



ROBERT J. DIETEL

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(603) 545-3613

VIA HAND DELIVERY

February 1, 2024

Stan Nadeau, Chair
Town of Milton, Zoning Board of Adjustment
55 Industrial Way
Milton, NH 03851

Re: Application for Variance from Article XXII, Sec. IV of the Town of Milton Zoning Ordinance; 34 McKeagney Road (Map 47, Lot 16)

Dear Chair Nadeau:

Enclosed please find a variance application submitted on behalf of Public Service Company of New Hampshire d/b/a Eversource Energy with respect to the applicant's property, which is located at 34 McKeagney Road (Map 47, Lot 16) (the "Property"). The purpose of this variance application, as described more fully in the attached application and supporting materials, is to allow the construction of a "Large Commercial Solar" facility on the Property. This facility is intended to connect with an existing distribution substation located on the Property.

We look forward to discussing this application with the Board, and appreciate the consideration of this variance request.

Sincerely,

Robert Dietel

cc: Christopher Reino, Eversource Energy

February 1, 2024

Stan Nadeau, Chair
Town of Milton, Zoning Board of Adjustment
55 Industrial Way
Milton, NH 03851

Re: Authorization Letter in support of Application for Variance from Article XXII, Sec. IV of the Town of Milton Zoning Ordinance; 34 McKeagney Road (Map 47, Lot 16)

Dear Chair Nadeau:

This letter is to confirm that the law firm of Gallagher, Callahan & Gartrell, P.C. is authorized to represent Public Service Company of New Hampshire with respect to the above caption Application for Variance. Attorney Robert Dietel, and any other member of the Gallagher law firm, is authorized to represent us, and speak on our behalf, regarding this matter.

Sincerely,

Public Service Company of New Hampshire d/b/a Eversource Energy

A handwritten signature in black ink, appearing to read "Chris Reino". The signature is written in a cursive style with a large, stylized initial "C".

Chris Reino
Senior Project Manager
Eversource Energy

Town of Milton

Variance Application Instructions

Instructions to applicant for a variance from the Milton New Hampshire Zoning Board of Adjustment. The Board strongly recommends that, before making any appeal, you become familiar with Milton's Zoning Ordinance and with NH Statutes Title LXIV, RSA Chapters 672 to 677, covering planning and zoning.

A **“Variance”** is one, which permits a use of land for a purpose that is not allowed by the Milton Zoning Ordinance such as a commercial use in a residential zone or a multi-family use in an area that only permits single-family dwellings. **A variance is one, which also involves physical aspects of the development such as building height, setback or size, the number of parking spaces required; frontage, lot size, etc.**

For a variance to be legally granted, you must show that your proposed use meets all five of the following conditions **per RSA 674:33**:

- (1) The variance will not be contrary to the public interest;
- (2) The spirit of the ordinance is observed;
- (3) Substantial justice is done;
- (4) The values of surrounding properties are not diminished; and
- (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- (ii) The proposed use is a reasonable one.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Hardship, as the term applies to zoning, results in a restriction, when applied to a particular property, becomes arbitrary, confiscatory, or unduly oppressive because of conditions of the zoning restrictions. Hardship, under zoning law, has nothing to do with the physical or economic condition of the owner.

If you are applying for a variance, you must first have some form of determination that your proposed use is not permitted without a variance. Most often, this determination is a denial of a building permit. A copy of the determination must be attached to your application.

The application form must be properly filled out. Describe the property by giving the area, frontage, side and rear lines, slopes, natural features and any other pertinent information regarding the property. Attach sketches, plot plans, pictures, construction plans, or whatever may help explain the proposed use. Include copies of prior applications concerning the property. Attach a plat drawing showing where the abutters abut your property.

Pursuant to RSA 676:7 the State law of New Hampshire, the Town of Milton is required to notify the applicant and every abutter of the public hearing by certified mail, return receipt requested. The cost of required publication or posting of notice and the cost of mailing said notices shall be paid by the applicant.

According to RSA 672:3, "abutter" is defined as "any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board". For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of any abutting property being in condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356:B, XXIII. Please note: All roads, highways, railroads, rivers, ponds and streams are neutral.

Prepare a list of all abutting property owners (use attached sheet), verify the list at Milton's Town Office, and return it with three (3) sets of 1" x 2-5/8" mailing labels and your application. List the names and mailing addresses of the applicant and/or property owner and authorized agent (surveyor), not more than five (5) days prior to submission, per RSA 676:4, 1(b). The accuracy of the list is the applicant's responsibility.

The Zoning Board of Adjustment will schedule a public hearing within 30 days of receipt of your properly completed application. Public Notice of the hearing will be posted and printed in Foster's Daily Democrat and notice will be mailed to you, all abutters, and other parties whom the Board may deem to have an interest, at least five (5) days prior to the date of the hearing. You and all other parties will be invited to appear in person or by agent/counsel to state reasons why the appeal should or should not be granted.

After the public hearing, the Board will reach a decision. You will be sent a Notice of Decision. If you believe the Board's decision is wrong, you have the right to appeal. The Selectmen or any party affected, have similar rights to appeal the decision in your case. To appeal, you must first ask the Board for a rehearing. The motion for rehearing must be in the form of a letter to the

Board. The motion must be made within 30 days of the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in its opinion, good reason is stated in the motion. The Board will not reopen a case based on the same set of facts, unless its' convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested a rehearing before you can appeal to the courts. When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to all abutters. (Applicable fees will be charged to the applicant motioning for the rehearing).

Fees are charged to cover the cost of preparing and mailing the legally required notices:

Application Fee.....	\$150.00
Abutter Notice.....	\$8.53 each
Site Identification Sign.....	\$5.00


Please make checks or money orders payable to the Town of Milton. Mail or deliver the completed application with all the necessary attachments to:

Land Use Department
PO Box 310
Milton, NH 03851

Site Walk Authorization

The owner(s), by filing an application, hereby give permission for any member of the Milton Zoning Board of Adjustment and such agents or employees of the Town or other persons as the Zoning Board of Adjustment may authorize, to enter upon the property which is the subject of the application at all reasonable times for the purpose of such examinations and inspection as may be appropriate.

Owner(s) Signature: 

Authorized Agent Signature: 

Town of Milton "Variance" Application

Date Received: _____ Public Hearing: _____

Applicant(s) Name: Public Service Company of New Hampshire d/b/a Eversource Energy ("Eversource")

Mailing Address: 780 N. Commercial Street, Manchester, NH 03101

Phone: 508-956-2109

Land Owner's Name(s): Eversource

Map# 47 Lot # 16 Zone: Commercial Residential

Physical Address of Property: 34 McKeagney Road, Milton, NH 03851

Note: This application is not acceptable unless all required statements have been made.

A "**Variance**" is requested from Article: XXII, Section: IV of the Milton Zoning Ordinance to permit:
construction of a "Large Commercial Solar" facility on the Property.

Facts supporting this request:

1. The Variance will not be contrary to the public interest because: *(In responding to this question, please address: (1) Whether granting the variance would alter the essential character of the locality, and (2) Whether granting the variance would threaten public health, safety or welfare.)*

See attached Exhibit A.

2. The **spirit** of the ordinance is observed because:

See attached Exhibit A.

3. Granting the variance would do substantial **justice** because:

See attached Exhibit A.

4. The **values** of surrounding properties are not diminished because:

See attached Exhibit A.

5. Literal enforcement of the provision of the ordinance would result in an **unnecessary hardship**. Special conditions of the property distinguish it from other properties in the area because:

See attached Exhibit A.

(A) Denial of the variance would result in unnecessary hardship because:

(i) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

See attached Exhibit A.

(ii) The proposed use is a reasonable one because:

See attached Exhibit A.

(B) If the criteria in subparagraph (A) above are not established, explain why the property cannot be used in strict conformance with the ordinance and why a variance is therefore necessary to enable a reasonable use of it:

See attached Exhibit A.

Applicant's Signature: Chris Ford Date: 1/31/24

Property Owner(s) Signature: Chris Ford Date: 1/31/24

Abutter's List

Map#/Lot# Property Owner Mailing Address:

	See attached Exhibit B	

Person who prepared this list: Chris Reino

Date on which this list was prepared: 1/30/24

I hereby certify that all information presented on this form, is to the best of my knowledge, correct.

Signature of Preparer: 

Requirements for Granting a Variance: A Suggested Approach

The applicant must established ALL of the following:

Requirement	Explanation
1. The variance is not contrary to the public interest.	The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
2. The spirit of the ordinance is observed	
3. Substantial justice is done.	The benefit to the applicant should not be outweighed by harm to the general public or to other individuals.
4. The values of the surrounding properties are not diminished.	Expert testimony on this question is not conclusive, but cannot be ignored. The board may also consider other evidence of the effect on property values, including personal knowledge of the members themselves.
<p>5. Literal enforcement of the ordinance would result in unnecessary hardship. Unnecessary hardship means:</p> <p><i>Because of</i> special conditions of the property that distinguished it from other properties in the area:</p> <p>(a) There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property; <i>and</i></p> <p>(b) The proposed use is a reasonable one.</p> <p><i>Alternatively</i>, unnecessary hardship means that, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance.</p>	<p>The applicant must establish that the property is burdened by the zoning restriction in a manner that is distinct from other similarly situated property.</p> <p>(a) Determine the purpose of the zoning restriction in question. The applicant must establish that, because of the special conditions of the property, the restriction as applied to the property does not serve that purpose in a “fair and substantial” way.</p> <p>(b) The applicant must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood.</p> <p>As an alternative to (a) and (b) above, the applicant can satisfy the unnecessary hardship requirement by establishing that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is a not available.</p>

EXHIBIT A TO VARIANCE APPLICATION

Supporting narrative addressing project description and variance criteria

Description of Property and Proposed Use:

This variance application is for property located at 34 McKeagney Road (Tax Map 47, Lot 16) (the “Property”). The Property is approximately 51 acres in size, and is located in the Commercial Residential District (“CR District”). The Property features an existing electrical distribution substation on site (the “Substation”), and is crossed by an electrical transmission line (the “Transmission Line”). The Substation was the subject of a site plan application in 2013, and an associated special exception and minor subdivision. Copies of the 2013 applications are attached to this Variance Application as Exhibit E. An aerial image of the Property and surrounding area is attached as Exhibit C.

The Property is located in an area that directly abuts the Industrial Commercial District and a portion of the Business Gateway Overlay District. The Property has frontage on McKeagney Road. A large portion of the western boundary abuts along Route 16. The opposite eastern side of the Property is bordered by a railroad right-of-way. The Property generally slopes from west to east across its width with a steep drop off along the eastern boundaries.

The above features impose significant limitations on the use of the Property, but render it particularly well suited for a solar facility. Accordingly, this application seeks relief from the Town’s Zoning Ordinance for construction of a “Large Commercial Solar” facility as that term is defined in the Ordinance at Article XXII, Sec. III, F (the “Solar Facility”). As shown on the attached draft plan set, Exhibit D, the Solar Facility is intended to be located to the west of the existing transmission line, and largely behind or next to the existing Substation. It is anticipated that this Solar Facility will have a rated electrical nameplate capacity of between 4-5 MW, and will connect into the existing Substation to provide power to the electrical grid supporting the Town and region. If this application is approved, the proposed Solar Facility will be subject to further site plan review by the Town of Milton Planning Board, including the specific criteria applicable to Solar Facilities under Article XXII of the Zoning Ordinance. Accordingly, this application is limited to seeking a variance to allow a “Large Commercial Solar” use as a necessary prerequisite to Site Plan Review.

Variance Criteria:

1. *The variance will not be contrary to the public interest;*

The variance relief requested by this application will not be contrary to the public interest because it will support the electrical grid with clean, safe, renewable energy. In so doing, it advances the purposes of the Article XXII of the Zoning Ordinance, which specifically seeks to “facilitate State and National goals of developing clean, safe, renewable energy resources in accordance with the enumerated polices of RSA 374-G and 362-F that include national security and economic and environmental sustainability.” *See* Article XXII (Solar Facilities), Sec. 1 (Purpose and Authority). Additionally, the proposed use will not alter the essential character of the locality because the Solar Facility will be constructed on a portion of Property that is located largely to the rear of the site, away from general public view from McKeagney Road, and to the side and rear of the existing Substation and Transmission Line.

Further, the Solar Facility does not threaten public health, safety, or welfare. Instead, it supports such interests by creating an additional source of renewable energy in support of the electrical grid.

2. *The spirit of the ordinance is observed;*

For the reasons set forth above, the spirit of the Zoning Ordinance is observed. In particular, the proposed use will advance the specific objectives of Article XXII; i.e., supporting the electrical grid with clean, safe and renewable energy. This Property provides an opportunity to advance those objectives on a site that is uniquely well suited to their location due to the presence of an existing Substation and Transmission Line.

3. *Substantial justice is done;*

Substantial justice is done because the proposed use does not present a harm to the public. To the contrary, the proposed use is anticipated to provide a general public benefit by adding additional renewable energy sources to the grid in the immediate area of the Town of Milton. Further, the proposal provides for a low impact use that does not drive traffic or other more intensive activities to the site. However, absent relief there would be substantial harm to the owner. This is due to unique features of the Property that limit development and use of the site. Those features include (1) the existing Substation and Transmission Line right-of-way, (2) the variable configuration of the boundaries and topography, and (3) limited site access due to abutting Route 16 and the railroad right-of-way.

4. *The values of surrounding properties are not diminished;*

The proposed use is in keeping with and supports the existing Substation and Transmission Line. Additionally, the proposed use will be concentrated in areas to the rear and side of the Property, behind and next to the Substation. As a result, the use will not change the character of the area. Further, the proposed use retains a large portion of undeveloped land on the eastern areas of the Property. Together, these features help to ensure that the values of surrounding properties are not diminished.

5. *Literal enforcement of the provisions of the ordinance would result in unnecessary hardship.*

Literal enforcement of the ordinance would result in unnecessary hardship because the Property's uses are limited by (a) its topography, (b) its variable boundaries, (c) being bisected by the Transmission Line, and (d) reduced access along its side and rear boundaries. In contrast, these features make the Property uniquely well suited for installation of a Solar Facility. In particular, the areas to be used are far removed from residential properties and can connect to the grid without other offsite impacts. Due to these factors, there is no fair and substantial relationship between the general public purposes of Article XXII, Sec. IV and its specific application to this Property.

Additionally, the Property is uniquely different from other parcels in the CR District and immediate surrounding area. For example, lots within the CR District are intended to accommodate residential uses, professional establishments and retail uses with a minimum lot size of one acre, and are intended to connect to municipal water and sewer. *See* Article III, Sec. 3.2. This Property, however, is not appropriate for any of those zoning objectives for the reasons discussed above. In contrast, the Property is sized and configured in a way more aligned with the Industrial Commercial Zone, which directly abuts the Property, and allows for Large Commercial Solar by Conditional Use Permit. The Industrial Commercial Zone is generally comprised of larger lots that can accommodate commercial, retail and manufacturing uses. *See id.*

In addition to the above, the proposed use is reasonable and does not alter the essential character of the neighborhood. The proposed use is consistent with existing development on site and supports the Substation and surrounding electrical grid.

For the above reasons, literal enforcement of the ordinance would result in an unnecessary hardship.

EXHIBIT B TO VARIANCE APPLICATION

Abutter's List

OWNER AND AGENT						
Parcel Number	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
000047-000016-000000	PUBLIC SERVICE CO OF NH	D/B/A EVERSOURCE ENERGY	780 N. COMMERCIAL STREET	MANCHESTER	NH	03101
NA	GALLAGHER CALLAHAN & GARTRELL	ROBERT DIETEL	214 N. MAIN STREET	CONCORD	NH	03301
ABUTTERS						
Parcel Number	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
000047-000002-000000	MICHAEL D PERKO		P. O. BOX 153	ROCHESTER	NH	03866
000047-000003-000000	MELISSA ZABKAR	ZACHARY ZABKAR	166 MCKEAGNEY ROAD	MILTON	NH	03851
000047-000005-000000	PAUL S COOK		PO BOX 793	MILTON	NH	03851
000047-000006-000000	EDWARD L HOWARD		49 MCKEAGNEY ROAD	MILTON	NH	03851
000047-000007-000000	THOMAS C WENTWORTH	LINDA J WENTWORTH,	47 MCKEAGNEY ROAD	MILTON	NH	03851
000047-000008-000000	JOHN C LARDNER, JR		23 MCKEAGNEY ROAD	MILTON	NH	03851
000047-000009-000000	JOYCE MAXWELL	JAMES MAXWELL	9 MCKEAGNEY RD	MILTON	NH	03851
000047-000010-000000	DENNIS R HALL	SHARON E HALL	P. O. BOX 941	MILTON	NH	03851
000047-000011-000000	PUBLIC SERVICE CO OF NH		PO BOX 270	HARTFORD	CT	06141
000047-000012-000000	JILL A SENNETT	STUART R SENNETT, II	12 MCKEAGNEY ROAD	MILTON	NH	03851
000047-000012-000001	ROBERT E FERRERA	JOSEPH FERRERA	24 MCKEAGNEY ROAD	MILTON	NH	03851
000047-000013-000000	CAROL B LASCALA	DAVID O LASCALA	201 OLD WAKEFIELD RD	MILTON	NH	03851
000047-000014-000000	PUBLIC SERVICE CO OF NH		PO BOX 270	HARTFORD	CT	06141
000047-000015-000000	COLE TUJINGA	ALYSSA TUJINGA	221 OLD WAKEFIELD RD	MILTON	NH	03851
000047-000015-000001	BRADD W GAULIN	LINDA GOUIMAS	187 WHITE MOUNTAIN HWY	MILTON	NH	03851
000047-000015-0001-1	JOSEPH DOWNING SR.	SARAH A. DOWNING	185 WHITE MOUNTAIN HWY	MILTON	NH	03851
000047-000016-000001	RHEAUME LAMOUREAUX, GST	ELEANOR BAKER	25 CAMPFIRE CIRCLE	ALTON	NH	03809
000047-000018-000000	MILTON TOWN OF	WWTP	PO BOX 310	MILTON	NH	03851
000047-000019-000000	MICHAEL D PERKO,		P. O. BOX 153	ROCHESTER	NH	03866
000047-000042-000000	KATHERINE GAY	ROBERT GAY	139 WHITE MT HIGHWAY	MILTON	NH	03851
000047-000043-000000	JANICE BROWN		212 OLD WAKEFIELD ROAD	MILTON	NH	03851
000047-000044-000000	MARK & FELINA NURMI		220 OLD WAKEFIELD RD	MILTON	NH	03851
000047-000045-000000	STEPHEN ENGLISH	RAELEAN WRIGHT	198 OLD WAKEFIELD ROAD	MILTON	NH	03851
000049-000004-000000	89 MCKEAGNEY RD LLC		12 WILLEY STREET	ROLLINSFORD	NH	03869
NA	CSX TRANSPORTATION		500 WATER STREET	JACKSONVILLE	FL	32202
NA	PAN AM RAILWAYS, INC.		1700 IRON HORSE PARK	NORTH BILLERICA	MA	01862

EXHIBIT C TO VARIANCE APPLICATION

Vicinity map depicting lot and immediate surrounding areas



Vicinity Map: This image depicts the location of the property in relation to surrounding parcels. The abutter to the north/northeast (Tax Map 47, Lot 18) is owned by the Town of Milton and is the location of the Town’s wastewater treatment facility. The area outlined in red is a railroad right-of-way.

Image Source: Town of Milton, NH, Tax Maps (Basemap, 2021/2022 Statewide Aerial, NH GRANIT) (available at: <https://next.axisgis.com/MiltonNH/Zg7Lwrpfs16>)

EXHIBIT D TO VARIANCE APPLICATION

Plan set depicting proposed Solar Facility

EVERSOURCE ENERGY

MILTON-TASKER FARMS SOLAR PROJECT SITE 8

34 MCKEAGNEY ROAD, MILTON, NH 03851

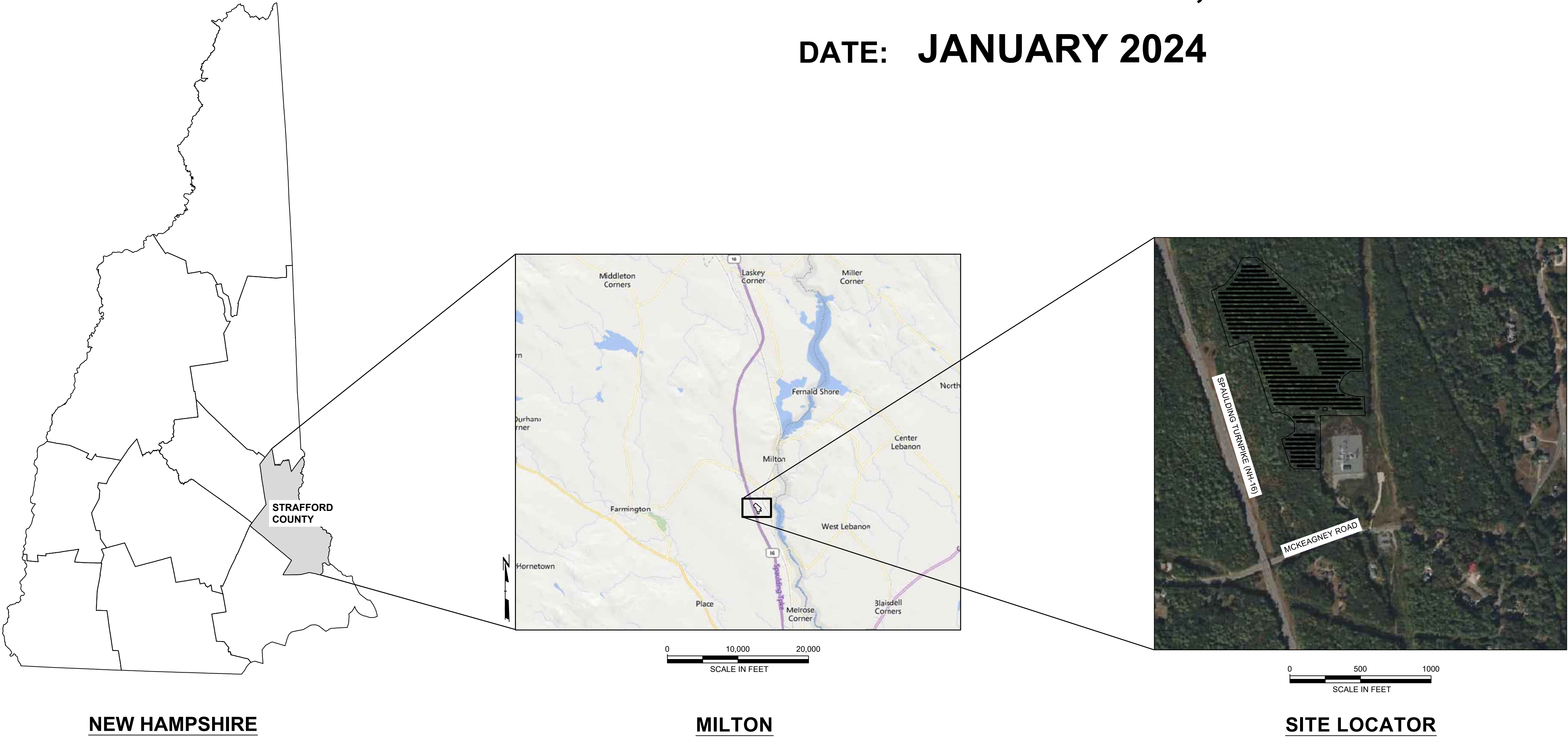
PREPARED FOR: **EVERSOURCE ENERGY**
780 N. COMMERCIAL STREET
MANCHESTER, NH 03101

PREPARED BY: **TRC**
670 N. COMMERCIAL STREET, SUITE 203
MANCHESTER, NH 03101

DATE: **JANUARY 2024**

SHEET INDEX

Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	GENERAL NOTES & LEGEND
G-003	EROSION CONTROL NOTES & DETAILS
C-100	EXISTING CONDITIONS PLAN
C-200	PRELIMINARY SITE LAYOUT PLAN
C-400	CIVIL CONSTRUCTION DETAILS



ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

APPLICANT:

EVERSOURCE ENERGY

780 N. COMMERCIAL STREET
 MANCHESTER, NH 03101
 (800) 662-7764

NO.	BY	DATE	REVISION	APPD.

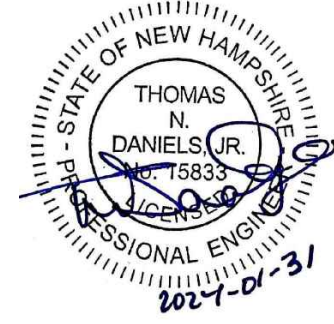
PROJECT: **EVERSOURCE ENERGY
 MILTON-TASKER FARMS SOLAR PROJECT SITE 8
 PROPOSED SOLAR ARRAY
 34 MCKEAGNEY ROAD, MILTON, NH 03851**

TITLE: **COVER SHEET**

DRAWN BY: CJD/TRC	PROJ. NO.: 566272
CHECKED BY: TND	G-001
APPROVED BY: TND	
DATE: JANUARY 2024	

TRC 670 N. Commercial Street
 Suite 203
 Manchester, NH 03101
 Phone: 603.283.9400

FILE NO.: 566272 - G SHEETS.dwg



FOR PERMIT USE ONLY

2438 -- USER: C:\Users\... -- ATTACHED IMAGES: E:\projects\566272 - G SHEETS.dwg -- PLOT DATE: February 01, 2024 - 10:24AM -- LAYOUT: G-001 COVER SHEET
 DRAWING NAME: \AUGUSTAVFP2\Environmental\RMID\ENV RMD Projects\EVERSOURCE\566272 - G SHEETS.dwg

GENERAL NOTES

- 1. THE PROJECT APPLICANT IS PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE D/B/A EVERSOURCE ENERGY...
2. THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 NEW HAMPSHIRE STATE PLANE...
3. TOPOGRAPHY SHOWN ON THESE PLANS HAS BEEN COMPILED FROM PROPOSED AND EXISTING CONTOURS...

SIGNAGE NOTES

- 1. PROPOSED SIGNS SHALL BE IN COMPLIANCE WITH RELEVANT ZONING REQUIREMENTS REGARDING SIGNAGE SET FORTH BY THE TOWN OF MILTON.

LIGHTING NOTES

- 1. NO EXTERIOR LIGHTING IS PROPOSED ON THIS SITE.
2. IF EXTERIOR LIGHTING IS PROPOSED, IT SHALL BE DIRECTED DOWNWARD TO PREVENT GLARE AND LIGHT TRESPASS...

WATER/SANITARY NOTES

- 1. THE PROJECT DOES NOT REQUIRE DOMESTIC WATER SUPPLY.
2. THE PROJECT WILL NOT INCREASE THE SEWAGE DISPOSAL NEEDS FOR THE SITE AND THEREFORE, DOES NOT REQUIRE SANITARY SEWER EXTENSIONS...

PROJECT CONSTRUCTION SEQUENCING NOTES

THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SEQUENCING OR CONSTRUCTION PHASING PLAN FOR OWNER APPROVAL THAT COMPLIES WITH THE PERMITTING REQUIREMENTS...

- 1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES...
2. PRIOR TO COMMENCING ONSITE EARTHWORK ACTIVITIES, THE CONTRACTOR SHALL ESTABLISH THE CONSTRUCTION WORKSPACE LIMITS...
3. THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES (BMPs)...

SOLAR ARRAY INSTALLATION NOTES

- 1. CONTRACTOR SHALL SUPPLY ALL LABOR, TOOLS, MACHINERY, EQUIPMENT, AND EQUIPMENT TRANSPORTATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND MAINTENANCE OF ALL EQUIPMENT AND MATERIALS PRIOR TO FINAL ACCEPTANCE.
3. CONTRACTOR IS RESPONSIBLE FOR ALL QA/QC ACTIVITIES APPLICABLE TO THE WORK.
4. CONTRACTOR SHALL CONSTRUCT ALL ADDITIONAL TEMPORARY ACCESS ROADS AS NECESSARY TO FACILITATE THE CONSTRUCTION OF THE PV ARRAY...

SITE PREPARATION NOTES

- 1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
2. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
3. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OR UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
4. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACE OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS...

GRADING AND DRAINAGE NOTES

- 1. COMPACTION REQUIREMENTS: BELOW PAVED OR CONCRETE AREAS 98% TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 98% BELOW LOAM AND SEED AREAS 90%
2. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM, SEED FERTILIZER AND MULCH.
3. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NHDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

UTILITY NOTES

- 1. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
2. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE 2017 OR LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
3. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS PREPARED BY OTHERS AND THE APPLICABLE UTILITY COMPANIES.
4. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.

EROSION CONTROL NOTES

- 1. SEE SHEET G-003.

ZONING REQUIREMENTS

Table with 6 columns: DISTRICT, MIN. SETBACK FROM EDGE OF STREET (FT.), MIN. SETBACK FROM OTHER LINES (FT.), MAX. HEIGHT OF SOLAR ARRAY, REQUIRED, PROVIDED. Includes row for COMMERCIAL - RESIDENTIAL (CR).

NOTE:

- 1. LARGE SCALE COMMERCIAL SOLAR GENERATING FACILITIES REQUIRE A VARIANCE TO OPERATE IN THE CR ZONE.
2. SINCE THE SITE IS LOCATED OUTSIDE OF THE COMPREHENSIVE SHORELAND ZONE, A MAXIMUM LOT COVERAGE IS NOT REQUIRED.

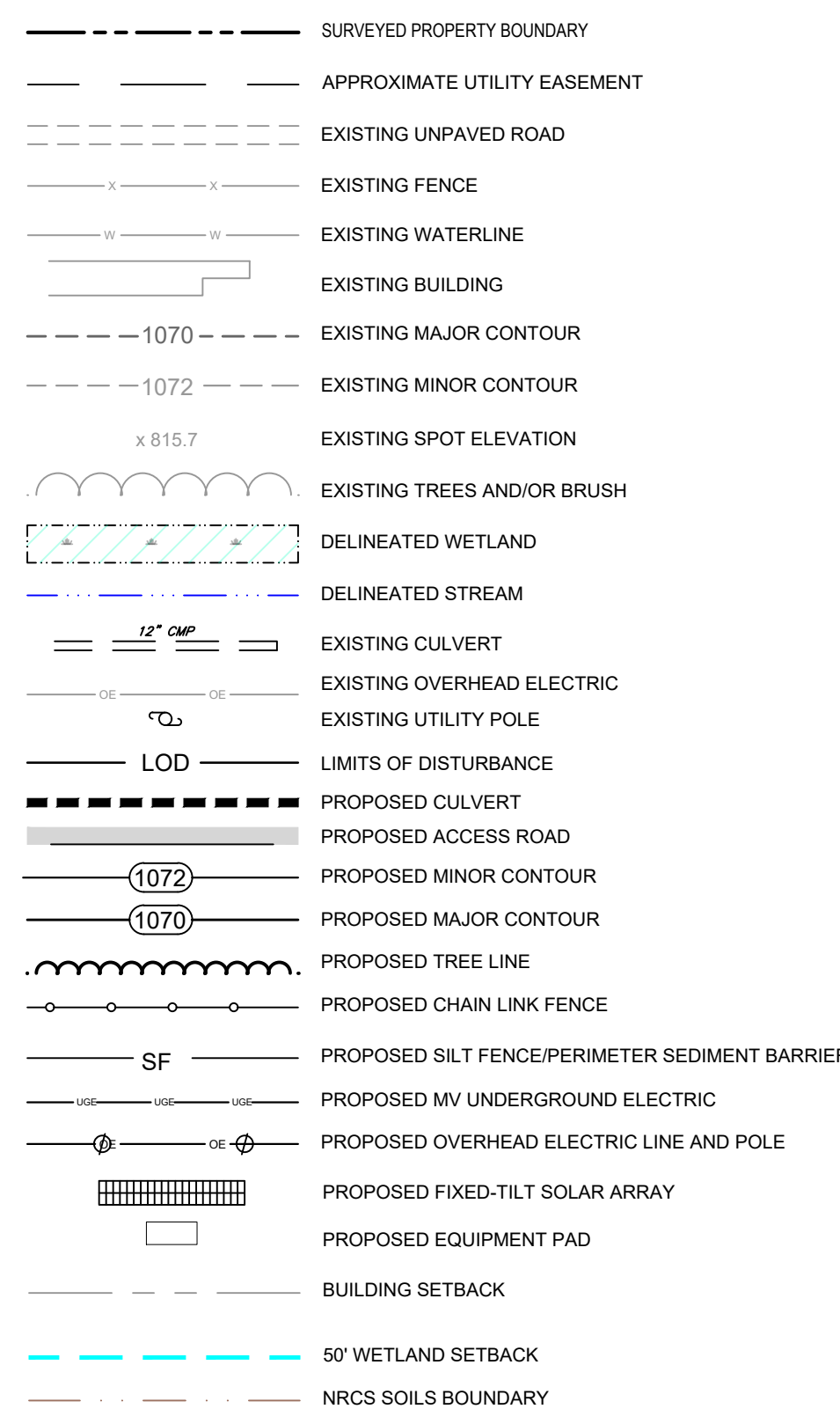
ABUTTERS TABLE

Table with 8 columns: Parcel Number, Property Address, Owner Name, Co-Owner Name, Owner Address, Owner City, Owner State, Owner Zip. Lists adjacent property owners and their details.

PROJECT PARAMETERS

PARCEL SIZE = 51 ACRES
PROPOSED IMPERVIOUS AREA = 68,602 SQUARE FEET / 1.57 ACRES
PROPOSED DISTURBED AREA = 19.81 ACRES
PROPOSED USE % = 39%

LEGEND



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Project information block including APPLICANT (EVERSOURCE ENERGY), PROJECT (MILTON-TASKER FARMS SOLAR PROJECT SITE 8), TITLE (GENERAL NOTES & LEGEND), DRAWN BY (CJD/TRC), CHECKED BY (TND), APPROVED BY (TND), DATE (JANUARY 2024), and logos for TRC and Eversource Energy.

Vertical text on the left margin: 2406 - USER: C:\h... - ATTACHED BEES: Mha_Tops\h... - ATTACHED IMAGES: Eversource\energy\box_nah\02040131... DRAWING NAME: \\GUGUSTA-VFP2\Environmental\RMD\ENV_RMD\Projects\EVERSOURCE\566272 - Eversource III Solar - Site 8 - Milton, NH\10-DWG\566272 - G SHEETS.dwg - PLOT DATE: February 01, 2024 - 10:46AM - LAYOUT: G-002 GENERAL NOTES & LEGEND

GENERAL PROJECT INFORMATION

PROJECT OWNER: EVERSOURCE ENERGY
780 N. COMMERCIAL STREET
MANCHESTER, NH
PROJECT NAME: MILTON-TASKER FARMS SOLAR PROJECT SITE 8
PROJECT ADDRESS: 34 MCKEAGNEY ROAD
MILTON, NEW HAMPSHIRE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF SOLAR ENERGY SYSTEM DEVELOPMENT. THE WORK IS ANTICIPATED TO START IN JUNE 2025 AND BE OPERATIONAL IN 2026.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY +/- 20 ACRES.

NAME OF RECEIVING WATER

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA OVERLAND FLOW TO GREAT BROOK AND THE SALMON FALLS RIVER

EROSION CONTROL NOTES

- 1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NH DES STORMWATER MANUAL VOLUME 2 AND NHDES ALTERATION OF TERRAIN BUREAU "STORMWATER DESIGN GUIDANCE FOR LARGE SOLAR ARRAYS" DATED FEBRUARY 2020.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES.
3. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING SILT FENCES, MULCH BERMS, AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
4. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, AND/OR SILT SOCKS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL AREAS HAVE BEEN STABILIZED.
5. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
6. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 4" LOAM, SEED AND FERTILIZER.
7. INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
8. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.
9. AREAS OF DISTURBANCE THAT OCCUR WITHIN 50-FEET OF A NATURAL RESOURCE, A DOUBLE ROW OF PERIMETER CONTROLS SHALL BE PROVIDED.
10. USE OF SEDIMENT CONTROL PRODUCTS WITH PLASTIC AND/OR NYLON NETTING IS PROHIBITED.

STABILIZATION

- 1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN GRAVEL ROAD AREAS;
B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED;
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
2. WINTER STABILIZATION PRACTICES:
A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
C. AFTER NOVEMBER 15, INCOMPLETE ROAD SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
A. TEMPORARY SEEDING;
B. MULCHING;
4. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, STRAW BALE BARRIERS AND ANY EARTHDIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
5. DURING CONSTRUCTION, RUNOFF SHALL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE SHALL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, OR SILT SOCKS.
6. THE SITE SHALL BE STABILIZED FOR THE WINTER BY NOVEMBER 15.

OFF SITE VEHICLE TRACKING

- 1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT AT EACH POINT OF ACCESS/EGRESS PRIOR TO ANY EARTH DISTURBANCE ACTIVITIES.

CONCRETE WASHOUT AREA

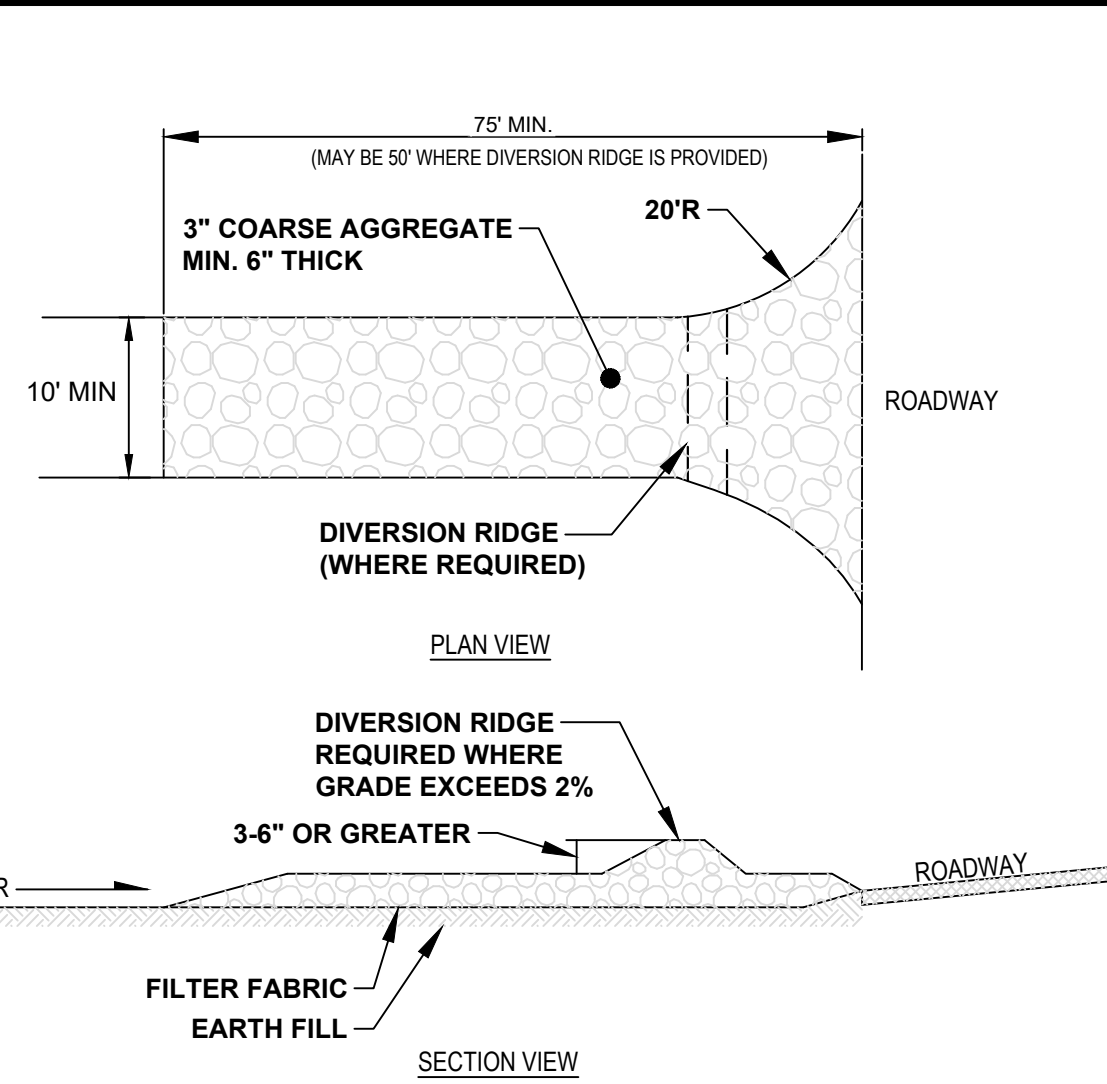
- 1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY; IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
2. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS & VERNAL POOLS;
3. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

- 1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
3. A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

