

Zoning Board

September 2, 2008

Memorial Building

7:00 P.M.

These minutes are considered a draft only until they are approved by the Board at their next meeting.

Present: Cynthia Hayes, Gene Hayes, Barbara Dunlap, Tom Naughton (Alternate), Don Hill (Selectman)

Minutes: The following corrections were made to the minutes of August 5, 2008; under **Durgin and Crowell** last page, following condition #2, add: Bill made the motion proposed by Cynthia, 2nd by Gene, and all members voted in favor. **Under Motion for Rehearing-** line 1; "This is a closed hearing" changed to "this is a public meeting, closed for public comments." Gene made a motion to accept the minutes of August 5, 2008, as corrected, 2nd by Tom, all in favor.

Minutes of August 26, 2008. No corrections. Gene made a motion to accept, 2nd by Barb, all in favor.

Michael and Susan Chiarella: Hearing concerning the request for a variance to the terms of Article III, Section B3(d) of the Springfield Zoning Ordinance to permit the installation of a sixty foot monopole tower with a seven foot windmill. Present: Michael and Susan Chiarella, Dan and Trish Avery, Matthew Parrot, Pixie Hill. As Doug was absent, Tom sat on the Board.

Mr. Chiarella had presented the board with papers with the specifications of the project. The windmill is the same model as the Hill's. His property is called "Snowbound Farm" and is about ninety acres. The windmill would be 125' from the house, 400' from Nichols Hill Rd., and about 600' from the nearest neighbor. The Chiarella's pole would be made in Sunapee, and would be hinged at the bottom so that it could be dropped to the ground. The brochure that Mr. Chiarella has says the noise level near the windmill is about 45 decibels. He and his wife went to visit two local windmills to listen, and found them quiet. Matt Parrot lives on Hannah's Way and came to find out more information. Pixie Hill, who can see the windmill from her home and is putting up her own windmill, spoke in favor of the project. Property values were discussed, as were safety issues, neither of which presented concerns. The windmill has an automatic shut-off at very high wind speeds. No one has heard of vibrations being an issue with windmills of this size. The Chiarellas are considering painting the pole (green, brown, silver or gray), and they plan a foundation for the monopole which uses about 12 yards of concrete.

Cynthia closed the public hearing. The board discussed their findings of fact which included:

- The project would not be intrusive to neighbors
- The windmill is quiet
- There is an auto shut-off and a good foundation
- No abutters are objecting
- A windmill reduces the carbon footprint

The Board went through the 5 criteria and found in favor of the applicant on all counts.

Gene made a motion to grant a 32' height variance with the following conditions:

1. Construction is according to plan submitted September 2, 2008.
2. Only a single color: brown, silver, green, gray.
3. No signs on the structure
4. No lights on, or illuminating the structure

Barbara seconded the motion, and all members voted in favor.

Miscellaneous Business: Doug George has told Cynthia he feels he needs to resign. The Board discussed the last meeting with the Selectmen, and the issue of applicants paying for professionals hired to consult on their case.

The meeting adjourned at 8:00pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary