC switches. It is a very basic project. Moody expressed that she feels that the project fits within the zoning parameters of the Commercial/Industrial zone and requests the approval of a Special Exception to operate said described facility.

Linda Ogle asked how many panels would be installed. Moody responded that the number of panels is unknown at this point in the project because panel technology is fluid and continually improving in efficiency and availability of certain technologies is unpredictable. Further, the number of panels is typically not specified until subscribers are identified; subscribers will dictate wattage requirements and those in turn will determine panel dimensions and number. These subscribers, also known as off-takers, are typically identified around time of construction. Norwich Solar usually negotiates with schools, municipalities, and small businesses as off-takers (buy power via the credits).

Linda Ogle asked if there were direct benefits to the Town of Lancaster, in particular, if there would be increased tax revenues. LUC Irving responded that the pre-construction land is in Current Use that will be fully taxable as a utility value post-construction; this is not an automatic PILOT (payment in lieu of taxes) and would require an application for treatment as such. Don Freddette was curious how 7 acres would be in Current Use, however, Irving clarified that the entire parcel is 14.2 acres (10+ acres making it eligible for Current Use). Jeff Martin added that another benefit to the community is that the company focuses on contracting local businesses and contractors, e.g., Horizons Engineering (Littleton), HB Logging (Monroe), AB Excavation (Lancaster), funneling money into the local economy.

Chairman Bernier mentioned that the abutters with the farmland had appeared at the last meeting. They since have expressed to the Land Use Office that they do not object to the project, however, want to ensure that their access road to the farmland is retained. Jeff Martin had spoken with Mr. Forbes (Forbes Farm) and explained that the road would be moved and constructed to support the farm equipment in the same manner that the existing road does. LUC Irving stated that road access and construction will be better addressed at the Planning Board's Site Plan Review as the Special Exception application focuses more on consistency with the intent, purpose, harmony of the commercial/industrial zone provision in the zoning ordinance as well as public health/safety and traffic. Irving went on to notify the applicants that the abutter (Steady) that the existing access bisects does object to the project on grounds of affecting the parcel's value, and objects to the access road location through the middle of their property. Irving emphasized that this access is not a separate recorded right-of-way or easement and could be problematic, even if in the deed, because the right is granted to a specific party (not Forbes). Irving recommended that the access road entry be 1) moved off the Steady parcel, 2) a formal easement be procured from the Steady estate, or 3) purchase the Steady lot. Irving stressed that access should be a condition of approval from the Planning Board if the situation is not resolved.

Don Freddette asked for details regarding property maintenance and the perimeter fence. Kara Moody described the fencing as a 7-foot tall, metal, fixed-knot-type of fencing called "wildlife-permeable fencing" attached to wooden posts that is constructed several inches above-ground-level to allow animals to pass freely. Moody also explained that the grassy areas will be mowed approximately twice a year to keep the vegetation manageable. The panels themselves require little to no maintenance. Moody added that there will be some, minimal, tree clearing (on the plan) to maintain an environment for animal shading; the total limits of disturbance are approximately 12 acres (the fenced area is 7 acres).

Nate Kenison asked the applicants if they are concerned about vandalism and what protections are they implementing. Linda Ogle mentioned that there is a national problem with vandals shooting up transformers/substations for grid-serving facilities like this. Jeff Martin responded that array performance is monitored remotely which can serve as an alert that there has been damage.

Tricia Frenette asked what the useful life of panels was and whether the applicants had a plan for disposal or recycling. Jeff Martin responded that the panels are rated for between 20-25 years useful life, frequently coinciding with the life of the lease or power purchase agreements, and notwithstanding the submittal of a decommissioning plan to the Planning Board for their site plan review, the market has simply just not reached the end-of-life term that would require companies to address disposal and recycling. Martin added that State Representative Troy Merner of the Planning Board mentioned that there was a solar panel recycling bill pertaining to a recycling program for solar panels that was in the House. LUC Irving stated that Merner notified her that the bill went nowhere.