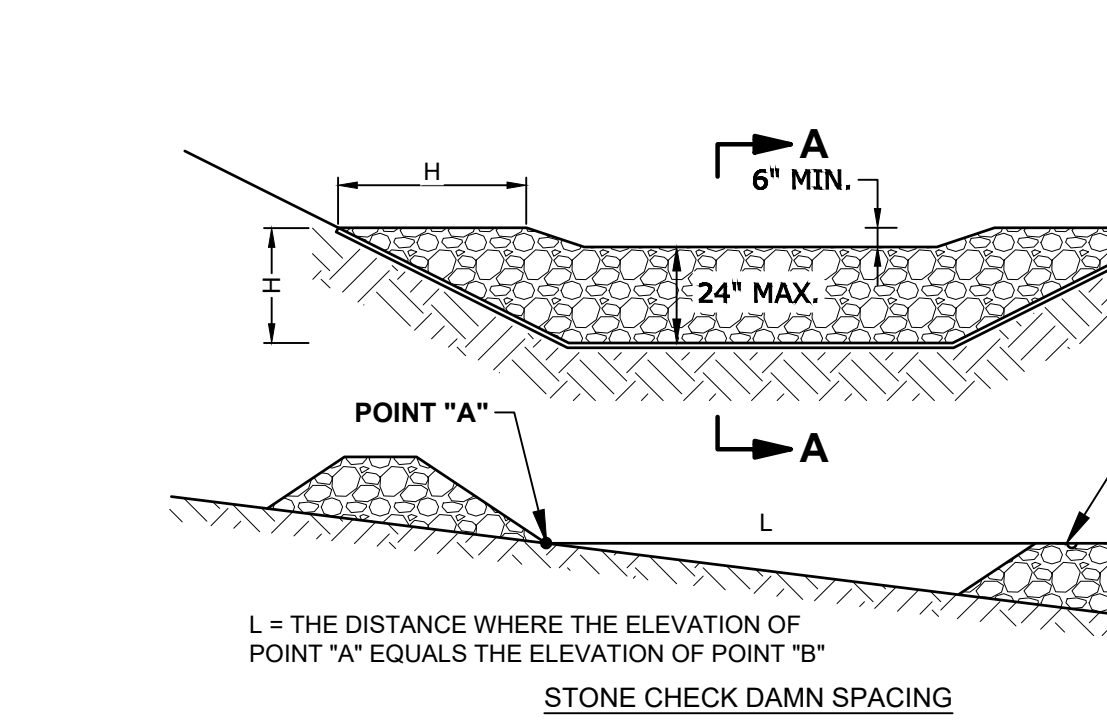


STABILIZED CONSTRUCTION ENTRANCE/EXIT

- 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN



STONE CHECK DAM

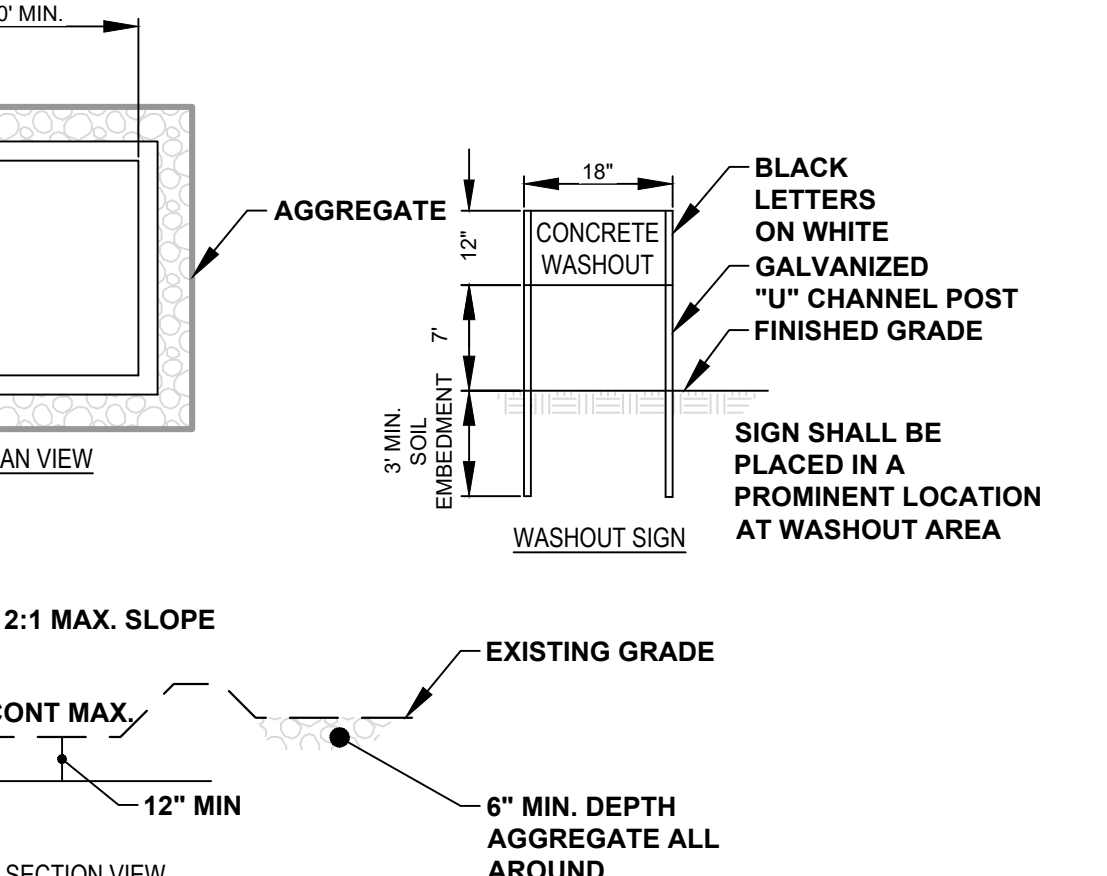


STONE CHECK DAM



CONCRETE WASHOUT AREA

- 1. CONTAINMENT SHALL BE STRUCTURALLY SOUND, LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED
3. WASHOUT SHALL BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREAS SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.



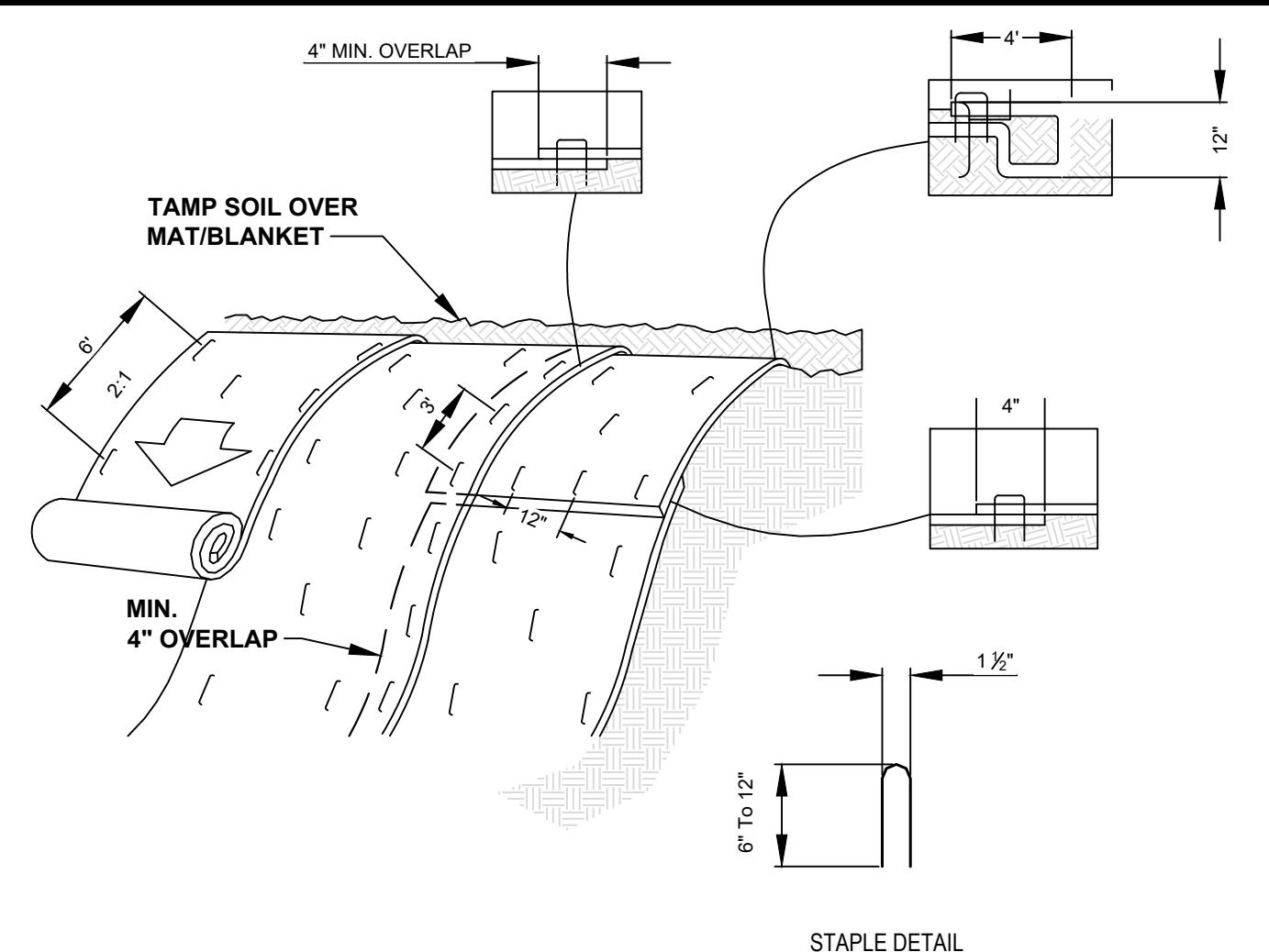
SILT SOCK

- 1. SILT SOCK TO BE ORANGE IN COLOR.
2. WOOD STAKES TO BE SPACED AT 4-5' O.C., STAGGER STAKES BETWEEN STRAW WATTLES AND SILT FENCE

SILT SOCK



SILT SOCK

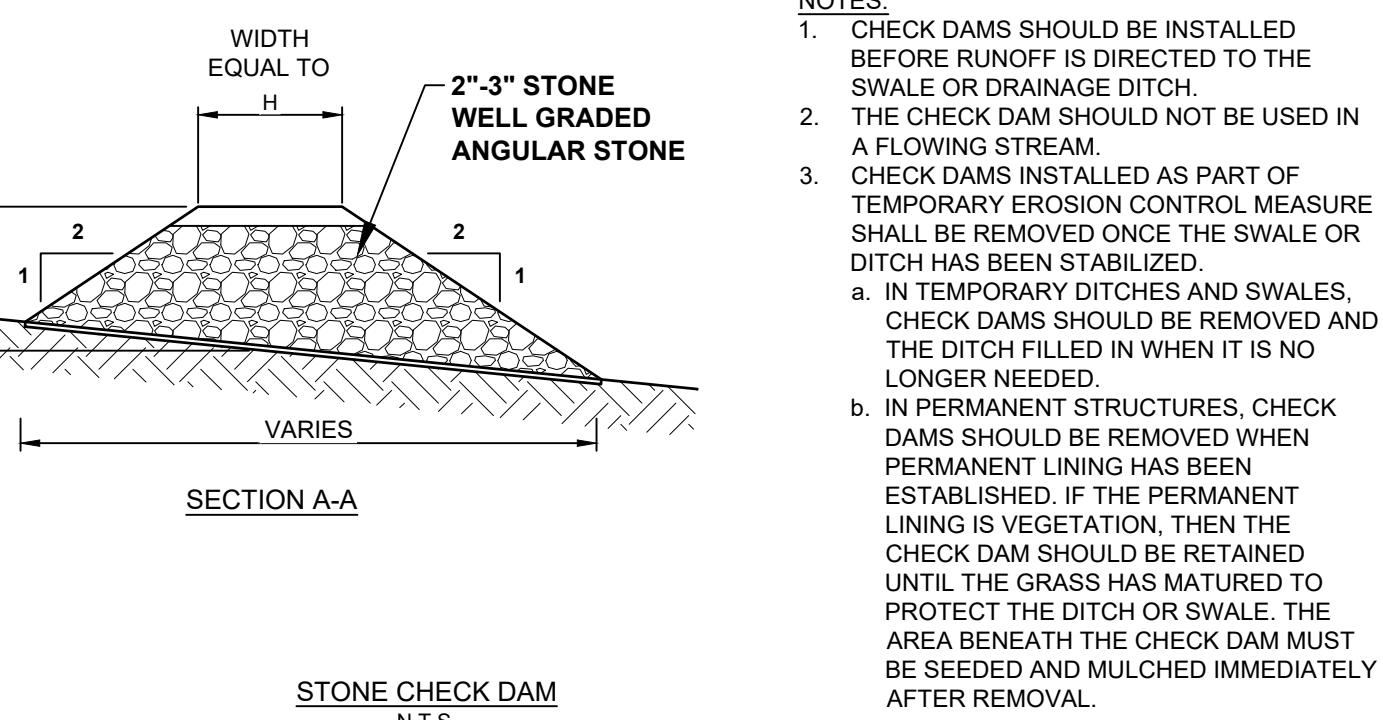


EROSION CONTROL BLANKET

- 1. DIMENSIONS GIVEN IN THE DRAWINGS ARE EXAMPLES. DEVICE SHOULD BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

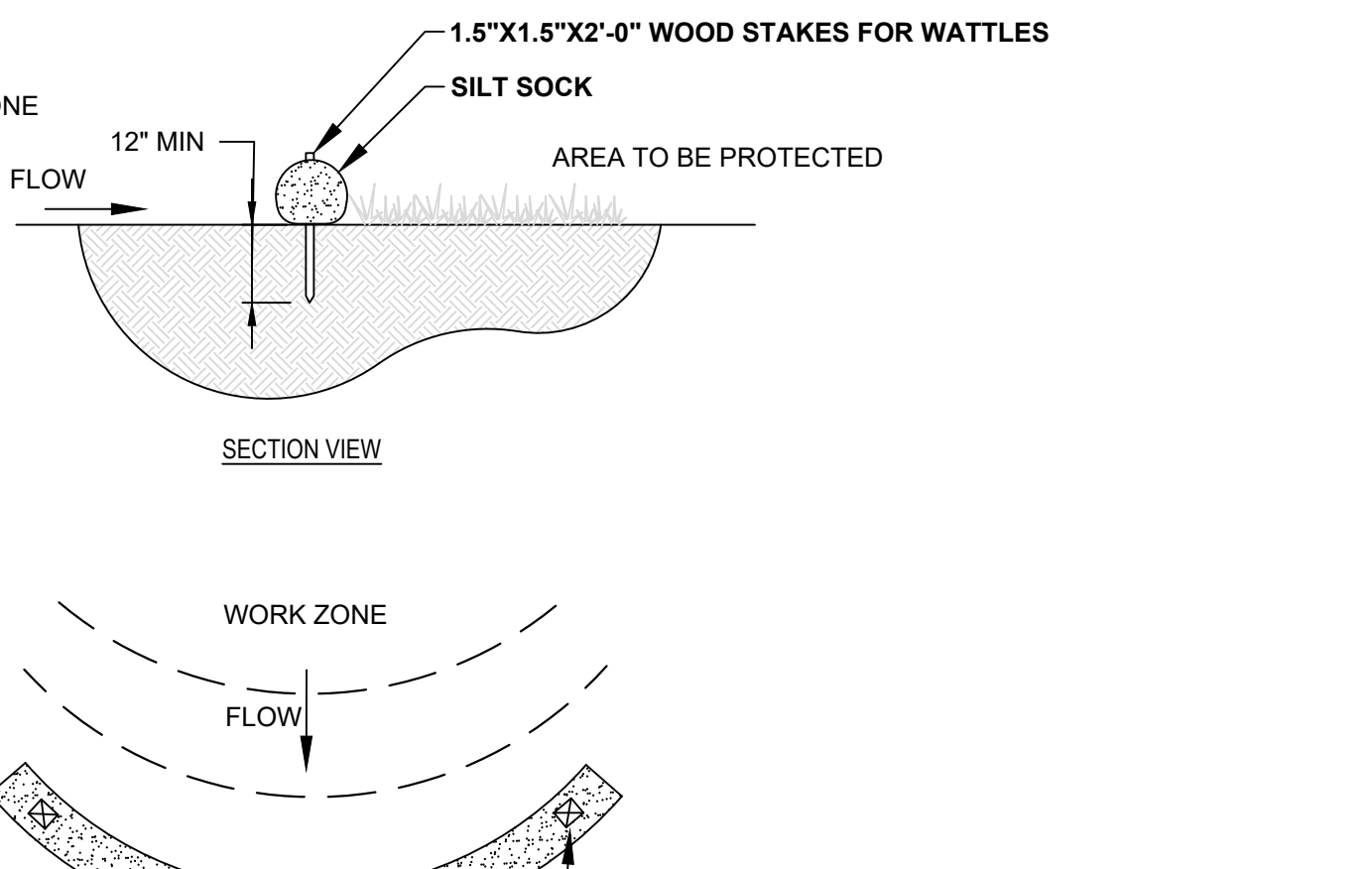


SILT FENCE



SILT FENCE

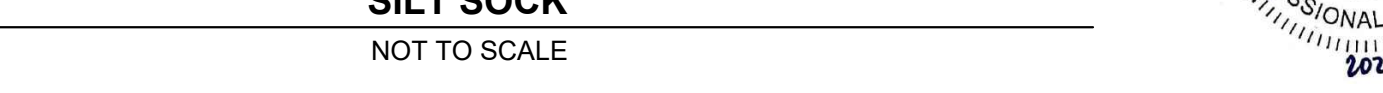
- 1. SEE SILT FENCE DETAIL FOR INSTALLATION DETAIL.
2. EROSION CONTROL MIX MATERIAL, TO BE FREE OF INVASIVE SPECIES SEED OR MATTER. DO NOT PLACE EROSION CONTROL MIX BERMS IN WETLANDS BEYOND THE LIMIT OF WORK. MIX MAY CONSIST OF STUMP GRINDINGS AND/OR MULCH.
3. EROSION CONTROL MIX MATERIAL MAY BE COVERED WITH CRUSHED STONE TO IMPROVE STABILITY.
4. SILT FENCE AND EROSION CONTROL BERM COMBINATION MAY BE SUBSTITUTED FOR SILT SOCK.



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- 1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, CULVERTS, DELINEATED WETLANDS, AND VERNAL POOLS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

ISSUED FOR PERMIT



ISSUED FOR PERMIT

VEGETATION

- 1. TEMPORARY GRASS COVER SEEDING PREPARATION:
A.1. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE.
B. SEEDING:
B.1. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
B.2. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
B.3. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING.
C. MAINTENANCE:
TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
3. VEGETATIVE PRACTICE:
A. FOR PERMANENT MEASURES AND PLANTINGS.
A.1. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
A.2. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
A.3. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH.
A.4. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
A.5. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE.
A.6. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.
A.7. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED.
GRASS SEED SHALL BE:
A. NHDOT SLOPE SEED (WF) TYPE 45 AT A RATE OF 95LBS/ACRE IN AREAS WITHIN THE PROPOSED FENCE.
1. WILDFIRE LUPINE (STATE AND FEDERALLY LISTED SPECIES) SHALL BE REMOVED FROM THE NHDOT SLOPE SEED (WF) TYPE 45 SEED MIX AND REPLACED WITH BUSH CLOVER (LEPIDEZA FRUTESCENS OR LEPIDEZA CAPITATA) OR DESMODIUM (DESMODIUM CANADENSE OR DESMODIUM PANICULATUM).
B. NEW ENGLAND CONSERVATION/WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC. AT A RATE OF 25 LBS/ACRE IN AREAS OUTSIDE OF THE FENCE.
2. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL)
A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

STOCKPILES

- 1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, CULVERTS, DELINEATED WETLANDS, AND VERNAL POOLS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

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Project information block including Eversource Energy logo, address (780 N. Commercial Street, Manchester, NH), project name (Milton-Tasker Farms Solar Project Site 8), and TRC logo.

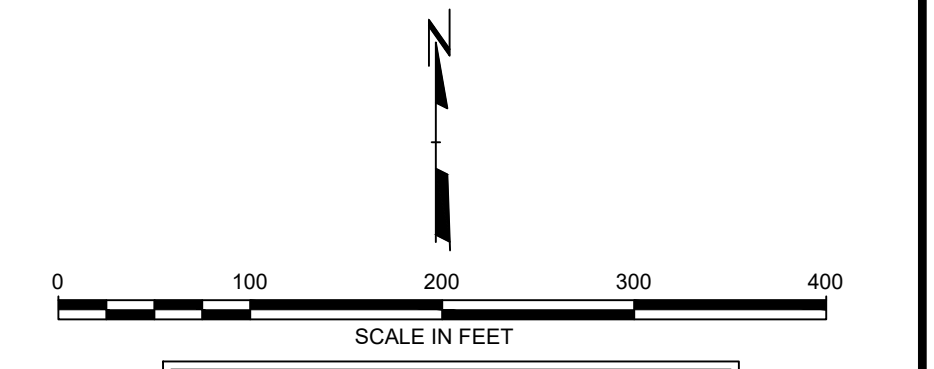
2438 - USER: C:\Users\... - ATTACHED: BEES - Meta: Topo (bent) - ATTACHED: IMAGES: Eversource-energy-topo... - PLOT DATE: January 31, 2024 - 2:50PM - LAYOUT: G-003 EROSION CONTROL NOTES & DETAILS - G SHEETS.dwg - G SHEETS.dwg



LEGEND

	SURVEYED PROPERTY BOUNDARY
	APPROXIMATE UTILITY EASEMENT
	EXISTING UNPAVED ROAD
	EXISTING FENCE
	EXISTING WATERLINE
	EXISTING BUILDING
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING TREES AND/OR BRUSH
	DELINEATED WETLAND
	DELINEATED STREAM
	EXISTING CULVERT
	EXISTING OVERHEAD ELECTRIC
	EXISTING UTILITY POLE
	NRCS SOILS BOUNDARY
	BUILDING SETBACK
	50' WETLAND SETBACK

- ### NOTES
- EXISTING CONDITIONS AS SHOWN HEREIN ARE BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEYS PREPARED BY OTHERS. REFER TO PLAN REFERENCE NOTES ON SHEET G-002.
 - ABUTTER INFORMATION HEREIN AND ON SUBSEQUENT SHEETS WAS GATHERED FROM THE TOWN OF MILTON PROPERTY TAX MAP INFORMATION.



