



TOWN OF MILFORD, NEW HAMPSHIRE  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

## **STAFF MEMO**

**Date:** July 12, 2021  
**To:** Town of Milford Planning Board  
**From:** Jason Cleghorn, Town Planner  
**Subject:** **SP2021-18 Duncan Solar Array, 47 Ball Hill Rd., Map 47, Lot 63-2.** Public Hearing for a minor site plan and conditional use permit for a solar array larger than 500 sf in the Residence R zoning district.

### **BACKGROUND:**

The applicant is requesting approval of a minor site plan and Conditional Use permit for the construction of a solar array (540sf) in excess of the 500 square feet allowed under the Zoning Ordinance's description of Residential Solar. The array will be placed in the rear yard of the parcel.

### **LOT AREA:**

1.28 acres

### **NOTICES:**

Notices were sent to all property abutters on July 7, 2021.

### **ZONING DISTRICT/INFORMATION:**

The subject property is within the Residence "R" Zoning District. At issue is that the Zoning Ordinance defines Residential Solar as being less than 500 sf. For purposes of this application, Office of Community Development Staff is considering this array under Commercial Solar since it is larger than 500 sf. It is not exporting power and will solely provide power for the single family residence. This application is before the Planning Board because it was 40 square feet too large to be considered Residential Solar.

7.11.4 District Regulations

A. Table of Uses:

|                                   | Zoning District  |                     |                                       |     |                   |
|-----------------------------------|------------------|---------------------|---------------------------------------|-----|-------------------|
|                                   | Residential<br>R | Residential<br>A, B | Commercial<br>/ Limited<br>Commercial | ICI | ICI2 / Industrial |
| Residential Solar                 | P                | P                   | P                                     | P   | P                 |
| Community Solar                   | P                | X                   | P                                     | P   | P                 |
| Accessory Agricultural<br>Solar   | P                | X                   | P                                     | P   | P                 |
| Primary Agricultural<br>Solar     | CUP              | X                   | P                                     | P   | P                 |
| Commercial Solar                  | CUP              | X                   | X                                     | CUP | CUP               |
| Large Commercial<br>Solar         | CUP              | X                   | X                                     | CUP | CUP               |
| Industrial Solar                  | X                | X                   | X                                     | CUP | CUP               |
| Utility Solar                     | X                | X                   | X                                     | X   | CUP               |
| Solar Power<br>Generation Station | X                | X                   | X                                     | X   | CUP               |

- P = Use permitted by right with building and electrical permit.
- CUP = Use permitted by Conditional Use Permit.
- X = Use prohibited.

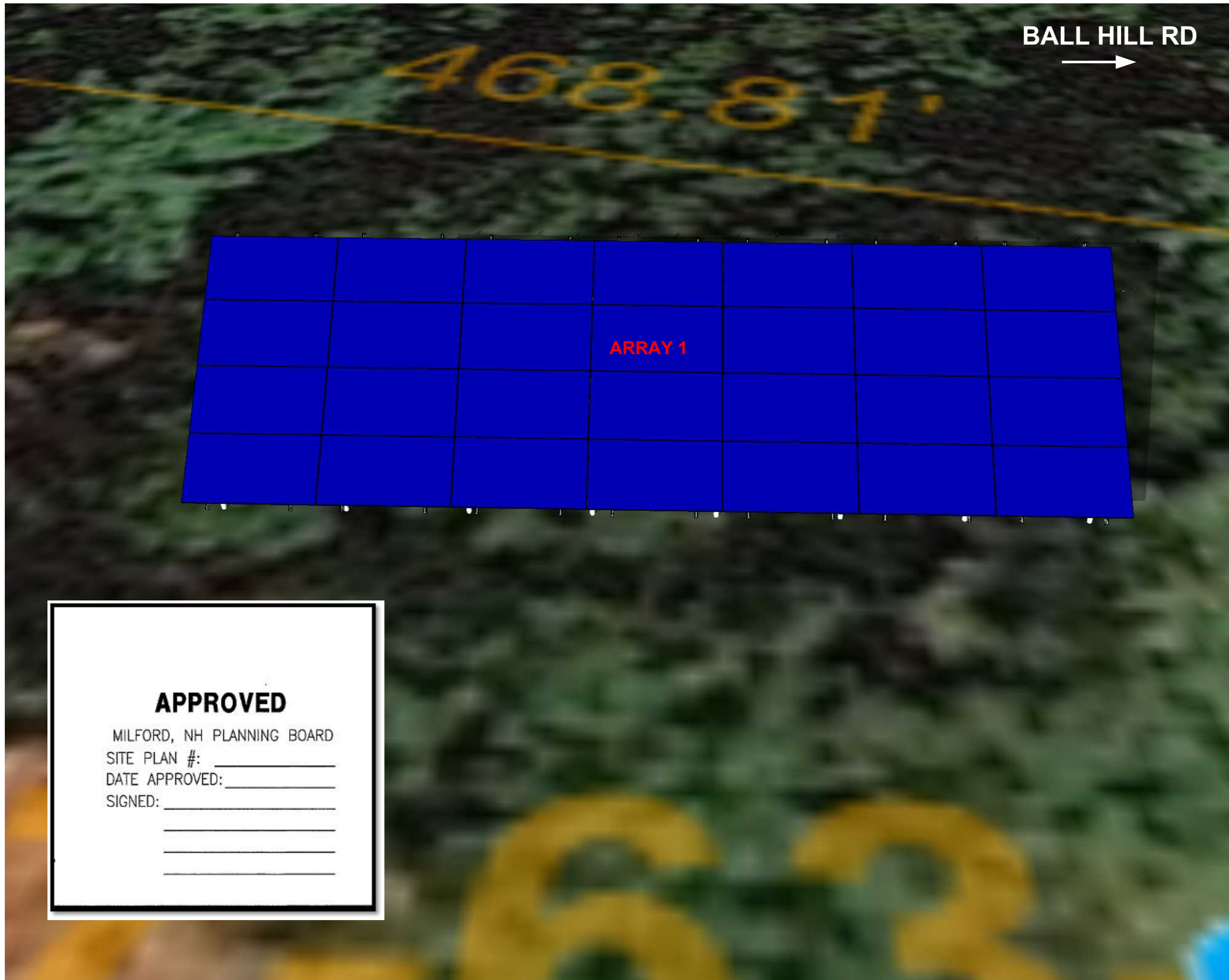
**EXISTING CONDITIONS:**

Map 47 Lot 63-2 is a 1.28 acre Residence R lot with a single family residence on it. The parcel is directly abutted to the north and south by similar rural residential lots. The property lines are heavily wooded on both of these sides. The rear of the lot is also heavily wooded. It is not anticipated that either abutting residential property will be able to see the panel.

