

MADBURY PLANNING BOARD  
13 Town Hall Road, Madbury, NH 03823

Official Business

Approved on: \_\_\_\_\_ 11/2/16 \_\_\_\_\_  
Motion by: TB 2nd: MA \_\_\_\_\_  
RB Abstained

Minutes of October 19, 2016

Meeting convened at 7:00 p.m.

**Members in attendance:**

Fritz Green - Chairman  
Bruce Hodsdon  
Tom Burbank  
Doug Hoff  
Marcia Goodnow  
Julie McCabe  
Mark Avery

**Support Staff:**

Tarah Beaupre  
Jack MettMee

**AGENDA**

**Presentation – FEMA Flood Risk:**

Jennifer Gilbert, State Flood Plain Manager, presented to the Board. She recapped that flood maps changed from a community basis to county wide in 2005. Following that, FEMA then updated floodplain maps in 4 communities in Strafford, Madbury being one of them. After those maps became effective, new products were released.

Fay Rubin, NH GRANIT, addressed the Board about their discretionary products. The purpose of the products is to better understand the level of risk to the community. Ms. Rubin presented on the 3 categories of flood risk products: flood risk database, report, map.

The flood risk database showed a net decrease for Madbury of 163.5 acres for the 1% annual chance event. She explained that the flood depth grids provide information on flood depth so that the community can get a sense of where depths would be a greater/lesser degree of risk. The products also help determine the estimation of losses in a town.

Kyle Pimental, Strafford Regional Planning Commission, presented to the Board on how to incorporate flood information into planning.

1. Hazard mitigation plan (10/22/19 – expires, required by FEMA every 5 years)
  - a. Can be used to describe risk, calculate potential losses, communications.
2. Emergency Operations Plan – shelters, evacuation routes, assess areas of mitigation.
3. Master Plan – Add to natural resources, water resources, or climate adaptation.
4. Capital Improvements Plan – evaluation and prioritize projects.
5. Communicate flood risk.

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Jack Mettee stated that the 2009 flood plain overlay was updated and adopted by the town. He asked if there is anything new out of the office the Town should be considering. Jennifer Gilbert stated that Madbury is very good and has prohibited development in some overlay areas.

**Presentation: Solar Array at Water Treatment Facility:**

Patrick Jackson addressed the Board regarding the solar array on Freshet Road. He stated they are working with the City of Portsmouth on this project/array that has a real and immediate impact on the environment. The Portsmouth water treatment facility runs 365 days and uses a lot of electricity. The benefit of solar energy is that it is quality electricity that goes directly to the facility and never hits the grid. Sun Raise pays for the entire project and the City of Portsmouth signs a 25+ year agreement. It is a great long-term partnership for the city. Solar energy has a big up front expense.

The Chairman questioned the durability of the panels. Mr. Jackson stated that there are insurance policies and the panels are durable. The pieces can also be swapped out easily. The array will be fully complete by the beginning of December and then Eversource comes to do some testing and turn it on.

Member Hodsdon questioned what the 5% discount is on the pricing. Mr. Jackson stated that the agreement goes with the current market. There is a built in floor required for financing, which is a small risk to the City of Portsmouth. Member Hodsdon asked if there is a loss of electricity as the panels deteriorate over time. Mr. Jackson stated the output decreases by 0.5% a year. So, at 25 years, they will be operating at 75%.

Member Hodsdon asked if the panels have any moving parts that require maintenance. Mr. Jackson stated that there are certain parts always being monitored as well as annual inspections. There are also air filters that are changed every 1-2 years.

Mr. Jackson stated that the solar array has no storage but there is no need because the facility will use everything, it will not overproduce.

**Approval of Minutes from the October 5, 2016 Meeting:**

The minutes from October 5, 2016 were reviewed. **Motion** made by Member Hoff to accept the minutes as amended, seconded by Member McCabe. All aye. **Motion approved.**

**Review Progress of Agritourism Committee:**

There was a meeting where the subcommittee reviewed the language for the RSA as well as the section for the Madbury plan. Mr. Mettee offered to draft language on an update for the ordinance.

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**Review Progress of Master Plan Subcommittee Update:**

Member Avery stated that the subcommittee met on October 6<sup>th</sup> and reviewed input from the Madbury Community Club. A few key priorities noted were protecting water and lands, promoting the town center, and encouraging land use planning that promotes less expensive housing. In addition, quality of life issues and the intersection on Rt. 155. Member Avery stated they would like to condense the vision section into 1-2 pages and then keep the descriptive information in supporting chapters. Member Goodnow shared that she struggled with language around the civic district because it was restrictive.

Meeting adjourned at 8:12pm.

**Meeting attendees:**

Peggy Wolcott  
Lorraine Morong  
Kyle Pimental, SRPC  
Jennifer Gilbert, NHOEP  
Wallace Dunham  
Fay Rubin, UNH  
Patrick Jackson, Sun Raise

Respectfully submitted by Tarah Beaupre, October 24, 2016 – 3 pages