

MIDDLETOWN ZONING BOARD OF REVIEW MAY 19, 2009

A special meeting of the Middletown Zoning Board was held on May 19, 2009, at

7:00 p.m. Present at this meeting were Frank Flanagan, Gregory Schultz, Peter Van Steeden, Tom Newman and Michael Potter.

Continuance

Robert M. Silva, Esq., continuance of 6/26/09 for control purposes

1. Petition of Bancroft Partners, LLC..... May 19, 2009

Continued Cases:

Petition of: Easton Pond Realty, LLC – 55 John Clarke Rd. Middletown, RI (owner) – Northeast

Engineers & Consultants, Inc. (applicant) – by their attorney David P. Martland, Esq. – for a

Special Use Permit from Section 602 – to allow the installation of a 120' wind turbine. Said

real estate located at 55 John Clarke Rd. and further identified as Lot 33 on tax Assessor's Plat 115.

- **Testimony by Blake Henderson, 55 John Clarke Rd., Middletown:**
- **pursuing grant application with deadline soon**
- **overview of Applicant's business history**
- **discussion of wind speeds in RI**
- **discussion of benefits of wind power**
- **discussion of state grants and federal stimulus**
- **discussion of size of proposed turbine and comparison to Ports HS and Ports Abbey wind turbines**
- **120' measurement to hub of wind turbine**

Exhibit A – Wind Speed Map

Exhibit B – Wind Power

Exhibit C – Benefits of Wind Power

Exhibit D – Wind Basics

Exhibit E – Help for Small Wind

Exhibit F – Skills to Build Wind Turbines

Exhibit G – Aquidneck Island Turbine Size Comparison

- **Testimony of Eric Offenber, 55 John Clarke Rd., Middletown:**
- **accepted as an expert in Civil Engineering**
- **Exhibit H – Easton Pond Business Center – Carbon Neutral Program**
- **discussion of appraisals desire to be first private comm. bldg. to be fully “off the grid”**
- **discussion of appraisals additional measures to reduce/eliminate off-site energy use.**

- Exhibit I – CO2 emission rates
- discussion of reduction of carbon emissions from proposed project
- Exhibit J – Aerial Overlay – Aquidneck Corporate Park
- Exhibit K – 6 photos of surrounding site
- discussion of how Applicant determined size of proposed wind turbine
- discussion of why smaller turbine would not be economically feasible onsite because of turbulence and decreased wind speed at lower elevation
- appraisal has had meetings with neighbors about proposed project
- Exhibit L – Decibels
- discussion of projected – engineered to reduce noise noise – 55 db at hub height
- discussion of – “Flicker” (moving shadow)
- full “Flicker” study done –
 - conclusion – no significant impact on neighboring properties
- discussion of fencing, bollards, landscaping
- Exhibit M – Wind Turbine Siting Plan.

- Testimony of Chris Lemonia
 - Employee with Northern Power Systems
- discussion of where other similar wind turbines are located in MA
 - Hyannis, MA - County Gardens
 - Charelton, MA - Natures’ Class Room

- **Medford, MA - Glen Elementary School**
- **discussion of maintenance requirements – Appl. will contact Town Bldg official regarding regular maintenance.**
- **discussion of FAA requirements for site -
 - **can't exceed 186'; therefore no FAA permits needed and no lighting required****
- **Exhibit N – photo of aerial rendering**
- **Exhibit O – photo – rendering from Valley Road**
- **discussion of company hx and types of models**
- **discussion of type of wind turbine - Northwind 100
 - **direct drive; designed for arctic conditions****
- **Exhibit P - Northwind 100 specification sheet**
- **discussion of remote monitoring of WT by owner and northwind**
- **owner and Northwind will be qualified to do maintenance.**

- **Testimony of Paul J. Hogan – Real Estate Appraiser; 294 Valley Rd, Middletown, RI**
- **Exhibit Q – resume**
- **Accepted as an expert in real estate appraisal**
- **discussion of process for undertaking appraisal**
- **discussion of research done on Ports. Abbey**
- WT potential effects on real estate values**
- **opinion – no negative impacts on surrounding property values**
- **Ports Abbey – no neg. impacts to property values in surrounding**

area. Town Assessor

agreed with this opinion.

- Mr. Hogan indicated that project will not create a nuisance.

- Mr. Hogan indicated that proposal is compatible with Comprehensive Plan.

- Mr. Hogan indicated that proposal will not be detrimental to or substantially or permanently injure the appropriate use of the property in the surrounding area or district

- Mr. Hogan indicated that proposal will not result in hazard conds. or conds inimical to the public health, safety or welfare.

Motion by Tom Newman to grant Petition with the following conditions:

- 1. Service and maintenance plan.**
- 2. Full structural review annually.**
- 3. Liability insurance filed with Town.**

Petition granted 5-0.

Meeting adjourned at 10:15 P.M.

Respectfully Submitted

Gregory S. Schultz