**STAFF RECOMMENDATIONS:**

Barring any/all input and recommendations from the Board, Staff recommends approval with the following condition:

1. A positive finding regarding the overall Conditional Use Permit Criteria.



**COMPANY INFORMATION**

ALL ENERGY SOLAR, INC  
 1264 ENERGY LANE  
 ST PAUL, MN 55108  
 (800) 620-3370  
 INFO@ALLEENERGYSOLAR.COM

**CLIENT INFORMATION**

**CHRIS DUNCAN**  
 47 BALL HILL RD  
 MILFORD, NH 03055  
 PO 44311

**Panel Type**

LG 435

**# of Panels**

28

**System Size (kW)**

12.18

GROUND MOUNT

**NOTES:**

1. (28) ENPHASE IQ7PLUS INVERTER(S)
2. ARRAY 1:  
35° TILT, 180° AZIMUTH

**AZIMUTH**



**REVISIONS**

LAST: 05/7/21 BX

**PROJECT-PAGE TITLE**

COVER PAGE

**PAGE NUMBER**

A0

**APPROVED**

MILFORD, NH PLANNING BOARD

SITE PLAN #: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**CLIENT INFORMATION**

**CHRIS DUNCAN**  
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PO 44311

**SYSTEM DETAILS**

NOTES:

1. (28) ENPHASE IQ7PLUS INVERTER(S) = 8.12kW AC
2. ARRAY 1:  
180° AZIMUTH, 35° TILT  
(28) LG 435W = 12.18kW

ACCOUNT: 5626 524 1034  
PREMISE: 47  
METER: S71100989

**AZIMUTH**



**REVISIONS**

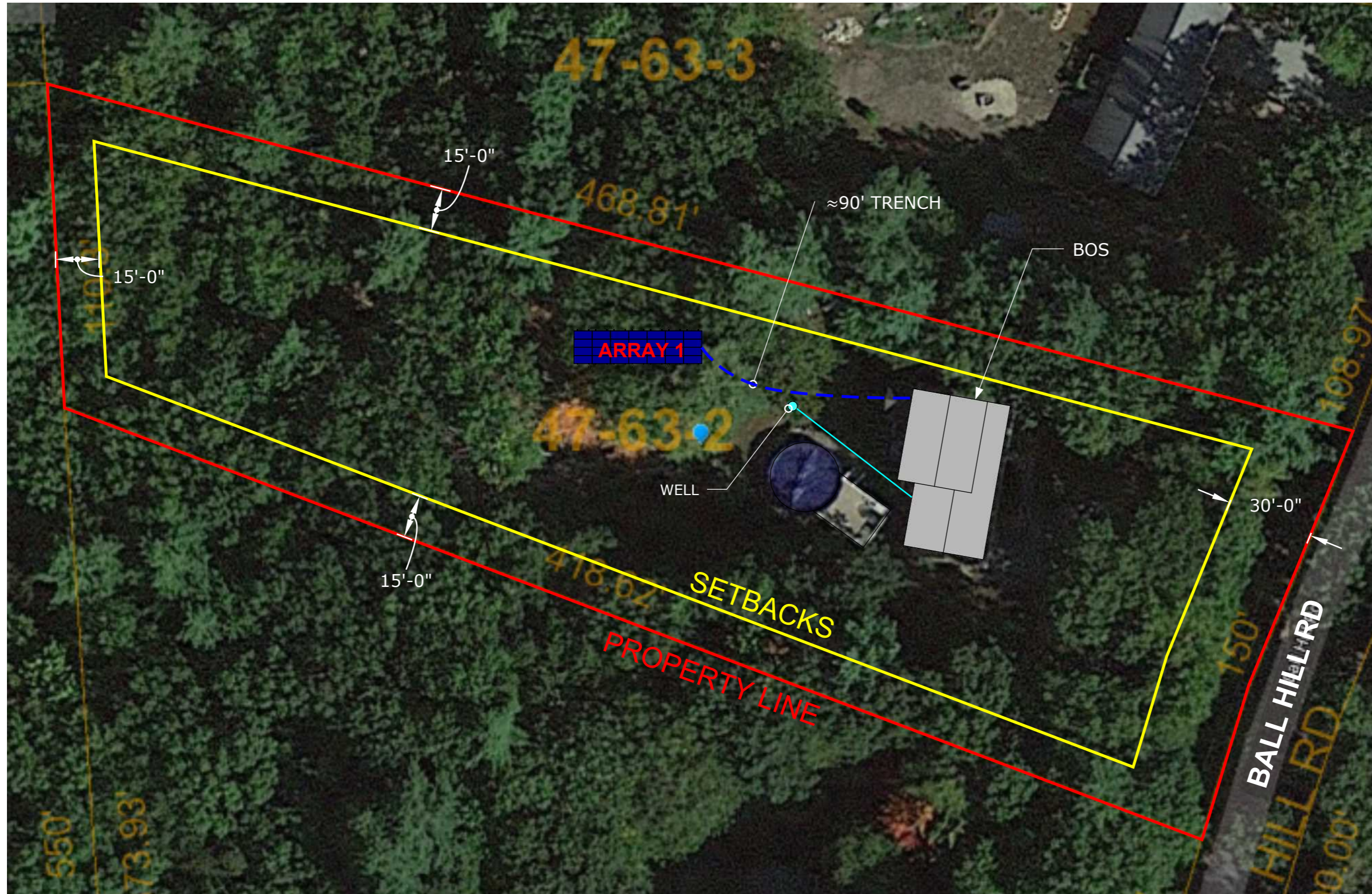
LAST: 05/7/21 BX

**PROJECT-PAGE TITLE**

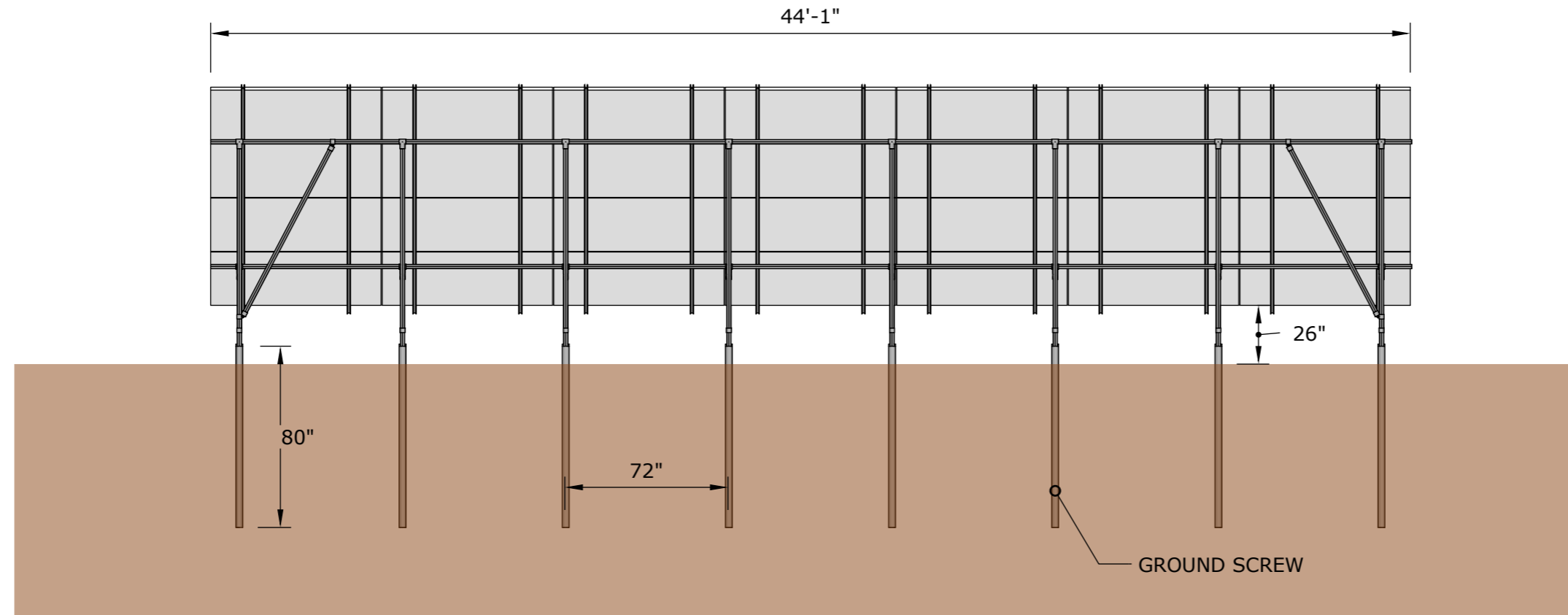
PROPERTY MAP

**PAGE NUMBER**

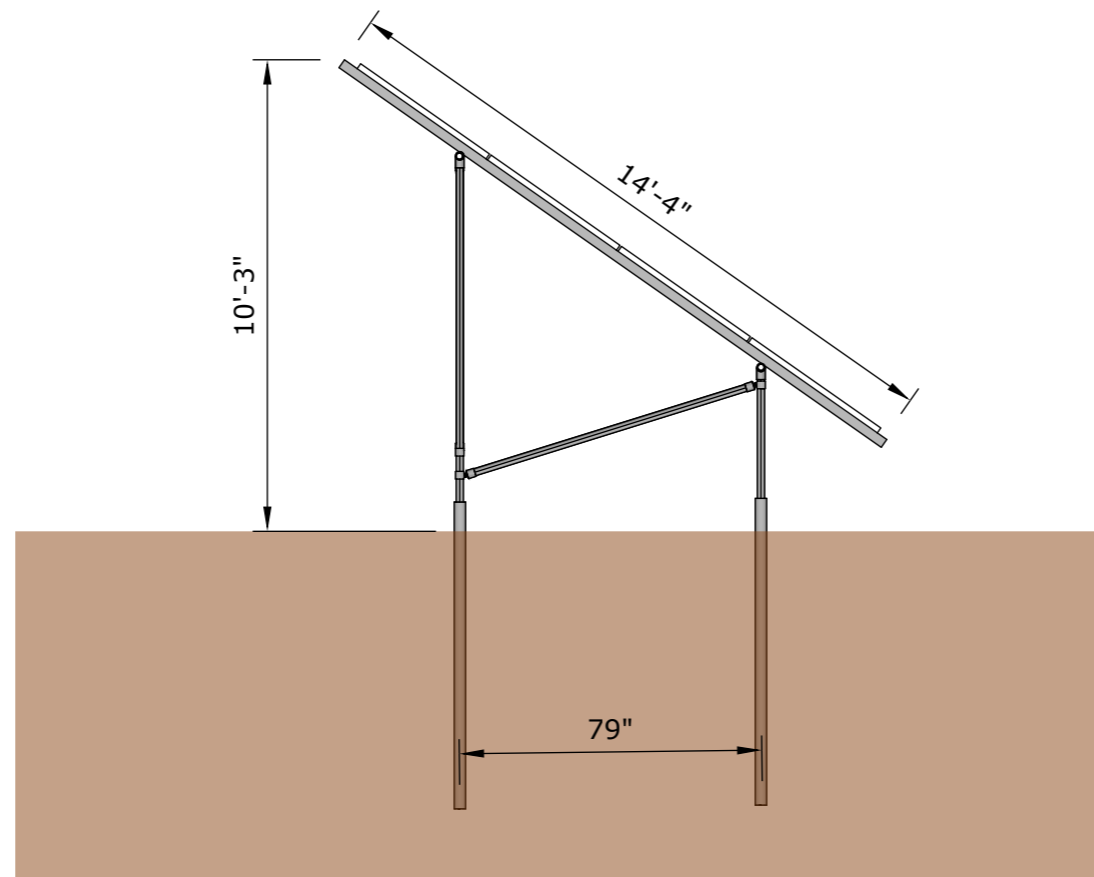
**A1**



NORTH ELEVATION



WEST ELEVATION



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CLIENT INFORMATION

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 MILFORD, NH 03055  
 PO 44311

SYSTEM DETAILS

- NOTES:
1. ELEVATIONS MAY VARY DEPENDING ON GROUND ELEVATION BUT ARE DRAWN TO THE BEST OF OUR ABILITY
  2. 540 SQ FT

REVISIONS

LAST: 05/7/21 BX

PROJECT-PAGE TITLE

ELEVATION DRAWINGS

PAGE NUMBER

A2

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**CLIENT INFORMATION**

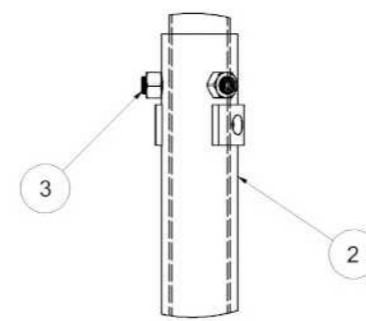
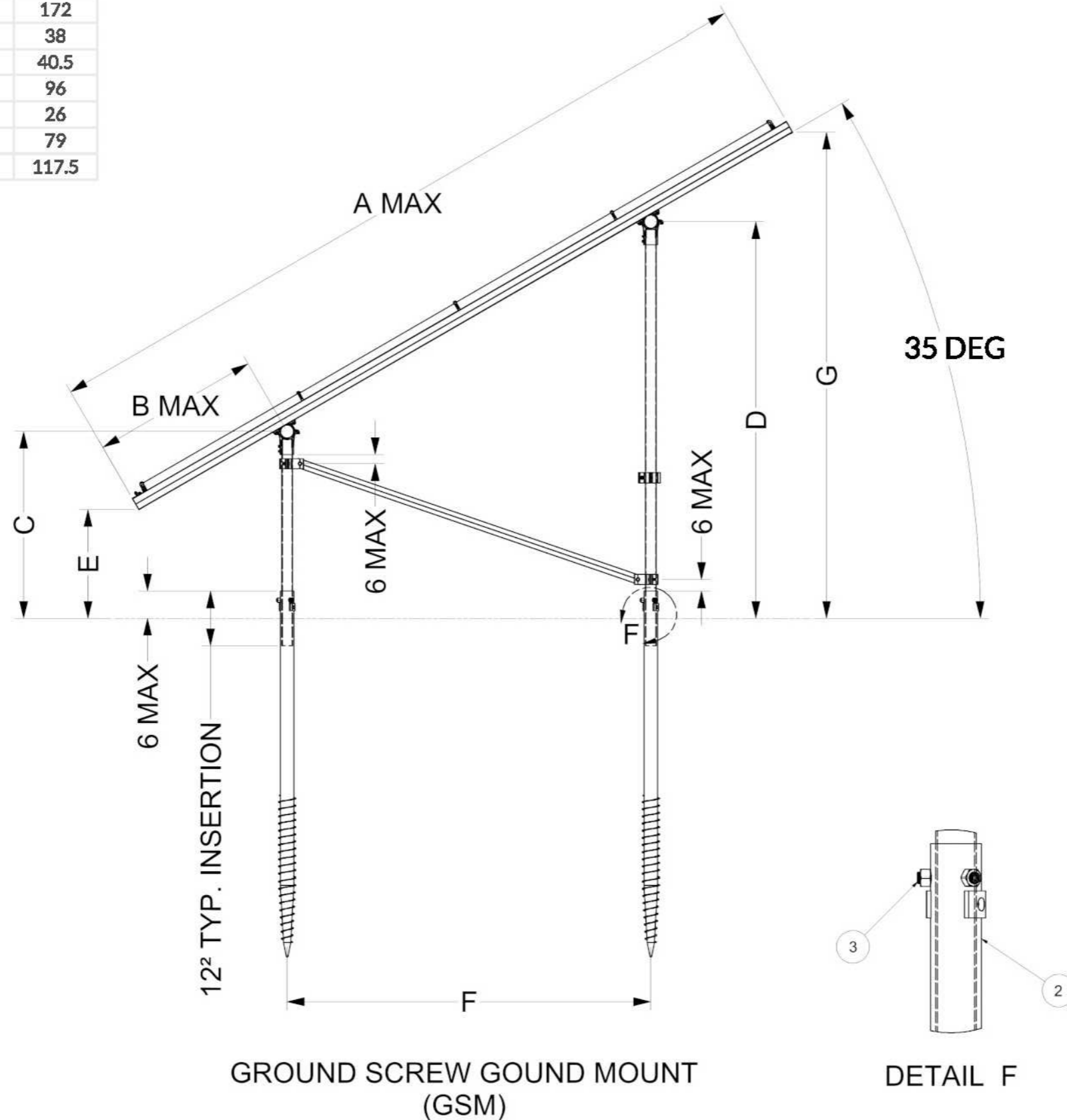
**CHRIS DUNCAN**  
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 PO 44311

