

LETTER OF TRANSMITTAL

Meridian Land Services, Inc.
 P.O. Box 118 Milford, NH 03055
 Located at 31 Old Nashua Road, Amherst, NH 03031
 Phone: (603) 673-1441 Fax: (603) 673-1584

TOWN OF MILFORD
 RECEIVED

APR 22 2024

 PB _____ ZBA _____ Office _____

To: Milford Planning Board
 c/o Terrey Dolan, Planning Director
 Milford Town Hall
 1 Union Square, Milford, NH 03055

Date: April 22, 2024

Re: Wilkins Lumber Co, Inc. - Solar Array CUP/Minor Site Plan, Lot 2-30.

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____ see below _____

COPIES	DATE	NO.	DESCRIPTION
1	4/22/24		CUP / Minor Site Plan Application, Checklist & fees (\$146.00)
1	4/22/24		Waiver Form
1	4/19/24		Abutters List with mailing labels
3	4/22/24		CUP / Minor Site Plan – full size
1	4/22/24		CUP / Minor Site Plan – reduced size
1	4/22/24		CUP waiver letter / compliance outline (narrative)
1	7/23/23		Solar Mounts, LLC Construction Plan Set
1	2/27/24		As-built Solar Array photos

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected copies
- For review and comment _____ see below remarks _____
- FOR BIDS DUE: _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Terrey,

As discussed, see the attached Application Materials submitted for a public hearing at the May 21, 2024 Planning Board meeting. Please call or e-mail should you have any questions.

Regards,
 Ken

Kenneth C. Clinton, LLS/PLS
 President



TOWN OF MILFORD
RECEIVED
APR 22 2024
PB _____ ZBA _____ Office _____

APPLICATION FOR SITE PLAN & CONDITIONAL USE PERMIT APPROVAL

CONTACT INFORMATION

App 2024 0620

Property Owners(s): Name: WILKINS LUMBER COMPANY, INC.
Address: C/O SALLY WILKINS
P.O. BOX 393
AMHERST, NH 03031-0393
Telephone Number: 603.673.2545 Fax: 603.249-9775
Email Address: Sally@WilkinsLumber.com

Applicant: Name: SAME AS OWNER
(if different from above) Address: _____

Telephone Number: _____ Fax: _____
Email Address: _____

Engineer/ Name: MERIDIAN LAND SERVICES, INC.
Surveyor/ Address: C/O KEN CLINTON
Architect: P.O. BOX 118
MILFORD, NH 03055-0118
Telephone Number: 603.673.1441 Fax: 603.673.1584
Email Address: KClinton@MeridianLandServices.com
Primary Contact Person: KEN CLINTON

TYPE OF APPLICATION

(Please check all that apply)

- Discussion - Informal meeting with Planning Board.
- Minor Site Plan - Less than 600 sq. ft. of additional exterior construction.
- Major Site Plan
 - Design Review Plan
 - Final Plan
- Request for Waiver of Site Plan Review
- Request for Waiver of Specific Site Plan Requirements
- Conditional Use Permit
- Other (i.e. amendments and/or revisions)

CK 1850 #146

SITE INFORMATION

LOCATION: Tax Map Number 2 Lot(s) 30 ZONING DISTRICT: RES 'R'
ROAD FRONTAGE ON: MONT VERNON RD (Rte 13) TOTAL SITE AREA: 9.0 AC
BRIEF DESCRIPTION OF PROJECT: SEEKING AN 'AFTER THE FACT' C.U.P. /
MINOR SITE PLAN APPROVAL FOR THE RECENTLY INSTALLED
SOLAR ARRAY
NAME OF EXISTING OR PROPOSED PLAN: "SOLAR ARRAY C.U.P. / MINOR SITE PLAN"

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Planning Board agenda, the following items **MUST** be submitted to the Department of Planning & Community Development by close of business on the officially posted submittal date:

- 1. **Completed and signed SITE PLAN APPLICATION FORM and ABUTTERS LIST.**
The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The owner **MUST** sign the application form.
- 2. **Three (3) full size and one (1) 11" x 17" prints of the site plan or site plan set.**
At least one (1) plan **MUST** be signed by the owner. All applicable information as described on the attached SITE PLAN CHECKLIST **MUST** be shown on the plans. Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application.
- 3. **Application fee and Abutter Mailing Fees.**
These fees will be determined at the time you turn in the application. Fees are based on square footage of new construction and number of certified mailings, which must be sent. All checks are to be made payable to the **Town of Milford**.

AUTHORIZED SIGNATURES

Owner(s): I/We, as owner(s) of the property described hereon, certify that this application is correctly completed with all required attachments and requirements in accordance with the Site Plan Regulations for the Town of Milford. I/We also authorized members of the Milford Planning Board and its agents to access the property described on this application for on-site review of the proposed site plan.

Sally E.D. Wilkins President 4/22/2024
Name (please print) and Title Date

IF APPLICABLE:

Owner(s) authorization for Applicant or Agent to represent the application:

The applicant or agent, as stated hereon, has authorization from the property owner to submit this site plan application and represent the property owner on matters relative to the Town site plan approval process.

Sally E.D. Wilkins 4/22/2024
Owner's Signature Date

Applicant's Signature:

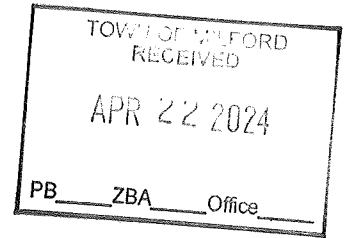
I acknowledge, as the applicant stated hereon, that this site plan application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this site plan application.

Applicant's Signature Date

Agent's Signature (someone other than the Owner or Applicant who is representing the project):

I acknowledge, as the agent stated hereon, that this site plan application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this site plan application.

Kenneth C. Clout for Meridian 4/22/24
Agent's Signature Land Services, Inc Date



FOR CONDITIONAL USE PERMIT APPLICATIONS ONLY

Before the Planning Board considers the approval of an application for a Conditional Use Permit, the applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been met:

A. Is the property in conformance with the dimensional requirements of the zone or has it been determined to be legally non-conforming? LOT 2-200 IS IN CONFORMANCE WITH THE MINIMUM ZEEZ + FRONTAGE REQUIREMENTS OF THE RESIDENCE 'R' ZONE.

B. Is the proposed use consistent with the Milford Master Plan? Yes No

C. Does the proposal meet the requirements of the ordinance under which the application is proposed? YES, AS NOTED IN THE APPLICATION PACKAGE MATERIALS

D. Does the applicant agree there will be no significant adverse impacts resulting from the proposed use upon the public health, safety and general welfare of the neighborhood and the Town of Milford? If no, please explain. Yes No

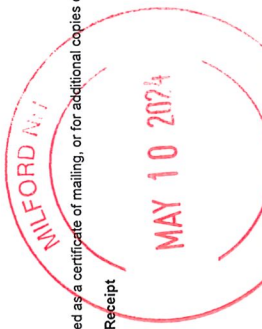
E. Does the applicant agree the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or inappropriate lighting than any use of the property permitted under the existing zoning district ordinances? If no, please explain. Yes No

F. Does the applicant agree the proposed use will not adversely affect the areas of the Groundwater Protection District as defined in Section 6.010 of the Zoning Ordinance? If no, please explain. Yes No


Name & Address of Sender
TOWN OF MILFORD
WILKINS SOLAR-CUP
 One Union Sq
 Milford, NH 03055
SD2024-07 SOLAR SP-CUP

Check type of mail or service:
 Certified
 Registered
 COD
 Delivery Confirmation
 Return Receipt for Merchandise
 Express Mail
 Signature Confirmation
 Insured
 Recorded Delivery (International)