Nate Kenison asked the applicants if they were planning to lease the land or to purchase it. Jeff Martin responded that the applicants have a purchase-and-sale agreement in place and will proceed with purchase once the town permits are procured.

Les Hilton asked how the system was grounded e.g., lightning strike. Tricia Frenette commented that, as part of the remote monitoring system on her own solar array, the sensitivity software had to be adjusted/erased due to the frequency of knockouts from lightning. The applicants responded that they did not have an answer because they had never been asked this question before. LUC Irving mentioned that she had notified Weeks Medical about this project and interestingly, they wanted to be kept notified of progress because arc burns as a result of solar arrays are not something that the hospital is properly equipped to deal with in the event of a facility emergency.

Chairman Bernier opened the hearing to public comment

No other abutters were present. There were no comments from the public.

Chairman Bernier closed the hearing to public comment

Chairman Bernier went through criteria for Special Exception for Board deliberation:

1. Would the use be detrimental to the public health of Lancaster residents or the general public? All Board members agreed that the proposed use would **NOT**. There was no discussion. The Board members agreed that the applicant's answer as written addressed the question: *No. The proposed Project will not be detrimental to the public health of Lancaster residents or the general public. As a renewable energy source powered by the sun, this Project will contribute to reducing greenhouse gas emissions. Project operations will not generate emissions or hazardous materials with the potential to adversely affect public health. Throughout its operation, the Project will generate no air pollution, except for minimal vehicle emissions associated with periodic site and equipment maintenance visits. Additionally, the type of solar panels used for the Project will be silicon-based panels, which do not pose a risk to public health and safety NC Clean Energy Technology Center, 2017. Health and Safety Impacts of Solar Photovoltaics, Available at: <https://nccleantech.ncsu.edu/wp-content/uploads/2018/10/Health-and-Safety-Impacts-of-Solar-photovoltaics-2017-white-paper.pdf>*

2. Would the use be detrimental to the safety of Lancaster residents or the general public? All Board members agreed that the proposed use would NOT. There was no discussion. The Board members agreed that the applicant’s answer as written addressed the question:

No. The proposed Project will not be detrimental to the safety of Lancaster residents or the general public. As described in the Project Overview section above, the Project will be encompassed by perimeter fencing to prevent the general public from accessing the solar array. An access gate will be installed and secured with a Knox Box lock (or similar locking mechanism) to allow for emergency services access.

The proposed solar array will be setback approximately 125 feet from Main Street and approximately 55 feet from Old Groveton Road. The Project will be accessed via a driveway entrance off Old Groveton Road as shown on the Site Plan in Attachment C. Traffic during the estimated 5-month Project construction will include delivery and installation of Project materials and equipment and is anticipated to be approximately 25 to 30 vehicles per day at the peak of individual Project phases (see Table 1 above). During operations, the Project will be accessed less than once per month unless additional maintenance is required. Traffic generated by the Project will not be detrimental to the safety of Lancaster residents or the general public.

Table 1. Estimated Construction Activity Timeline

Project Phase	Timeframe
Preliminary layout and staking of new driveway and solar array/staging area	October 2023
Install erosion control; grubbing and initial grading (as needed)	October 2023
Underground electrical work; final grading of driveway and solar array area (as needed)	November-December 2023
Installation of racking foundations and modules	January-February 2024
Substantial completion and commissioning	February 2024
Begin commercial operations	March 2024

3. Would the use be detrimental to the character of Lancaster? All Board members agreed that the proposed use would NOT. There was no discussion. The Board members agreed that the applicant’s answer as written addressed the question: *No. The project will not be detrimental to the character of Lancaster, as the proposed solar array is consistent with the mixed use of properties within Lancaster. The Project site is currently comprised of an open field. Therefore, the Project will require minimal tree clearing and the existing land cover will generally remain unchanged. Once operational, the Project will passively generate solar energy.*
4. Would the use be detrimental to the welfare of Lancaster? All Board members agreed that the proposed use would NOT. There was no discussion. The Board members agreed that the applicant’s answer as written addressed the question: *No. The proposed Project will not be detrimental to the welfare of Lancaster. The project will provide New Hampshire and the region with an opportunity for creation of a new source of clean energy and the economic benefits associated with both the construction and ongoing maintenance and operation of such a project. Project operations will generate up to 999 kWac of clean, renewable energy without emitting any air pollutants or greenhouse gases associated with conventional power facilities. The proposed*