**SYSTEM DETAILS**

NOTES:  
 1. ELEVATIONS MAY VARY DEPENDING ON GROUND ELEVATION BUT ARE DRAWN TO THE BEST OF OUR ABILITY  
 2. 540 SQ FT

- NOTES:  
 1. MAX DENOTES MAXIMUM PERMISSIBLE DIMENSIONS.  
 2. PIPE IS DESIGNED TO TELESCOPE IN AND OUT OF SCREW/AUGER FOR FIELD ADJUSTABILITY. 12" IS RECOMMENDED.

| DIMENSIONS |       |
|------------|-------|
| A          | 172   |
| B          | 38    |
| C          | 40.5  |
| D          | 96    |
| E          | 26    |
| F          | 79    |
| G          | 117.5 |



**REVISIONS**

LAST: 05/7/21 BX

**PROJECT-PAGE TITLE**

GM DETAILS

**PAGE NUMBER**

A3

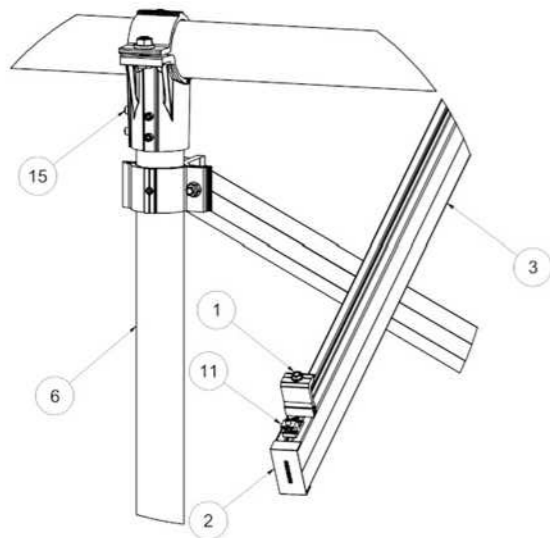
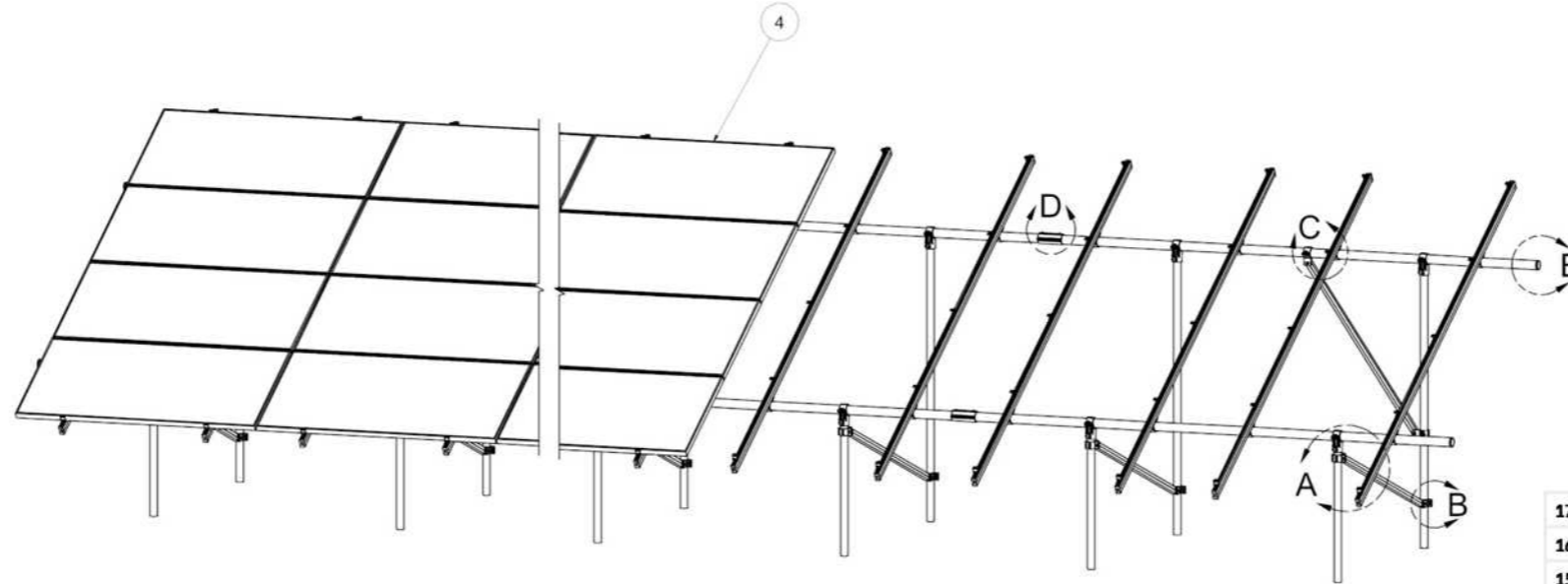
**PACKET A3**

|                   |           |
|-------------------|-----------|
| Model Code        | ASCE 7-16 |
| Exposure Category | B         |
| Wind Speed        | 110       |
| Ground Snow Load  | 60        |
| Tilt              | 35        |