Affix stamp here (if issued as a certificate of mailing, or for additional copies of this bill)
 Postmark and date of Receipt



Line	Article number	Address (Name, Street, City, State & Zip Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
10	5270 0715 3168 99	WILKINS LUMBER CO, PO BOX 393, AMHERST NH 03031	0.64	4.40									
0	5270 0715 3169 05	THOMAS & SALLY WILKINS, 28 GREEN RD, AMHERST NH 03031	0.64	4.40									
5	270 0715 3169 12	TOWN OF MILFORD, 1 UNION SQUARE, MILFORD NH 03055	0.64	4.40									
0	5270 0715 3169 29	ROBERT WHITNEY, KATHRYN JOHNSON CO-TRUSTEES, RIVENDELL FARM TRUST, 257 JENNISON RD, MILFORD NH 03055	0.64	4.40									
0	5270 0715 3169 36	ADAM & SAMANTHA ZAHN, 484 MONT VERNON RD, MILFORD NH 03055	0.64	4.40									
0	5270 0715 3170 56	PAULA MACLELLAN TRUSTEE, PAULA MACLELLAN REV TRUST, 28 RAVINE ROAD, AMHERST NH 03031	0.64	4.40									
0	5270 0715 3170 63	MERIDIAN LAND SERVICES INC, PO BOX 118, MILFORD NH 03055	0.64	4.40									
8	7018		0.64	4.40									
9	7018		0.64	4.40									
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16			0.64	4.40									
17			0.64	4.40									

Total number of pieces Listed by sender: **7**
 Total number of pieces Received at Post Office: **SEVEN**
 Postmaster, Per (Name of receiving employee): 



MERIDIAN LAND SERVICES, INC.

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Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

April 22, 2024

Milford Planning Board
c/o Terrey Dolan, Planning Director
1 Union Square
Milford, NH 03055

Re: Wilkins Lumber Company, Inc. – Solar Array CUP / Minor Site Plan, Lot 2-30

Dear Board Members,

Meridian Land Services, Inc. is pleased to provide you with this brief statement of circumstances and waiver request relative to this application.

The recently installed Solar Array is situated well within the interior of the Wilkins Lumber Company, Inc. facility (a 'grandfathered' use on Lot 2-30 which is designated as zoning district Residence 'R').

Although the Milford Zoning Ordinance Section 7.11.0 "Solar Collection Systems" provides for a variety of systems in various zones, the majority of the requirements for Commercial Solar in the Residence 'R' Zoning District are not applicable in this particular instance.

We have noted such 'not applicable' items in both our Compliance Outline (attached hereto) and Minor Site Plan Checklist (submitted).

Should the board feel action on a Waiver request is more appropriate, we hereby request a waiver of those noted items since specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Thank you very much for your consideration of this matter.

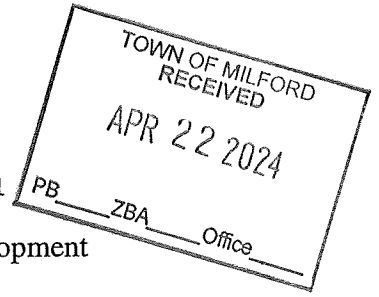
Very truly yours,
Meridian Land Services, Inc.

Kenneth C. Clinton, LLS/PLS
President



Waiver Request Form

Department of Planning and Community Development



Name of Project WILKINS LUMBER CO, INC - SOLAR ARRAY

Applicant WILKINS LUMBER / SALLY WILKINS & Meridian Land Services

Date 4/22/24

When a proposed subdivision plat or site plan is submitted for approval, the applicant may request in writing to waive specific requirements of these Regulations as they pertain to the subdivision or site plan. The applicant shall present reasons in writing why the waiver is needed by the application deadline for a regularly scheduled Planning Board meeting. The Board's publicly notice agenda for the particular meeting shall clearly indicate that a waiver request has been received, a copy of which is available at the planning office, and that the waiver request will be considered at the meeting.

Abutter notification is required for all waiver requests.

The Planning Board may grant a waiver in a special case, so that justice may be done and the public interest secured, provided that such waiver will not have the effect of nullifying the intent and purposes of these Regulations, the Zoning Ordinance or the Master Plan. The Planning Board shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case.

All approved waivers shall be noted on the plans, indicating the paragraphs waived and a general description of the waivers.

Subdivision or Site Plan Regulation Section Number	Request and Rationale
1. _____	<u>SEE INCLUDED LETTER, OUTLINE & CHECKLIST</u>
_____	_____
_____	_____
_____	_____



TOWN OF MILFORD, NH

Application Checklist

MINOR SITE PLAN



Minor Site Plan: An application of six hundred (600) square feet, or less, of additional building space.

For any boxes under "Required" checked "No" please submit written justification if the reasons are not apparent. This checklist is for administrative efficiency. It does not take the place of the comprehensive requirements of the Development Regulations, nor does it preclude the Board from requesting additional information if deemed necessary for making an informed decision.

Waiver Requests: Provide written justification for any waiver requests, citing the appropriate section number of the regulations. Waiver Forms are available at the Community Development Office or online at: <http://www.milford.nh.gov>.

If you have any questions please contact the Community Development office at (603) 249-0620.

Name of Application WILKINS LUMBER CO. - SOLAR ARRAY

Map(s) 2 Lot(s) 30

Required			Submitted		Waived
YES	NO		YES	NO	
			General Submission Requirements		
✓		1. Complete, signed Application	✓		
✓		2. Four (4) large 22" x34" copies and one (1) reduced 11" x 17" copy			
			Plan Information		
✓		A. Name, address & signature of applicant	✓		
✓		B. Name, address & signature of owner (if different from applicant)	✓		
✓		C. Name & address of person/firm preparing plan	✓		
✓		D. Names & address of all abutters	✓		
✓		E. North arrow	✓		
✓		F. Scale	✓		
✓		G. Date Prepared	✓		
✓		H. Locus map	✓		
✓		I. Property boundary lines with distances and angles to scale	✓		
✓		J. Lot area, frontage & associated minimum zoning requirements	✓		
✓		K. Current zoning of property	✓		
✓		L. All existing buildings, parking & driveways *	✓		
✓		M. Building setback lines *	✓		