Project will have long-term benefits related to the use and conservation of energy resources, and, as a result, will not contribute to climate change. The operating Project will not increase demand on town services, require water, discharge wastewater, burn fossil fuels, or emit pollutants, such as mercury and lead, sulfur dioxide (SO₂) and nitrogen oxides (NO_x) (criteria pollutants and precursors to acid rain and ozone) or carbon dioxide (CO₂).

The US Environmental Protection Agency's Emissions and Generation Resource Integrated Database (eGRID) provides data on the environmental characteristics of electric power generated in the United States. US Environmental Protection Agency, 2020. eGRID Summary Tables 2020. Available at: eGRID2020SummaryTables (epa.gov). According to eGRID, the three largest sources of electricity generation in New England in 2020 were gas (53.2%), nuclear (26.4%), and biomass (7.3%). Total emission rates for New Hampshire in 2020 were approximately equal to the following: CO₂ at 244.1 pounds per MW hour (lbs/MWh) and NO_x at 0.1 lbs/MWh. Considering these values and assuming maximum annual electricity generation of 999 kWac, it is estimated that the Project will annually displace approximately 295,117 pounds of CO₂ and 121 pounds of NO_x.

5. Is the granting of this Special Exception in harmony with the purpose of the Zoning Ordinance?

Chairman Bernier asked how, in the absence of a zoning ordinance provision related to solar arrays, could the Board determine whether the use is in harmony with the purpose of the Zoning Ordinance. LUC Irving responded that when faced with an omission like this, the introductory paragraphs and headers to each section of the zoning ordinance broadly address the mission statement and purpose for each section, then it is the task of the Zoning Board to determine whether the proposal is consistent with these goals and objectives.

All Board members agreed that granting the special exception IS in harmony with the purpose of the Zoning Ordinance. There was no further discussion. The Board members agreed that the applicant's answer as written addressed the question: *Yes. As described in Article 1 of the Zoning Ordinance, the primary purposes of the ordinance are to: lessen congestion in the street; ensure safety from fires, panic, and other dangers; promote health and the general welfare; provide adequate light and air; prevent overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, solid waste facilities, water, sewerage, schools, parks, and child day care; assure proper use of natural resources and other public requirements; encourage the preservation of agricultural lands and buildings; and encourage the installation and use of renewable energy sources. The proposed Project is in harmony with the purpose of the Zoning Ordinance in that it promotes health and general welfare, prevents overcrowding of land, avoids undue concentration of population, and provides a source of renewable energy.*

6. Is the granting of this Special Exception in harmony with the intent of the Zoning Ordinance? All Board members agreed that granting the special exception IS in harmony with the intent of the Zoning Ordinance. There was no discussion. The Board members agreed that the applicant's answer as written addressed the question: *Yes. The proposed Project is in harmony with the intent of the Zoning Ordinance because it is located within the Commercial-Industrial District. As described in the Zoning Ordinance, the Commercial-Industrial District shall be characterized by a wide range of commercial, multi-unit housing, mixed-use, and industrial uses conforming to the performance standards of the Zoning Ordinance, and which are compatible with residential and commercial uses. The intent of the Zoning Ordinance is to encourage the development of commercial, industrial, and mixed uses within the Commercial-Industrial District. The Project is considered a public utility and is best classified as a mixed use, which is compatible use for the*

Commercial-Industrial District. Solar energy generation facilities and public utilities are not described as specific uses within the Lancaster Zoning Ordinance and therefore are not listed as permitted uses within the Commercial-Industrial District or any other district. As such, the Applicant is requesting a Special Exception for the Project.

