



CONSERVATION COMMISSION

AGENDA

Monday, March 20, 2023

4:30 PM

**Room 22, Parks & Recreation
Center**

Commission Members

Alexander Von Plinsky, IV, Chair
Councilor Andrew Madison, Vice Chair
Art Walker
Councilor Robert Williams, Ex-Officio
Eloise Clark
Steven Bill
Kenneth Bergman

Thomas P. Haynes, Alternate
John Therriault, Alternate
Brian Reilly, Alternate
Lee Stanish, Alternate

1. Call to Order
2. Approval of Meeting Minutes – February 21, 2023
3. Keene Meadow Solar Station
4. Report-outs
 - 1) Greater Goose Pond Forest Stewardship Subcommittee
 - 2) Outreach
 - 3) Invasive Species
 - 4) Land Conservation
5. Discussion Items:
 - a) Airport proposed wildlife control fence update
 - b) Conservation Commission speaking events
 - c) 2023 New Hampshire Drinking Water Festival
6. New or Other Business
7. Adjourn – Next meeting date: **Monday, April 17, 2023**

1 **City of Keene**
2 **New Hampshire**

3
4
5 **CONSERVATION COMMISSION**
6 **MEETING MINUTES**
7

Tuesday, February 21, 2023

4:30 PM

**Room 22,
Recreation Center**

Members Present:

Alexander Von Plinsky, IV, Chair
Councilor Robert Williams
Eloise Clark
Art Walker
Steven Bill (via Zoom)
Thomas Haynes, Alternate (Voting)
Brian Reilly, Alternate (Voting)
John Therriault, Alternate (Voting)
Lee Stanish, Alternate (Arrived Late)

Staff Present:

Jesse Rounds, Community Development
Director

Members Not Present:

Councilor Andrew Madison, Vice Chair
Ken Bergman

8
9 **SITE VISIT: At 3:30 PM before the meeting, Commissioners conducted a site visit at 0**
10 **Black Brook Road (TMP #s 221-023-000 & 221-024-000).**

11
12 **1) Call to Order**

13
14 Chair Von Plinsky called the meeting to order at 4:30 PM and roll call ensued.

15
16 **2) Approval of Meeting Minutes – January 17, 2023**

17
18 A motion by Mr. Walker to adopt the January 17, 2023 minutes was duly seconded by Mr.
19 Haynes and the motion carried unanimously.

20
21 **3) Referrals:**

22 **A) City Council Referral – Tree Trimming on Scenic Roads – Eversource**
23

24 Chair Von Plinsky welcomed Dane D’Arcangelo, Arborist for Eversource Energy, to discuss the
25 proposed tree trimming on the following scenic roads in Keene: Peg Shop Road, Chapman Road,
26 Whitcombs Mill Road, Daniels Hill Road, Hurricane Road, Langley Road, Felt Road, and
27 Stearns Road. The trimming is proposed for standard maintenance. The trimming zone is defined

28 by the topmost wire on the pole, which is the primary wire; trimming is conducted 15' above that
29 wire, 10' below, and 8' to each side. Cutting this vegetation around the primary wire allows this
30 trimming to occur only every 4–5 years to remove the regrowth since the last trim. There is no
31 intention to remove large established “leaders,” but rather to remove the smaller “suckers” and
32 edges of crowns of trees that have just started to encroach into the trim zone. This trimming
33 would be conducted by Asplundh Tree Expert, who are required to contact the impacted
34 homeowners for permission before any work occurs. Eversource needs permission from both the
35 City of Keene and the homeowners to conduct any work on these private properties. Mr.
36 D’Arcangelo said this work is necessary to ensure the safe distribution of power and to improve
37 reliability of electric service for Eversource’s customers. Mr. D’Arcangelo welcomed questions.

38
39 Chair Von Plinsky asked what would happen if a landowner did not grant permission. Mr.
40 D’Arcangelo said homeowners do have the right to refuse this trimming, in which case there is
41 little that Eversource could do unless the City wanted to get involved. He said that homeowners
42 typically understand that this work is necessary and there are few hard refusals. Chair Von
43 Plinsky asked when this work would occur. Mr. D’Arcangelo replied that the work would begin
44 in the Keene area this year and he expected that the Keene trimming would end by the middle of
45 the year.

46
47 Mr. Reilly made the following motion, which Mr. Haynes seconded. On a vote of 8–0, the
48 Conservation Commission approved Eversource scenic road tree trimming.