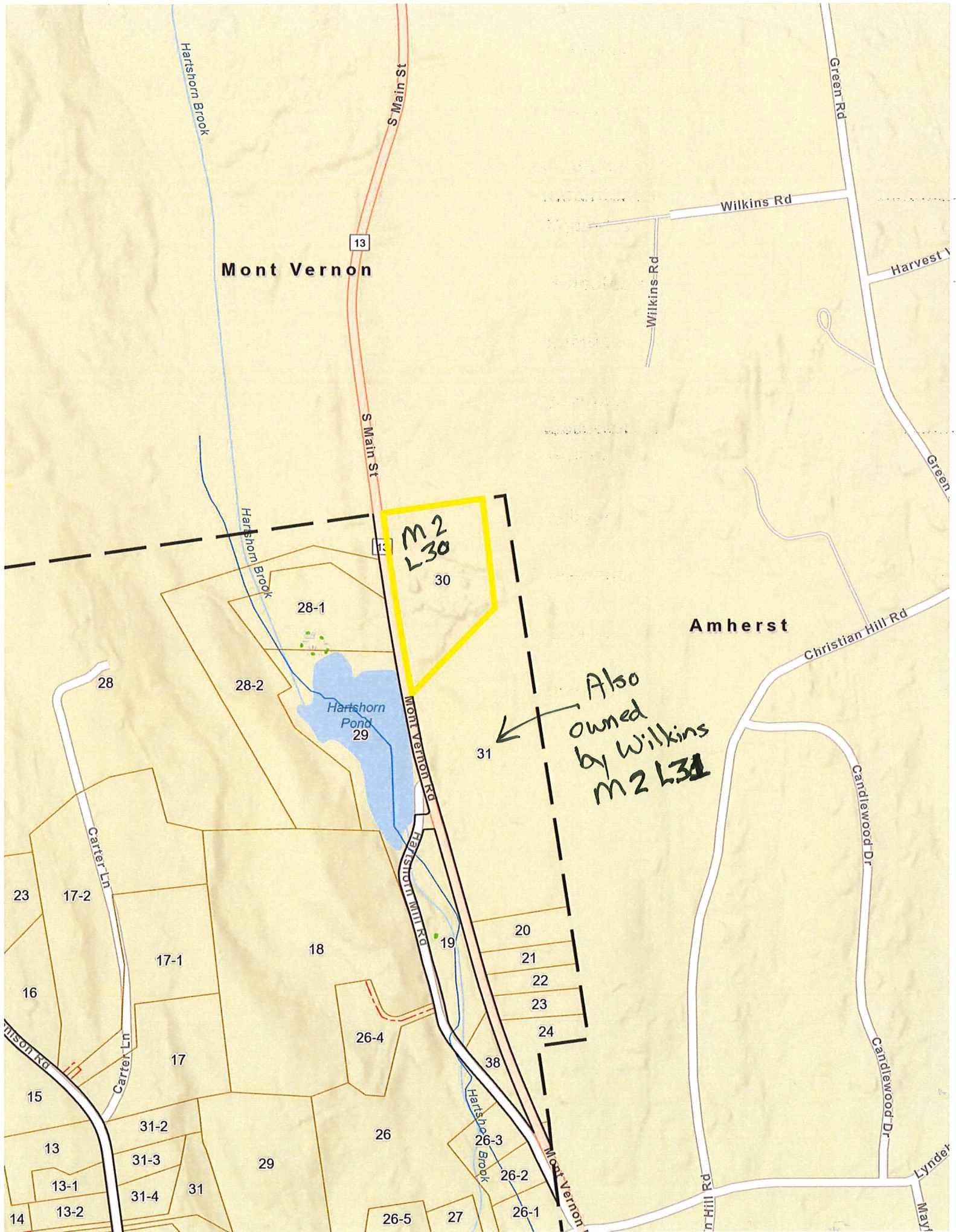
Array

Required			General Submission Requirements	Submitted		Waived
YES	NO			YES	NO	
	X	N.	Location of proposed addition(s)		X	
	X	O.	Flow of traffic		X	
✓		P.	All existing utilities (i.e. sewer, water, electric & gas) *	✓		
	X	Q.	Provisions for storage of recycling and refuse		X	
	X	R.	Location, size and detail of signs		X	
	X	S.	Location, size and detail of exterior lighting		X	
	X	T.	Location, size and detail of storage tanks		X	
	X	U.	Proposed and current landscaping with detail table		X	
	X	V.	Snow storage locations		X	
✓		W.	Note defining the Purpose of the plan	✓		
	X	X.	Note referencing and/or depictions on the plan of all easements, rights-of-way and deeded property restrictions.		X	
	X	Y.	Note detailing applicable impact fees		X	
	X	Z.	Note detailing Open Space calculations		X	
	X	AA.	Note detailing Flood Hazard information		X	
		BB.	Note detailing Groundwater Protection District information			
✓		CC.	Architectural details	✓		
	?	DD.	Note detailing any approved waivers			
Other Information (as necessary)						
	X	1.	Stormwater Management and Erosion Control permit if > 5000 SF of land disturbance (see Stormwater Management and Erosion Control Regulation)		X	
	X	2.	Alteration of Terrain Permit from NH DES		X	
	X	3.	All new deeds, easements, covenants and rights-of-way on property		X	
	X	4.	Any other State/Federal Permits		X	

Signature of person preparing the Minor Site Plan Application Checklist:

Name/Title: Ken Clinton, AGENT Date: 4/17/24
Ken Clinton, Meridian Land Services, Inc.

* RELATIVE TO THE SOLAR ARRAY ONLY



Mont Vernon

Amherst

M2
L30

Also
owned
by Wilkins
M2 L31

30

31

28-1

28-2

26-4

20

21

22

23

24

38

26

27

26-1

26-3

26-2

28

23

17-2

17-1

16

17

15

31-2

13

31-3

29

13-1

31-4

31

14

13-2

26-5

Hartshorn Brook

Hartshorn Brook

Hartshorn Pond

Hartshorn Brook

S Main St

S Main St

MONT VERNON RD

HARTSHORN MILL RD

Wilkins Rd

Wilkins Rd

Green Rd

Harvest

Green

Christian Hill Rd

Candlewood Dr

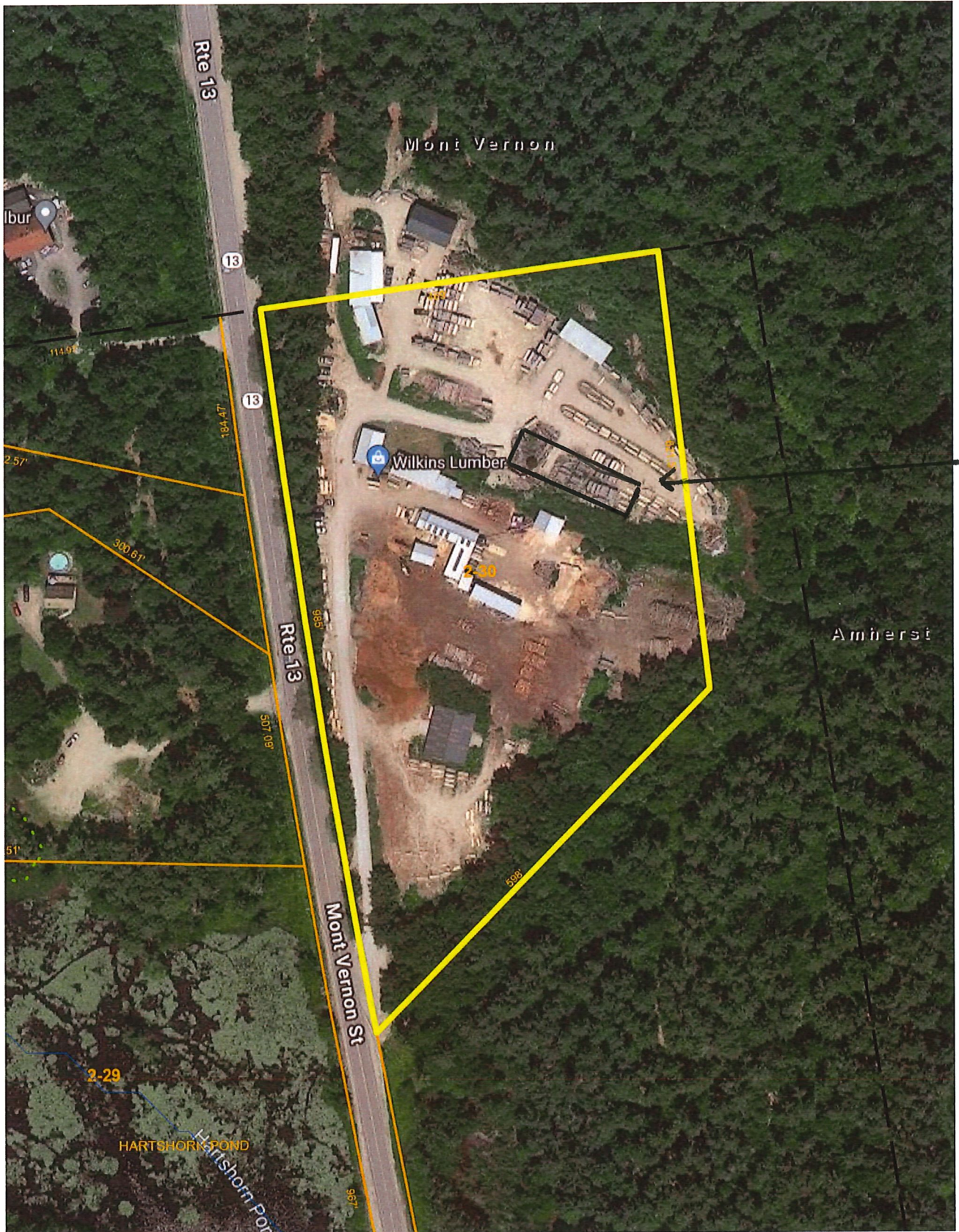
Candlewood Dr

Lynder

May

Christian Hill Rd

Mont Vernon



Approx.
Location
of
Solar
Panel
Array



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Wilkins Lumber Co.





