

TOWN OF HOLDERNESS
Planning Board Meeting Minutes: January 19, 2021

B. Snelling called the meeting held via Zoom to order at 6:30PM.

ROLL CALL OF MEMBERS:

Members Present:

Robert Snelling, Chairman	Angi Francesco, Vice Chairman	Donna Bunnell, Secretary
Carl Lehner, Member	Ronald Huntoon, Member	Louis Pare, Member

Members Not Present: Peter Francesco, Ex-Officio Janet Cocchiaro, Alternate

Staff Present: N. Decoteau, Landuse Board Assistant

Others Present: T. Vansant R. Haskell T. Dearborn G. Beaulieu A. Muttu

B. Snelling stated a quorum was present as six members were logged in for the Zoom meeting.

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of December 15, 2020 as amended."

Motion: A. Francesco

Second: R. Huntoon

Discussion: C. Lehner stated the following corrections should be made:

- Page 3, 3rd paragraph change "asked it" to "asked if"
- Page 5, 4th paragraph change "there is not" to "there are not".

Motion Passed: 6 – Yes 0 - No

MOTION: "To approve the minutes of January 5, 2021 as presented."

Motion: D. Bunnell

Second: R. Huntoon

Discussion: None

Motion Passed: 6 – Yes 0 - No

B. Snelling opened the following Public Hearing at 6:35pm:

Public Hearing: Proposed Zoning Amendment- Residential Solar

The Planning Board will hold a Public Hearing to address some typographical changes in the Zoning Ordinance and review language for the regulation of Solar Collection Systems. The proposed amendment addresses the Authority and Purpose, Definitions and Residential Accessory Solar System Requirements and Exceptions. The full text of the amendment is available at the Holderness Town Hall or by contacting the Land Use Boards Assistant via email: landuse@holderness-nh.gov

The Board reviewed the full text of the proposed zoning amendment that was approved at the January 5, 2021 meeting as follows:

400.25: Solar Collection Systems

400.25.1: Authority and Purpose:

The purpose of this ordinance is to accommodate solar energy collection systems and distributed generation resources in appropriate locations, while protecting the public's health, safety and welfare, preserving natural resources and managing aesthetic impact.

400.25.2: Definitions:

400.25.2.1: Solar Land Coverage – is defined exclusively for the purposes of calculating the footprint of the land area occupied by the components of a solar array. The Solar Land Coverage is the land area that encompasses all components of the solar collection system including but not limited to mounting equipment, panels and ancillary components of the system. This definition does not include access roads or fencing and is not to be interpreted as a measurement of impervious surface as it may be defined in this ordinance.

400.25.2.2: Solar Collection System - Includes all equipment required to harvest solar energy. The Solar Collection System includes storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items. Solar Collection Systems include only equipment up to (but not including) the stage that connection is made to the utility grid or site service point.

400.25.2.3: Roof Mount – A solar collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted. For purposes of calculating solar land coverage under the solar definitions in this section, roof mounted portions shall not be included if the system is made up of both roof and ground mounted systems-

400.25.2.4: Ground Mount – A solar collection system and associated mounting hardware that is affixed to or placed upon the ground, including but not limited to fixed, passive or active tracking racking systems. Ground-mounted residential solar systems are defined as structures that must meet all applicable permitting and zoning requirements.

400.25.3: Residential Solar

400.25.3.1: Use Definitions:

Residential Solar: Any ground mounted or roof mounted solar collection system designed for on-site residential use, and consisting of one or more free-standing, ground or roof mounted, solar arrays or modules, or solar related equipment.

400.25.3.2: Specific Residential Accessory Solar System Requirements and Exemptions:

Residential Solar collection systems of any size are permitted in all districts by building permit.

400.25.3.3: Screening: Ground-mounted residential solar systems should be screened from abutting properties or roads or shoreland by fencing or a combination of evergreen and deciduous plantings.

400.25.3.4: Lot Coverage: Ground-mounted residential solar collection systems shall be considered as part of the maximum allowed lot coverage.

400.25.3.5: Impervious Surface: Ground-mounted residential solar systems shall not be considered impervious surface. However proper storm water control systems must be put in place to ensure that storm water runoff from property, post installation, does not exceed that prior to installation.

400.25.3.6: System Height: A ground-mounted residential solar system must not be over 16 feet in height at any point.

400.25.3.7: Building Height: Roof mounted residential solar collection systems shall include integrated solar panels as the surface layer of the roof structure with no additional apparent change in relief or projection or separate flush-mounted solar panels attached to the roof surface. Separate flush-mounted solar panels installed on a structure with a sloped roof surface shall not project vertically above the peak of the roof to which it is attached, or project vertically more than eight (8) feet above a flat roof.