7. Will the character of the area be adversely affected? The applicant answered as follows: *No. The proposed Project parcel is an appropriate location for the Project with respect to topography, soils, water resources, road access and location of driveways, condition of existing structures, and compatibility with surrounding land uses. The Project area is comprised of relatively flat, open field with loamy and sand soils, which are suitable conditions for installing a solar array. A wetland and watercourse delineation was completed for the Project by a New Hampshire Certified Wetland Scientist. No wetlands or streams were identified within the limits of the Project parcel. The Project will be accessed via a driveway entrance off Old Groveton Road in the northeastern portion of the parcel. There are no existing structures on the Project parcel and it is currently managed as crop land, with septage applied to the field. According to a Nutrient Management Plan for the Project site, the field is mowed, chopped, and the resulting forage is deposited along the edge of the field.*
- The Proposed Project is compatible with surrounding land uses. Properties along Main Street to the north and south of the Project are primarily commercial and mixed uses, with some scattered residential properties. The parcel immediately north of the Project, off Old Groveton Road, contains a significant quantity of vehicles that appear to be stored on the property. The land to the west of the Project is used for agricultural purposes, and the land directly south of the Project is comprised of a large wetland complex managed by the US Fish and Wildlife Service as part of the Silvio O. Conte National Fish and Wildlife Refuge. Following Project construction, the area in and around the proposed solar array will be maintained as a meadow, and the land within the Project area will resemble current conditions aside from the addition of the solar array infrastructure.*

5.03 COMMERCIAL-INDUSTRIAL DISTRICT: The Commercial-Industrial District shall be characterized by a wide range of commercial, multi-unit housing, mixed-use and industrial uses which conform to the performance standards of this Ordinance and are compatible with residential and commercial uses.

LUC Irving clarified that, on the same side of the road as the Project, the Agricultural District extends from the intersection with Page Hill Road to the Silvio O. Conte Refuge and behind this parcel (Forbes). The Commercial-Industrial District includes all of the properties on the other side of the road, and from this property to the town line. Tricia Frenette stated that the zone boundaries had been changed from commercial or commercial/industrial to agricultural due to some issue involving the fairgrounds. Chairman Bernier emphasized that character of the solar array would be positive in comparison to the character of the abutting junkyard. Following discussion, all Board members agreed that the proposed Project would NOT adversely affect the character of the area. There was no further discussion. The Board agreed that the applicant's answer as written addressed the question.

8. Will the value of adjacent property be adversely affected? All Board members agreed that it would NOT. The Board members agreed that the applicant's answer as written addressed the question: *No. The Project will not adversely affect the value of adjacent property, which includes limiting the use of neighborhood property by causing problems such as excessive noise, traffic, dust, fumes, glare, or other conditions not typical of permitted uses in the area.*
- The anticipated sound level of the Project is based on two components: inverters (up to 100 kilowatts) and transformers (up to 1,000 kilovolt-amperes). It is important to note that these Project components generate noise when the sun is up and that sound levels are proportional to electric load. Based on the equipment specifications, noise levels at inverter locations are expected to be 64 A-weighted decibels (dBA) at a distance of 3.3 feet, 29.3 dBA at a distance of 200 feet, and 19.8 dBA at a distance of 600 feet. Noise levels at the 1,000-kilovolt-amperes transformer are expected to be 64 dBA at 3.3 feet, 28.3 dBA at 200 feet, and 18.8 dBA at 600 feet. A sound assessment conducted for the Project demonstrated that the combined sound level impact is anticipated to be approximately 44.2 dBA at the nearest property line in relation to Project inverters and transformers. For comparison, the sound level of a refrigerator is approximately 40 dBA and a quiet office is approximately 50 dBA.*
- Traffic during Project construction will include delivery and installation of Project materials and equipment and is anticipated to be approximately 25 to 30 vehicles per day at the peak of individual Project phases (see Table 1). During operations, the Project will be accessed less than once per month unless additional maintenance is required.*
- Construction activities associated with Project installation may result in temporary dust generated by construction equipment. Dust that may be generated during construction is anticipated to be similar to that produced from similar scale construction projects. Treatment options include calcium chloride, water, or other approved dust mitigating agents and will only occur when necessary. The Project will not generate dust during operations.*
- The Project will not generate any fumes during operations. Only limited, short-term fumes may be generated during construction by exhaust from equipment.*
- Solar panels are designed to absorb solar energy and convert it to electricity. As such, solar panels are manufactured with anti-reflective materials to capture and retain as much of the solar spectrum as possible. Typical solar panels reflect only about 2% of incoming sunlight, which is less than bare soil and vegetation. Massachusetts Department of Energy Resources, Massachusetts Department of Environmental Protection, and Massachusetts Clean Energy Center, 2015. Questions & Answers: Ground-Mounted Solar Photovoltaic Systems. Available at: <https://www.mass.gov/files/documets/2016/08/m/solar-pv-guide.pdf>. Therefore, the Project is not expected to result in adverse effect caused by glare.*
- Additionally, various studies have been conducted showing that solar projects can potentially have a positive impact on adjoining property values. Solar Energy Industries Association, 2019. Solar & Property Value. Available at: <https://www.seia.org/research-resources/solar-property-value>.*