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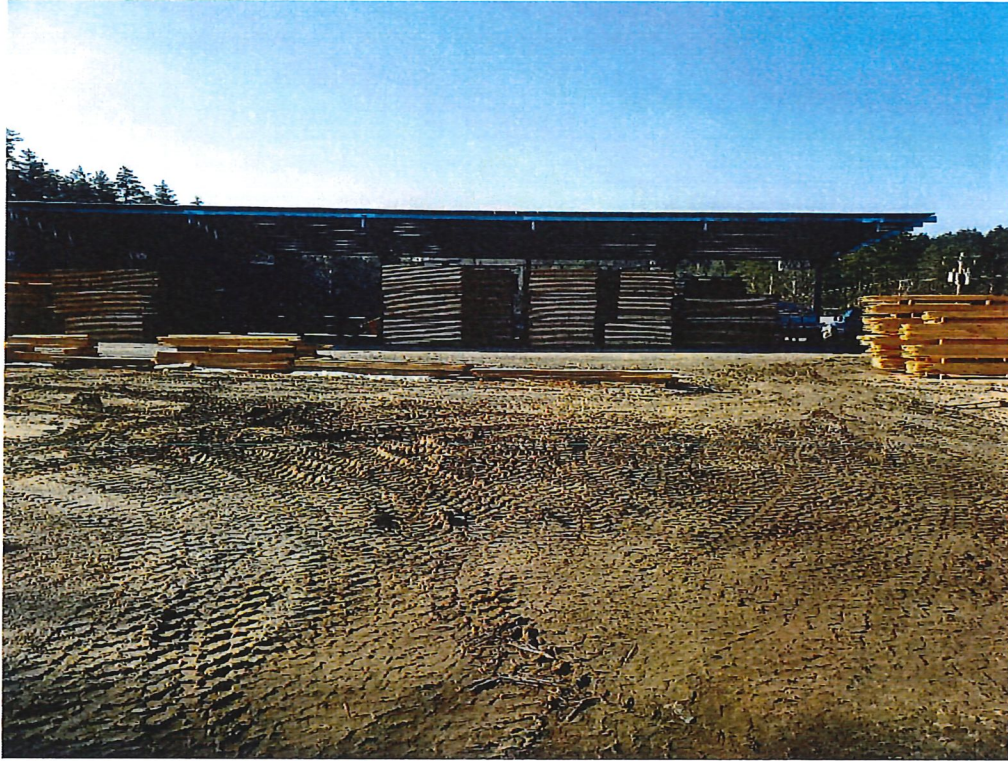
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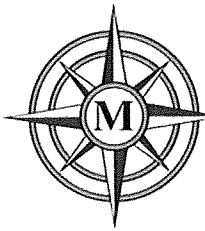
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Wilkins Lumber Co.





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Wilkins Lumber – Solar Array As-built / CUP-Minor Site Plan Compliance Outline, 4/17/24

7.11.4.A. Table of Uses:

Commercial Solar is permitted in the Residential R Zoning District per PB approval of a CUP.

7.11.4. B. Specific Solar Collection System Requirements and Exemptions:

1. CUP required as ground mounted system is over 750sqft.
2. Portions of ground mounted system is greater than 15' in height and is situated towards the rear of the site.
3. n/a (carport system)
4. n/a (roof system)
5. n/a (municipal system)

7.11.4. C. Additional Provisions Regarding Solar Collection Systems:

1. n/a (roof system)
2. Ground mounted system is less than 2% of the total lot area, well below the 70% allowance.

7.11.5, B.2. CUP application to be filed in general accordance with the Minor Site Plan Regulations

7.11.5, B2.a System Layout

- i. Plan showing installation as-built is submitted along with this 'narrative' summary of compliance.
- ii. n/a (installation area was already cleared and used for material storage)
- iii. Solar array equipment, underground service & connection points are shown on the plan.
- iv. Item iii improvements are compliant with required setbacks.
- v. Manufacturer elevation drawing and as-built site photos are submitted hereto.

7.11.5, B2.b Equipment Specification:

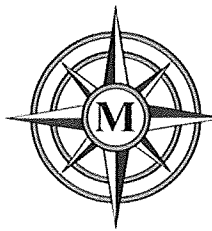
- i. Equipment & Specifications are included within the submitted Solar Mounts, LLC plan set.
- ii. see above.

7.11.5, C Standards of Review

1. The use is specifically authorized by Section 7.11.4 as a conditional use.
2. The as-built solar array complies with Section 7.11.4 and with all applicable requirements of the minor site plan requirements unless waived.
3. The constructed solar array does not materially endanger the public health or safety.
4. The existing site screening will be maintained during the operative lifetime of the system.
5. We are aware of no necessary conditions or restrictions for the granting of the CUP.

7.11.6 Standards

- A.1. The system complies with the dimensional setbacks for structures.
- A.2.a. The system is visually screened through the preservation of existing vegetation.
- A.2.b. n/a (fencing – none required)



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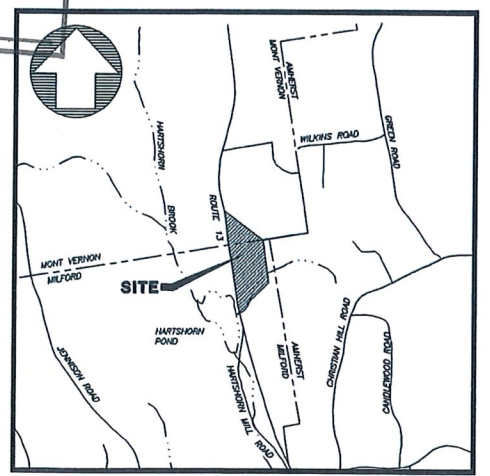
www.MeridianLandServices.com

- A.2.c. n/a (primary agriculture – not a farm)
- A.2.d. n/a (land clearing – none performed)
- A.2.e. n/a (industrial, utility & generation station – none of these apply)
- A.3. n/a (detailed buffering plan – existing vegetation)
- A.4. n/a (stormwater – no net increase in impervious area and no AoT ground disturbance).
- A.5. Emergency response access is shown on the plan. Additional documentation is pending.
- A.6. The system emits little or no glare off site due to the shallow angle of the array panels.
- A.7. n/a (noise – none exist).
- A.8. n/a (lighting – no additional lighting has been installed).