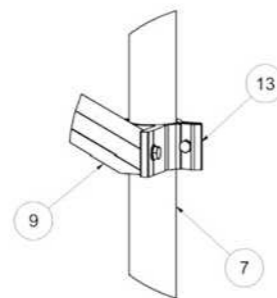
**4LX7 ARRAY**

**NOTES: UNLESS OTHERWISE SPECIFIED**

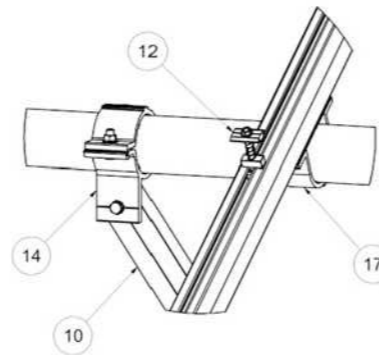
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ENGINEERING HAS REVIEWED AND STAMPED THIS DOCUMENT. **12. K10448-001 IS AN ACCEPTABLE SUBSTITUTE FOR K10342-001 PIPE SPLICE KIT**
- DIMENSIONS SHOWN ARE INCHES.
- THE SELF-BONDING SYSTEM AND SINGLE GROUND LUG IS FOR USE WITH PV MODULES THAT HAVE A MAXIMUM SERIES FUSE RATING OF 30A.
- MATERIALS ARE AS SPECIFIED OR EQUIVALENT:  
HARDWARE: 304 STAINLESS STEEL  
FABRICATED EXTRUDED PARTS: 6005-T5 ALUMINUM ALLOY  
FABRICATED DIE CAST PARTS: ANSI/AA A380 ALUMINUM ALLOY  
STEEL PIPE: SCHEDULE 40 GALVANIZED  
ALUMINUM PIPE: SCHEDULE 10 ANODIZED
- THE MAXIMUM PERMISSIBLE LENGTH OF ANY STRUCTURE SHALL BE 200 FT. FOR SYSTEMS USING A SHARED RAIL CONFIGURATION, A THERMAL BREAK IS REQUIRED IN THE RAIL EVERY 40 FT. PER THE DRAWING DETAILS.
- 4LX7-35DEG-STR-GSM-AGM-BGM-PGM
- APPROVED RAIL PROFILES VARY BASED ON ENGINEERING REQUIREMENTS. CONFIRM SELECTION WITH STRUCTURAL ENGINEER. SEE BOM IN BOTTOM RIGHT CORNER.
- K10224-XXX END CLAMP KIT OR K10299-XXX ADJ. END CLAMP KIT.
- FOUNDATION TYPES:  
GSM = GROUND SCREW GROUND MOUNT  
AGM = HELICAL AUGER GROUND MOUNT  
PGM = POST-IN-CONCRETE GROUND MOUNT  
BSM = BALLAST GROUND MOUNT
- 1 OF 1 ARRAY TYPES
- 1 ARRAYS TOTAL



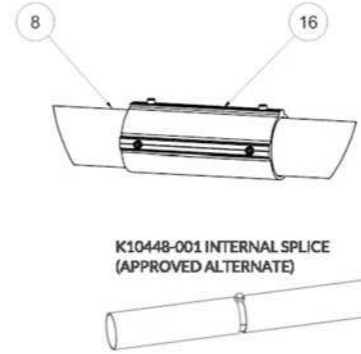
**DETAIL A**



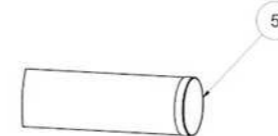
**DETAIL B**



**DETAIL C**



**DETAIL D**



**DETAIL E**

|    |               |   |    |
|----|---------------|---|----|
| 17 | K10343-002    | 2.5" AL PIPE U-BOLT KIT                                       | 28 |
| 16 | K10342-001    | 2.5" PIPE SPLICE KIT  | 8  |
| 15 | K10341-001    | 2.5" PIPE TEE KIT   | 16 |
| 14 | K10222-001    | 2.5" PIPE CLAMP KIT   | 2  |
| 13 | K10219-001    | 2" PIPE CLAMP KIT   | 18 |
| 12 | K10180-001    | Grounding Mid-clamp kit with T Collar Bolt and grounding base | 42 |
| 11 | K10179-001    | SELF-GROUNDING LUG KIT  | 1  |
| 10 | A50164-092    | 1.5" SQ. STL TUBE BRACE                                       | 8  |
| 9  | A50164-066    | 1.5" SQ. STL TUBE BRACE                                       | 2  |
| 8  | A21168-112    | PIPE, HSS, 2.875" OD X 12 GAUGE                               | 10 |
| 7  | A21165-060    | PIPE, HSS, 2.375" OD X 12 GAUGE                               | 8  |
| 6  | A21165-120    | PIPE, HSS, 2.375" OD X 12 GAUGE                               | 8  |
| 5  | A20380-001    | 2.5" PIPE END CAP (OPTIONAL)                                  | 4  |
| 4  |               | Panel 1,910 x1,041 x40.0mm                                    | 28 |
| 3  | A20288-206-ML | Helio Rail HR300, 206"  | 14 |
| 2  | A20297-001    | Rail End Cap  | 28 |
| 1  | K10224-140    | End Clamp Kit. Varies per note 8                              | 28 |

| ITEM  | PART NUMBER | DESCRIPTION     | QTY          |
|---|-------------|-----------------|--------------|
| SunModo Corp.<br>14800 NE 65TH STREET, VANCOUVER WA 98682 |             |                 |              |
| CHRIS DUNCAN 44311  |             |                 |              |
| D   |             | DESIGNED NUMBER | 6375DC       |
| SCALE:  |             | N.T.S.          | SHEET 1 of 4 |

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**SYSTEM DETAILS**

**SUNMODO MOUNTING HARDWARE:**

- (16) FOOTINGS
- SEE CONFIGURATION IN DRIVE FOR ADDITIONAL MATERIALS

*\*STRINGING TO BE DETERMINED ON SITE*

**AZIMUTH**



**REVISIONS**

LAST: 05/7/21 BX

**PROJECT-PAGE TITLE**

RAIL AND STRINGING DIAGRAM

**PAGE NUMBER**

**A4**

|   |                               |             |             |
|---|-------------------------------|-------------|-------------|
| (28) LG LG435QAC-A6 MODULES<br>(28) ENPHASE IQ7PLUS INVERTER(S)<br><br>CIRCUITS:<br>(2) CIRCUIT(S) OF 9 MICROS<br>(1) CIRCUIT(S) OF 10 MICROS | MAX CIRCUIT LENGTH (120/240V) | 15A BREAKER | 20A BREAKER |
|   | ENPHASE IQ7                   | 12          | 16          |
|   | ENPHASE IQ7+                  | 9           | 13          |
|   | ENPHASE IQ7X                  | 9           | 12          |
|   | ENPHASE IQ7A                  | 8           | 11          |

THIS DRAWING IS CONFIDENTIAL PROPERTY OF SUNMODO AND ITS CONTENTS MAY NOT BE DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF SUNMODO CORP.

LABELS LOCATED ON PV PRODUCTION METER, UTILITY METER, AC DISCONNECT(S), INVERTER(S), AND APPROPRIATE LABELS ON MAIN ELECTRIC SERVICE. ALL LABELS ARE PERMANENT, WEATHERPROOF, AND DURABLE

THERE ARE NO CLEARANCE ISSUES DUE TO OVERHEAD POWERLINES.