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EVERSOURCE ENERGY			
780 N. COMMERCIAL STREET MANCHESTER, NH 03101 (800) 662-7764			
PROJECT: EVERSOURCE ENERGY MILTON-TASKER FARMS SOLAR PROJECT SITE 8 PROPOSED SOLAR ARRAY 34 MCKEAGNEY ROAD, MILTON, NH 03851			
TITLE: EXISTING CONDITIONS PLAN			
NO.	BY	DATE	REVISION
DRAWN BY: CJD/TRC		PROJ. NO.: 566272	
CHECKED BY: TND		C-100	
APPROVED BY: TND		DATE: JANUARY 2024	
		670 N. Commercial Street Suite 203 Manchester, NH 03101 Phone: 603.263.9400	
FILE NO.:		566272 - EXISTING.dwg	

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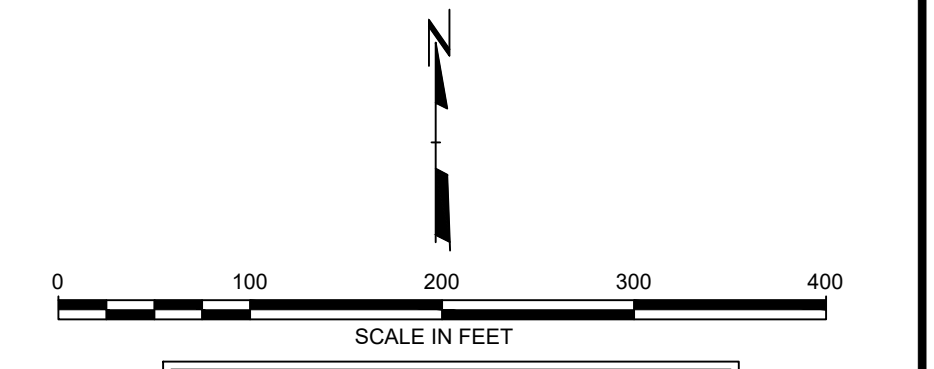
2438 - USER: C:\Users\... - ATTACHED IMAGES: ... - PLOT DATE: January 31, 2024 - 3:44PM -- LAYOUT: C-200 PRELIMINARY SITE LAYOUT PLAN
 DRAWING NAME: \\AUGUSTA-VFP2\Environmental\RM\ENV RMD Projects\EVERSOURCE\66272 - Eversource II Solar - Site B - Milton, NH\10-DWG\66272 - BASE.dwg



LEGEND

	SURVEYED PROPERTY BOUNDARY
	APPROXIMATE UTILITY EASEMENT
	EXISTING UNPAVED ROAD
	EXISTING FENCE
	EXISTING WATERLINE
	EXISTING BUILDING
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING TREES AND/OR BRUSH
	DELINEATED WETLAND
	DELINEATED STREAM
	EXISTING CULVERT
	EXISTING OVERHEAD ELECTRIC
	EXISTING UTILITY POLE
	LIMITS OF DISTURBANCE
	PROPOSED CULVERT
	PROPOSED ACCESS ROAD
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED TREE LINE
	PROPOSED CHAIN LINK FENCE
	PROPOSED SILT FENCE/PERIMETER SEDIMENT BARRIER
	PROPOSED MV UNDERGROUND ELECTRIC
	PROPOSED OVERHEAD ELECTRIC LINE AND POLE
	PROPOSED FIXED-TILT SOLAR ARRAY
	PROPOSED EQUIPMENT PAD
	BUILDING SETBACK
	50' WETLAND SETBACK

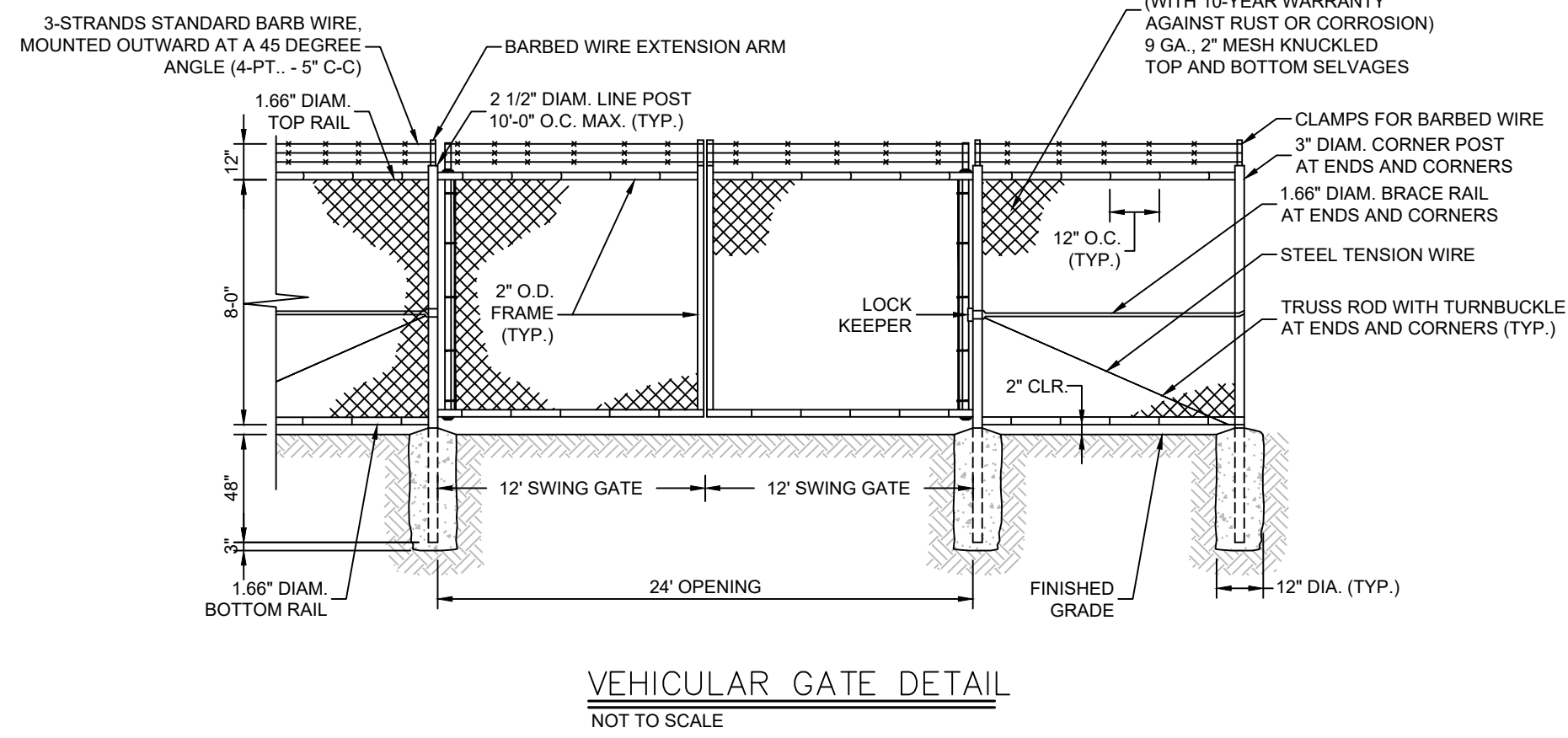
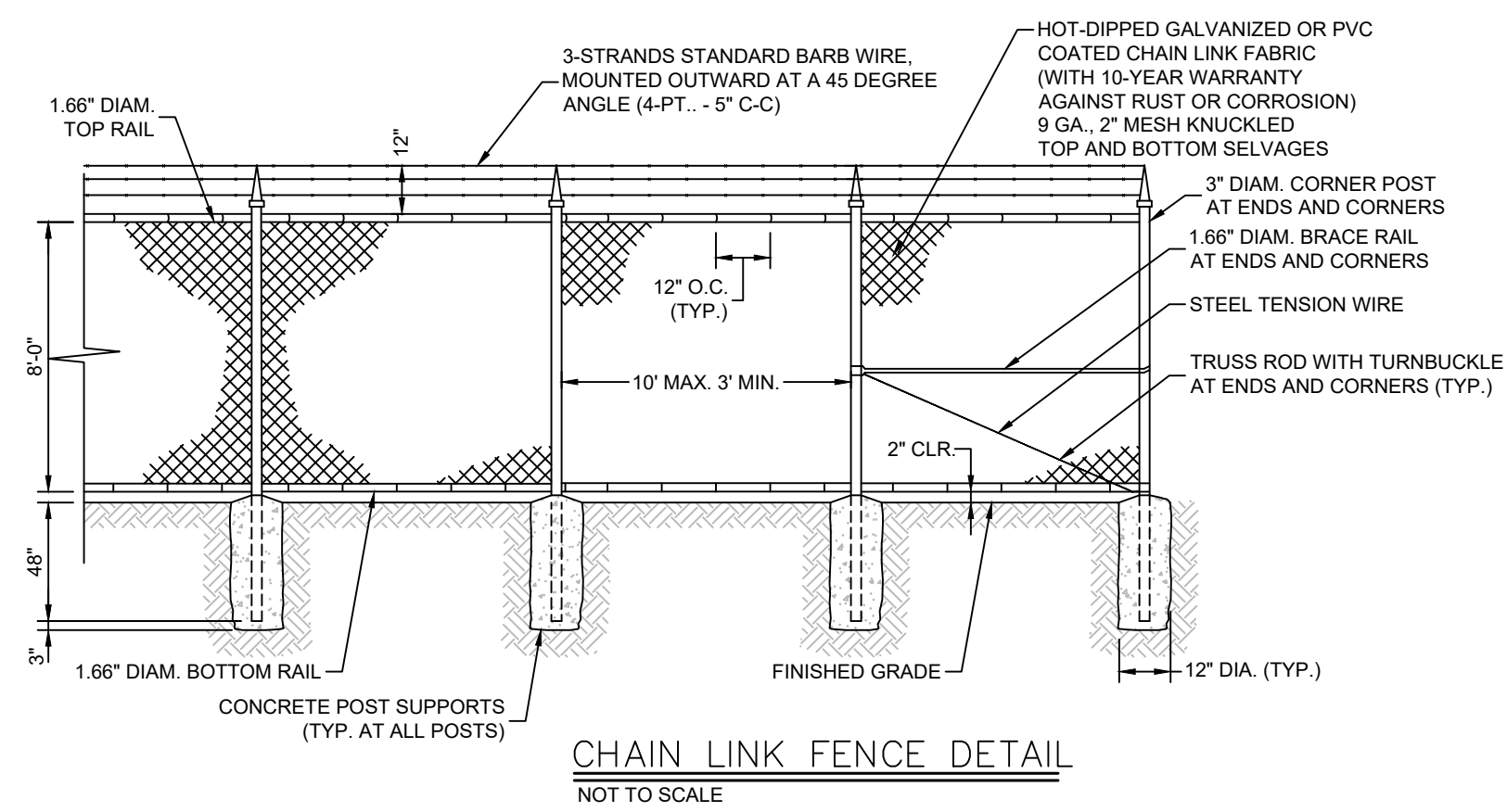
- ### NOTES
- IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION TO THE MAXIMUM EXTENT PRACTICAL.
 - EXISTING CONDITIONS AS SHOWN HEREIN ARE BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEYS PREPARED BY OTHERS. REFER TO PLAN REFERENCE NOTES ON SHEET G-002.



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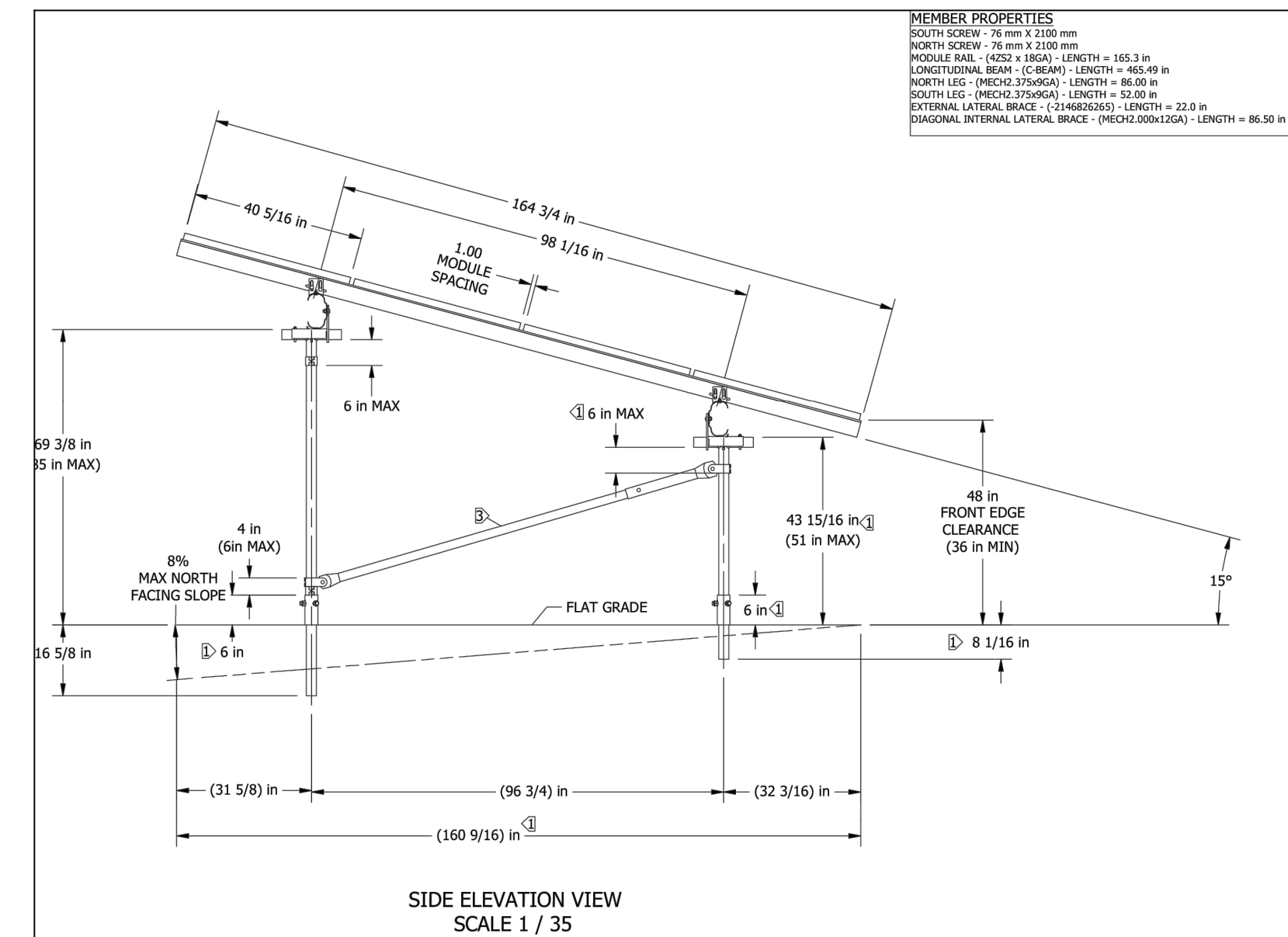
EVERSOURCE ENERGY 780 N. COMMERCIAL STREET MANCHESTER, NH 03101 (800) 662-7764			
PRELIMINARY SITE LAYOUT PLAN			
DRAWN BY: CJD/TRC CHECKED BY: TND APPROVED BY: TND DATE: JANUARY 2024		PROJ. NO.: 566272 C-200	
TRC 670 N. Commercial Street Suite 203 Manchester, NH 03101 Phone: 603.263.9400			

NOTE: DETAILS ON THIS SHEET ARE TYPICAL.
FINAL DESIGN DETAILS TBD.



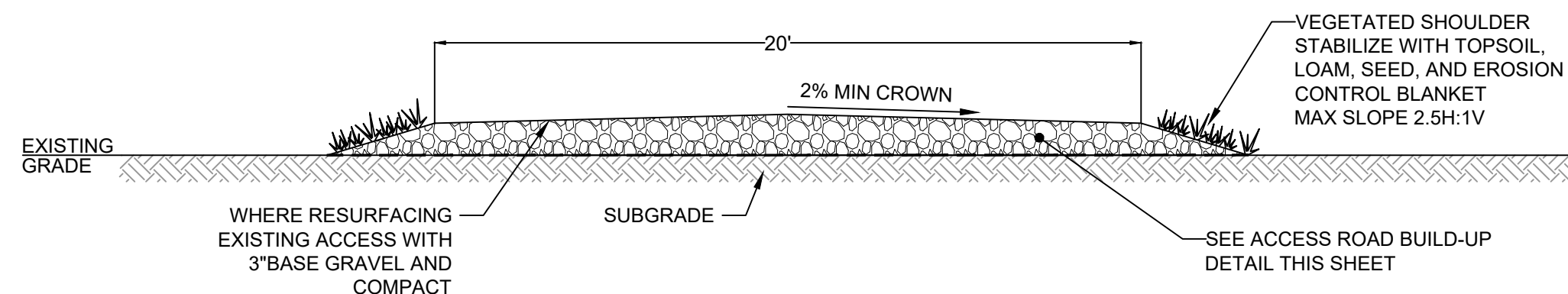
- NOTES:
- FENCING SHALL BE INSTALLED WITHIN THE LIMITS OF APPROVED CLEARING AND CONTRACTOR SHALL PERFORM NO ADDITIONAL CLEARING TO ACCOMMODATE FENCE INSTALLATION.
 - CONTRACTOR SHALL COMPLETE THE INSTALLATION OF THE FENCE AND GATE (WITH LOCKS) NO LATER THAN THE FIRST ARRIVAL OF ANY EQUIPMENT AND/OR MATERIALS AT THE SITE TO ENSURE SITE AND EQUIPMENT SECURITY. IF FENCE IS NOT INSTALLED THEN, CONTRACTOR HAS THE SOLE RESPONSIBILITY OF SECURING EQUIPMENT AND MATERIALS BY OTHER MEANS AND FOR REPLACING ANY EQUIPMENT AND MATERIALS IF LOST, STOLEN, OR DAMAGED. CONTRACTOR SHALL MAINTAIN FENCE UNTIL SUBSTANTIAL COMPLETION.

1 PERIMETER FENCE & GATE DETAILS (NOT TO SCALE)



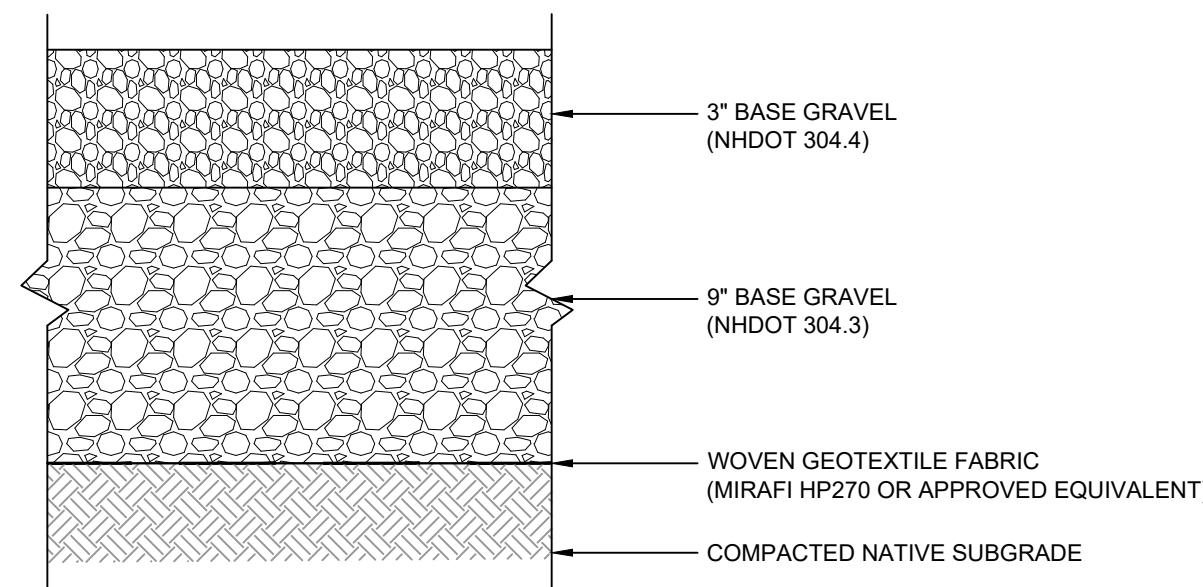
- NOTES:
- TYPICAL INSTALLATION DIMENSIONS MAY BE ADJUSTED TO SUIT FIELD CONDITIONS WITHIN THE TOLERANCES PROVIDED.
 - LESS SHALL BE INSTALLED PLUMB, IF MECHANICALLY POSSIBLE, MAXIMUM 3° OUT OF PLUMB.
 - LATERAL BRACES ARE DESIGNED TO ALLOW FOR 2° OF TOTAL ADJUSTMENT. IF FIELD CONDITIONS REQUIRE ADDITIONAL ADJUSTMENT AND LATERAL BRACES ARE TOO LONG, THEY MAY BE CUT DOWN AND DRILLED TO FIT BY THE RACK INSTALLER. IF THEY ARE TOO SHORT, NEW LATERAL BRACES MAY BE ORDERED TO FIT AT THE PURCHASER'S EXPENSE.