- B.1. We understand that the system conforms to applicable state and federal laws and regulations and local ordinances.
- B.2. We understand that the system was inspected by the electrical inspector or Building inspector.
- B.3. The system's transmission line is underground from the system to the connection point.
- B.4. n/a (grid tied system)
- B.5. n/a (roof mounted system)

TOWN OF MILFORD
RECEIVED
APR 22 2024

PB ZBA Office



LOCUS MAP:
SCALE: 1"=1,000±

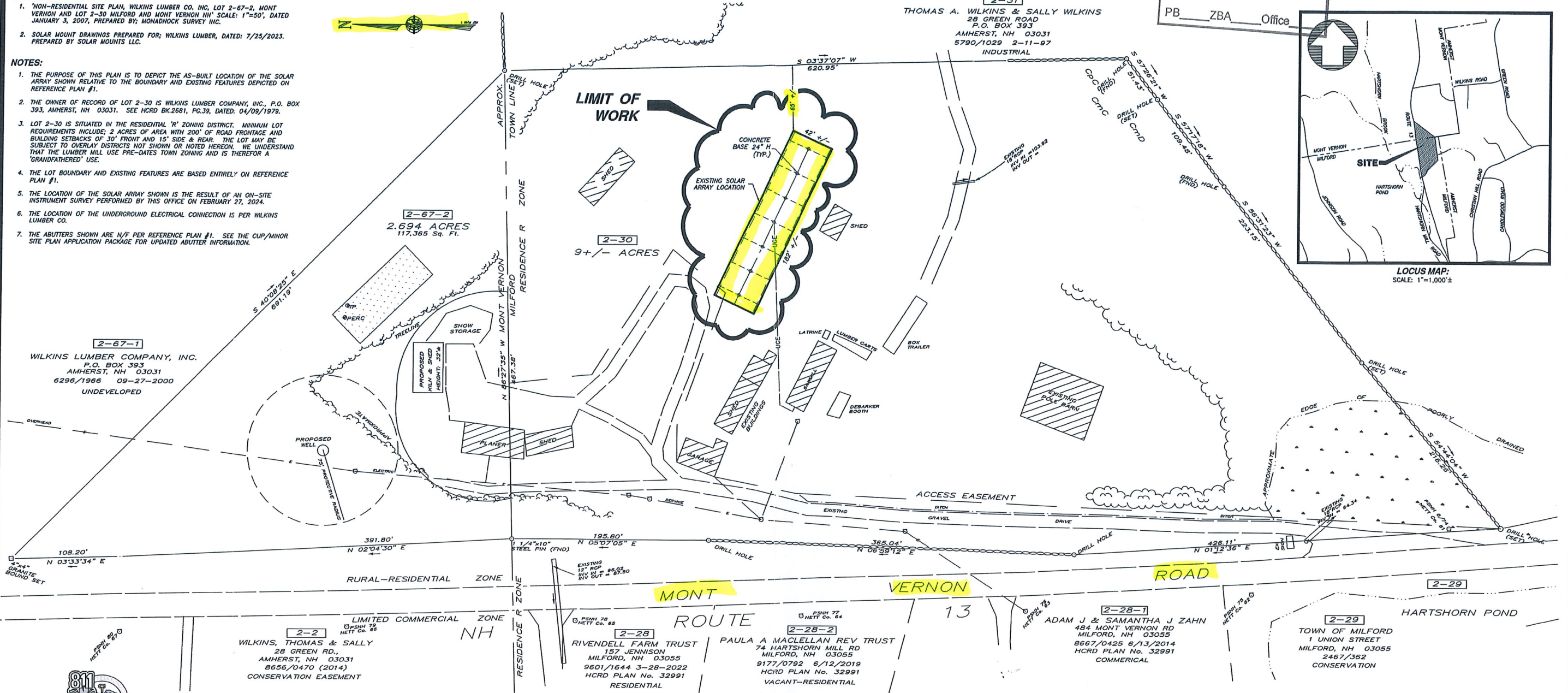
ANSI 15000 5/15/24

REFERENCE PLANS:

1. "NON-RESIDENTIAL SITE PLAN, WILKINS LUMBER CO. INC, LOT 2-67-2, MONT VERNON AND LOT 2-30 MILFORD AND MONT VERNON NH" SCALE: 1"=50', DATED JANUARY 3, 2007, PREPARED BY: MONADNOCK SURVEY INC.
2. SOLAR MOUNT DRAWINGS PREPARED FOR: WILKINS LUMBER, DATED: 7/25/2023. PREPARED BY SOLAR MOUNTS LLC.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE AS-BUILT LOCATION OF THE SOLAR ARRAY SHOWN RELATIVE TO THE BOUNDARY AND EXISTING FEATURES DEPICTED ON REFERENCE PLAN #1.
2. THE OWNER OF RECORD OF LOT 2-30 IS WILKINS LUMBER COMPANY, INC., P.O. BOX 393, AMHERST, NH 03031. SEE HCRD BK.2681, PG.39, DATED: 04/09/1979.
3. LOT 2-30 IS SITUATED IN THE RESIDENTIAL "R" ZONING DISTRICT. MINIMUM LOT REQUIREMENTS INCLUDE: 2 ACRES OF AREA WITH 200' OF ROAD FRONTAGE AND BUILDING SETBACKS OF 30' FRONT AND 15' SIDE & REAR. THE LOT MAY BE SUBJECT TO OVERLAY DISTRICTS NOT SHOWN OR NOTED HEREON. WE UNDERSTAND THAT THE LUMBER MILL USE PRE-DATES TOWN ZONING AND IS THEREFOR A 'GRANDFATHERED' USE.
4. THE LOT BOUNDARY AND EXISTING FEATURES ARE BASED ENTIRELY ON REFERENCE PLAN #1.
5. THE LOCATION OF THE SOLAR ARRAY SHOWN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE ON FEBRUARY 27, 2024.
6. THE LOCATION OF THE UNDERGROUND ELECTRICAL CONNECTION IS PER WILKINS LUMBER CO.
7. THE ABUTTERS SHOWN ARE N/F PER REFERENCE PLAN #1. SEE THE CUP/MINOR SITE PLAN APPLICATION PACKAGE FOR UPDATED ABUTTER INFORMATION.



2-67-1
WILKINS LUMBER COMPANY, INC.
P.O. BOX 393
AMHERST, NH 03031
6296/1966 09-27-2000
UNDEVELOPED

2-67-2
2.694 ACRES
117,385 Sq. Ft.

2-30
9+/- ACRES

2-31
THOMAS A. WILKINS & SALLY WILKINS
28 GREEN ROAD
P.O. BOX 393
AMHERST, NH 03031
5790/1029 2-11-97
INDUSTRIAL

2-2
WILKINS, THOMAS & SALLY
28 GREEN RD.,
AMHERST, NH 03031
8656/0470 (2014)
CONSERVATION EASEMENT

2-28
RIVENDELL FARM TRUST
157 JENNISON
MILFORD, NH 03055
9601/1644 3-28-2022
HCRD PLAN No. 32991
RESIDENTIAL

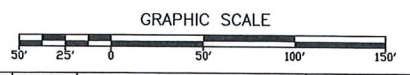
2-28-2
PAULA A MACLELLAN REV TRUST
74 HARTSHORN MILL RD
MILFORD, NH 03055
9177/0792 6/12/2019
HCRD PLAN No. 32991
VACANT-RESIDENTIAL

