

LAKES BUSINESS PARK
BOARD OF DIRECTORS
MEETING MINUTES
December 22, 2022

A public meeting of the Lakes Business Park Board of Directors was convened at 5:30pm in the Bolduc Council Chambers at Laconia City Hall.

Members present were: Chairman Greg Goddard, Kevin Hayes, Anthony Ferruolo Frank Tilton and Henry Lipman participated remotely.

Member Mike Gagnon was absent.

Also present were: Laconia City Manager Kirk Beattie, Gilford Town Administrator Scott Dunn, Steve Weeks, Sean Mahan and Kevin Morrissette.

Mr. Lipman participated by telephone and stated he was alone and it was impractical for him to attend the meeting in person.

Mr. Hayes made a motion to allow Mr. Lipman to participate remotely, seconded by Mr. Ferruolo and passed on a roll call vote with all in favor; (4-0).

Mr. Hayes made a motion to approve the minutes of September 28, 2022, as presented, seconded by Mr. Tilton and passed on a roll call vote; (4-0-1 with Mr. Ferruolo abstaining).

Mr. Mahan spoke briefly about the offer to purchase lots 3 and 4 to be used as a commercial solar generator facility. He said they would generate about 1.5 megawatts of DC power that would be converted to 1 megawatt of AC power to be distributed within the local power grid by a substation. There would be no permanent employees working regularly on site and therefore no jobs were being generated. Construction would last about 6 months. The facility would have a 25-50 year life span and there would be a bond in place for site removal. The panels would follow the existing contour of the land and there will be a fence that allows for animal migration but no barbed wire.

Mr. Hayes made a motion to accept the offer for lots 3 and 4 in the amount of \$195,000 as presented in the proposed purchase and sale agreement, seconded by Mr. Ferruolo and passed on a roll call vote; (4-1 with Mr. Lipman opposed).

It was noted this would still need the approval of the Laconia City Council and the Gilford Board of Selectmen, but if approved, the Board requested the applicant come back with a copy of the plans that will be submitted to the Gilford Planning Board.

Mr. Lipman made a motion to solicit a legal opinion from Walter Mitchell as to the conformity of the proposed solar project with the Lakes Business Park covenants, seconded by Mr. Hayes and passed on a roll call vote with all in favor; (5-0).

The Board then discussed the final plans for development as submitted by Mr. Morrisette for lot 5. Mr. Ferruolo made a motion to approve the plans as submitted to the Gilford Planning Board, seconded by Mr. Hayes and passed on a roll call vote with all in favor; (5-0).

At 6:05pm, Mr. Goddard declared the meeting adjourned.

Respectfully submitted,

Scott J. Dunn, Gilford Town Administrator

Approved by the Lakes Business Park Board of Directors on the _____ day of _____, 2023.

Attest:

Greg Goddard, Chair

DRAFT