2 TYPICAL FIXED TILT ARRAY ELEVATION (NOT TO SCALE)



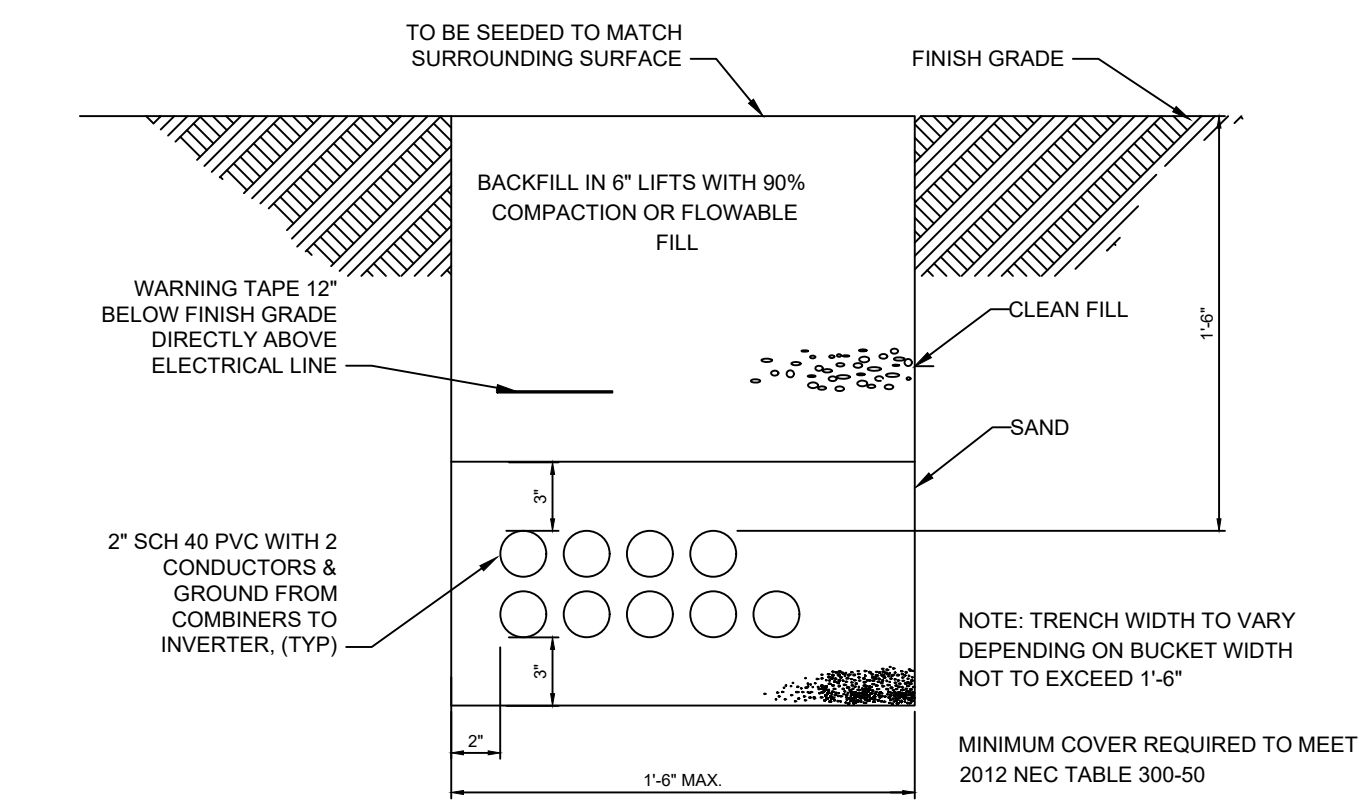
- CONSTRUCTION NOTES:
- BUILD-UP OF ACCESS ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESS ROAD BUILD-UP DETAIL.
 - GRAVEL SURFACE SHALL BE CROWNED A MINIMUM OF 2% AS INDICATED IN PLAN VIEW. CROSS SLOPE SHALL NOT EXCEED 4%.
 - TOPSOIL WITHIN LIMIT OF ROAD FILL SHALL BE REMOVED PRIOR TO PLACEMENT OF ROAD BUILD-UP MATERIALS AND USED IN SUPPORT OF STABILIZING ROADWAY SHOULDERS.
 - ROADWAY SHOULDER SHALL BE VEGETATED AND PREPARED TO DIRECT RUNOFF AS SHEETFLOW TO UNDISTURBED AREAS.

3 PROPOSED ACCESS ROAD DETAIL (NOT TO SCALE)

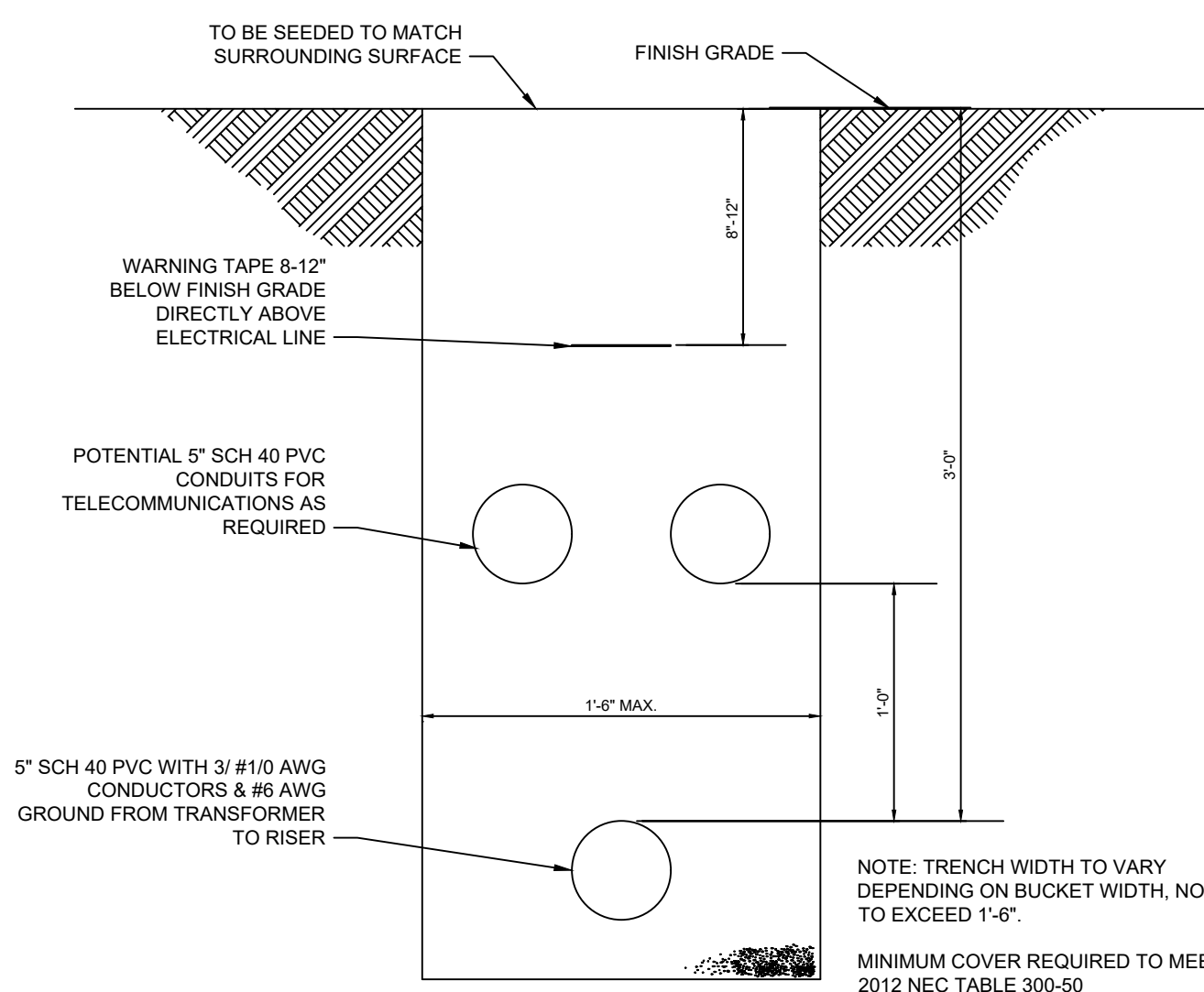


- CONSTRUCTION NOTES:
- BASE AND SUBBASE GRAVEL SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS SECTION 304. AGGREGATE SHALL BE DURABLE CRUSHED ROCK CONSISTING OF THE ANGULAR FRAGMENTS OBTAINED BY BREAKING AND CRUSHING SOLID OR SHATTERED NATURAL ROCK, AND FREE FROM, A DETRIMENTAL QUANTITY OF THIN, FLAT, ELONGATED, OR OTHER OBJECTIONABLE PIECES.
 - BASE GRAVEL AND SUBBASE GRAVEL, SHALL BE COMPACTED TO 95% OF ASTM D1557 AND PLACED IN MAXIMUM COMPACTED LIFTS OF 9-INCHES.
 - VEGETATION AND TOPSOIL WITHIN LIMIT OF ROAD FILL SHALL BE STRIPPED PRIOR TO PLACEMENT OF SUBGRADE FILL.
 - SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557 TO A DEPTH OF 12-INCHES.

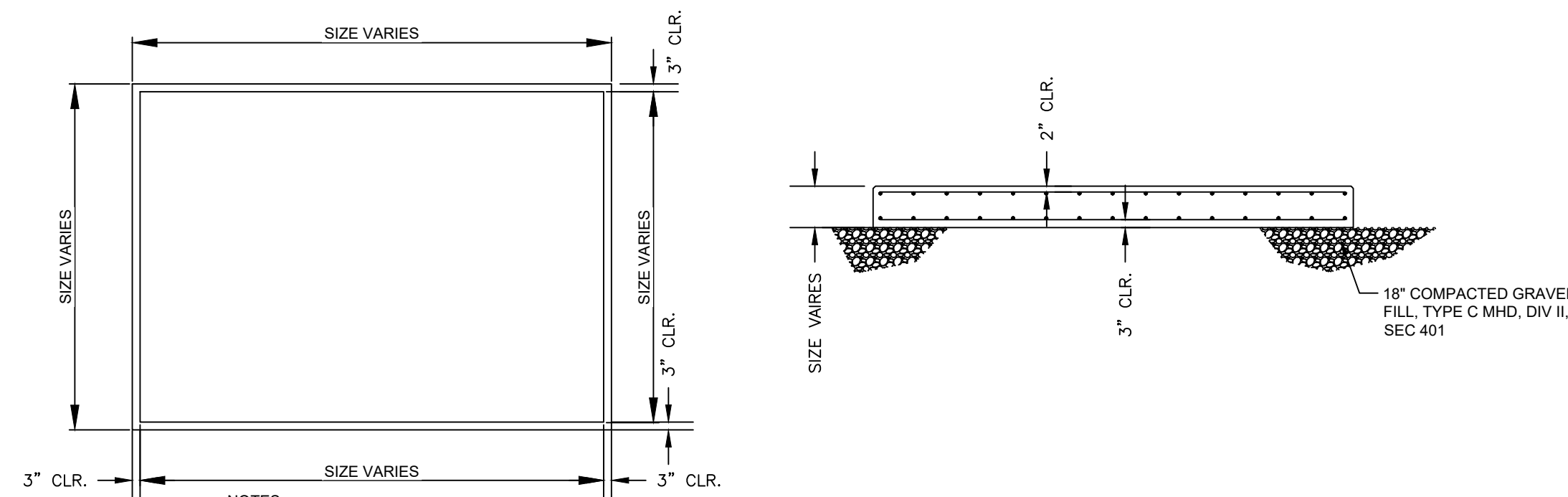
4 ACCESS ROAD BUILD-UP (NOT TO SCALE)



5 DC CONDUIT TRENCH DETAIL (NOT TO SCALE)



6 AC CONDUIT TRENCH DETAIL (NOT TO SCALE)



- NOTES:
- CONCRETE TO BE 4000 PSI @ 28 DAYS.
 - MAX SLUMP 4-INCHES (TO BE MEASURED PRIOR TO PUMPING AND ADDITION OF ADMIXTURES.)
 - REINFORCING SHALL BE ASTM A615 GR. 60 (60 KSI YIELD.)
 - USE 3/4\"/>

7 TYPICAL INVERTER PAD DETAIL (NOT TO SCALE)

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

APPLICANT:
EVERSOURCE ENERGY
780 N. COMMERCIAL STREET
MANCHESTER, NH 03101
(800) 662-7764

PROJECT:
**EVERSOURCE ENERGY
MILTON-TASKER FARMS SOLAR PROJECT SITE 8
PROPOSED SOLAR ARRAY
34 MCKEAGNEY ROAD, MILTON, NH 03851**

TITLE:
CIVIL CONSTRUCTION DETAILS

DRAWN BY:	CJD/TRC	PROJ. NO.:	566272
CHECKED BY:	TND		
APPROVED BY:	TND		C-400
DATE:	JANUARY 2024		

670 N. Commercial Street
Suite 203
Manchester, NH 03101
Phone: 603.263.9400

FILE NO.: 566272 - DT.dwg

2438 - USER: C:\msd... ATTACHED FILES: ... DRAWING NAME: \augusta-1\2\environmental\RD\env_rmd_projects\eversource\566272 - dt.dwg --- PLOT DATE: January 31, 2024 - 2:55PM --- LAYOUT: C-400 CIVIL CONSTRUCTION DETAILS

EXHIBIT E TO VARIANCE APPLICATION

Prior application materials associated with property

Town of Milton

"Special Exception" Application

Date Received: _____ Public Hearing Date: _____

Applicant(s) Name: PUBLIC SERVICE COMPANY OF NH

Mailing Address: PO BOX 330, MANCHESTER, NH 03105

Phone: 603 634-3068

Land Owner's Name(s): RHEAUME J LAMOUREUX, TR OF RHEAUME J LAMOUREUX TRUST

Map # 47 Lot # 16 Zone: (CR) COMMERCIAL RESIDENTIAL

Physical address of property: McKEAGNEY ROAD, MILTON, NH

Note: This application is not acceptable unless all required statements have been made.

Description of proposed use showing justification for a Special Exception as specified in Milton's Zoning Ordinance.

Article: III, Section 3.5 of the Milton Zoning Ordinance Described as:
TO ALLOW A PUBLIC UTILITY TO INSTALL A DISTRIBUTION SUBSTATION
ON A PARCEL OF LAND LOCATED IN THE COMMERCIAL RESIDENTIAL ZONING
DISTRICT.

SEE ATTACHED FOR JUSTIFICATION.

Applicants signature: Pat Russell Date: 3/13/13

Property Owners signature: Pat Russell Date: 3/13/13

After the public hearing, the Board will reach a decision. You will be sent a Notice of Decision. If you believe the Board's decision is wrong, you have the right to appeal. The Selectmen or any party affected, have similar rights to appeal the decision in your case. To appeal, you must first ask the Board for a rehearing. The motion for rehearing must be in the form of a letter to the Board. The motion must be made within 30 days of the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in its opinion, good reason is stated in the motion. The Board will not reopen a case based on the same set of facts, unless its' convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested on before you can appeal to the courts. When a rehearing is held, the same procedure is followed as for the first hearing, including public notice (Posters) and notice to all abutters. (Applicable fees will be charged to the applicant motioning for the rehearing).

Fees are charged to cover the cost of preparing and mailing the legally required notices:

Application Fee \$150.00
Abutters Notice \$ 8.00 each
Public Notice Fee \$75.00 minimum or cost + 10% administration fee

Please make checks or money orders payable to the Milton Zoning Board of Adjustment. Mail or deliver the completed application with all the necessary attachments to:

Zoning Board of Adjustment
PO Box 310
Milton NH 03851

Important

Property Identification signs must be posted on the property for the 5-days prior to hearing. Failure to post may result in application not being accepted.

Site Walk Authorization

The owner(s), by filing an application, hereby give permission for any member of the Milton Zoning Board of Adjustment and such agents or employees of the Town or other persons as the Zoning Board of Adjustment may authorize, to enter upon the property which is the subject of the application at all reasonable times for the purpose of such examinations and inspection as may be appropriate.

Owner(s) Signature:

Pat Purswell

Authorized Agent Signature:

Yick Nolan

Town of Milton "Special Exception" Application

Article VIII. A. Special Exceptions

A special exception is requested from Article III: Section 3.5 Table of Principal Uses of the Town of Milton Zoning Ordinance to permit the construction of a public utility electrical substation on a lot zoned Commercial Residential (CR).

Facts supporting this request:

1. That the specific site is an appropriate location for the proposed use or structure:

The proposed site is located across the street from the existing North Rochester Substation on McKeagney Road and has an existing distribution ROW which bisects the subject property. From a design standpoint it is most efficient to locate a new substation nearest the existing infrastructure it will connect to as well as site the substation nearest the immediate area it is intended to serve. This site accomplishes both objectives.

2. That the use will not be injurious, noxious, offensive or detrimental to the neighborhood:

The substation is set back approximately 400' from McKeagney Road and 150' from the nearest abutting property (also located on McKeagney Road). An appropriate tree buffer will remain between the substation and its surroundings such that the substation will not be readily visible from the right-of-way or abutting properties. Additionally in that there is a (20) foot grade change between McKeagney Road and the finish elevation of the substation the grade change will also provide a natural screening of the use. The energized electrical components located within the substation will be surrounded by a (9) foot high barb-wire-arm fence designed to National Electrical Safety Code (NESC) standards. The fence will provide security for the electrical equipment within and safety for the public.

In that abutting properties will be adequately buffered and the energized electrical equipment will be secure we see no reason why the use would be injurious, noxious, offensive or detrimental to the neighborhood as it will be providing the benefit of increased reliability of electrical service to the immediate area.

3. That there will be no undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off-street parking:

It would be our opinion that the location and nature of the use of the substation would preclude it from creating any undue traffic nuisance or impair pedestrian safety as there is no pedestrian access provided in this area and traffic considerations consist of initial construction then monthly inspections. The access drive has been located to avoid wetland impacts/buffers and the geometry has been designed to accommodate the largest vehicle anticipated for the site.

4. That adequate and appropriate facilities and utilities will be provided to insure the proper operation of the proposed use and structure so that the use will not be contrary to the public health, safety or welfare:

The requested special exception will allow for installation of a safe, secure electrical substation with the purpose of providing an essential service to the general public, which by law, PSNH is required to provide adequate electrical service to benefit the public. No sewer or water is needed for the proposed use and stormwater management will be provided with appropriate onsite facilities.

5. That the proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan:

The proposed use fits within the spirit and intent of the Zoning Ordinance and the Master Plan in that the requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood. Granting the special exception would not be contrary to the public interest as it facilitates the adequate provision of electricity, an essential public requirement.

**Zoning Board of Adjustment
PO BOX 310
MILTON NH 03851
(603) 652-4129**

NOTICE OF ZONING BOARD DECISION

March 29, 2013


Public Service Co. of NH
P.O. Box 330
Manchester, NH 03105

TF Moran
48 Constitution Drive
Bedford, NH 03110

Case # 3013-1: Rheume J. Lamoureux Trust, Map 47 Lot 16. Application for a Special Exception from Article III Section 3.5 of the Milton Zoning Ordinance to allow a public utility to install a distribution sub station on a parcel of land located in the Commercial Residential Zone. Property is a 58.6 acre parcel located on McKeagney Rd..

The Zoning Board of Adjustment, at its meeting of March 28, 2013 and after due Public Hearing, completed its consideration of your Special Exception application. As a result of such consideration, it was voted that your Special Exception application be approved for construction of a distribution on McKeagney Rd.

Sincerely,


Wendy L. Keane
Land Use Clerk

cc. Norway Plains

**TOWN OF MILTON
APPLICATION FOR MINOR SUBDIVISION**

1. Name of Applicant (S): PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE

Address of Applicant: PO BOX 330 MANCHESTER NH 03105

Phone Number: (603) 669-4000 Cell Number: _____

2. Name of Owner of Record: RHEAUME J LAMOUREUX, TR OF RHEAUME J LAMOUREUX TRUST

Address of Owner of Record: McKEAGNEY ROAD, MILTON NH 03851

Phone Number of Owner of Record: _____

3. Name of Surveyor: TFMORAN INC.

Address of Surveyor: 48 CONSTITUTION DRIVE BEDFORD NH 03110

Phone Number of Surveyor: (603) 472-4488

4. Location of proposed Minor Subdivision:

Street: McKEAGNEY ROAD

Tax Map Number: 47 Lot Number: 16

Number of Total Acres in parcel: 56

5. Number of new lots to be created: 1 Acres in each: 5 AC

6. Intended use (Check one): Residential Commercial Industrial

7. Attached List of names and addresses of abutters to be completed (page 2)
(Also show on plat)

8. Statement of intent: SUBDIVIDE LOT 47-16 INTO TWO LOTS.

9. Payment to the Town of Milton for the following:

Application Fees:

1. Application Fee	\$ 200.00
2. Lot Creation Fee (\$100.00 per new lot)	\$ 100.00
3. Abutters Notice (\$7.00 per abutters)	\$ 147.00
4. Recording Fee (\$30.00 per drawing & \$18.00 per page written documents) (\$25.00 fee for LCHIP)	\$ TO BE PAID UPON RECORDING
5. Town Engineer review, if required (3 rd party engineering review)	\$
Total of all Application Fees	\$ 447.00

The applicant and/or owner certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Milton in the approval process of this application shall be borne by the applicant and/or

Owner: Neil Johnson Date: 2/27/13

AGENT:

"I hereby authorize the Milton Planning Board and its agents to access my land for the purpose of reviewing this plan or any other inspections deemed necessary by the board or its agents to ensure conformance of the site improvements with the approved plan and all Town of Milton ordinances and regulations."

Signature of

Owner: Pat Pursault Date: 2/27/13



NOTES

1. THIS PLAN IS A PART OF THE RECORD DRAWING FOR THE PROJECT AND IS NOT TO BE USED SEPARATELY.
2. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE SYSTEM.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND VEGETATION.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING HISTORIC STRUCTURES AND MONUMENTS.
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CULTURAL RESOURCES.

NOTES (CONTINUED)

11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

12. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE SYSTEM.

14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EROSION CONTROL MEASURES.

15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND VEGETATION.

16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING HISTORIC STRUCTURES AND MONUMENTS.

17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CULTURAL RESOURCES.

REFERENCE PLANS

1. N.H. ROUTE 10, SPALDING TOWNSHIRE

2. N.H. ROUTE 10, SPALDING TOWNSHIRE

3. N.H. ROUTE 10, SPALDING TOWNSHIRE

4. N.H. ROUTE 10, SPALDING TOWNSHIRE

5. N.H. ROUTE 10, SPALDING TOWNSHIRE

6. N.H. ROUTE 10, SPALDING TOWNSHIRE

7. N.H. ROUTE 10, SPALDING TOWNSHIRE

8. N.H. ROUTE 10, SPALDING TOWNSHIRE

9. N.H. ROUTE 10, SPALDING TOWNSHIRE

10. N.H. ROUTE 10, SPALDING TOWNSHIRE

CHANG SHEET

DATE	BY	REVISION
01/15/2024	J. SMITH	ISSUED FOR PERMIT
01/15/2024	J. SMITH	ISSUED FOR PERMIT
01/15/2024	J. SMITH	ISSUED FOR PERMIT
01/15/2024	J. SMITH	ISSUED FOR PERMIT
01/15/2024	J. SMITH	ISSUED FOR PERMIT
01/15/2024	J. SMITH	ISSUED FOR PERMIT
01/15/2024	J. SMITH	ISSUED FOR PERMIT
01/15/2024	J. SMITH	ISSUED FOR PERMIT
01/15/2024	J. SMITH	ISSUED FOR PERMIT
01/15/2024	J. SMITH	ISSUED FOR PERMIT

PROJECT NO. 2024-001

DATE: 01/15/2024

SCALE: AS SHOWN

PROJECT LOCATION: N.H. ROUTE 10, SPALDING TOWNSHIRE

LEGEND

SYMBOL	DESCRIPTION
—	EXISTING ROAD
—	PROPOSED ROAD
—	EXISTING DRAINAGE
—	PROPOSED DRAINAGE
—	EXISTING EROSION CONTROL
—	PROPOSED EROSION CONTROL
—	EXISTING LANDSCAPE
—	PROPOSED LANDSCAPE
—	EXISTING HISTORIC STRUCTURES
—	PROPOSED HISTORIC STRUCTURES
—	EXISTING CULTURAL RESOURCES
—	PROPOSED CULTURAL RESOURCES

1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

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7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CULTURAL RESOURCES.