2-28-1
ADAM J & SAMANTHA J ZAHN
484 MONT VERNON RD
MILFORD, NH 03055
8667/0425 6/13/2014
HCRD PLAN No. 32991
COMMERCIAL

2-29
TOWN OF MILFORD
1 UNION STREET
MILFORD, NH 03055
2467/362
CONSERVATION

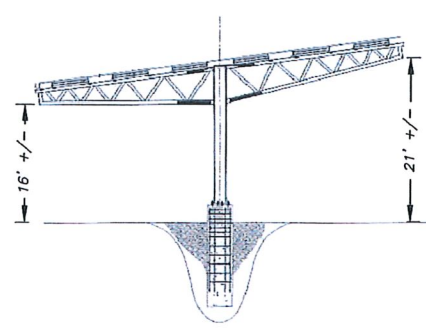


PLANNING BOARD
TOWN OF MILFORD, NH
SITE PLAN #: _____
DATE APPROVED: _____
SIGNED: _____

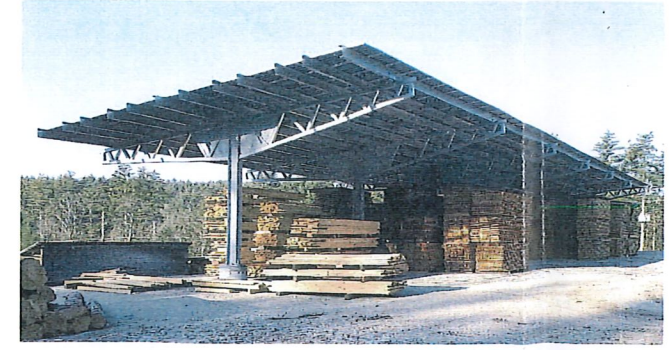


REV.	DATE	DESCRIPTION	C/O	DR	CK
D					
C					
B					
A					

SUPPORT DETAIL (SEE REFERENCE PLAN #2)



SITE PHOTO (2/27/2024)



Sally Wilkins
OWNERS SIGNATURE
4/22/24
DATE

CERTIFICATION:
"I HEREBY CERTIFY THAT THE AS-BUILT LOCATION OF THE SOLAR ARRAY SHOWN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE ON FEBRUARY 27, 2024".



SOLAR ARRAY C.U.P. / MINOR SITE PLAN
PREPARED FOR
WILKINS LUMBER CO.
TAX MAP 2 LOT 30
495 MONT VERNON ROAD
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 50' APRIL 22, 2024



MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

Printed: 4/22/2024 10:59 AM By: CHL
H:\MS\12460\12460T00.DRAWING\12460T00.dwg

Site Location:
495 Mon Vernon St
Milford, NH

Issued For Construction:
25 July 2023

Index Of Drawings:
Cover Sheet
Pg 1 Module Layout
Pg 2 Truss/Post Layout & Foundation Layout
Pg 3 Side and Front View
Pg 4 Bill of Materials
Pg 5 Module Specifications
Pg 6 Purins
Pg 8 Foundations
Pg 10 Assemblies, Connection Details & Options

Structural Design Loads:
HANWHA Q-CELLS
Q.PEAK DUO XL-G10.3
87.2"x41.1"x1.38"
2018 IBC with NH Amendments; ASCE 7-16
Dead Load = 5.00psf (includes 12" C-Purlins)
Live Load = 12psf
Ground Snow Load = 70psf
Roof Snow Load = 52.92psf
Ce= 0.9 Ct = 1.2 Cs=1
Wind Speed = 114 mph, Exposure B
qh = 17.6 psf
Kz = 0.62 Velocity Pressure Exposure
Kd = 0.85
Kzt = 1.0

Seismic Criteria:
Soil Site Class D
Ss = 0.428
S1 = 0.084
Sds = 0.402
Sd1 = 0.134
Sms = 0.603
Sm1 = 0.202
Seismic Design Category = B

Structural Material Specifications:

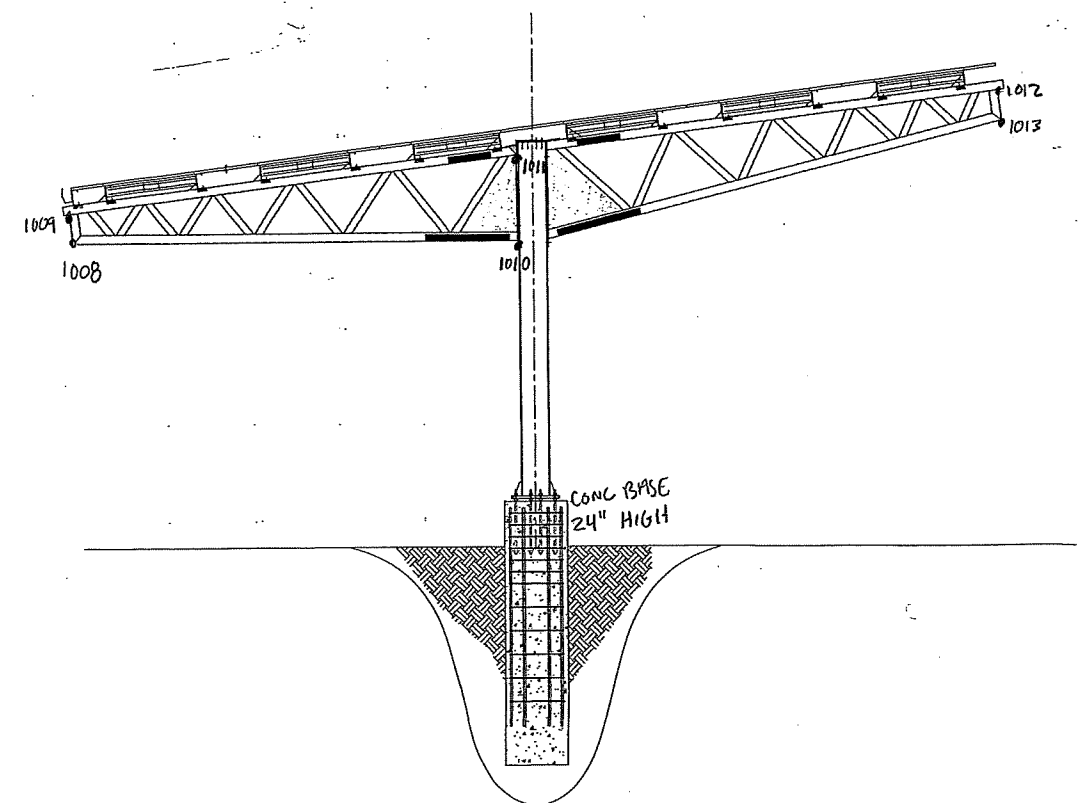
1. Structural Steel
 - 1.1. All construction shall conform to the latest AISC Specification for design, fabrication and erection
 - 1.2. Wide Flange Shapes - ASTM A992 (Fy=50ksi)
 - 1.3. Tube Shapes - ASTM A500, Grade C (Fy=50ksi)
 - 1.4. Steel Plates - ASTM A572 (Fy=50ksi)
 - 1.5. Structural Bolts - ASTM A325N. All bolts to be hot dip galvanized per ASTM A153. All high strength bolts shall be tightened to the snug-tight condition as defined by AISC unless otherwise noted
 - 1.6. Welding Electrode shall conform to AWS D1.1, Grade E70XX. All welding shall be done by welders holding valid certificates issued by an accepted testing agency and having experience in the types of welds shown on the drawings. All welds to be shop welds, no field welds allowed.
 - 1.7. All Hot Rolled Structural steel to either be hot dipped per ASTM A123 or painted with approved exterior structural steel paint manufacturer. Color selected by owner.
2. Cold Formed Steel
 - 2.1. All Cold Formed Steel shall be fabricated and erected in accordance with the latest edition of the "Specification for the Design of Cold-Formed Steel Structural Members" by the American Iron and Steel Institute.
 - 2.2. Canopy C-Purlin - ASTM570 Gr50 (12GA)
3. Cast-In Place Concrete
 - 3.1. Concrete work shall conform to all requirements of ACI 301, "Specifications for Structural Concrete for Buildings" and ACI 318 "Building Code Requirements for Reinforced concrete. Concrete shall be ready mix concrete in accordance with ASTM C94 with a 28 day compressive strength of 4,000 psi

Foundations:

1. Soil vertical bearing capacity = 2,000psf granular soil presumptive per IBC 2021. Lateral Bearing capacity - 300psf (150psf x 2 for isolated piers per IBC)