**DISTANCES**

SOLAR PANELS - INVERTERS: 5' MAX  
 INVERTERS - PV COMBINER PANEL: 40' MAX  
 PV COMBINER PANEL - PV DISCONNECT: 90' MAX  
 PV DISCONNECT - IQ COMBINER PANEL: 35'  
 IQ COMBINER PANEL - UTILITY AC DISCONNECT: 2'  
 UTILITY AC DISCONNECT - UTILITY REVENUE METER: 2'  
 UTILITY REVENUE METER - FUSED AC DISCONNECT: 2'  
 FUSED AC DISCONNECT - MAIN ELECTRIC SERVICE: 2'  
 MAIN ELECTRIC SERVICE - UTILITY METER: 5'

**CALL-OUTS:**

- 1: SOLAR PANELS
- 2: INVERTERS
- 3: PV COMBINER PANEL
- 4: PV DISCONNECT
- 5: ENPHASE IQ COMBINER PANEL
- 6: UTILITY AC DISCONNECT
- 7: UTILITY REVENUE METER
- 8: FUSED AC DISCONNECT
- 9: UTILITY METER
- 10: MAIN ELECTRIC SERVICE



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 PO 44311

**SYSTEM DETAILS**

- NOTES:
- 1. (28) ENPHASE IQ7PLUS INVERTER(S) = 8.12kW AC
  - 2. ARRAY 1:  
 180° AZIMUTH, 35° TILT  
 (28) LG 435W = 12.18kW

ACCOUNT: 5626 524 1034  
 PREMISE: 47  
 METER: S71100989

**AZIMUTH**



**REVISIONS**

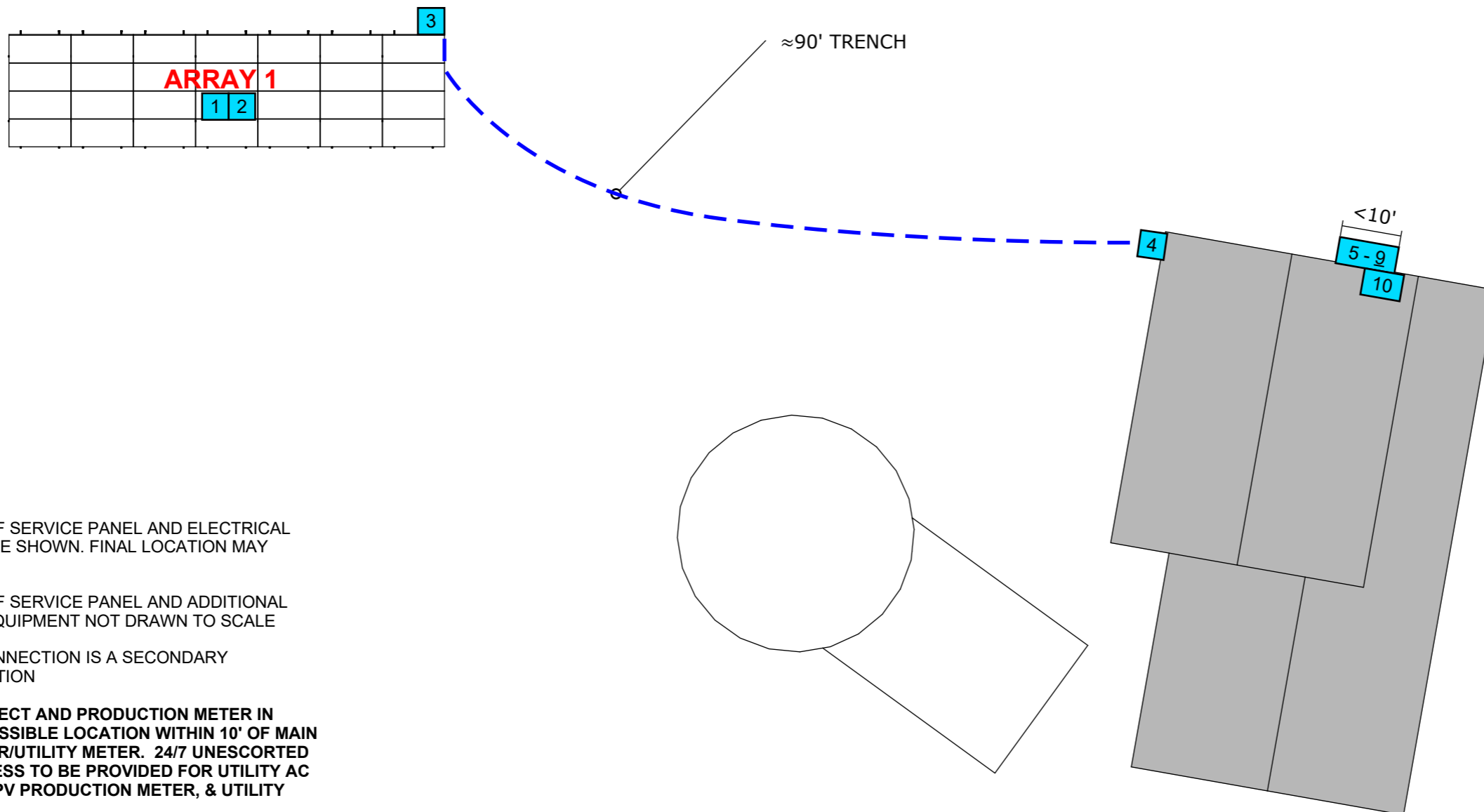
LAST: 05/7/21 BX

**PROJECT-PAGE TITLE**

SITE MAP

**PAGE NUMBER**

**A5**



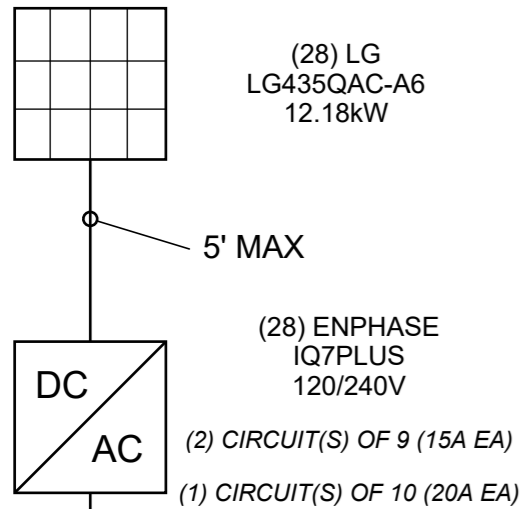
**NOTES:**

- 1. LOCATION OF SERVICE PANEL AND ELECTRICAL EQUIPMENT ARE SHOWN. FINAL LOCATION MAY CHANGE
- 2. LOCATION OF SERVICE PANEL AND ADDITIONAL ELECTRICAL EQUIPMENT NOT DRAWN TO SCALE
- 3. PV INTERCONNECTION IS A SECONDARY INTERCONNECTION
- 4. AC DISCONNECT AND PRODUCTION METER IN READILY ACCESSIBLE LOCATION WITHIN 10' OF MAIN SERVICE METER/UTILITY METER. 24/7 UNESCORTED KEYLESS ACCESS TO BE PROVIDED FOR UTILITY AC DISCONNECT, PV PRODUCTION METER, & UTILITY METER.
- 5. PV EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH NEC 690 AND POSTED WITH APPLICABLE WARNINGS, SIGNAGE, AND PLAQUES PER NEC 705-10, 690-17, & 690-64 (b)(5).
- 6. CIRCUITS:
  - (2) CIRCUIT(S) OF 9 (15AMPS EACH)
  - (1) CIRCUIT(S) OF 10 (20AMPS EACH)