PROPERTY LIST

PROPERTY NO.	OWNER	ADDRESS	AREA (SQ. FT.)
1	J. SMITH	100 N.H. ROUTE 10	10,000
2	J. SMITH	200 N.H. ROUTE 10	20,000
3	J. SMITH	300 N.H. ROUTE 10	30,000
4	J. SMITH	400 N.H. ROUTE 10	40,000
5	J. SMITH	500 N.H. ROUTE 10	50,000
6	J. SMITH	600 N.H. ROUTE 10	60,000
7	J. SMITH	700 N.H. ROUTE 10	70,000
8	J. SMITH	800 N.H. ROUTE 10	80,000
9	J. SMITH	900 N.H. ROUTE 10	90,000
10	J. SMITH	1000 N.H. ROUTE 10	100,000

1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

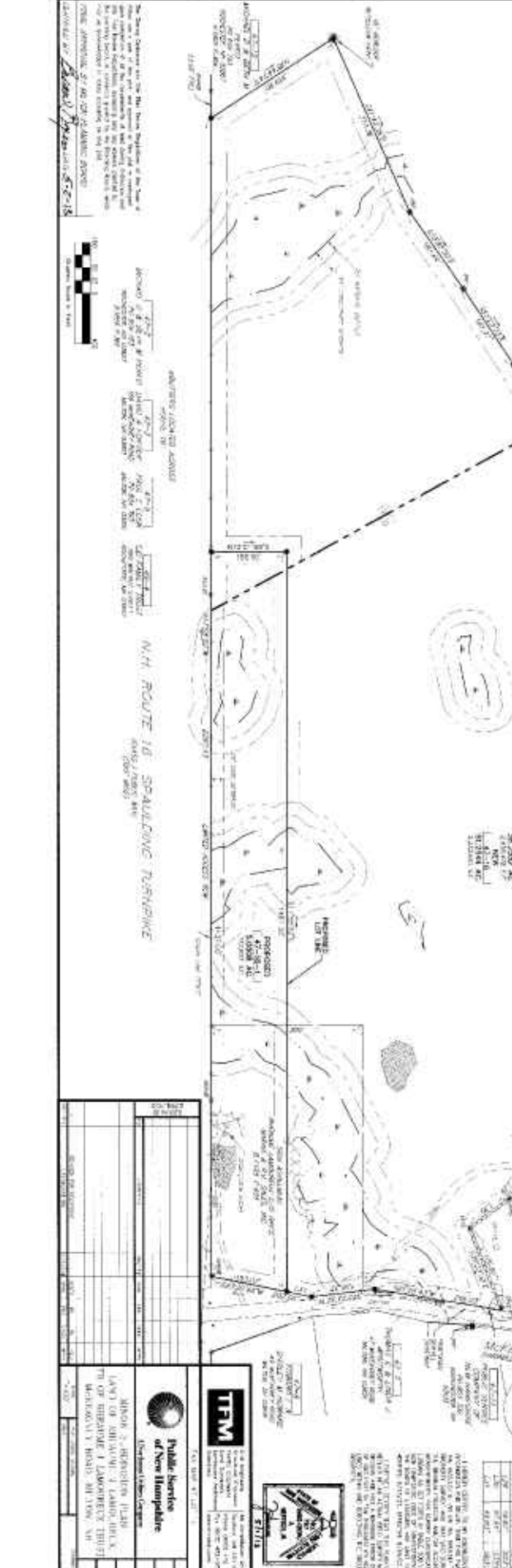
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**Town of Milton
Site Plan Application**

Date Received: _____ Preliminary: _____ Public Hearing: _____
Major: _____ Minor: _____ Design Review: _____

Applicant(s) Name: Public Service Company of NH Phone: 603 634-3068
Mailing Address: PO Box 330, Manchester, NH 03105
Land Owner's Name(s): Rheume J Lamoureu, Tr of Rheume J Lamoureux Trust
Mailing Address: 29 Campfire Circle, Alton, NH 03809 Map # 47 Lot # 16
Zone: (CR) Commercial Residential
Physical address of property: McKeagney Road, Milton, NH

Professional Certification

Preparer of Plat: Nicholas Golon, P.E.
Company: TFMoran, Inc.
Job Title: Senior Project Manager Phone Number: 603 472-4488
Address: 48 Constitution Drive, Bedford, NH 03110

By signing the application, the preparer certifies that he/she has read and understands all applicable regulations.

Preparer's Signature: *Nicholas Golon*

Site Walk Authorization

The property owner(s), by signing the application, hereby give permission for any member of the Milton Planning Board, Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of the application at all reasonable times for the purpose of such examination(s), survey(s), test(s) and inspection(s) as may be appropriate.

Applicant(s)s Signature: *Pat Puysant*

Land Owner(s) Signature: *Pat Puysant*

Present Use: Vacant
Proposed Use: Electrical Distribution Substation

Version: 8/24/05

Lot Size:

Acres: 56.3 Square feet: 2,450,478

Flood Zone? No If yes, what zone? _____ Is there a certificate? _____

Is the property in Current Use? Yes, for signage only Acres: 3.44 +/-

Is the property in the Water District? NA Sewer District? NA

Access to Site:

Town Road: McKeagney Road State Road/Highway: _____

Other: _____

Site Development Data:

Number of Buildings: 1 (List 2 or more separately on the back of this form)

Square Footage: 1232 Floors: 1

Height of Building: 1-story Finished Floor Elevation: 418.6

Green Area: _____ Paved Area: NA

Parking Spaces: NA Handicapped Spaces: NA

Setbacks:

Front: 420' Back: 767'

Left Side: 376' Right Side: 822'

Multi-Family Residential: (NA)

Number of Existing Units: _____ Number of Proposed Units: _____

Existing Square Footage: _____ Proposed Square Footage: _____

Commercial/Industrial: (NA)

Number of Existing Units: _____ Number of Proposed Units: _____

Existing Square Footage: _____ Proposed Square Footage: _____

Hours of Operation: _____ Days of Operation: _____

Number of Employees: _____ Number of Restrooms: _____

-Failure to fulfill requirements may result in unnecessary delays in preparing an acceptable application.

-A preliminary discussion fee of \$50.00 will be charged and applied to the application fee.

-All additional fees will be billed by certified mail and paid before public hearing.

-The fees include but are not limited to: Application fee (\$125 minor/\$150 major), Fosters notice (\$75.00+), Certified abutter notices (\$8/ea.), Remapping fee (\$55/per map affected), Land Use Review (\$50).

-There is an additional fee for recording the mylar with the Registry of Deeds, checks should be payable as such.

-The Board may hire, at the applicant's expense, a professional engineer, surveyor, planner, attorney, or others qualified as necessary to properly review the proposal and completed development. The applicant shall open an escrow account with the Town for any such reviews. Such professionals shall report their analyses, reviews, and findings directly to the Board.

-The Board may require additional information in order to make an informed decision. Such additional information may include, but not be limited to: fiscal impact, traffic impact, environmental impact, etc. Abutters list must be prepared within five (5) days of 2submittal of application

Abutters list must include:

- All abutters
- Property owner(s)
- Applicant(s)
- Authorized representative
- Other towns/regions (if applicable).
- Three sets of 1"X2.75" mailing labels

Application must be signed by:

- Applicant(s)
- Property owner(s) - P&S ATTACHED.
- Preparer of plat

Application shall be accompanied with one (1) boundary plan (additional plans may be requested) showing:

- Abutter name including Tax Map & Lot Number
- Two (2)-foot topography
- Building setbacks
- Wetland setbacks
- Driveways
- Wetlands/Surface waters/Water courses/Water bodies
- Easement, Right of way, Future right of way, Covenants or Deed restrictions
- Wells and/or septic systems - NONE PROPOSED.
- Existing features (buildings, stonewalls, dams, culverts, historic landmarks, cemeteries, vegetation, etc)
- Photograph of existing signage and/or proposed signage - NONE PROPOSED.
- Endorsement Block for the Planning Board

Additional information to accompany plans (If applicable):

- Twenty (20) 11X17 copies of the plan
- Twenty (20) copies of the signed application
- ~~_____ Fifteen (15) postage-paid envelopes~~
- Stormwater/Erosion Control Report
- Detailed bond estimate - IS THIS
- Shoreland Protection Act noted on the plans - NOT LOCATED IN SHORELAND.
- Water/and or Sewer Commission approval
- CC approval of the wording of the easement/buffer
- Power of Attorney
- Road profile
- PENDING Road Agent/Fire Department Approval letter (Third Party paid by applicant)
- List of all proposed uses
- Plan for snow removal

State Permits for the following:

- NA State Septic approval(s)
- NA Driveway(s)
- NA Wetlands
- PENDING Site Specific

Certified List of Abutters

Pursuant to RSA 676:7, the State Law of New Hampshire, the Town of Milton is required to notify the applicant and every abutter of the Public Hearing by certified mail, return receipt requested. The cost of required publication or posting of notice and the cost of mailing said notices, shall be paid by the applicant.

According to RSA 672:3, "Abutter" is defined as "Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local Land Use Board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local Land Use Board hearing, in the case of an abutting property being a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3,XXIII.

The following information must be completed by the applicant in order to begin the subdivision/site plan review/lot line adjustment application process. Below, list the names and mailing addresses of the applicant, authorized agent (surveyor) and all abutters as indicated in Town records, not more than five (5) days prior to submission, per RSA 676:4,I(b). Attach additional copies of this form if necessary.

Map#	Lot#	Property Owner	Mailing Address:
		(SEE ATTACHED)	

Person who prepared this list: NICHOLAS GOLDEN

Date on which this list was prepared: 3/12/13

I hereby certify that all information presented on this form, is to the best of my knowledge, correct.

Signature of Preparer: 

GENERAL INFORMATION

OWNER
 MAP 47, LOT 10
 250 BEECH STREET
 WASHINGTON, VA 22081

APPLICANT
 PUBLIC SERVICE OF VA
 250 NORTH COMMERCE STREET
 WASHINGTON, VA 20001

PREPARED FOR
 PUBLIC SERVICE OF VA
 250 NORTH COMMERCE STREET
 WASHINGTON, VA 20001

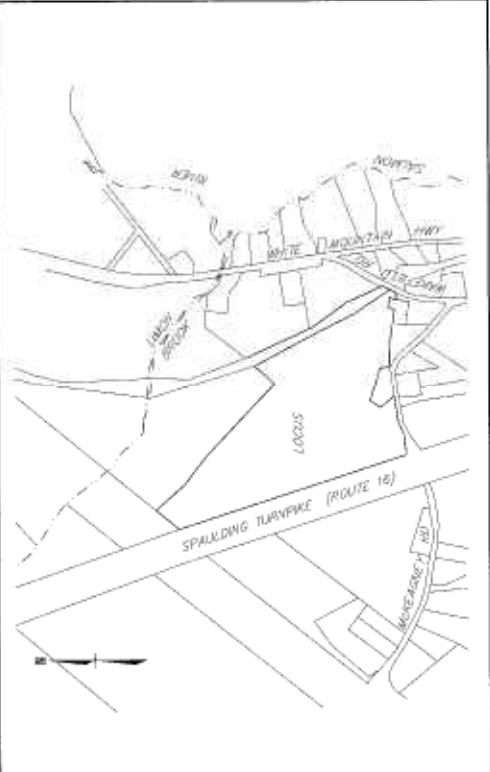
RESOURCE LIST

ADJUTERS
 MAP 47, LOT 1
 250 BEECH STREET
 WASHINGTON, VA 22081
 MAP 47, LOT 2
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 MAP 47, LOT 100
 250 BEECH STREET
 WASHINGTON, VA 22081

TASKER FARM SUBSTATION

McKEAGNEY ROAD
MILLION, NEW HAMPSHIRE

VICINITY PLAN



TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

INDEX OF SHEETS

SHEET	SHEET TITLE
1	GENERAL PLAN
2	UTILITY CONDUITS PLAN
3	INTERNAL SITE LAYOUT PLAN
4	EXTERNAL SITE LAYOUT PLAN
5	PROPOSED & EXISTING UTILITIES
6	STORM WATER MANAGEMENT PLAN
7-10	REPAIR SHEETS

CONCEPTUAL CONDUIT (UNDER CONSTRUCTION)

PERMITS / APPROVALS

NUMBER	APPROVED	EXPIRES

THIS SITE PLAN
 UNDER SPECIAL EXEMPTION
 FROM CONSTRUCTION USE
 REQS. 407

NOTE:
 A COPY OF EACH PERMIT SHALL BE PROVIDED TO THE PLANNING BOARD (PWB)
 TO SIGNATURE OF THE TOWN ENGINEER PLAN BY THE CHAIRPERSON.

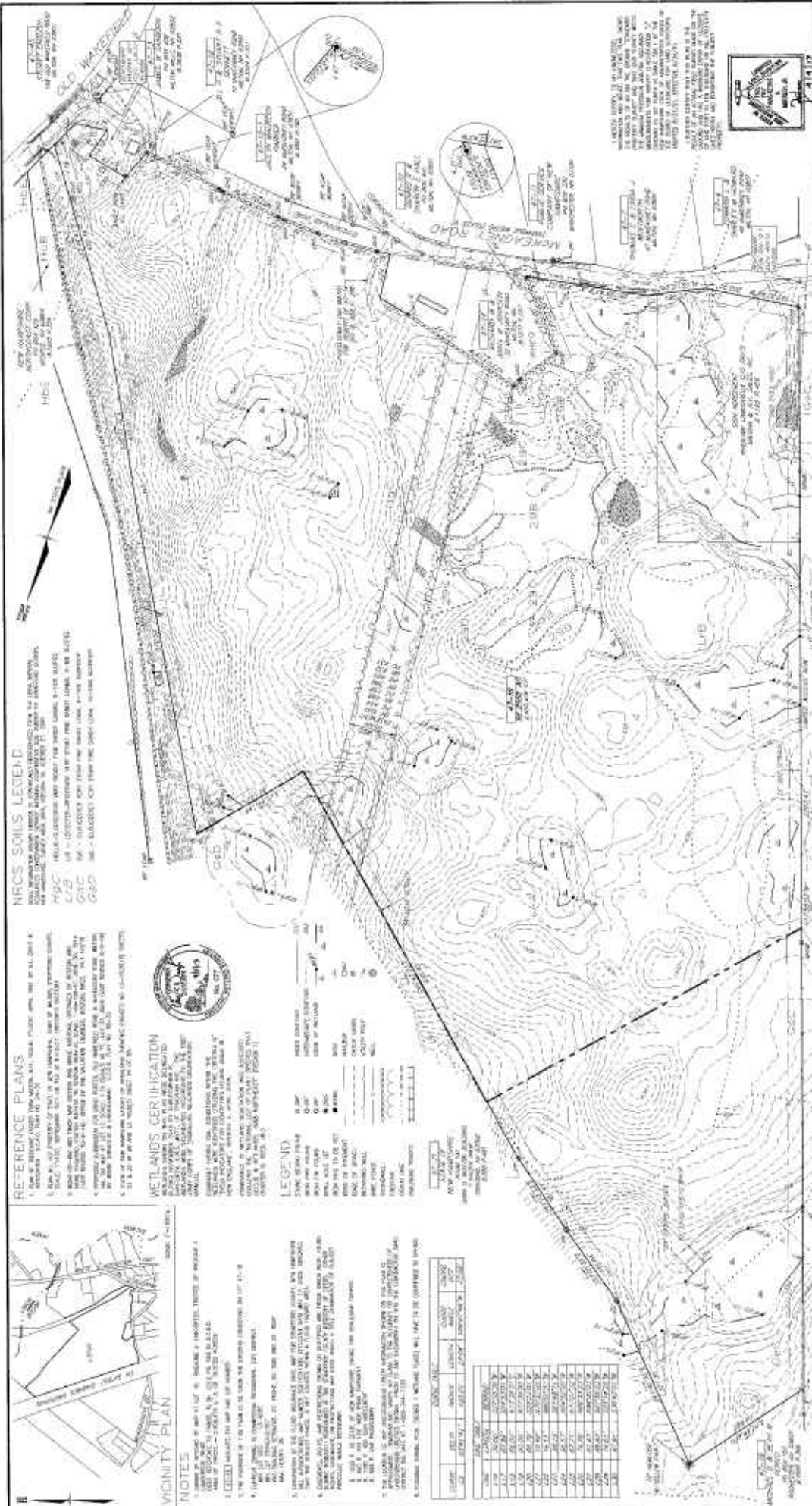


TFM

Public Service of New Hampshire
 100 North Main Street
 Concord, NH 03301

TOWN ENGINEER
 TASKER FARM
 McKEAGNEY ROAD
 MILLION, NEW HAMPSHIRE

DATE	BY	REVISION



NRCS SOILS LEGEND

SOILS ARE CLASSIFIED BY THE NRCS, AND ARE LISTED IN THE NATIONAL SOIL SURVEY MANUAL, 10TH EDITION, 1993. SOILS ARE CLASSIFIED BY THE NRCS, AND ARE LISTED IN THE NATIONAL SOIL SURVEY MANUAL, 10TH EDITION, 1993. SOILS ARE CLASSIFIED BY THE NRCS, AND ARE LISTED IN THE NATIONAL SOIL SURVEY MANUAL, 10TH EDITION, 1993.

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REFERENCE PLANS

1. STATE OF NEW HAMPSHIRE, DEPARTMENT OF REVENUE, TAX MAPS, 1998. STATE OF NEW HAMPSHIRE, DEPARTMENT OF REVENUE, TAX MAPS, 1998. STATE OF NEW HAMPSHIRE, DEPARTMENT OF REVENUE, TAX MAPS, 1998.

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WETLANDS CERTIFICATION

THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF REVENUE, TAX MAPS, 1998. STATE OF NEW HAMPSHIRE, DEPARTMENT OF REVENUE, TAX MAPS, 1998. STATE OF NEW HAMPSHIRE, DEPARTMENT OF REVENUE, TAX MAPS, 1998.

LEGEND

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| 5 | 03/01/01 | MAINTENANCE |
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| 100 | 02/01/09 | REVISION |

TFM

Public Service of New Hampshire

Engineering & Construction

1000 North Main Street, Suite 1000
Manchester, NH 03103-3000
Tel: 603-271-1000
Fax: 603-271-1001
www.tfm.com

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CONSTRUCTION SEQUENCE NOTES

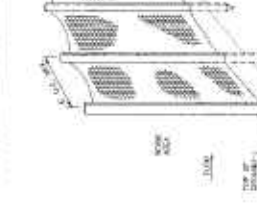
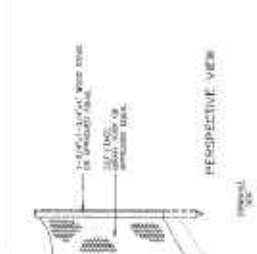
1. THE ORDER OF CONSTRUCTION SHALL BE AS FOLLOWS:
 - a. PREPARE THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - b. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - c. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
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WINTER CONSTRUCTION

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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:
 - a. THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - b. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - c. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - d. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
2. THE ORDER OF CONSTRUCTION SHALL BE AS FOLLOWS:
 - a. PREPARE THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - b. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - c. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - d. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.

EROSION CONTROL NOTES

1. THE ORDER OF CONSTRUCTION SHALL BE AS FOLLOWS:
 - a. PREPARE THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - b. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - c. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - d. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
2. THE ORDER OF CONSTRUCTION SHALL BE AS FOLLOWS:
 - a. PREPARE THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - b. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - c. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.
 - d. INSTALL THE CONSTRUCTION AREA BY REMOVING ALL EXISTING VEGETATION AND OBSTRUCTIONS.

