**MINUTES**

**Business Meeting**

**Sanbornton Planning Board**

**Meeting Date and Time:** Thursday, June 21st, 2018 at 7:00 PM

**Meeting Place:** Meeting Room, Sanbornton Town Offices

The meeting was called to order by Dick Gardner at 7:10 PM

**Roll Call**

Regular Members present: Will Ellis, Dick Gardner, Justin Barriault

Regular Members absent: Don Bormes, Selectman John Olmstead

Alternate Members present: Jody Slack (seated for Don Bormes)

Alternate Members absent: Debra Schneckloth

**Others present at the meeting:** Town Planning Assistant, Steve Laurin

**Approval of draft Planning Board minutes from 6/7** – Dick Gardner made a motion to approve the draft minutes of 6/7. Justin Barriault seconded the motion and the motion passed unanimously.

**New Business**

**a. Site Plan Application – Residential ground-mounted solar energy system proposed by Andrew Johnsen, 160 Bay Rd, Tax Map/Lot 18-15 –** Andrew Johnsen came before the Planning Board for a conceptual consultation for this project on May 17th. He stated that these solar arrays would total 425 square feet and cannot easily be seen by abutters. The output of the arrays is a maximum of 6.2kW, though it would only be this high if he had full sun all day. Dick Gardner asked what documents the supplier has provided about the installation, and Mr. Johnsen responded that he is an engineer so he is purchasing a kit that he will build himself. Justin Barriault asked if the Fire Department needs to be involved in this at all, and Will Ellis responded that there is a lot of electrical code to comply with and the utility company will inspect the arrays once built before they will hook up the power supply. Mr. Johnsen stated that Eversource has accepted his application for this and that they will inspect once complete. He also stated that there is clear access to the parcel in case of any fire or emergency. Justin Barriault made a motion to accept the application as complete with waivers. Dick Gardner seconded the motion and the motion passed unanimously. Justin Barriault made a motion to approve the site plan as presented. Jody Slack seconded the motion and the motion passed unanimously. Stephen Laurin asked if the Board wants this registered with the Registry of Deeds and all members agreed that it’s not necessary.

**Other Business**

**a. Discussion of solar energy ordinance amendments –** Dick Gardner asked members what they feel needs to be changed in the current ordinance. Will Ellis explained that he feels the board should use 10kW as its limit for residential solar energy systems. He explained that the “120% rule” means that the standard 200 amp service would allow for 40 amps to be backfed to the house which equals 9.2kW. Dick Gardner stated that the State’s model ordinance uses 10kW for its limit as well. Stephen Laurin suggested that an applicant furnishes some type of proof that their system meets appropriate standards, and Will Ellis stated that he will confirm with Eversource/NHCo-Op on the exact inspection process. Dick Gardner suggested looking at different regulations for an off-grid solar energy system versus one that connects to a public utility. Jody Slack stated that he thinks the ordinance should only apply to commercial solar or systems larger than 10kW, and Justin Barriault noted that perhaps a checklist could be used for anything under 10kW. Justin also wondered if there should be a size limit on the lot that solar arrays can be built on or limiting solar to 10kW per property, and Will Ellis suggested stating that the limit is 10kW per service. Dick Gardner noted that Hollis’s ordinance requires a Conditional Use Permit for solar energy systems, but rooftop systems only need to be reviewed by Planning staff.

Stephen Laurin suggested having the Planning Board create solar energy regulations in the Site Plan Review Regulations. Dick Gardner noted that the Planning Board should decide if they want to distinguish between rooftop systems that are flush-mount and those that are raised. Will Ellis stated that he doesn’t think there is visually much difference between the two. Dick Gardner also stated that the 20 feet maximum for a ground-mounted solar tracking system may need to be adjusted to 30 feet and that this system has the most visual impact. Stephen Laurin noted that the model ordinance uses 30 feet as the maximum, and that this would be in compliance with Sanbornton’s 35 feet maximum for buildings.

Dick Gardner suggested including regulations related to large poles being erected in the historic district, and stated that the Historical District Commission is advisory and cannot formally approve site plans. He noted that he would like the ordinance to say that Sanbornton “supports” rather than just “allows” the use of solar energy. Jody Slack suggested including a blurb related to what qualifies as a residential solar energy system. Stephen Laurin stated that the Board could require anything over 10kW to go to Site Plan Review. The Board will continue reviewing the ordinance if there is enough time at the next Business Meeting on July 19th.

**Planner’s Update**

**a. Update on adult rehab facility on Autumn Drive in Tilton –** Per the last meeting, Stephen Laurin inquired with Tilton on the application for the rehab facility. He stated that the facility was granted a conditional approval by the Tilton Planning Board in 2017, but Tilton has not heard anything from the applicant since then.

**Meeting adjourned at 9:00 pm. There is no workshop meeting in July. The next meeting is July 19th.**

Respectfully submitted,

Audry Barriault