**980'  
ANNAND DR**

**BALL HILL RD**





|  |   |
|--|---|
| <b>MODULE DETAILS:</b><br>(28) LG<br>LG435QAC-A6<br><br><b>RATED POWER</b><br>AT STC: 435W<br>VMP: 41.10V<br>IMP: 10.59A<br>VOC: 48.00V<br>ISC: 11.20A | <b>INVERTER DETAILS:</b><br>ENPHASE IQ7PLUS-72-2-US<br>Rating: 290 W<br>CEC Weighted Efficiency: 97 %<br>Max DC Voltage: 60.V V<br>Max AC Output Current: 1.21 A<br>Nominal Voltage Range:<br>240V / 211-264V (1-Phase)<br>Nominal Frequency: 60 Hz |
|--|---|



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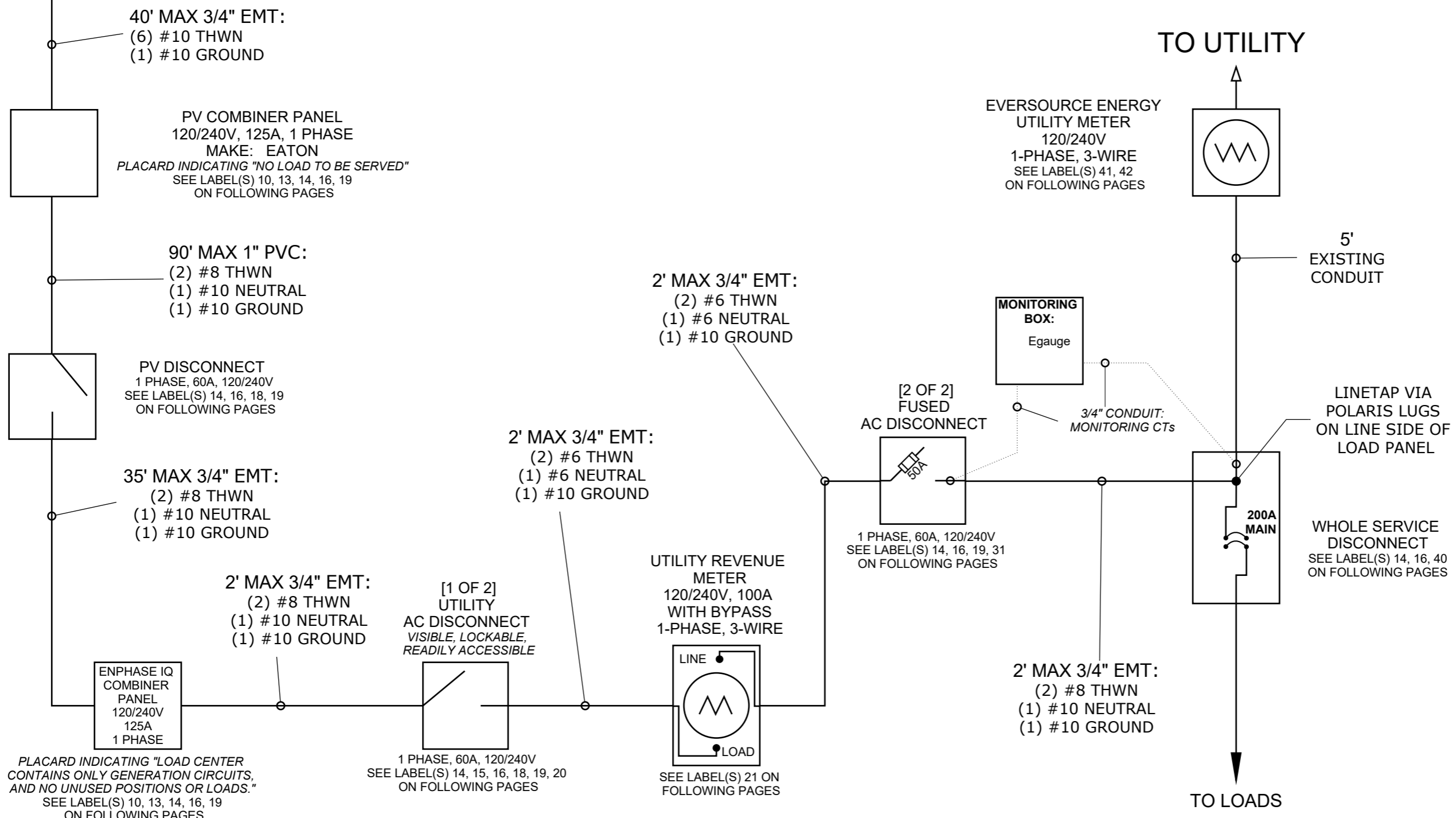
**CLIENT INFORMATION**

**CHRIS E DUNCAN**  
 47 BALL HILL RD  
 MILFORD, NH 03055  
 PO 44311

**SYSTEM DETAILS**

**SYSTEM SIZE:** 12.18kW DC  
**MAXIMUM POWER:** 8.12 kW AC  
**OPERATING VOLTAGE:** 120/240V  
**MAXIMUM CURRENT:** 33.88A  
**ACCOUNT:** 5626 524 1034  
**PREMISE:** 47  
**METER:** S71100989

- NOTES:**
- DESIGN MEETS NEC CODE AND SHALL BE INSTALLED IN ACCORDANCE WITH NEC 690 AND POSTED WITH APPLICABLE WARNINGS, SIGNAGE, AND PLAQUES PER NEC 705-10, 690-17, & 690-64 (b) (5)
  - SOLAR MODULES, INVERTERS, AND CORRESPONDING ELECTRICAL EQUIPMENT ARE LISTED.
  - INVERTERS ARE UL 1741 LISTED
  - PV INTERCONNECTION IS A SECONDARY INTERCONNECTION



\*DISTANCES NOT TO SCALE

**REVISIONS**

|                  |
|------------------|
| LAST: 05/7/21 BX |
|                  |
|                  |
|                  |

**PROJECT-PAGE TITLE**

ELECTRICAL  
LINE DIAGRAM

**PAGE NUMBER**

A6

# WARNING: PHOTOVOLTAIC POWER SOURCE

5: EXPOSED DC CONDUIT, JUNCTION BOXES, ECT.

# RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

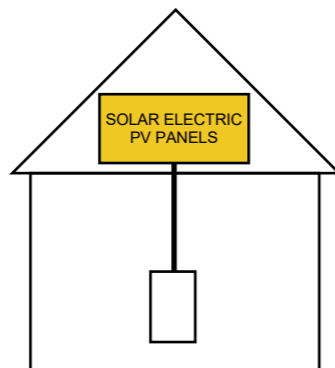
# PHOTOVOLTAIC AC DISCONNECT

**⚠ WARNING DUAL POWER SOURCE**  
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

# MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

# SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



# PHOTOVOLTAIC DC DISCONNECT

# MAXIMUM DC VOLTAGE OF PV SYSTEM

**⚠ WARNING**  
**ELECTRICAL SHOCK HAZARD**  
DO NOT TOUCH TERMINALS  
TERMINALS ON BOTH LINE AND  
LOAD SIDES MAY BE ENERGIZED  
IN THE OPEN POSITION

**PHOTOVOLTAIC AC DISCONNECT**  
MAXIMUM AC OPERATING CURRENT:   
NOMINAL OPERATING AC VOLTAGE:

# INTERCONNECTION DISCONNECT SWITCH

**⚠ WARNING**  
POWER SOURCE OUTPUT CONNECTION. DO NOT  
RELOCATE THIS OVERCURRENT DEVICE.

**CAUTION**  
PV SYSTEM CIRCUIT BREAKER IS BACKFED

# CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED

UTILITY AC DISCONNECT

PV PRODUCTION METER

HOUSE METER



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PO 44311

### SYSTEM DETAILS

LABELS ARE WEATHERPROOF,  
DURABLE, PERMANENTLY  
MOUNTED, AND COMPLY WITH  
NEC 690

ACCOUNT: 5626 524 1034  
PREMISE: 47  
METER: S71100989

### REVISIONS

LAST: 05/7/21 BX

### PROJECT-PAGE TITLE

LABELS

### PAGE NUMBER

A7

**EMERGENCY DISCONNECT  
SERVICE DISCONNECT**

15

**INTERCONNECTION  
DISCONNECT SWITCH**

17

MAXIMUM VOLTAGE

MAXIMUM CIRCUIT CURRENT

MAX RATED OUTPUT CURRENT OF  
THE CHARGE CONTROLLER  
OR DC-TO-DC CONVERTER  
(IF INSTALLED)

22

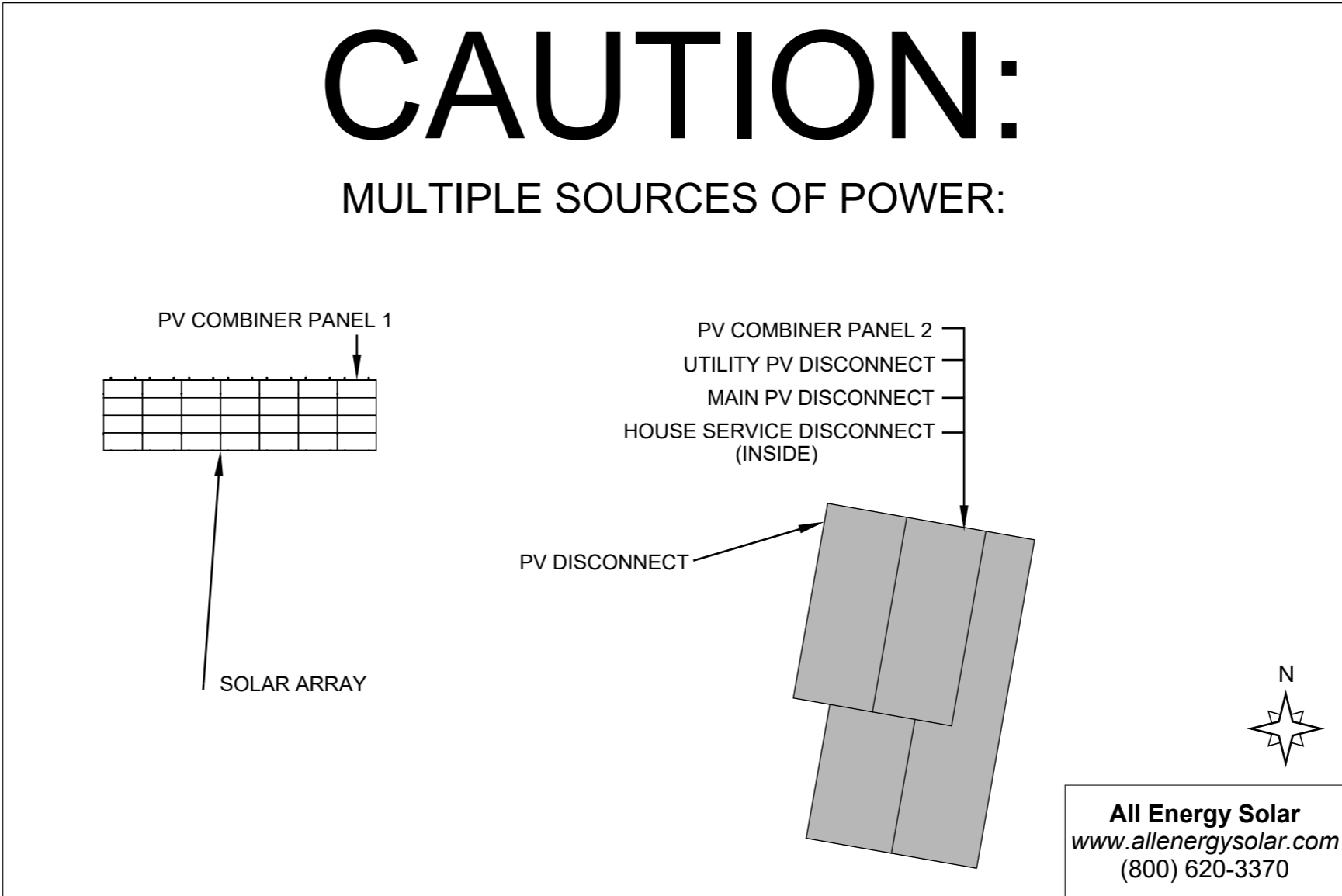
**NOTICE**

PV COMBINER  
PANEL ONLY  
NO LOADS

24

# CAUTION:

MULTIPLE SOURCES OF POWER:



18

**DUAL POWER SOURCE  
PHOTOVOLTAIC CIRCUIT**

Operating Voltage: 120/240

Maximum Current: 33.88 Amps

Maximum Power: 8.12 KW

43



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*LABELS ARE WEATHERPROOF,  
DURABLE, PERMANENTLY  
MOUNTED, AND COMPLY WITH  
NEC 690*

ACCOUNT: 5626 524 1034  
PREMISE: 47  
METER: S71100989

**REVISIONS**

LAST: 05/7/21 BX

**PROJECT-PAGE TITLE**

LABELS 2

**PAGE NUMBER**

**A8**



**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? Yes

---

---

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?  
7.11.0: Doesn't meet definition of "residential solar", but meets all requirements of conditional use permit for systems not granted by right. Very wooded lot, minimal if any visual impact from abutters.

---

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

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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

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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

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159 Front Lane  
Chicopee, MA 01013  
[www.allenergysolar.com](http://www.allenergysolar.com)

June 21st, 2021

Dear Town of Milford,

Chris Duncan lives at 47 BALL HILL RD in Milford. They are seeking to install a solar photovoltaic (PV) system on his property.

The proposed system is a ground mounted solar PV system, with a total of 28 435W solar panels. The system size of the project is 8.12 kW AC. The output is designed to offset the residential electricity usage at the property.

Sincerely,

All Energy Solar



47 Ball Hill Rd

All Street View & 360°



**47 Ball Hill Rd**  
Milford, New Hampshire  
Google  
Street View



Google