49
50 **B) Planning Board Referral – Surface Water Protection Conditional Use Permit**
51 **Application – SWP-CUP-01-23 – 0 Black Brook Road, Proposed Contractor**
52 **Bays**

53
54 Chair Von Plinsky welcomed John Noonan of Fieldstone Land Consultants, who was presenting
55 on behalf of the applicant, Patriot Holdings, LLC. Mr. Noonan recalled the site visit and stated
56 the intention to merge lots 221 and 223/224, which would provide a little more than 12.5 acres of
57 land. Mr. Noonan said he was before the Conservation Commission because the proposed
58 driveway for the site would cross the 30’ wetland buffer, which he demonstrated when the
59 Commission was on site. He said the driveway location makes the most sense because of where
60 utilities are located. He said the grade of the proposed driveway would be close to the current
61 grade. He added that the driveway would be “super elevated” to one side; it would be “picked-
62 up” at one point to direct any water off the road and into a grass treatment swale to minimize
63 impact to the wetland resource and the buffer. Mr. Noonan said that during the site visit, he
64 forgot to point out where on the far side, there is another 5’ encroachment at the stone spillway
65 of the flood compensation basin to connect two low points. He said that once the floodplain
66 compensation area is excavated, it would be planted with a northeast pollinator friendly
67 wildflower mix in addition to some dogwoods and weeping willow trees; these areas would be
68 left to reassume a natural state once planted. Mr. Noonan said the work would be offset by
69 allowing these large areas between the river and constructed area to return to a natural state. Mr.
70 Noonan recalled from the site visit that because this is in the floodplain, the buildings would be

71 raised a minimum of 18” above the floodplain elevation, which requires excavation to lower the
72 grades on site between 1’–5’. Mr. Noonan said there would be no impacts to the wetland and the
73 two locations where the buffer would be crossed are the only proposed impacts to the buffer; the
74 driveway crossing would be a permanent buffer impact and the spillway would be a temporary
75 impact.

76

77 Mr. Therriault thanked Mr. Noonan for choosing willows for replanting because they are one of
78 the earliest pollen sources in the spring.

79

80 Mr. Bill asked whether the material removed for the flood basin would be used to build-up above
81 the floodplain or whether new material would be brought on site. Mr. Noonan said it would be a
82 combination. Mr. Noonan said the soil on site is sandy loam and most of the topsoil is deep
83 because of past agriculture; the top soil would be stockpiled and used for loam on site. He said
84 there would be overall excavation and export off the site. Mr. Noonan continued stating that
85 construction fill would be used under the building foundations. Mr. Bill referred to a few islands
86 in the parking lot and asked whether they were big enough for trees. Mr. Noonan replied that
87 there are three parking lot islands and the two in the middle are large enough and would be
88 planted with trees. He added that the Planning Board also requested that the islands have
89 perennial flower plantings. Mr. Bill asked how big the islands are. Mr. Noonan said they are
90 approximately 10’ wide by 36’ long, and there is one larger triangle shaped island.

91

92 Ms. Clark said she always has concern and sadness when good agricultural soils go to
93 development. She said it is important to maintain agricultural soils. Chair Von Plinsky agreed.
94 Ms. Clark continued stating that this is a 12.5-acre parcel and $\frac{3}{4}$ of it is a floodplain. She
95 understood that there would be “compensations.” Intuitively, though, she said it did not seem
96 like it would be enough for that much impervious surface to prevent runoff from eventually
97 entering the brook and degrading things there and downstream. Ms. Clark asked Mr. Noonan
98 about the metrics used to arrive at the proposed dimensions. Mr. Noonan replied that the driving
99 factor is the building heights, which must be 1’ above the floodplain elevation. He continued
100 stating that the grades for the parking lots determine the grades proposed. Then, he said they
101 determine where the floodplain comes into those areas and how much they fill. He said it is a
102 surface-to-surface model of the proposed topography versus the existing to determine how much
103 is in the floodplain that they must compensate for to excavate and offset. Mr. Noonan also
104 mentioned impacts from stormwater runoff, stating that basins and treatment swales would be
105 built-in to retain and detain water on site. Thus, he said there would be no off-site flow. In
106 comparison to the agricultural field that exists on site today, Mr. Noonan said there would be the
107 same amount of water if not less leaving the site. As proposed, he said there would be a lot more
108 compensation for flooding than what is needed.

109

110 Ms. Clark noted that the plans indicated 100-year floods, which are occurring more regularly
111 now, in addition to even bigger floods. Ms. Clark asked how this site would hold-up to those
112 bigger floods. Mr. Noonan replied that the requirement is for the 100-year flood so that is how
113 the proposal was designed. He continued stating that on this site, they are overcompensating for

114 the floodplain. Mr. Noonan would not state that the site would withstand a 500-year flood but did
115 say that it would handle more than a 100-year storm.