Tilt Angle 7°
The Certifying Engineer of Record is not responsible for solar panel design
Contact Engineer for placement of solar panels other than 7°
This Certification is for Cast-In Place Concrete Design of Solar Panels at 7° Tilt

Reference Drawings:
Solar Mounts, LLC:
Wilkins Lumber Full Set



LEGAL NOTES:

1. USING THESE PLANS, DRAWINGS AND SPECIFICATIONS TO CONSTRUCT THE STRUCTURES OR FOUNDATIONS CONSTITUTE AGREEMENT BY THE CLIENT TO THE FOLLOWING.
2. INDEMNIFICATION
THE CLIENT SHALL INDEMNIFY AND HOLD HARMLESS THE DESIGNER AND ALL OF ITS PERSONNEL & SUB CONTRACTORS FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES & EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE SERVICES, PROVIDED THAT ANY SUCH CLAIMS, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENT ACT OR OMISSION AND/OR STRICT LIABILITY OF THE CLIENT, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CLIENT OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE. THIS INDEMNIFICATION SHALL INCLUDE ANY CLAIM, DAMAGE OF LOSSES DUE TO THE PRESENCE OF HAZARDOUS MATERIALS.
3. RISK ALLOCATION
IN RECOGNITION OF THE RELATIVE RISKS, REWARDS & BENEFITS OF THE PROJECT TO BOTH THE CLIENT & THE DESIGNER THE RISKS HAVE BEEN ALLOCATED SO THAT THE CLIENT AGREES THAT TO THE FULLEST EXTENT PERMITTED BY LAW, THE DESIGNER'S TOTAL LIABILITY TO THE CLIENT, FOR ANY & ALL INJURIES, CLAIMS, LOSSES, EXPENSES, DAMAGES OR CLAIM EXPENSES ARISING OUT OF THIS AGREEMENT, FROM ANY CAUSE OF CAUSES, SHALL NOT EXCEED THE TOTAL AMOUNT OF \$50,000.00, THE AMOUNT OF THE DESIGNER'S FEE (WHICHEVER IS LESS) OR OTHER AMOUNT AGREED UPON WHEN ADDED UNDER SPECIAL CONDITIONS. SUCH CAUSES INCLUDE, BUT ARE NOT LIMITED TO, THE DESIGNER'S NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT OR BREACH OF WARRANTY.
4. OWNERSHIP DOCUMENTS
ALL DOCUMENTS PRODUCED BY THE DESIGNER UNDER THIS AGREEMENT REMAIN THE PROPERTY OF THE DESIGNER & MAY NOT BE USED BY THE CLIENT FOR ANY OTHER ENDEAVOR WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
5. DISPUTE RESOLUTION
ANY CLAIM OR DISPUTE BETWEEN THE CLIENT AND THE DESIGNER SHALL BE SUBMITTED TO NON-BINDING MEDIATION SUBJECT TO THE PARTIES AGREEING TO A MEDIATOR(S). THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE PRINCIPAL PLACE OF BUSINESS OF THE DESIGNER.



Phone: 844-757-7225
Address: 300 Woolley Drive
Marshall, MI 49068

Product:
7' T-Frame
Y-Frame
& L-Frame
Solar Carports

Company: Solar Mounts, LLC
Project Name / Title: Wilkins Lumber
Location: 495 Mon Vernon St
Milford, NH

THE INFORMATION AND DESIGN CONTAINED IN THIS DRAWING(S) IS THE SOLE PROPERTY OF SOLAR MOUNTS LLC. ANY USE OF OR REPRODUCTION OF THE INFORMATION MUST BE THROUGH DIRECT SOLAR MOUNTS LLC CONSENT.

Date: 07/25/2023

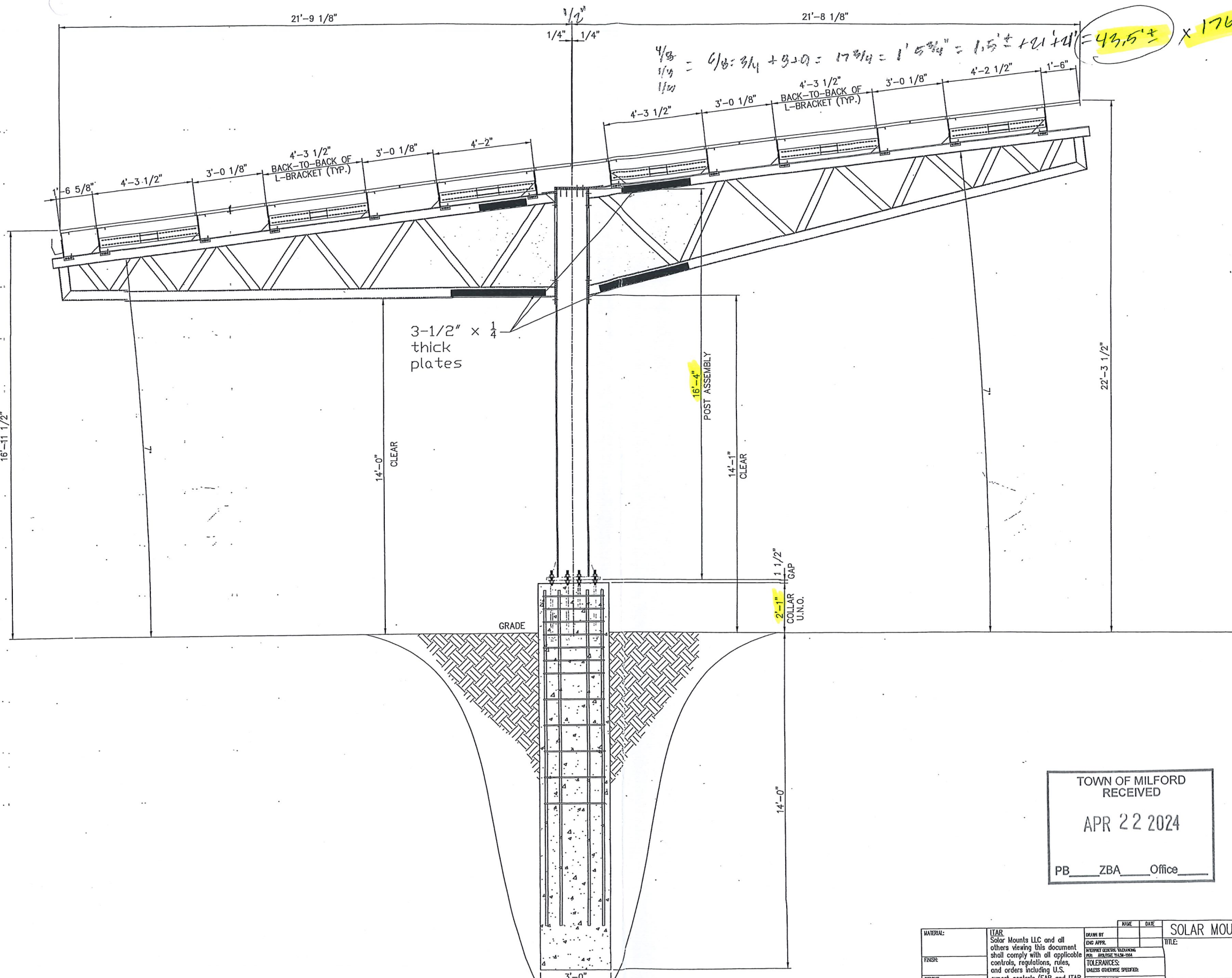
Solar Carport Detail:
Cover

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APR 22 2024
PB ZBA Office

TOWN OF MILFORD RECEIVED
AUG 11 2023
PB ZBA Office

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TITLE:		TOLERANCES:	UNLESS OTHERWISE SPECIFIED:	SCALE:	
SIZE:		ANGULAR:	+/- 1'		
		X:	+/- .05		
		XX:	+/- .025		
		XXX:	+/- .005		