9. Will the character of the lot be affected?

LUC Irving asked how much of the Project area is within the floodplain and whether they have to engage in floodplain mitigation.

The applicants responded that it is not in the floodplain.

All Board members agreed that the character of the lot will NOT be affected. There was no further discussion. The Board members agreed that the applicant's answer addressed the question: *No. The Project parcel is of a size, configuration, slope, and soil type such that the proposed use will comply with all requirements of the Zoning Ordinance. The Project parcel consists of approximately 12.66 acres. In accordance with the setback and frontage requirements for the Commercial-Industrial District described in Section 5.03 of the Zoning Ordinance, the Project will be setback at least 10 feet from side and rear property lines and at least 15 feet from any right-of-way.*

The Project area is predominantly comprised of a relatively flat, open field with a gentle slope in the eastern portion of the Project area. The slope of the Project is suitable for development of a solar array and minimizes the need for grading. The US Department of Agriculture's Natural Resource Conservation Service web soils survey data was used to map the existing soil conditions within the Project area. Soils within the Project area consist of loamy sands and sandy loams, which are suitable for construction of the solar array, racking, and associated Project equipment. A site-specific soil survey will be conducted by a Certified Soil Scientist to further examine soil types within the Project area.

10. Will hazardous waste be disposed of on the property? All Board members agreed that it will NOT. There was no discussion. The Board members agreed that the applicant's answer as written addressed the question: *No. The Project will not generate hazardous wastes during construction or operation and will not require disposal or storage of hazardous wastes.*

11. Will provisions be made for disposition of all waste without jeopardy, financial or otherwise, to the Town of Lancaster? The applicant answered as follows: *Yes. The applicant will provide for the disposal of all wastes on a timely basis and in an environmentally safe manner. Solid waste during construction will consist of construction debris, packaging materials, and associated construction wastes that will be delivered to a landfill with adequate capacity to accept the Project's wastes. During operation, no solid waste is anticipated to be generated by the Project, and there will be no on-site waste collection or storage facilities.*

Don Freddette asked if there was a landfill in the area that had the capacity to accept this waste. The applicants responded that the nature of the waste is primarily cardboard packaging and some construction debris. The amount and type of waste should be able to be handled by local waste collection, but, if necessary, a landfill will be contacted to ask whether X tons of X type of debris can be accepted. As for the panels, permitting is required for that; they have a decommissioning plan that addresses future disassembly and disposal. Tricia Frenette stated that debris would have to be separated for the local waste collection, so it is more practical to contract a roll-off.