116
117 Ms. Clark asked who would maintain all of these drainage ditches, swales, etc., to ensure they
118 function properly. Mr. Noonan said that as a part of the Alteration of Terrain Permit through NH
119 Department of Environmental Services (DES), there is an inspection and maintenance manual
120 required, within which it is specified who at the company is responsible for maintenance. Thus,
121 Patriot Holdings, LLC, is responsible. Specifically, Jeremiah Boucher is responsible for ensuring
122 that at least annually—if not semi-annually—inspections and maintenance occur, including
123 photos, which are available to NH DES at any time they choose to check the logbooks.

124
125 Chair Von Plinksy heard comments from a member of the public, Dee Robbins, who asked if the
126 aforementioned maintenance responsibility of Patriot Holdings, LLC, is in perpetuity; what
127 happens if the ownership changes? Mr. Noonan said it is in perpetuity. He explained that as a
128 part of NH law, if the property is sold NH DES must be notified, and the new owners would
129 have to get a new permit and indicate who at the company is the new responsible individual.

130
131 Discussion ensued about the proper motion to make on this issue. Ms. Clark thought the
132 Conservation Commission would only comment on the Planning Board Conditional Use Permit
133 (CUP) because of wetland protection. Mr. Rounds agreed that impacts to the 30' wetland buffer
134 were the concern.

135
136 Mr. Therriault made the following motion, which was duly seconded by Mr. Walker. On a vote
137 of 8–0, the Conservation Commission recommended allowing this process to move forward in
138 spite of the fact that the work would cross the 30' wetland buffer.

139
140 Ms. Stanish asked what would be done during construction to minimize impacts on the wetland.
141 Mr. Noonan replied that the first 75' of the driveway would be a stabilized construction entrance
142 that would limit any type of sediment tracking off of the site or downhill toward the wetland. Mr.
143 Noonan said there would also be a double row of silt fence along the wetland areas as required
144 by DES.

145
146 Ms. Clark asked who from DES would oversee this construction to ensure the wetland is
147 protected as proposed. Mr. Noonan replied that his office would conduct inspections and as a
148 part of the permit, his office must ensure the development is built per the plans, so photos are
149 taken throughout the project.

150

151 **4) Report-Outs**

152 **A) Greater Goose Pond Forest Stewardship Subcommittee**

153

154 Mr. Haynes reported that the Subcommittee met during the last month. They worked with the
155 Director of Parks, Recreation, and Facilities, Andy Bohannon, to submit a scope of work for
156 completing maintenance and work on the loop trail around Goose Pond. Mr. Haynes thought that

157 effort was working its way through the purchasing office and would go out to bid soon. He
158 anticipated determination on who would do that work by the end of March. Mr. Walker
159 mentioned that the March Subcommittee meeting would occur at Goose Pond to walk the
160 contractors who applied through the proposed maintenance. Mr. Haynes said the prospect of
161 completing all this work in one year was exciting. Mr. Haynes added that he continued making
162 trail signs and he hoped to start hanging them in the next few weeks after this meeting. He said
163 the Subcommittee was also closer to determining the larger maps for trailhead kiosks and the
164 paper maps that are available to users at the kiosks.

165
166 Chair Von Plinsky asked where the official trailheads are. Mr. Haynes replied that there are two
167 on East Surry Road and one on lower Drummer Hill. The entrance in the cul-de-sac near the
168 water tower is not considered a trailhead. Mr. Haynes mentioned that an entrance near Chair Von
169 Plinsky's home is also considered a trailhead.

170

171 **B) Outreach**

172

173 Mr. Haynes reported that there was a walk with Cheshire County Forester, Matt Kelly, on
174 February 18. Ms. Clark said that she helped to lead the participants in identifying animal tracks,
175 which was not optimal with the snow conditions. Ms. Clark said it was a great walk with 28
176 participants, including a family with a teenage son who would be attempting to lead a walk as a
177 service project. There were also many interested and knowledgeable adults present, including
178 some former professors and individuals from neighboring environmental education
179 organizations. Ms. Clark thought these walks could draw a quality group of interested
180 individuals if the events are advertised well. She said she told the participants about the
181 upcoming walk with Steven Lamonde at the end of May.