400.25.3.8: Placement: Ground-mounted residential solar systems should be located in the rear yard or side yard between the primary structure and property line, allowing for required set back from the property lines. Ground mounted systems cannot be placed within the Woodland Buffer (150 feet from reference line) of shore land property."

B. Snelling asked if the Board members had any comments on the proposed language.

A. Francesco stated that the word "Accessory" was removed from "**400.25.3.2: Specific Residential Accessory Solar System Requirements and Exemptions**".

The Board members agreed that "Accessory" was removed and should be corrected on the final copy of the proposed zoning amendment.

B. Snelling asked if any members of the public had any comments/concerns.
T. Vansant stated the language looks good and commended the Board for doing a good job.
T. Dearborn asked to be emailed a copy of the proposed language and indicated that he had received it a few moments later.
B. Snelling closed the Public hearing at 6:55pm.

MOTION: “To approve the proposed amendment as amended.”

Motion: C. Lehner

Second: A. Francesco

Discussion: It was clarified that the only change to the draft language was to remove the word “accessory”.

Motion Passes: 6-yes 0-no 0-abstention 0-absent

OTHER BUSINESS:

General Discussion: Commercial Solar Collection Systems

B. Snelling stated that once the residential solar collection system regulations were completed the Board should consider regulations for non-residential solar collection systems.

B. Snelling stated one aspect to consider is whether roof mounted non-residential systems would be allowed in all districts and if they would be permitted by issuing a Building Permit.

B. Snelling stated another point to consider is whether ground mounted non-residential systems would be allowed in all districts and if they would be permitted by issuing a Building Permit or require site plan review.

B. Snelling stated consideration should be given to restriction of the size of solar fields by district.

B. Snelling stated the extreme situation for non-residential solar collection systems could cover 150 acres.

B. Snelling stated another type of non-residential solar is a residential community solar collection system that serves about 10 homes would cover about one acre.

R. Huntoon asked if the poser companies have a limit to the number of solar collection systems supplying excess electricity back to them.

T. Vansant stated large systems (150 acres) would be outside of what NH Coop would allow and would connect directly into the transmission lines.

T. Vansant the maximum size the NH Coop would allow is 1 MW – or three times the size of the one recently built by the Holderness School.

T. Vansant stated that there is a limit to the number/size of solar collection systems the NH Coop could service.

B. Snelling stated that these are all questions to consider at a public hearing to draft language regarding non-residential solar collection systems.

The Board determined to meet on Feb 2, 2021 for the purpose of drafting language regarding non-residential solar collection systems.

Informational Request: Andrew Mutty/ 251-018-000

A. Mutty stated he want to hold an event in June 2021 and to use his property as an event venue.

A. Mutty stated the event in June is a Vintage Craft Show.

B. Snelling stated that a Special Event Permit will be needed for the June event and that is handled by the Board of Selectmen.

B. Snelling stated that a Site Plan Review will be necessary to use the property as an event venue.

B. Snelling reviewed briefly some of the criteria for Site Plan Review.

A. Francesco noted that the Noise Ordinance plays into the Special Event Permit.

B. Snelling pointed out a Special Event Permit covers a one-time event, and Site Plan Review covers event venue approval.

A. Muttly stated that for now they will apply for a single event by submitting the Special Event Permit application and may consider a Site Plan Review in the future.

Detached ADU Discussion:

B. Snelling asked the Board if they want to discuss the issue of allowing detached ADU's.

A. Francesco noted that when considering the regulations for Attached Accessory Dwelling Units it was the consensus of the Board not to allow detached ADU's.

A. Francesco asked if the Board had to revisit that decision.

B. Snelling stated a request came from the Zoning Board of Adjustment and the Planning Board should respond.

A. Francesco suggested that the Planning Board could simply respond that no changes would be made and that a Public Hearing is not necessary.

B. Snelling stated that in prior discussions it was the general consensus of the Board to adhere to the "one dwelling per parcel" requirement.

B. Snelling stated he will follow up with town council regarding the Board's responsibility to respond.

B. Snelling stated the ZBA has had several applications which deal with detached ADU's.

B. Snelling noted that any discussion/public hearing regarding detached ADU's would take place after the Residential and Non-Residential Solar amendments are complete.

Next Meeting – Tuesday, February 16, 2021 at 6:30PM

The Board determined to move the March meeting to March 23, 2021.

ADJOURNMENT:

At 8:45pm the following motion was made:

MOTION: "To adjourn."

Motion: B. Snelling

Second: A. Francesco

Discussion: None

Motion Passes: 6-yes 0-no 0-abstention 0-absent

Respectfully submitted,

Nancy Decoteau, Land Use Boards Assistant