BLANKET SLOPE PROTECTION
EROSION CONTROL FABRIC (PROVIDE MIN 3' IN HEIGHT)
NOTE TO SCALE

CATCH BASIN EROSION PROTECTION
NOT TO SCALE

SILT FENCE DETAIL
AS ALTERNATE IF APPROVED BY PERM
NOT TO SCALE

USDA - SCS STABILIZED CONSTRUCTION ENTRANCE
SEE PLAN FOR PROPOSED LOCATION
NOT TO SCALE

LOAM & SEED DETAIL
NOT TO SCALE

STONE CHECK DAM
NOT TO SCALE

CATCH BASIN EROSION PROTECTION
NOT TO SCALE

SILT FENCE DETAIL
AS ALTERNATE IF APPROVED BY PERM
NOT TO SCALE

USDA - SCS STABILIZED CONSTRUCTION ENTRANCE
SEE PLAN FOR PROPOSED LOCATION
NOT TO SCALE

LOAM & SEED DETAIL
NOT TO SCALE

BLANKET SLOPE PROTECTION
EROSION CONTROL FABRIC (PROVIDE MIN 3' IN HEIGHT)
NOTE TO SCALE

CATCH BASIN EROSION PROTECTION
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AS ALTERNATE IF APPROVED BY PERM
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USDA - SCS STABILIZED CONSTRUCTION ENTRANCE
SEE PLAN FOR PROPOSED LOCATION
NOT TO SCALE

LOAM & SEED DETAIL
NOT TO SCALE

TFM
The Florida Department of Transportation
1000 North West 17th Avenue
Tallahassee, Florida 32310-3000
Phone: 904-487-1000
Fax: 904-487-1001
www.flhwy.com

Public Service of New Hampshire
1000 North West 17th Avenue
Tallahassee, Florida 32310-3000
Phone: 904-487-1000
Fax: 904-487-1001
www.flhwy.com

| | |
|---------------|---------------------|
| DATE | 1/15/11 |
| BY | J. J. [Name] |
| CHECKED BY | [Name] |
| APPROVED BY | [Name] |
| SCALE | AS SHOWN |
| PROJECT NO. | 11-0000 |
| SHEET NO. | 102 |
| TOTAL SHEETS | 102 |
| PROJECT TITLE | MULTI-USE HAMPSHIRE |

| | |
|---------------|---------------------|
| DATE | 1/15/11 |
| BY | J. J. [Name] |
| CHECKED BY | [Name] |
| APPROVED BY | [Name] |
| SCALE | AS SHOWN |
| PROJECT NO. | 11-0000 |
| SHEET NO. | 102 |
| TOTAL SHEETS | 102 |
| PROJECT TITLE | MULTI-USE HAMPSHIRE |

| | |
|---------------|---------------------|
| DATE | 1/15/11 |
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| CHECKED BY | [Name] |
| APPROVED BY | [Name] |
| SCALE | AS SHOWN |
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| SHEET NO. | 102 |
| TOTAL SHEETS | 102 |
| PROJECT TITLE | MULTI-USE HAMPSHIRE |

| | |
|---------------|---------------------|
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| APPROVED BY | [Name] |
| SCALE | AS SHOWN |
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| SHEET NO. | 102 |
| TOTAL SHEETS | 102 |
| PROJECT TITLE | MULTI-USE HAMPSHIRE |

| | |
|---------------|---------------------|
| DATE | 1/15/11 |
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| CHECKED BY | [Name] |
| APPROVED BY | [Name] |
| SCALE | AS SHOWN |
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| SHEET NO. | 102 |
| TOTAL SHEETS | 102 |
| PROJECT TITLE | MULTI-USE HAMPSHIRE |

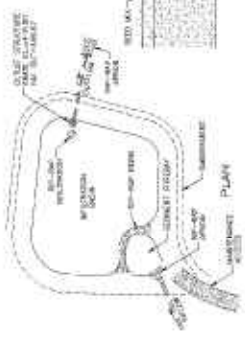
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| DATE | 1/15/11 |
| BY | J. J. [Name] |
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| PROJECT TITLE | MULTI-USE HAMPSHIRE |

| | |
|---------------|---------------------|
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| BY | J. J. [Name] |
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| SHEET NO. | 102 |
| TOTAL SHEETS | 102 |
| PROJECT TITLE | MULTI-USE HAMPSHIRE |

NOTES

1. ALL WALLS SHALL BE CONCRETE OR MASONRY CONSTRUCTION WITH A MINIMUM OF 8" THICK WALLS. ALL WALLS SHALL BE FINISHED WITH A 1/2" THICK PLASTER OR STUCCO ON THE EXTERIOR AND A 1/2" THICK PLASTER OR STUCCO ON THE INTERIOR.
2. ALL WALLS SHALL BE FINISHED WITH A 1/2" THICK PLASTER OR STUCCO ON THE EXTERIOR AND A 1/2" THICK PLASTER OR STUCCO ON THE INTERIOR.
3. ALL WALLS SHALL BE FINISHED WITH A 1/2" THICK PLASTER OR STUCCO ON THE EXTERIOR AND A 1/2" THICK PLASTER OR STUCCO ON THE INTERIOR.
4. ALL WALLS SHALL BE FINISHED WITH A 1/2" THICK PLASTER OR STUCCO ON THE EXTERIOR AND A 1/2" THICK PLASTER OR STUCCO ON THE INTERIOR.
5. ALL WALLS SHALL BE FINISHED WITH A 1/2" THICK PLASTER OR STUCCO ON THE EXTERIOR AND A 1/2" THICK PLASTER OR STUCCO ON THE INTERIOR.



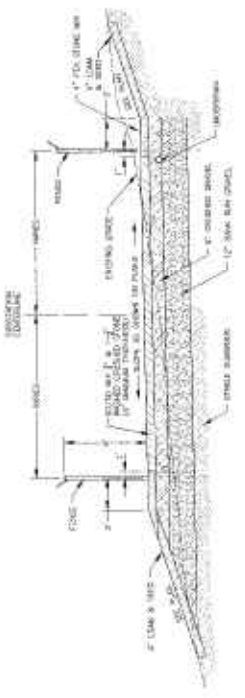
INFILTRATION BASIN
WITH GROUND ENVIROPHRE

NOT TO SCALE



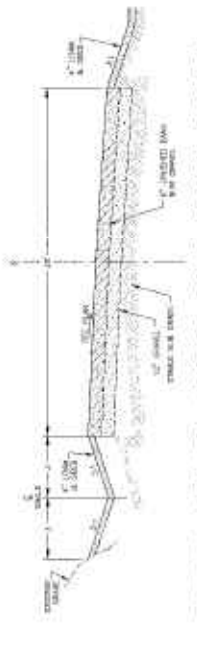
STORM DRAIN TRENCH

NOT TO SCALE



TYPICAL SUBSTATION CROSS SECTION

NOT TO SCALE



TYPICAL GRAVEL ACCESS ROAD CROSS SECTION



TYPICAL NEW YARD AREA SECTION

NOT TO SCALE

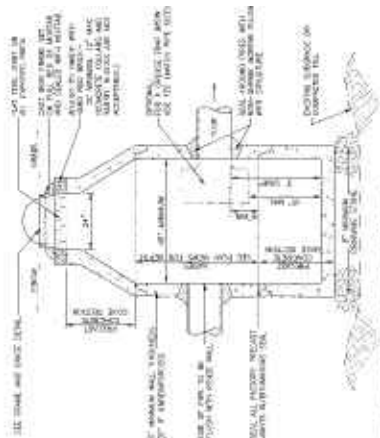


TFM
 TFM CONSULTANTS, INC.
 1400 GARDNER DRIVE
 MEMPHIS, TENNESSEE 38119
 (901) 525-1000
 FAX (901) 525-1001
 WWW.TFMCONSULTANTS.COM

| | |
|-------------------------------------|---------------------|
| Public Services
of New Hampshire | |
| DETAIL SHEET | |
| VARIABLE LANE | |
| WARRICKS ROAD | |
| MILTON, NEW HAMPSHIRE | |
| DATE | 12/15/10 |
| SCALE | AS SHOWN |
| PROJECT NO. | 10-0000000000000000 |
| DRAWN BY | ... |
| CHECKED BY | ... |
| APPROVED BY | ... |

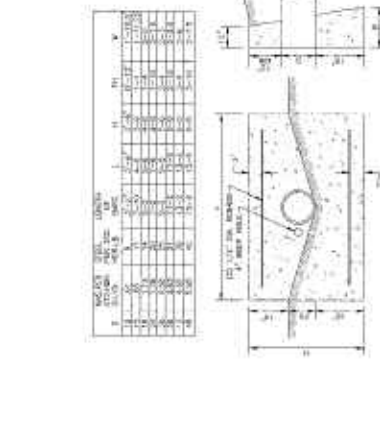
The State of Tennessee and the State of New Hampshire are the owners of all rights in and to the design and construction of the project. The design and construction of the project shall be in accordance with the specifications and standards of the State of Tennessee and the State of New Hampshire. The design and construction of the project shall be in accordance with the specifications and standards of the State of Tennessee and the State of New Hampshire.

DESIGNED BY: ...
 DRAWN BY: ...
 CHECKED BY: ...
 APPROVED BY: ...



BEEHIVE FRAME AND GRATE
FOR USE IN GROUND AREAS
NOT TO SCALE

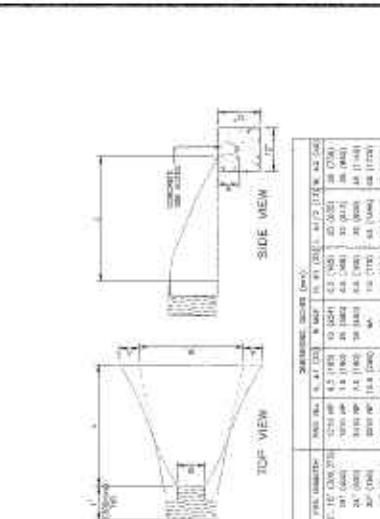
NOTE: ALL PRECAST STRUCTURE SHALL CONFORM TO SDG 6-109



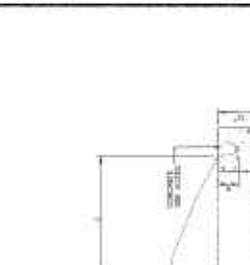
CATCH BASIN
CONCENTRIC CONE
NOT TO SCALE



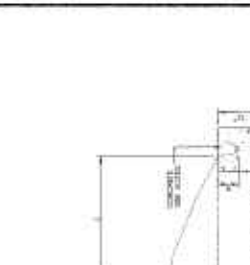
V-NOTCH SWALE
FOR STRENGTHENED RUN-OFF
NOT TO SCALE



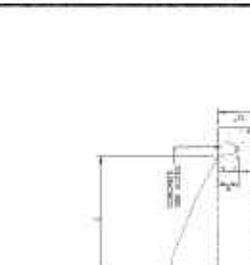
FLARED END SECTION
FOR HIGH DENSITY POLYETHYLENE PIPE
NOT TO SCALE



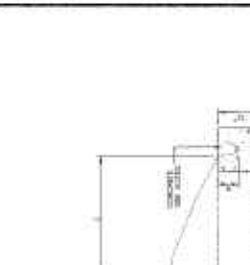
SILT SOCK
NOT TO SCALE



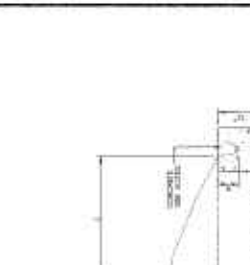
MAINTENANCE
NOT TO SCALE



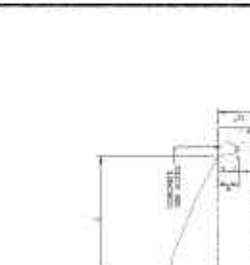
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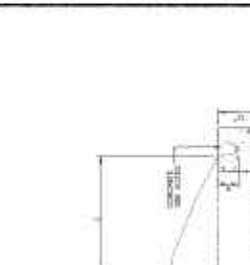
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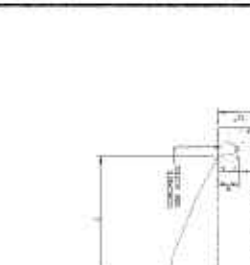
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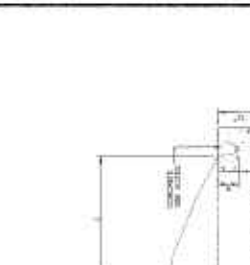
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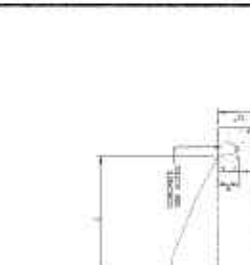
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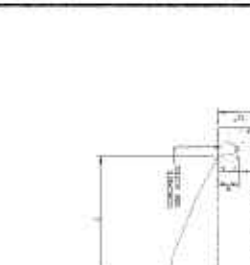
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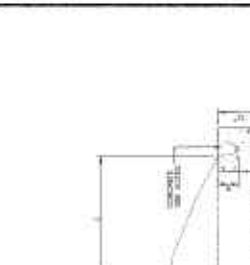
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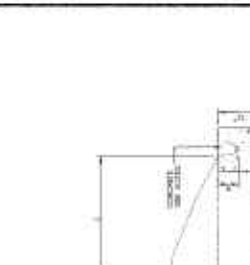
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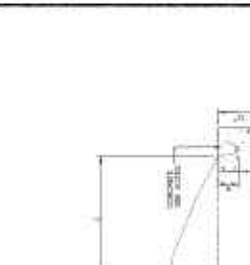
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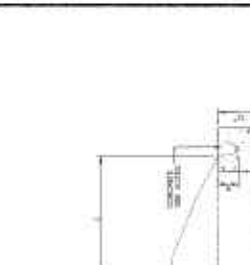
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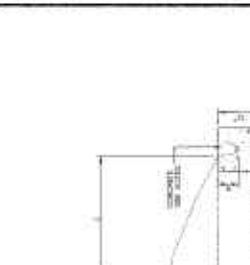
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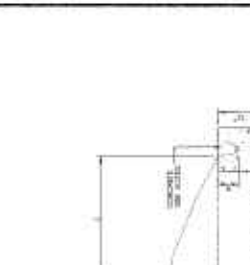
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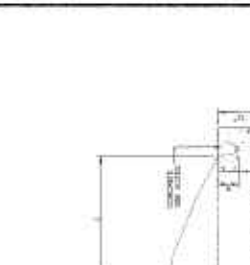
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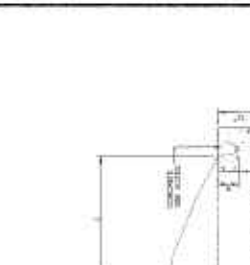
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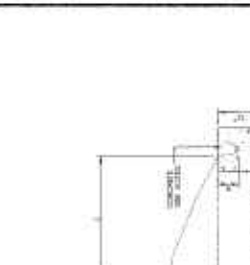
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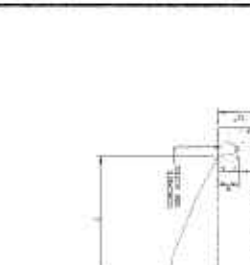
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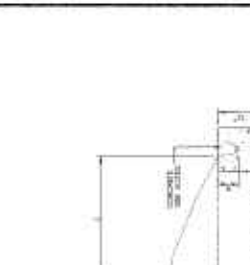
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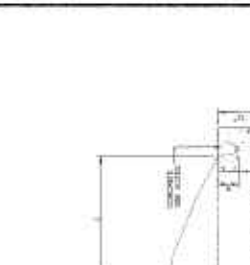
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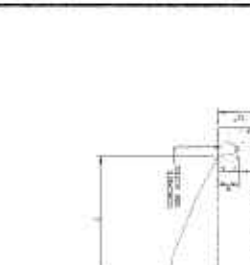
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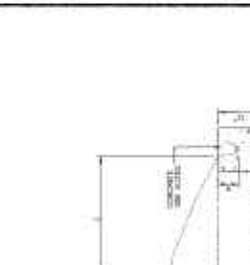
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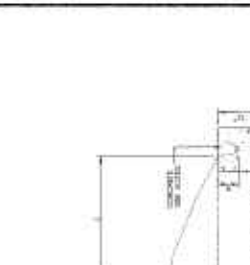
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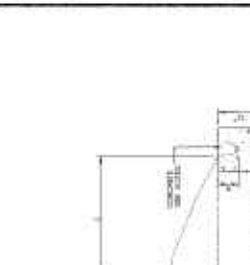
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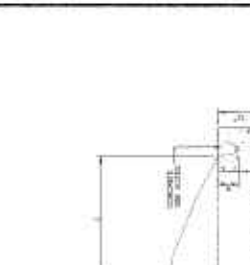
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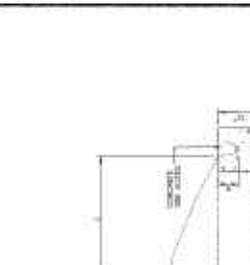
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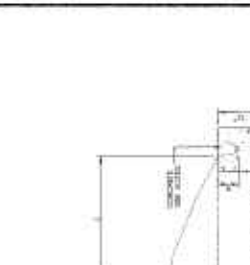
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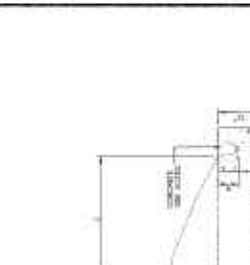
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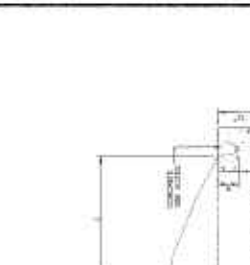
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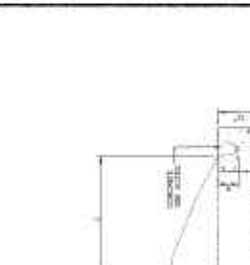
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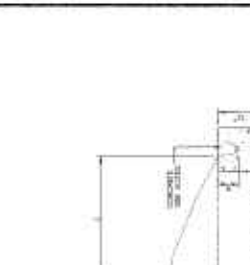
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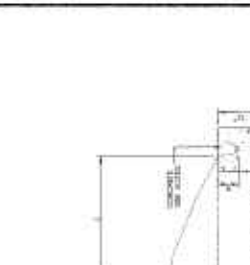
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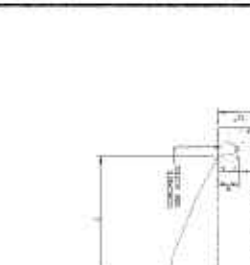
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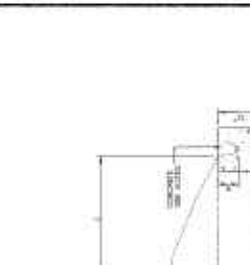
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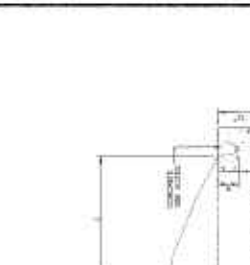
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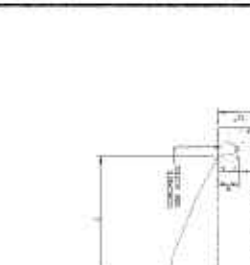
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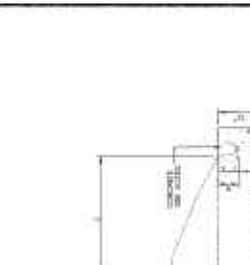
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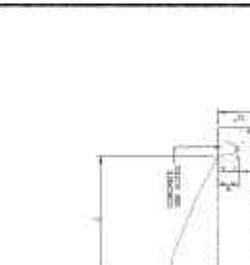
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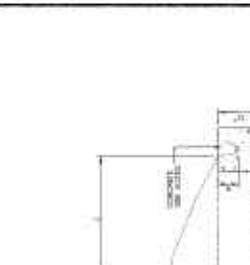
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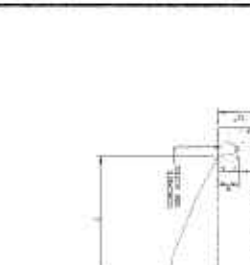
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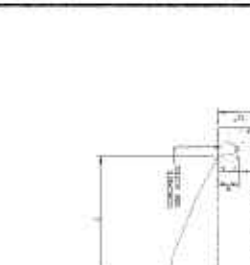
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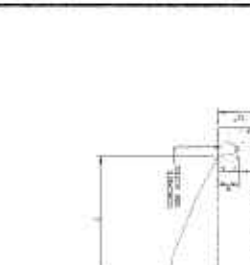
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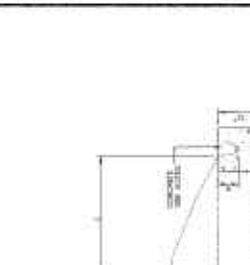
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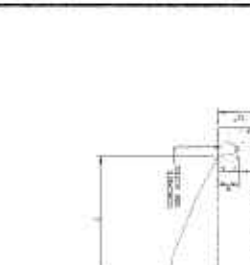
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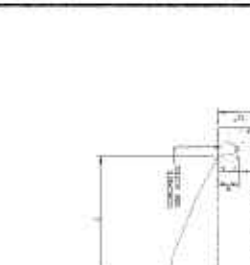
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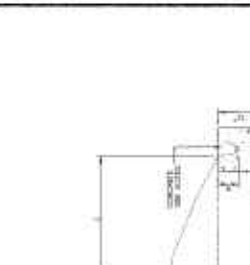
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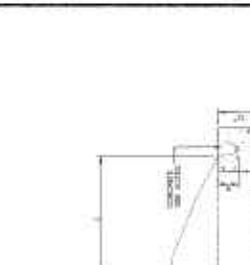
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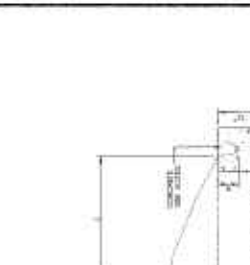
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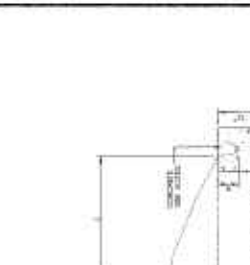
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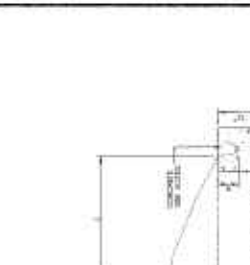
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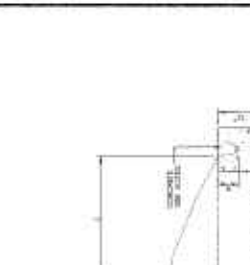
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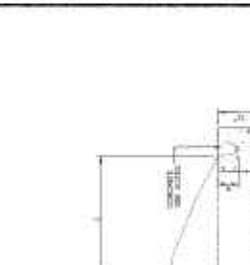
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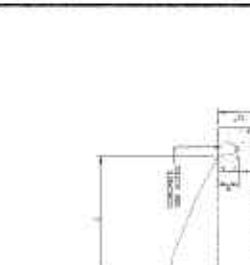
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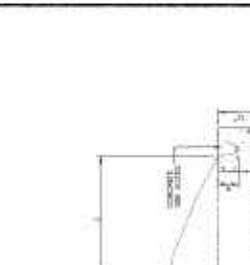
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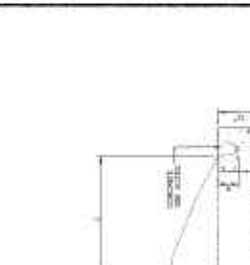
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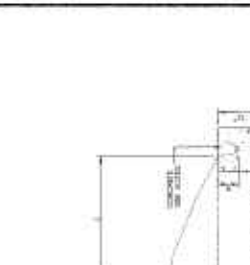
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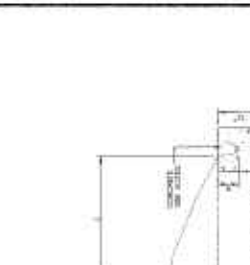
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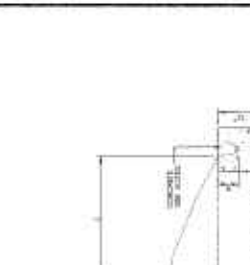
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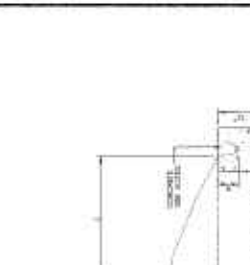
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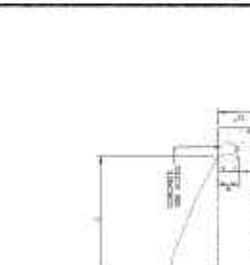
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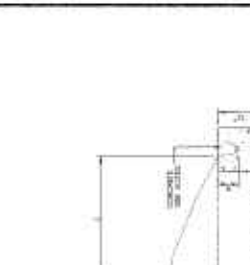
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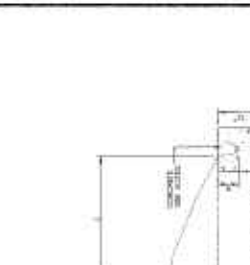
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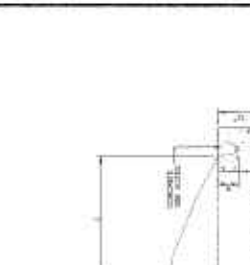
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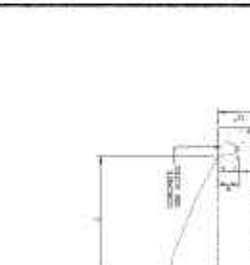
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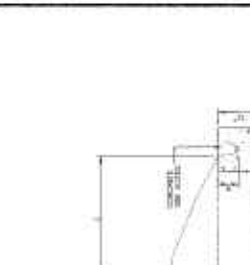
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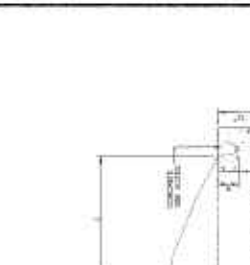
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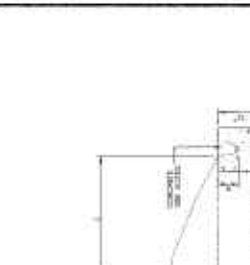
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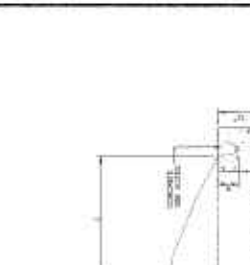
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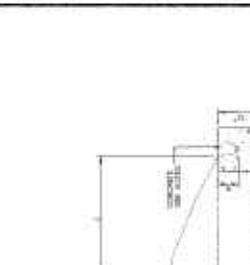
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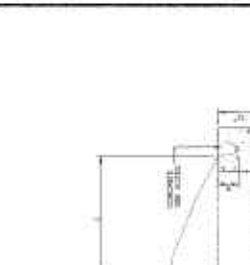
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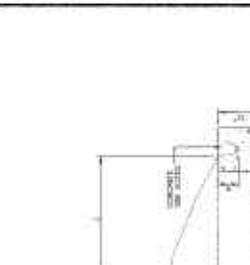
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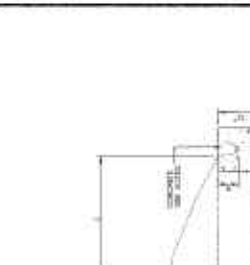
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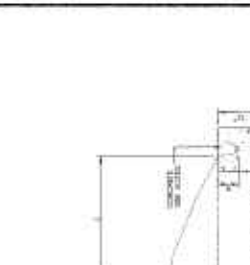
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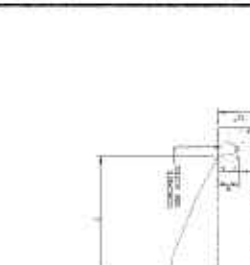
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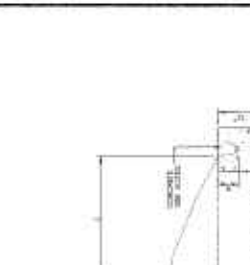
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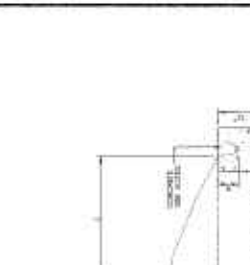
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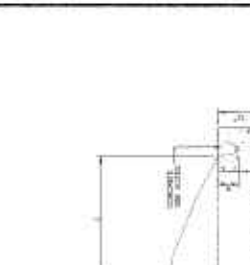
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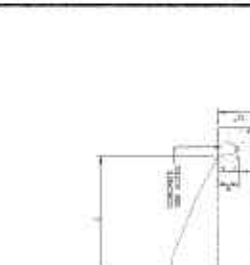
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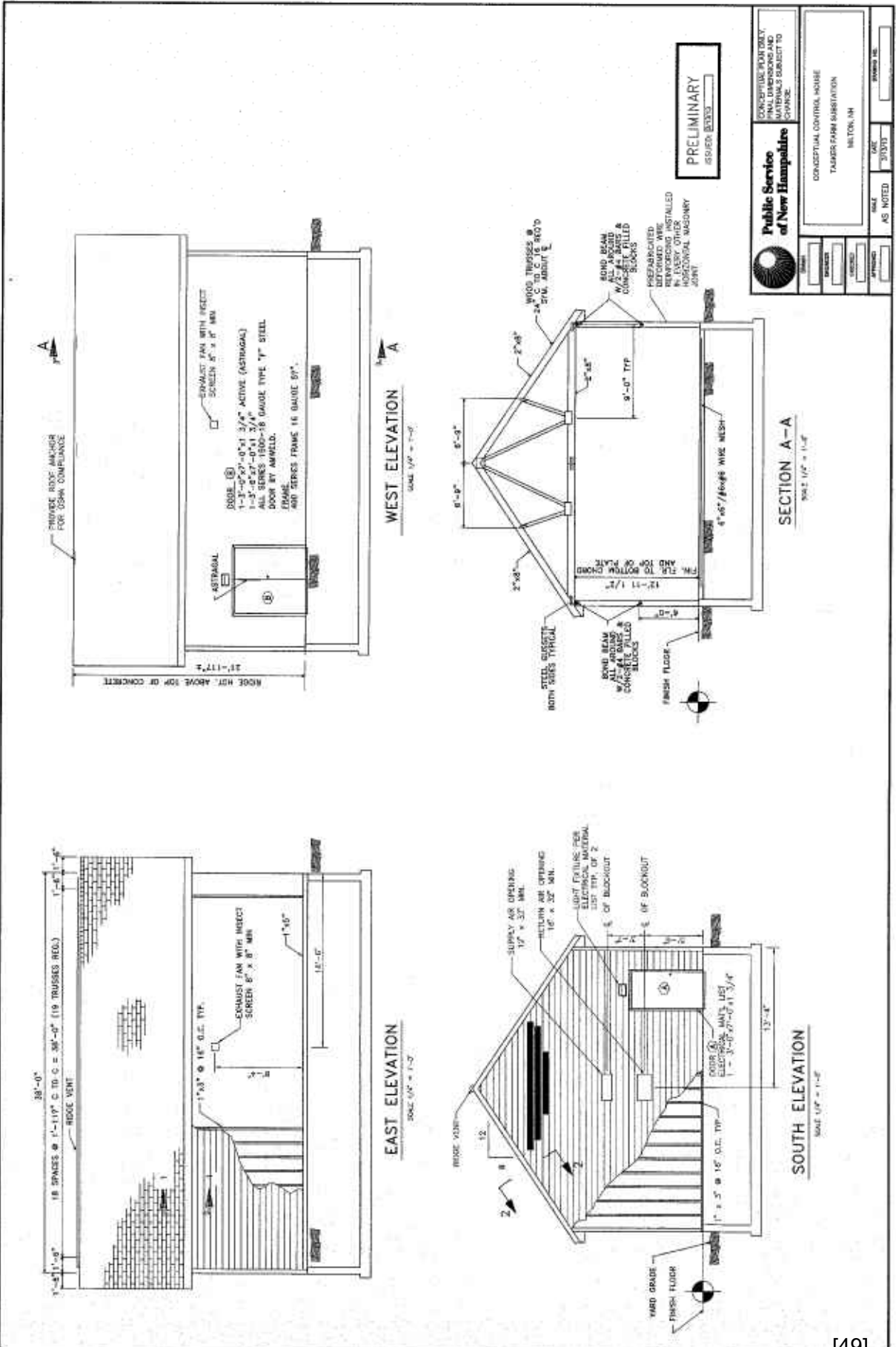
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Town of Milton
Planning Board - Regular Meeting
Tuesday April 2, 2013
Milton Town Hall
6:30 P.M.
Meeting Minutes