182

183 Discussion ensued about whether there were too many participants at this February 18 walk and
184 if the participation should be capped in the future. Ms. Clark said the sign-up was for a
185 maximum of 15 participants, but many just showed-up on the day, which she said was fine. She
186 mentioned some complaints about difficulty signing-up for these activities through the Parks and
187 Recreation Department. She said a group of 30 was manageable but that upwards of 50 would be
188 challenging. Mr. Haynes added that it depends on if the walk location allows enough space for
189 that many participants to hear. Ms. Clark said it was not a problem on the 18th and that Mr. Kelly
190 did really well. However, she said there were challenges with the icy conditions of the trails. Mr.
191 Kelly emailed participants in advance to share where they could get spikes for their shoes so
192 many people came with appropriate footwear.

193

194 Mr. Reilly discussed the upcoming spring walk at Goose Pond. Mr. Reilly said he contacted Mr.
195 Lamonde, who did the bird walk in May 2022. This year, Mr. Lamonde would lead a walk on
196 Memorial Day weekend: Sunday, May 28, from 8:00 AM–10:00 AM. Mr. Reilly needed to find
197 out the maximum number of participants from Mr. Lamonde because if the group is too large it
198 is hard for people to hear. Mr. Reilly and Ms. Clark thought it went well last year with 15

199 participants. Otherwise, everything is prepared for the spring walk. Mr. Haynes said the work
200 group had not yet begun planning for the summer Goose Pond Through the Seasons walk.

201
202 Discussion ensued about the NH Drinking Water Festival on May 10. Mr. Haynes noted
203 difficulty with this work group meeting in person because there are now four members, which
204 would constitute a quorum. Thus, he wanted to discuss this with the whole Commission. Ms.
205 Clark suggested some topics based on her experiences as an environmental educator. One
206 suggestion was to focus on macroinvertebrates, or what Ms. Clark calls “muck monsters.” She
207 suggested trying to capture some muck monsters and playing a matching game. Another focus
208 could be water flow/water cycles and the importance of roots holding soil. Ms. Stanish has some
209 water cycle maps. Ms. Clark noted that they would likely have groups of children for 20 minutes
210 at a time during a five-hour time period, so there was potential to reach a lot of kids. Mr. Haynes
211 noted that if plants were the focus, they would need a lot. Ms. Clark said she used to make “soil
212 pies” with kids for lessons on wheat and the dustbowl to demonstrate how roots take hold of the
213 soil. Ms. Clark was leaning more toward a lesson on macroinvertebrates. Ms. Stanish said it
214 would be her first Drinking Water Festival and she supported focusing on macroinvertebrates.
215 Ms. Clark said it would also be her first time at the statewide event that happens to be in Keene
216 this year.

217
218 Mr. Haynes said the application was due at the end of February. Everyone agreed that one
219 topic/activity would be better than many. Ms. Clark offered to complete the application and the
220 work group would handle logistics at an upcoming meeting. There was also discussion of the
221 work group consulting via email. There was consensus to focus on macroinvertebrates. Ms.
222 Stanish would have to pay to print USGS water cycle maps. She could print one 8.5”x11” map
223 with a QR code that participants could scan to access the digital maps. Ms. Clark said it would be
224 great for the Commission to showcase this new USGS connection.

225 226 **C) Invasive Species**

227
228 Councilor Williams said activities are halted due to winter. However, the time was drawing near
229 to plan for the 2023 Garlic Mustard Challenge. Fortunately, the location visited for the last few
230 years no longer has garlic mustard. So, a new location was needed for this year’s event, which is
231 usually during the first two weeks of May. He welcomed suggestions for new locations.

232
233 Councilor Williams said he wanted to focus on Japanese knotweed this year. He said everyone in
234 his neighborhood was focused on the invasive. He mentioned the Ellis-Harrison Park north of
235 George Street that he said could be lovely with a stream for kids to play. However, the stream is
236 inaccessible due to what he called a wall of knotweed between the park and stream. He would
237 like to focus on the Ellis-Harrison Park, and he noted that it takes multiple years to eradicate
238 knotweed. First, he would like to clear a path to the stream. Chair Von Plinksy said it was a small
239 enough park that the Conservation Commission might be able to “adopt” or “sponsor” it.
240 Councilor Williams thought he might have a tentative schedule for this year’s invasive species
241 activities at the March meeting.

242 **D) Land Conservation**

243
244 Chair Von Plinsky reported that this work groups did not meet last month. The Chair did have a
245 few conversations with an Antioch University New England student about potentially taking this
246 on as a capstone project. Unfortunately, the opportunity did not work out. Still, the Chair said the
247 work group was in good shape with the documents Ms. Clark provided. Chair Von Plinsky
248 thought that this group would have some land conservation documents to discuss by the April
249 meeting.

