



PLANNING BOARD MEETING

Monday, March 25, 2019 7:00 PM
Council Chambers, City Hall

MINUTES

Approved with amendment 4/8/2019

Mr. Wahrlich called the meeting to order at 7:00 PM and asked for a roll call.

I. Roll Call

Present: Marlene Boisclair, Bruce Kolenda, Charlene Lovett, David Putnam, Richard Wahrlich, David Pacetti

Absent: Allen Damren, William Greenrose, Nick Koloski

City Staff: deForest Bearse, Resource Coordinator

II. Review of Minutes

A. March 11, 2019

Motion: To accept

Made by: Mr. Pacetti **Second:** Mrs. Boisclair

Vote: 4 in favor, 2 abstain

III. Old Business

IV. New Business

- A. PL2019-00004 Green Mountain Power, Rutland VT** – Site Plan application for replacement of the existing substation with a new substation on **Maple Avenue**. Tax Map 142, Lot 1. Zoning District: B2

Mr. Wahrlich read the public notice.

Planner's Report

The following items were read from the City Planner's staff report for this application:

Project Description

The Applicant is applying for Site Plan Approval to retire an existing electrical substation and build a new one, on a larger footprint, in its place.

Application Completeness

Upon review of the Site Plan application and supporting materials, it is the determination of City staff that the application meets the submission requirements of the City Code.

Zoning

The proposed continued use is allowed in the B-2 Business district as an accessory use of an existing business on the lot. No parking requirements are necessary. In the event of onsite work requirements, the vehicle will be in the fenced enclosure only for maintenance or emergencies.

Consistency with the Master Plan

The proposed development is a non-residential use that is allowed in the Business Two (B-2) Zoning District. The proposed use is generally in conformance with the Master Plan in that it continues and upgrades vital infrastructure for the city.

Staff Review

City staff, including Building Inspectors, City Planner, and Directors of Planning and Development and Public Works, and the Police and Fire Departments Chiefs, reviewed the project proposal with the applicant's agent. The following items were discussed at the meeting:

- There is minimal change to the existing function and impact to the area.
- Existing services will be continued.
- Demolition of the existing structure will be included with the building permit.
- Plan provides for a gravel apron at the entrance and exit driveways and within the enclosure.
- On-site lighting will be installed to benefit the safety of workers in the facility.
- Ample room for snow removal is on the site.
- Public safety will be provided with the fencing around the upgraded facility.
- Only the northern end of the very long lot is impacted by this work.

There are no significant issues or site design concerns among the City staff.

Mr. Wahrlich called for a motion on accepting the plan as complete.

Motion: To accept the plan as complete

Made by: Mayor Lovett **Second:** Mr. Putnam

Vote: Unanimous in favor

Applicant's Presentation

Kamran Hassan, electrical engineer with Green Mountain Power and one of the designers for this project, presented the application. There is an existing substation at this location within a 30-ft. x 30 ft. fenced yard with a controlled enclosure adjacent to it. There is a steel structure containing a manually-operated switch.

The intent is to demolish the existing infrastructure and replace it. They will erect a transmission bypass around the work area to maintain continuity of the 46 KV transmission system. The new substation will consist of two circuit breakers so GMP can remotely sectionalize through sensing and SCADA (Supervisory Control and Data Acquisition) operations so the control centers in Rutland and Colchester will have the capability to control operations at this site.

They will also be installing two 3.6-megavar cap (capacitor) banks for voltage support.

A long-range plan done by VELCO (transmission operator) identified the loss of a 46-KV line south of this (leads to Bellows Falls, a big source for this area) as causing a voltage sag here. To keep it up in their ANSI (American National Standards Institute) limits, the cap banks would be used.

There will be no transformer at this site so no additional noise is expected. Circuit breakers are fairly quiet; cap banks don't have any hum. They recognize that there are a park and a residential lot adjacent to this site. They feel there will be a minor visual impact. There should be no hazards or any noise.

The new substation will be bigger with more infrastructure. There will be an 18-ft. X 24-ft. controlled enclosure for switch gear.

A screening plan is part of the submitted site plan. They will plant shrubbery in front of the closure on the road side.

There is an Eversource substation across the street from this location that has similar screening.

Mr. Hassan said the new substation on Maple Avenue is the first part of a 3-phase plan. Phase 2 will be the removal of the two circuit breakers on the Canam property. Phase 3 will be the installation of motor-operated switches on poles at the former Claremont Solid Waste site.

Mr. Hassan answered questions from the board.

- The chain-link fence will be removed from the current site.
- The new access drive will be made of crushed stone.
- The substation will be enclosed by an 8-ft high fence (according to the plan. Mr. Hassan could not recall the height of the existing fence.)
- The new facility will not add any capacity.
- This project did not examine the future power needs of Syd Clarke Park or build-out on River Road and whether or not there will be sufficient power to meet those demands with the current infrastructure. This question should be directed to Eversource as GMP does not have residential or commercial customers in NH. GMP would facilitate upgrades if they are determined to be necessary.
- Eversource is a customer of GMP.
- The new equipment will be transported on flat bed trucks coming from Ascutney. The exact route was not known at this hearing. GMP's transporters are responsible for obtaining the necessary permits.
- GMP would like to start this project in early summer and be complete by the end of the calendar year.

The abutters' roll was read. No one was present to speak, so Mr. Wahrlich closed the public hearing. There were no further questions from the board.

Motion: Approve the Application for Site Plan for an upgrade to the existing electrical substation at 144 Maple Avenue, Parcel 142-1 in the B-2 district, with parts of the lot in the RR-2 and R-1 districts with the following conditions:

1. The Proposed Site Plan shall be completed in accordance with the information provided by the applicant in the Site Plan Application Case No. PL 2019-00004 and testimony during the public hearing for said case.
2. The site shall be constructed and maintained in accordance with the plan titled, "Maple Ave Substation rebuild prepared by Green Mountain Power dated 2-18-19"

3. The applicant shall obtain all necessary permits as determined by the Local, State, and Federal governments.
4. Upon completion of construction the owner/applicant shall notify the Zoning Administrator and Building Inspector that the project is ready for final inspection. If Planning and Development Department staff determines there are substantial changes to the site development, then the applicant shall submit a Site Plan Amendment.
5. This Site Plan is valid for two (2) years from the date of approval. If a no action is taken to exercise this Site Plan approval before the two-year deadline, the site plan is no longer valid and must be recertified through the Planning Board.
6. Two (2) copies of the final approved overall Site Plan, printed on Mylar and in a form suitable for recording at the Sullivan County Registry of Deeds, shall be provided to the Claremont Planning and Development Department within six (6) months of this approval.

Made by: Mr. Putnam **Second:** Mr. Kolenda

Vote: Unanimous in favor

V. Reports from Boards and Commissions

Mr. Wahrlich said the CIP committee had met on Friday. He said a few projects were added, a few projects had been completed. The draft plan has been completed and will be presented to the board.

VI. Other

There was no other business to discuss.

VII. Correspondence

- A. Notice of Decision – *PL2019-00003 Lemieux subdivision*

VIII. Adjournment

Motion: To adjourn the meeting

Made by: Mr. Putnam **Second:** Mr. Pacetti

Vote: Unanimous in favor

The meeting adjourned at 7:28 PM.

Respectfully submitted,
deForest Bearse
Resource Coordinator