12. Will traffic in the area be adversely affected? The applicant answered as follows: *No. Traffic during Project construction will include delivery and installation of Project materials and equipment and is anticipated to be approximately 25 to 30 vehicles per day at peak of individual Project phases (see Table 1). Warning signs and flaggers will be used as appropriate during Project construction deliveries to provide temporary traffic controls for safe movement of traffic into and out of the Project site. During operations, the Project will be accessed less than once per month unless additional maintenance is required. Traffic generated by the Project will not present a hazard to the neighborhood for vehicles or pedestrians.*

The project will be accessed via a driveway entrance off Old Groveton Road as shown on the Site Plan in Attachment C. Prior to construction, the Applicant will submit a Driveway Permit application to the Town of Lancaster for the proposed driveway entrance.

LUC Irving questioned whether the driveway permit would go to the Town of Lancaster or to NHDOT District 1. She explained that Old Groveton Road was discontinued when the existing Route 3 highway was constructed. That “paper road” would be a shared access to the solar facility and the Benoit salvage yard. Irving said that they would probably have to go to the State whether the Town owned Old Groveton Road or not because it would be a commercial ingress/egress onto Route 3. The Board recommended that the applicants confirm prior to the Planning Board hearing on March 8th the status of Old Groveton and whether they need a commercial driveway permit from DOT. Tricia Frenette expressed her concern about that access due to being a “bad corner” where there is heavy traffic that is typically traveling above the speed limit.

All Board members agreed that traffic in the area will NOT be affected. There was no further discussion. The Board members agreed that the applicant’s answer as written addressed the question.

Tricia Frenette moved to APPROVE WITH NO CONDITIONS the application for Special Exception. Linda Ogle seconded the motion. All members voted to APPROVE WITH NO CONDITIONS the application for Special Exception, no objections. *Motion passed.*

LUC Irving explained to the applicants that she would send both the Planning Board and them a copy of the decision. Chairman Bernier reminded the applicants that there is a 30-day appeal period.

Chairman Bernier closed the public hearing.

Other Business: None

Land Use Permits: LUC Irving announced the most recently issued land use permits: 1) Leo H. Rideout & Michele Rideout (Applicants), and Leon H. Rideout (Owner) at Causeway Street to construct a 20-unit, one-story, stick-built, 30’x100’ unheated self-storage facility on a concrete slab with no water, sewer, or electrical utilities, situated on a dead-end street. This is a RENEWAL. Tricia Frenette wanted to know where he was constructing this. Chairman Bernier explained that the location is where the current garage is and he intends to remove the cars and clean up the lot; and 2) Melissa Spearin (Applicant) and Joseph Spearin (Owner) at 10 Mayberry Lane to install of Grecian-style inground 16.5’x32.5’x8’ vinyl liner pool with concrete walls, 27 mils vinyl liner, Al C-channel coping, and pump/filtration/heater connected to garage jbox via U/G conduit. Tricia Frenette pointed out that the project description was not on the permit so LUC Irving must reissue the permit with that information. Frenette also wanted to know where the pool was going to be located. Irving said that the pool was proposed to be installed beyond the house, next to the garage (the conduit goes to the garage), just beyond the area where a kennel used to be situated.

Planning Board Decisions: No new decisions. LUC Irving reminded the Board members that the Planning Board will be hearing the Major Site Plan case for the solar generation facility on March 8, 2023.

Training Topics/Materials: LUC Irving handed out Resilience Planning brochures and she announced that her first meeting via Zoom with Steve Whitman was scheduled for March 1st.

Announcements/Correspondence:

LUC Irving announced that the InvestNH Municipal Per Unit Grant award was pending because there is a contested agreement between the Town and the developer that affordable units at 80%-50% shall be constructed. If the MPU grant is not awarded to the Town, the digital mapping project will be delayed. Also, the Zoning Board will be seeking interested volunteers because Chairman Bernier will not be renewing his membership. His last meeting is tonight. Linda Ogle stated that she will follow up with someone whom had previously expressed interest in participating in the Zoning Board.

Other business: None

Les Hilton moved to adjourn the meeting at 1948H. Steve Young seconded the motion. All Board members agreed to adjourn the meeting at 1948H, no objections. *Motion passed.*

Respectfully submitted,

Robin L. Irving, Land Use Coordinator

Approved:

Richard Bernier, Chairman of the Lancaster Zoning Board of Adjustment