250
251 Chair Von Plinsky recognized two other guests who were present: Karen Seabrook of the Harris
252 Center and Keene State College (KSC), and BJ Haywood who is new to Keene and interested in
253 the Commission’s work.

254
255 **5) Discussion Items:**

256 **A) Budget Discussion – Bee City USA Renewal**

257
258 Mr. Therriault reported that the first renewal fee for the City’s Bee City USA membership was
259 due. Mr. Therriault made the following motion, which Mr. Haynes duly seconded. On a vote of
260 8–0, the Conservation Commission approved payment of \$200 to the Xerces Society—parent
261 society of Bee City USA—for annual dues renewal.

262
263 **B) Airport Proposed Wildlife Control Fence Update**

264
265 Chair Von Plinsky said there had not been progress on this matter. He had turned the letter into
266 Airport Director Hickling and the Chair assumed that was making its way through the necessary
267 process. Mr. Haynes suggested that if Mr. Hickling comes to another Keene Conservation
268 Commission meeting it might be prudent to invite the Swanzey Conservation Commission as a
269 courtesy. Ms. Clark thought Mr. Hickling had met with them separately.

270
271 Chair Von Plinsky said he had also met with the chair of the Chesterfield Conservation
272 Commission, who invited the Keene Conservation Commission to join the Wantastiquet-
273 Monadnock Trail effort. Chair Von Plinsky said there is one annual meeting that Keene Trails
274 also participates in. The trail is completed but there are always maintenance needs, including a
275 current proposal for compostable toilets at some of the rustic campsites along the trail. The trail
276 does pass through Keene. Chair Von Plinsky would add this to the March agenda for further
277 discussion. Mr. Therriault wondered where to access the trail map and the Chair directed him to
278 The Society for the Protection of NH Forests website, which includes trail maps:
279 <https://forestsociety.org/wantastiquet-monadnock-trail>. Commissioners agreed that Keene’s bike
280 path is a part of this trail system.

281
282
283
284

285 **C) Conservation Commission Speaking Events**

286
287 Chair Von Plinsky said that Vice Chair Madison has some “Conservation Café” events planned
288 at Brewbakers in the near future.

289
290 **D) Photo Library**

291
292 Chair Von Plinsky reported that he created a free Flickr account for the Conservation
293 Commission. The email account associated with the Flickr is
294 keenenh.conservationscommission@gmail.com. Moving forward, when Commissioners have
295 photos from site visits or activities, they should email the photos to this email address. From
296 there, the Chair would upload relevant photos to Flickr. This will create a running record of what
297 sites look like before they are transformed. Chair Von Plinsky recalled that there is a 1,000-photo
298 limit for the free Flickr and he thought the Commission could remain under that limit for a while.
299 Ms. Clark mentioned what a shame it is that the Commission cannot have its own Facebook
300 page, which she said is not allowed.

301
302 **E) 2023 NH Drinking Water Festival**

303
304 Discussion occurred earlier in the meeting.

305
306 **6) New or Other Business**

307
308 Councilor Williams mentioned the issue of littering along North Lincoln Street. At City Council
309 a few weeks before this meeting, the Councilor raised this issue and particularly the littering
310 around Woodlawn Cemetery. He said the prevalence and reoccurrence of littered beer cans and
311 bottles is concerning. He said there is a lot of community support for deterring this activity. He
312 collects the litter a few times per month and others do as well. One concern about this location is
313 that this is where the well-known and supported annual salamander crossing occurs.

314
315 Ms. Seabrook had reached out to Councilor Williams about getting KSC students involved in the
316 litter clean-up. Ms. Seabrook said she was glad to be invited to this meeting and to liaise for this
317 student volunteer effort. She said she had worked at KSC in the environmental studies
318 department since 2009 and she had worked at the Harris Center since 2020 with Brett Thelen,
319 who leads the annual amphibian crossing. Ms. Seabrook said that Harris Center employees had
320 noticed this trash issue in the past but that the accumulation seems to be increasing. She said this
321 was not uncommon as litterbugs often have patterns of behavior in places where they think they
322 can dispose of trash under the radar. She said that amphibian crossing volunteers have brought
323 bags in the past to clean-up during the effort. She is always looking for ways to get her students
324 better involved in the City and thought this might be a good volunteer opportunity, which would
325 familiarize students with the location during the day so they are prepared for crossing nights. She
326 has support from some environmental student organizations at KSC that want to get involved.
327 Ms. Seabrook had also met with Public Works Department Staff, who offered to collect and

328 dispose of the bags of litter. She thought it was prudent to get a handle on some of this litter
329 before the amphibian breeding season begins, when disruption and contamination of the wetland
330 becomes more problematic.