Members in attendance: Chairman Brian Boyers, Peter Hayward, Bob Bourdeau, Robbie Parsons, Larry Brown and Selectmen's Representative Tom Gray. Also in attendance Jerry Coogan Town Planner and Recording Clerk Wendy Keane.

Public in attendance: Richard & Anna Johnson, Pat Pinault, Phil Massicotte and Nick Golon.

Chairman Boyers called the meeting to order at 6:36 pm.

Election of Officers:

MOTION: Robbie Parsons moved to appoint Brian Boyers as Chairman to the Planning Board. Seconded by Bob Bourdeau. Motion carried 5-0.

MOTION: Robbie Parsons moved to appoint Pete Hayward as the Vice Chairman of the Planning Board. Seconded by Larry Brown. Motion carried 5-0.

- 1. Minor Subdivision Plan: TF Moran/PSNH applicant, Lamoureaux Trust owner. Subdivision of Map 47 Lot 16 parcel into 2 lots which one will be 51.2544 acres and the other being 5.0008 acres. Property located on McKeagney Road, Tax Map 47 Lot 16 in the Commercial Residential Zone.**

Robbie Parsons and Bob Bourdeau made the Board and applicants aware that they are abutters to the property that will be discussed this evening, however feel that they can remain impartial and stated that they do not plan to recuse themselves from the case. Chairman Boyers inquired if the representatives from PSNH or TF Moran objected to this. They stated "no".

Nick Golon, TF Moran, inquired if the Board would like to begin with discussion of the waivers.

Chairman Boyers stated they would begin with the waivers.

1. Waiver Request: Article IV Section IV-4 (C) (2) of the Milton Subdivision Regulations, which requires driveway aprons connecting to paved streets be paved a minimum width of 12 feet, maximum of 20 feet between the edge of

the travelled way of the street to which they intersect and the limit of the right of way. The applicant requests to allow the existing gravel driveway which presently services the area to become Lot 47-16-1 to remain in its current state. The existing gravel driveway is suitable for its current and intended use as it will continue to see limited traffic.

Bob Bourdeau inquired where the pavement ends in relation to the property. Nick Golon stated that there is pavement coming off of the smaller lot that will not be an issue, however a paved entrance off of the dirt road onto the proposed 51 acre lot may cause concern.

Larry Brown asked about permeable surface and drainage and asked that there be photographic documentation of the roadway at the time of construction.

MOTION: Bob B. moved to grant the waiver for Article IV Section IV-4 (C) (2) of the Milton Subdivision Regulations. Seconded by Larry Brown. Motion carried 6-0.

2. Waiver request: Article IV Section IV – 1 (f) ROW Dedication Minor Subdivision, which requires dedication of right of way where less than 25 feet exists between the property and the occupied centerline of the public street. The proposed lot consisting of five acres provides in excess of the necessary 25' but a segment of the 50+ acre lot to remain is substandard in that the right of way width from the centerline of McKeagney Rd. varies between 19 and 25 feet. In that the classification of McKeagney Rd. turns to Class VI just beyond the subject lot it would appear providing additional right of way in this area would be unnecessary unless there are future plans to upgrade the remaining Class VI portions of McKeagney Rd.

Nick Golon stated that there is an area that they do not have the required 25' and are not aware of any future improvements to the road by the Town. Larry Brown asked if there were to be any future necessity by the town if it would be a problem for PSNH. Nick Golon stated that it is a 6' area being discussed but would not foresee any objections by PSNH to be approached. Nick Golon also made the Board aware that the 6' is a defined wetlands channel.

MOTION: Larry Brown moved to approve the waiver for Article IV Section IV – 1 (f) ROW Dedication Minor Subdivision. Seconded by Bob Bourdeau. Motion carried 6-0.

3. Waiver Request: Article IV Section IV-2(b) ROW Monumentation Minor Subdivision, which requires stone bounds to be set along all angle points of existing or platted streets. The existing lot contains numerous angle points in close proximity along the property boundary associated with both McKeagney Rd. and Old Wakefield Rd. Due to the impracticality of installing stone bounds in such close proximity to each other the applicant is proposing to permanently monument these turning points with iron rods.

MOTION: Bob Bourdeau moved to approve the waiver for Article IV Section IV-2(b) ROW Monumentation Minor Subdivision. Seconded by Robbie Parsons. Motion carried 6-0.

4. Waiver Request: Article IV Section IV-7(A) Underground Utility Services Minor Subdivision, which requires utilities, including electric, to be installed underground. It is our understanding that this regulation is intended more to govern typical development utility services versus an electrical distribution service entering and exiting a proposed electrical substation. Due to the nature of the project as a public infrastructure improvement it is not prudent or feasible to install these services underground due to; cost, inefficiency in maintaining the integrity of the service and the need to enter into the existing electrical service network which is located overhead and supported by utility poles.

Nick reminded the Board that this site is for existing overhead lines.

MOTION: Bob Bourdeau moved to approve the waiver. Seconded by Peter Hayward. Motion carried 6-0.

5. Waiver request: Article III-3(C)(3)(b) Topographic Subdivision Plan Minor Subdivision, which requires the preparation of a subdivision plan containing two topographic intervals, a minimum of two benchmarks, site specific soil mapping, and test pit and well locations. Accompanying our request for a Town Subdivision we have provided a site plan application and associated plans which provide the applicable information requested by the article we are seeking to be waived. In that the information is provided in a suitable format we would ask not to provide duplicate information in the form of a Topographic Subdivision Plan.

MOTION: Bob Bourdeau moved to approve the Waiver from Article III-3(C)(3)(b) Topographic Subdivision Plan Minor Subdivision. Seconded by Larry Brown. Motion carried 6-0.

MOTION: Bob Bourdeau moved to accept the application as complete. Seconded by Robbie Parsons. Motion carried 6-0.

Public Comments: Brian Boyers asked if there were any comments from the public. There being none, the public session was closed.

Bob B. stated that in the past the snow machines had access to the site for trails however the new plan shows that it will be blocked off. Nick Golon stated that he believes that PSNH will continue to work with the snowmobile club.

Larry Brown inquired about a marking on Map 44 Lot 14. Nick explained that it is in relation to a grave site that is on the property and the passageway from the discontinued road to the gravesite.

MOTION: Larry Brown moved to approve the subdivision plan for discussion purposes. Seconded by Bob Bourdeau. Larry stated that on the "mother lot" there is an existing billboard that was given approval for a height of 50' which has increased in height. He would like to extinguish any possibility of the potential for another billboard. Brian Boyers stated that issue is not under their purview at this time.

MOTION: Brian Boyers moved to approve the subdivision as presented by TF Moran on behalf of PSNH. Seconded by Larry Brown. Motion carried 6-0.

2. Site Plan Review. TF Moran/PSNH applicant, Lamoureux Trust owner. Site plan review for proposed 1232 sf building to be utilized as a substation. Property located on McKeagney Road, Tax Map 47 Lot 16 in the Commercial Residential Zone.

Nick Golon stated that there are two constraints on the frontage of the property in that a large portion of it is on a Class VI road and the other that there are wetlands areas to consider. The proposed site of the driveway is the best given the area.

Larry Brown stated that it was discussed at the ZBA meeting that the location of the driveway is the most reasonable and prudent compromise and the permeable surface of the driveway would be beneficial.

MOTION: Larry Brown moved to approve a Conditional Use Permit. Seconded by Bob Bourdeau. Motion carried 6-0.

MOTION: Bob Bourdeau moved to grant a waiver for Article IV Section IV5C . Seconded by Peter Hayward. Motion carried 6-0.

Discussion was held on a request for waiver from Article IV V-3 Landscape and buffer: Nick Golon explained that most of the existing buffer will remain as screening, however closest to the lines and the immediate site will need to be cleared. He also stated that PSNH is in talks with the Johnsons to purchase their property, however the buffer would most likely remain as is.

Bob Bourdeau inquired if the old substation will remain in place. Nick stated that it will.

MOTION: Robbie Parsons moved to approve the waiver for Landscape and Buffer. Seconded by Peter Hayward. Bob Bourdeau stated that he would like to hold off on a vote for the Landscape Buffer waiver until they have heard from the public. Robbie Parsons withdrew the Motion.

MOTION: Bob Bourdeau moved to accept the Site Plan application as complete with the understanding that this is based on further discussion with the abutters during the public comment session regarding Landscaping and Buffer Waiver. Seconded by Robbie Parsons. Motion carried 6-0.

Public Session was opened. Jerry Coogan stated that he does have concern for McKeagney Rd. and suggested to TF Moran that they should meet with Pat Smith of the Highway Department and document the roads prior to work and after completion.

Robbie asked what the approximate weight of the trucks will be. Nick explained that they will be 53" trailers or shorter and most of the travel will be along Old Wakefield Rd. which is a state road.

Pat Pinault stated that they will require proper permitting from the State of NH to use Old Wakefield Rd and that the trucks move slowly and have a sensor on them that regulates the speed.

MOTION: Peter moved to approve the waiver for Landscape and Buffer. Seconded by Bob Bourdeau. Motion carried 6-0.

MOTION: Bob Bourdeau moved to approve the application for Site Plan with the following conditions:

- a. PSNH to work closely with the Road Agent to document existing McKeagney Road conditions prior to and after construction of the substation; and
- b. PSNH agrees to repair any damage to the Town roads caused by construction of the substation;
- c. Receipt of all required State and local permits including Alteration of Permit (AoT) and others prior to construction

Motion seconded by Larry Brown. Motion carried 6-0.

MOTION: Bob Bourdeau moved to pay the invoice for Jerry Coogan as presented. Seconded by Robbie Parsons. Motion carried 6-0.

MOTION: Bob Bourdeau moved to pay the invoice to White Mountain Survey as presented. Seconded by Peter Hayward. Motion carried 6-0.

MOTION: Bob Bourdeau moved to adjourn. Seconded by Larry Brown. Motion carried 3-0.

Meeting adjourned at 7:34 PM.

Respectfully submitted,

Wendy L. Keane

Land Use Clerk

EXHIBIT F TO VARIANCE APPLICATION

Determination letter confirming need for variance relief

From: Bruce W. Woodruff <banduvian@msn.com>
Sent: Tuesday, January 30, 2024 11:30 AM
To: Robert J. Dietel
Cc: Reino, Christopher J
Subject: RE: 34 McKeagney Road, Milton, NH (Tax Map 47, Lot 16)

Robert,

You are correct; the proposed use is not allowed by right in that zoning district as you've explained. This email may be considered the required determination.

Bruce W Woodruff
Milton Town Planner
603-767-3287
banduvian@msn.com

Sent from [Mail](#) for Windows 10

From: Robert J. Dietel <dietel@gcglaw.com>
Sent: Tuesday, January 30, 2024 9:54:25 AM
To: banduvian@msn.com <banduvian@msn.com>
Cc: Reino, Christopher J <christopher.reino@eversource.com>
Subject: 34 McKeagney Road, Milton, NH (Tax Map 47, Lot 16)

Good morning Bruce,

As previously discussed, I am in the process of preparing a variance application for Eversource Energy with respect to property located at 34 McKeagney Road in Milton, NH. The property is located in the Commercial Residential district, is approximately 51 acres in size, and has an electrical distribution substation located on it and a ROW crossing the property. The substation was the subject of a 2013 special exception application.

The applicant is seeking to construct a "Large Commercial Solar" facility on the property, as that term is defined in the Town of Milton Zoning Ordinance. Based on our review of the Zoning Ordinance, and following conversations with you, it is our understanding that Large Commercial Solar facilities are not permitted in the Commercial Residential District absent a variance. See Article XXII (Solar Facilities), Sec. IV (Table of Permitted Uses). In addition, it is our understanding that the Town of Milton requires an applicant seeking variance relief to include with their application a written determination that a use is not permitted. Accordingly, I am writing to request your determination that the construction of a Large Commercial Solar Facility is not permitted in the Commercial Residential district, per Article XXII, Sec. IV, and therefore, a variance application is required before engaging in such use on the Property.

We intend to submit the variance application this Friday, so that it may be heard at the February 22, 2024 meeting of the Milton ZBA. Therefore, we appreciate if you can provide your determination at your earliest convenience and in advance of the Friday filing deadline.

Thank you for your attention to this matter. We appreciate your review and assistance.

Best regards,

Robert J. Dietel

Gallagher, Callahan & Gartrell, PC
214 N. Main Street
Concord, NH 03301