

STRAFFORD

Regional Planning Commission

**Regional Impact Committee
Strafford Regional Planning Commission Office
150 Wakefield Street, Suite 12
Conference Room 1A
Public Meeting**

**Thursday, July 22, 2026
1:00 PM**

The Regional Impact Committee (RIC) of Strafford Regional Planning Commission has scheduled a public meeting regarding two Developments of Regional Impact (RSA 36:54-58) as declared by the Town of Northwood Planning Board on June 24, 2026.

- 1. Welcome/Introductions**
- 2. Action Items**
 - a. Review and Approve April 10, 2025 Meeting Minutes
 - b. Appointment of Regional Impact Committee chair for FY2026
- 3. Regional Impact Study:** Case SRPC/RIC 2026-02; Coastal Land Development, Site Plan Review for a mixed-use development including two commercial structures (4,200 sf. and 5,600 sf.) and three residential structures (total of 36 units), located on First NH Turnpike in Northwood, NH. (Tax Map 110/Lot 29).
 - a. Review Project and Complete Development of Regional Impact Checklist
 - b. Citizen's Forum: Citizens of the region are invited to speak on the subject matter of the meeting. *Statements shall be limited to three (3) minutes.*
 - c. Acceptance of Technical Review
- 4. Regional Impact Study:** Case SRPC/RIC 2026-03; Jeff Green, Site Plan Review for the conversion of a 35-bed Bed & Breakfast to residential apartments with 30 beds on Jenness Pond Road, Northwood, NH (Tax Map 203/Lot 2).
 - a. Review Project and Complete Development of Regional Impact Checklist
 - b. Citizen's Forum: Citizens of the region are invited to speak on the subject matter of the meeting. *Statements shall be limited to three (3) minutes.*
 - c. Acceptance of Technical Review
- 5. Meeting Adjournment**

Anyone interested in reviewing documents submitted to the RIC should send an email to bhaney@straffordrpcnh.gov or review documents at the Town of Northwood, NH Planning Department website. Comments may be submitted to bhaney@straffordrpcnh.gov, or via mail and must be received by Wednesday, July 15, 2026, at 5 p.m. to be considered.

Reasonable accommodation for people with disabilities who would like to attend the meeting is available upon request. Include a description of the accommodation you will need including as much detail as you can. Also include a way we can contact you if we need more information. Make your request as early as possible; please allow at least 1 day's advance notice. Last-minute requests will be accepted but may be impossible to fill. Send an e-mail to srpc@straffordrpcnh.gov or call (603) 994-3500.

STRAFFORD REGIONAL PLANNING COMMISSION

150 Wakefield Street, Suite 12, Rochester, New Hampshire 03867

Barrington | Brookfield | Dover | Durham | Farmington | Lee | Madbury | Middleton | Milton | New Durham
Newmarket | Northwood | Nottingham | Rochester | Rollinsford | Somersworth | Strafford | Wakefield



Rules of Procedure

*Strafford Regional Planning Commission
Strafford Metropolitan Planning Organization, and
Strafford Economic Development District*

Meeting Etiquette

Be present at the scheduled start of the meeting.

Be respectful of the views of others.

Ensure that only one person talks at a time. Raising your hand to be recognized by the chair or facilitator is good practice.

Do not interrupt others or start talking before someone finishes.

Do not engage in cross talk.

Avoid individual discussions in small groups during the meeting. When one person speaks, others should listen.

Active participation is encouraged from all members.

When speaking, participants should adhere to topics of discussion directly related to agenda items.

When speaking, individuals should be brief and concise when speaking.

The Strafford Regional Planning Commission & Metropolitan Planning Organization holds both public meetings and public hearings.

For public meetings, guests are welcome to observe, but should follow proper meeting etiquette allowing the meeting to proceed uninterrupted. Members of the public who wish to be involved and heard should use venues such as Citizen Forum, Public Hearings, Public Comment Periods, outreach events, seminars, workshops, listening sessions, etc.

Minutes of the
SRPC Regional Impact Committee (RIC)
April 10, 2025 2pm

Regional Impact Committee and SRPC staff present: Mark Richardson, Somersworth; Matt Towne, Barrington; Steve Brown, Dover; Lisa Murphy, SRPC staff; Mark Davie, SRPC staff; Jen Czysz, SRPC Executive Director.

Others Present: Nate Colannino and Dale Knapp, Walden Renewables

2:02 Mr. Richardson called the meeting to order and began a round of introductions.

Mr. Brown moved to accept the minutes of the 2/8/24 meeting. Mr. Towne seconded. Motion carried unanimously.

Mr. Brown moved to nominate Mr. Richardson as chair for 2025. Mr. Towne seconded. Motion carried.

2:04 Ms. Murphy invited Mr. Colannino to open the discussion of the Lilac State Solar project with a high-level description of the project. Mr. Colannino described the Lilac State Solar project, formerly known as the Nute Solar project. The 20 megawatt project been in development for 5 years. They completed the first step with Eversource in 2021-2022. They have completed the zoning approvals with the Town of Farmington. They are working on or have completed DOT driveway and DES wetland and permitting.

Mr. Richardson inquired about the power, asking if it is delivered straight into the grid and if it serves Farmington residents. Mr. Colannino responded that Walden reached a pilot agreement with the Town of Farmington in the zoning process.

Mr. Colannino affirmed that the power is directed to the Eversource grid.

Mr. Towne asked to confirm that there are 6 parcels with 5 owners. Walden responded affirmatively. Mr. Towne asked if there was one point person of those five. Mr. Colannino responded that they are the contact for those purposes.