331
332 Chair Von Plinsky thought this effort could be modeled after the invasive species activities, with
333 one Commissioner taking the lead. He agreed that the Public Works Department is very helpful
334 with collecting trash bags. He thought it was good to start with North Lincoln Street as a model.
335 Councilor Williams was happy to take the lead. Ms. Seabrook said that the more residents who
336 take part in this effort the better because students come and go. Councilor Williams knows of at
337 least a few neighbors who are interested in helping.

338
339 Mr. Therriault suggested collecting some of the litter before the ground softens in the next
340 month. Ms. Seabrook agreed that it should happen sometime in March before breeding season.
341 Mr. Therriault asked whether salamander migration could be calculated based on the growing
342 degree days. Ms. Seabrook said no, it is all based on nighttime rain with thawed ground. They
343 usually only know the day of an event whether the evening conditions would be suitable, which
344 is challenging because the Public Works Department must be notified by noon on the day of a
345 closure.

346
347 Mr. Bill said that if a lot of the litter is aluminum, it could incentivize people collecting it for
348 recycling. Councilor Williams thought that by volume, most of it would be cans, so he thought
349 there would need to be forethought to separating those. Ms. Seabrook agreed and said that
350 collecting the aluminum is usually the initial goal, but they find it is hard to stay true to the
351 sorting. She noted challenges that arise with litter that contains unknown substances. Ms. Clark
352 mentioned that she cleans-up on Roxbury and Branch Roads and said that she does sort
353 recyclables. She said there are always more recyclables by volume.

354
355 Councilor Williams would be the point of contact for this effort and would try to rally some
356 neighbors. Ms. Seabrook would talk to some students about a good date and then contact
357 Councilor Williams. The Councilor would share the details with Ms. Brunner and/or Mr. Rounds
358 for advertisement on the City's social media. Councilor Williams wondered if volunteers would
359 need to sign disclaimers for the City. He had volunteers sign waivers for pulling invasive species
360 but he said no one from the City asked for them. Mr. Rounds agreed to find out if waivers are
361 needed. Mr. Bill suggested providing gloves to volunteers. Given that the Public Works
362 Department had been so helpful providing trash bags, Chair Von Plinsky thought they might be
363 able to provide gloves for this effort as well. Ms. Robbins asked who would monitor traffic on
364 the road. Ms. Seabrook said she could provide some reflective vests. Councilor Williams said
365 that student volunteers might also be able to access litter more easily in the swamp or forest. On
366 that note, Ms. Seabrook said she could also bring some waders and boots.

367
368 Mr. Therriault said he presented before the United Church of Christ's Women's Club in
369 December 2022 on protecting pollinators. They invited him to return in November or December

370 2023 and he suggested a talk on the work of the Conservation Commission. Mr. Therriault will
371 alert the Chair if any help is needed.

372

373 7) **Adjournment – Next Meeting Date: Monday, March 20, 2023**

374

375 Chair Von Plinsky would not be present in March. There being no further business, Chair Von
376 Plinsky adjourned the meeting at 5:30 PM.

377

378 Respectfully submitted by,
379 Katryna Kibler, Minute Taker
380 February 27, 2023

381

382 Reviewed and edited by,
383 Mari Brunner, Senior Planner
384 Jesse Rounds, Director



KEENE MEADOW SOLAR STATION – PROJECT NARRATIVE

Glenvale is a New England based developer of best-in-class solar and energy storage projects. Our mission is to generate competitively priced, renewable energy, and positively impact the communities we work with. We are a small but experienced team that partners with local professionals to deliver the positive outcomes we strive to achieve.

Glenvale prepared this narrative to introduce Keene Meadow Solar Station to the City of Keene’s Conservation Commission and the Greater Goose Pond Forest Stewardship Committee. Keene Meadow Solar’s design includes 50 megawatts of photovoltaic modules and 50 megawatts of electric battery storage. Glenvale identified the location for this project through an extensive review of site characteristics and their compatibility with solar development. These characteristics include the proximity of two transmission corridors, substantial upland acreage with well drained soils, predominately low to moderate sloping terrain, no known presence of endangered or threatened species, minimal visual impact, and many others. On-site review of natural resources began in the spring of 2022 with a vernal pool survey and preliminary wetland assessment. Glenvale will begin permitting with the City of Keene this spring and plans to begin construction in 2026 with completion in 2027. In its first year of operation, Keene Meadow Solar will generate enough energy to power 14,000 New Hampshire homes and avoid CO2 emissions equal to that sequestered by 88,000 acres of forest.

The project is located on privately owned land in Keene, identified as Tax Map 213 Lot 006 and Tax Map 214 Lot 001. Old Gilsum Road will be used to access the site. Historic uses of these properties include timber harvesting, and presently hiking, biking, and snowmobile trails are maintained. Glenvale anticipates coordinating with the community to accommodate disruptions to these uses by rerouting trails or offsetting



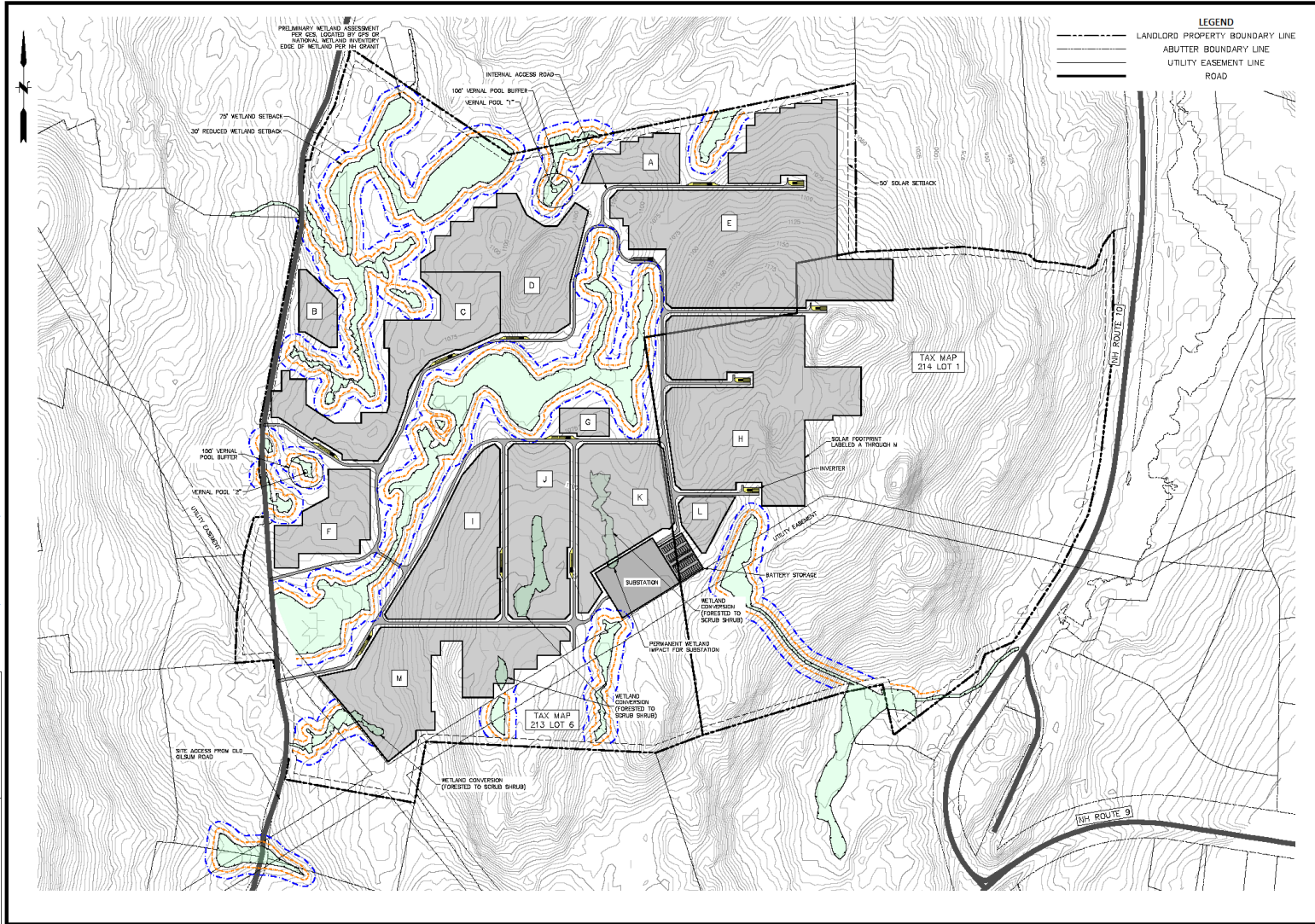
their displacement. Keene Meadow Solar spans approximately 240 acres. The footprint includes arrays of photovoltaic modules, roads, stormwater measures, inverters, a substation, a battery storage area, and cleared buffers between and around arrays of modules.

