



TOWN OF MILFORD, NEW HAMPSHIRE
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

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STAFF MEMO

Date: September 8, 2021
To: Town of Milford Planning Board
From: Jason Cleghorn, Town Planner
Subject: **SP2021-19 Dechane Solar Array, Rachel Dechane/Granite State Solar (owners/applicant), 387 Savage Rd., Map 40, Lot 12.** Public Hearing for a conditional use permit for a solar array larger than 500 sf and generating more than 10kW AC power or greater than in the Residence R zoning district. Applicant has requested a waiver from §7.11.5(B)(2) of the Zoning Ordinance requiring a formal site plan.

BACKGROUND:

The applicant is requesting approval of a Conditional Use permit for the construction of a solar array (721 sf) in excess of the 500 square feet allowed under the Zoning Ordinance's description of Residential Solar. The array will also be 14.24 kW (10kW allowed for Residential Solar) and the power generated will only be utilized for the single family residence.

LOT AREA:

1.28 acres

NOTICES:

Notices were sent to all property abutters on September 8, 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.

WAIVERS:

The applicant has requested a waiver from § 7.11.5(B)(2) of the Zoning Ordinance requiring a formal site plan. Staff supports this waiver given the limited impact and visibility of the array.

7.11.4 District Regulations

A. Table of Uses:

Zoning District					
	Residential R	Residential A, B	Commercial / Limited Commercial	ICI	ICI2 / Industrial
Residential Solar	P	P	P	P	P
Community Solar	P	X	P	P	P
Accessory Agricultural Solar	P	X	P	P	P
Primary Agricultural Solar	CUP	X	P	P	P
Commercial Solar	CUP	X	X	CUP	CUP
Large Commercial Solar	CUP	X	X	CUP	CUP
Industrial Solar	X	X	X	CUP	CUP
Utility Solar	X	X <td X	X	CUP	
Solar Power 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 40 Lot 12 is a 1.42 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 eastern side of the property where the array will be located is adjacent to a large vacant property utilized as community open space and is owned by the Town of Milford. The rear of the lot is also heavily wooded. It is not anticipated that abutting residential properties will be able to see the panel given the tree canopy.



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.



To Whom It may concern,

As an agent at Granite State Solar, I would like to request a minor site plan waiver for our customer Rachel Dechane at 387 Savage Rd Milford NH 03055. The proposed ground mounted array will consist of 32 REC 445w solar modules and 32 Enphase IQ7A micro inverters. The array will not be visible from the roadway or abutting properties, the tree line provides privacy to the back field it will be located. I have provided an image with this letter showing the tree line surrounding where the proposed array will be.

Proposed array shall not cause any issues for abutting neighbors or drivers passing the residence. The solar modules are meant to absorb light this will not cause any glare for passersby or neighbors.

Thank you,

Raenor Lakin
Project Coordinator
Granite State Solar
57 Ryan Rd Bow NH 03304



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? Legally non conforming

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?
It does not meet solar ordinance requirements.

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



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Savage Rd

Google

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