Mr. Richardson asked that, as a regional project and touching the Town of Milton boundaries, if there were any specific advantages for the Town of Milton. Mr. Knapp responded that there is no pilot agreement for Milton and there is no viewshed or other impact in Milton. Ms. Murphy reiterated that the Regional Impact Committee exists for regional impact discussion of impact on surrounding communities and is not as concerned with site specifics.

Ms. Murphy gave an overview of the SRPC staff report, beginning with transportation impacts and asking Mr. Davie for his opinion. Mr. Davie relayed that there is only one primary driveway and one emergency driveway and the site will have no public access. The applicant has initiated the DOT driveway permit process. Mr. Towne asked about snowmobile trails. Mr. Knapp pointed to areas used on the site for this purpose and described fencing and hazard signage onsite and confirmed that no trails will be relocated. He also noted some walking and hiking trails. The fencing is a requirement. Ms. Murphy asked what the responsibility is if

there are issues with access and interference. Mr. Knapp responded that it would be Walden's liability. He described Walden's history with similar projects in New England and said most issues like those being described happen during the construction phase. Some sites even become an attraction for known ATV areas. Ms. Murphy reiterated SRPC's recommendation that the driveway area be kept clean and swept throughout construction.

Ms. Murphy summarized SRPC's comments about noise in the proposed use and described the study completed by the applicant. Ms. Murphy asked if the results of the analysis and proposed mitigation are still accurate. Mr. Knapp confirmed that they are accurate and there is existing vegetation that will mitigate the noise. The group concurred that 50 decibels is roughly equal to one person in conversation. The proposed use will generally be 30 decibels. Mr. Knapp relayed that there will be some noise during construction but it likely will not be 7am to 7pm every day of construction and described how the panels are installed. Mr. Richardson inquired about how the size of the project compares to others. Mr. Knapp said most are about 20 megawatts. Ms. Murphy inquired about the grid and asked what recommendations there could be for other communities interested in projects like these. Mr. Knapp described some ongoing projects in Maine and their different connection arrangements. Mr. Towne inquired about different types of customers and how the connection is impacted. Mr. Knapp described a hypothetical scenario. Mr. Colannino further compared projects at various wattages. Ms. Murphy asked if a generator is needed. Mr. Knapp responded no generators are needed. Mr. Towne asked about weather events. Mr. Knapp explained the distribution system of different projects like the one proposed, elaborating that the panels are always monitored for how much they are producing.

Ms. Murphy summarized SRPC's comments about hazardous materials, reiterating that staff have no regional concerns. Committee members concurred.

Ms. Murphy summarized SRPC's comments about wetlands. Ms. Murphy asked the applicant to summarize the total permits requested. Mr. Knapp responded that there were two visits to the Farmington ZBA, an alteration of terrain and dredge and fill permits from DES. It was a challenge to avoid the wetlands at this site. Mr. Knapp elaborated that the environmental consultant found that the wetlands impacted are low-functioning wetlands. There are 28,000 square feet of direct impact to wetland, mostly roads with a small portion being the paneling itself. Areas under the paneling will not be filled, with the goal of maintaining a "wet meadow" environment. Mr. Knapp said similar sites have produced wildflowers and cattails in the years since the panels were installed.

Ms. Murphy asked about maintenance. Mr. Knapp said there is minimal maintenance, having committed to no more than two mows a year. There will be no pesticides. Mr. Towne asked if animals could get trapped on the site. The applicant described the "nodes" and gaps in the fence line where larger mammals can pass through, showing the committee on the plan set. Mr. Knapp said a "conservation seed mix" will be used.

Mr. Knapp described electricity demand, sunlight hours, and expected trends with climate change and innovations in heat pump technology.

Mr. Richardson asked about the lease. Mr. Knapp said it is a 40-year lease. The panels are warrantied to a certain threshold.

Ms. Murphy summarized the hazardous materials, public safety, soils, utility demands, and demand on local services comments from SRPC.

Ms. Murphy summarized the scenic and visual character comments from SRPC, describing the viewshed analysis and mitigation strategies. Mr. Richardson described the stone walls and cellar holes visible on the plans and LiDAR. Mr. Colannino confirmed that Walden has also researched this feature onsite and stated it is not of historical significance and the New Hampshire Historical Society had no concerns.

Ms. Murphy stated staff had no comments in regard to housing.

Ms. Murphy restated the only recommendation is the cleaning of the construction site entrance as described above and that the planning board take note of any mitigation strategies for the wetlands. Ms. Murphy asked if there was further comment from the Committee. Mr. Richardson felt the proposed use is very minimally a regional impact. Ms. Czysz restated the property touches the Town of Milton.

Mr. Richardson asked if the tariffs at the federal level will impact the construction timeline for this project. Mr. Knapp responded in the negative.

No citizens were present for public comment.

Mr. Knapp and Mr. Colannino were excused.

Committee discussion ensued about logistics for sending comments to the Town of Farmington.

Mr. Richardson stated that there should not be liability for the Town. The group discussed which type of movement the panels engage in to follow the sun.

Mr. Brown motioned to send the comments as-is to the Town of Farmington with an executive summary with key recommendations. Mr. Towne seconded. Unanimous.

Ms. Czysz reiterated the application was determined to be a development of regional impact because it is on the town boundary and the project may have garnered a lot of attention in the Town of Farmington. It will be the largest in New Hampshire at this time.

Mr. Richardson moved to adjourn. Mr. Towne seconded. Unanimous. The meeting ended at 3:12.

Respectfully submitted by Lisa Murphy