Glenvale is working with local experts to ensure the project meets the highest standards of stormwater management and minimizes impacts to natural resources. The stormwater management system will be designed to meet State of New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AoT) rules (Env-Wq 1500), the NHDES AoT Stormwater Design Guidance for Large Solar Arrays, and the City of Keene Drainage and Stormwater Management code. The design will implement best management practices to treat access roads. Prior to construction, Glenvale will prepare a Stormwater Pollution and Prevention Plan (SWPPP) and a notice of intent (NOI) will be filed with the Environmental Protection Agency (EPA) for the Construction General Permit (CGP). In compliance with the SWPPP, inspections of erosion and sediment controls during construction will ensure temporary stormwater measures are operational. During construction, no more than five acres of land will be disturbed at one time and all disturbed areas will be stabilized within 72 hours. An Inspection and Maintenance (I&M) Manual for stormwater features will be created for use during commercial operation. The Manual will identify required maintenance of all stormwater features and logs of inspection and maintenance will be retained by the facility and provided to NHDES upon request.

Wetland scientists completed a vernal pool survey and preliminary wetland assessment in spring 2022. This field work identified the two vernal pools and wetland boundaries shown in the site plan. A confirmatory wetland delineation has begun and will resume following further snowmelt. A Functions and Values Report is also in progress and will be provided with the site plan submission. This evaluation will guide impact minimization and mitigation in conjunction with feedback from the Department of Environmental Services Wetlands Bureau. The project team is also consulting with New Hampshire Fish and Game (NHFG) and will conduct a Wildlife Habitat Assessment for their review.

Glenvale looks forward to engaging with the City of Keene and members of the community throughout the development process.

Exhibit A: Concept Plan



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 PLOT AUTOLOAD FOR GENERAL DOCUMENTATION.PLOT STRUCTURE: 100.000
 LAYOUT STATE:

- LEGEND**
- LANDLORD PROPERTY BOUNDARY LINE
 - - - - - ABUTTER BOUNDARY LINE
 - ==== UTILITY EASEMENT LINE
 - _____ ROAD

<p>SCALE: HORIZ. 1" = 300'</p> <p>VERT. 1" = 30'</p> <p>GRAPHIC SCALE</p>	<p style="text-align: center;">FUSS & O'NEILL</p> <p style="text-align: center; font-size: 8px;">CONSULTING ENGINEERS AND ARCHITECTS INCORPORATED 220 MAIN STREET, SUITE 200 KEENE, NEW HAMPSHIRE 03426</p>	<p style="text-align: center;">GLENVALE SOLAR CONCEPT PLAN FOR CONSERVATION COMMISSION</p> <p style="text-align: center;">OLD GILSUM ROAD NEW HAMPSHIRE KEENE</p>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 5%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> <th style="width: 5%;">DESIGNER/REVIEWER</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	DESCRIPTION	DESIGNER/REVIEWER																					<p>PROJ. No.: 20160588-K10 DATE: 2.10.2023</p> <h2 style="text-align: center; margin: 0;">CON-401</h2>		
No.	DATE	DESCRIPTION	DESIGNER/REVIEWER																								

Exhibit B: Aerial Concept Plan



File: J:\DWGFILES\16088\K10\DWG\Plan\CONCEPT\CONCEPT.dwg Layer: CON_402 Plotted: 2023-09-19 12:27 PM User: AdamBates
 LAYER VIEW | PLOT AUTOCAD FOR GENERAL DOCUMENTATION/PCS STRUCTURE.rvt

<p>SCALE: HORIZ. 1" = 200'</p> <p>VERT. 1" = 20'</p> <p>DATE: 09/19/2023</p> <p>HORIZ. 1" = 200'</p> <p>VERT. 1" = 20'</p> <p>0 100 200 0 500</p> <p>GRAPHIC SCALE</p>		<p>NO. DATE DESCRIPTION DESIGNER/REVIEWER</p>	
<p>FUSS & O'NEILL AN ARCHITECTURAL FIRM 1000 STATE STREET NEW HAMPSHIRE 03824</p>			
<p>GLENVILLE SOLAR AERIAL CONCEPT PLAN FOR CONSERVATION COMMISSION OLD GILSUM ROAD NEW HAMPSHIRE</p>			
<p>PROJ. No.: 20160588-K10 DATE: 2/19/2021</p>			
<p>CON-401</p>			

Exhibit C: Illustrative Solar Array Renderings