6-High T-Frame Section
SCALE: 1/2" = 1'-0"

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PB ZBA Office

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WEIGHT:		CHECKED BY:		SCALE:		DATE:		NO.:	
DO NOT SCALE DRAWING		TOLERANCES: UNLESS OTHERWISE SPECIFIED: ANGULAR: +/- .1" X = +/- .05 XX = +/- .025 XXX = +/- .005		SIZE:	D	PART NUMBER:		SCALE:	



Phone: 844-757-7225
Address: 300 Woolley Drive
Marshall, MI 49068
Product: Solar Carports

Company: Net Zero Renewable Resources
Project Name / Title: Wilkins Lumber
Location: 495 Mon Vernon St
Milford, NH

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Date: 07/25/2023

Page: 3





Array 1:
(306 Panels)



Carport Module Layout
SCALE: 1/16"=1'-0"

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Map
NO SCALE

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FINISH:		TOLERANCES: UNLESS OTHERWISE SPECIFIED:			
NOTE:		ANGULAR: +/- 1'			SIZE / PART NUMBER: D
		X = +/- .05			SCALE:
		XX = +/- .025			
		XXX = +/- .005			



Phone:
844-757-7225

Address:
300 Woolley Drive
Marshall, MI 49068

Product:
Solar Carports

Company: Net Zero Renewable Resources

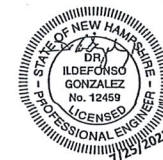
Project Name / Title: Wilkins Lumber

Location: 495 Mon Vernon St
Milford, NH


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Date: 07/25/2023


Page: 1





N
 **Carport Truss / Post Layout**
 SCALE: 1/16"=1'-0"



N
 **Carport Foundation Layout**
 SCALE: 1/16"=1'-0"



Phone: 844-757-7225
 Address: 300 Woolley Drive
 Marshall, MI 49068
 Product: Solar Carports

Company: Net Zero Renewable Resources
 Project Name / Title: Wilkins Lumber
 Location: 495 Mon Vernon St
 Milford, NH

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 APR 22 2024
 PB _____ ZBA _____ Office _____

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HEIGHT:		DESIGNED BY:	DATE:	
		TOLERANCES:		
		UNLESS OTHERWISE SPECIFIED:		
		ANGULAR: +/- 1'		SIZE / PART NUMBER:
		X = +/- .05		D
		XX = +/- .025		SCALE:
		XXX = +/- .005		





TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMO

Date: May 15, 2024
To: Town of Milford Planning Board
From: Terrence S. Dolan, Town Planner
Subject: **Case SP#2024-07, Conditional Use Permit (CUP) Request, Commercial Solar Panel Array for Wilkins Lumber, located at @ 495 Mont Vernon Road (Map 2 Lot 30).**

BACKGROUND:

The applicant, Wilkins Lumber Company, has requested approval of a Conditional Use Permit (CUP) for its prior construction of an onsite 7,644 square foot Solar Panel Array. This commercial solar array is intended to provide supplemental electrical power supply to exclusively serve the needs of the existing onsite lumber yard facilities, located within the central portion of the existing active lumber yard. (Please refer to attached photos)

The solar panel array is steel-framed “*carport-styled*” rack system (42’ x 182’), with the rows of solar panels (i.e. “modules”) mounted on top of a fixed (non-pivotable) frame-support system.

The lot is located in the Residence “R” Zoning District, @ 495 Mont Vernon Road (Map 2 Lot 30). The overall lumber yard site is 9.0 acres in size.

Pursuant to Section 7.11.0 “Solar Collection Systems” (Milford Zoning Ordinance), a “Condition Use Permit” (CUP) is required for any *Commercial Solar Array* within the Residence “R” Zoning District, pursuant to the Table requirements listed in Section 7.11.A (Table of Uses).

The nearest edge of the array to any surrounding lot line is to the east, measuring +/-65’; however, the applicant is also the listed adjacent owner of the eastern and southern adjoining lot, Map 2 Lot 31. (See attached photos).

According to the Wilkins Lumber Company website, the original lumber yard facilities started in 1808 along Hartshorn Brook, (western side of Route 13) with the Hartshorn family; then transitioning in ownership in 1957 to the Wilkins Family near the Mont Vernon Town Line. The lumber yard continued operations there until 1980 when the existing Wilkins Lumber Yard facility was created on the east side of Route 13.

WAIVER REQUEST

A Waiver has also been requested by the applicant to only provide specific (applicable) information for this solar panel array’s CUP.

However, it is staff’s opinion that for the approval of the required *Conditional Use Permit*, under Article VII, Section 7.11 (Solar Collection Systems), there is a provision under Section 7.11.5.B.3 (Standards of Review) where the specific requirements of the CUP submittal shall pre-empt any similar requirements of the Milford Development Regulations. Due to the uniqueness of a solar panel array, much of the typical Site Plan submission requirements are not applicable for review purposes. Therefore, staff is of the opinion that no Waiver Request is necessary for this CUP.

APPLICATION STATUS:

Pending the required CUP review and evaluation by the Planning Board, along with any necessary building permit follow-

up with the Milford Building & Fire Departments, Eversource Energy will need to be contacted by the Milford Building Department to provide official authorization of their pending request to energize the (built) solar panel array for the applicant.

NOTICES:

Pursuant to the Milford Development Regulations for the Conditional Use Permit (CUP), a Legal Notification was required for the newspaper (Milford Cabinet), and Abutter Notifications were required and sent out on May 10, 2024.

To date, no comments have been received by the Office of Community Development from the general public or any abutters.

The only substantive *Inter-Departmental Review* (“IDR”) comments were provided from the Milford Fire Department, below:

MILFORD FIRE DEPARTMENT COMMENTS:

Date: May 6, 2024

Parcel: # 002-030-000-000

Street Address: 495 Mont Vernon Rd

Project Name: Wilkins Lumber Solar Array

Review Type: Preliminary Conceptual Review

Status: Reviewed, comments provided below:

Comments:

The Milford Fire Department has reviewed the provided documents for the Planning Board Conditional Use Permit (CUP) review. The following comments DO NOT constitute plans review for the issuance of a building permit and the limited information provided is not sufficient for a full fire and life safety code review of the proposed project. Upon application for a building permit, a full set of detailed, stamped plans must be submitted to the Fire Department for plans review. Any code requirements mentioned are subject to change upon receipt of new information related to the project. Where assumptions are made in this review, they assume the most restrictive conditions.

1. The applicant must submit plans, specifications and details for the system and all components, showing that the system has been designed and installed in a manner compliant with NFPA 1, Fire Code, 2018 Edition and the 2020 edition of the National Electrical Code.
2. An inspection by the fire department is required after the plans are reviewed.

This concludes the review comments, please do not hesitate to contact the fire prevention office with any questions.

Sincerely,

Riley J. Stanchina, CFEI Deputy Chief
Milford Fire Department

ZONING DISTRICT/INFORMATION:

The subject property is within the *Residence “R” Zoning District*, under Section 5.04.0 of the Milford Zoning Ordinance. “Acceptable Uses” within this Zoning District include solar panel arrays, pursuant to the requirement for obtaining a Conditional Use Permit (CUP), per Section 5.04.2.B.2, and subsequent compliance with Section 7.11.0 of the Milford Zoning Ordinance.

UTILITY INFORMATION

The existing lot is presently served by town water and sewer. Eversource Energy is the dedicated electrical source supplier for the Lot.

STAFF RECOMMENDATIONS:

The only recommendation offered by Staff is that all normally-required CUP Application fees & Building Permit fees are fully reconciled and paid in full, prior to the Town of Milford providing its final authorization to Eversource Energy.