

Planning Board of Sugar Hill

January 2, 2019

Members: Arthur Chase, Rob Hayward, Jim Keefe, David Thurston, Skip Redfield, Amy Venezia

Guests: none

Chairman Robb Hayward called the meeting to order on Wednesday, January 2, 2019 at 5:30PM. On a motion made by David Thurston, seconded by Jim Keefe the minutes of the December meeting were approved. PASSED UNANIMOUSLY

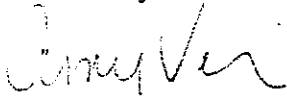
Public Hearing

Solar Energy

The Board reviewed the proposed Solar Energy section for the Zoning Ordinance (see attached) and the correspondence from the attorney at the Municipal Association. After a brief discussion and with no members of the public present for input the Board agreed to leave the proposal as presented. On a motion made by David Thurston, seconded by Jim Keefe the proposal will be presented to the voters of Sugar Hill at the town meeting in March. PASSED UNANIMOUSLY

With no more business on a motion made by Skip Redfield, seconded by Jim Keefe the meeting was moved to be adjourned.

Submitted by:



Amy Venezia

Secretary to the Planning Board



OLAR addition to Zoning

2. AUTHORITY AND PURPOSE

This ordinance is enacted in accordance with RSA 674:17 (I) (j), 674:62-66, and the purposes outlined in RSA 72:1, III, a, as amended.

The purpose of this ordinance is:

to accommodate Solar Energy Systems in appropriate locations, while protecting the public's health, safety and welfare.

to encourage the safe, efficient use of active Solar Energy Systems installed to reduce the on-site consumption of fossil fuels or utility-supplied electric energy. --to encourage the development of renewable energy business in accordance with the Town's development standards.

3. GOALS

1. To allow for the use of Solar Energy Systems in the community while maintaining Sugar Hill's scenic vistas and protecting property values.

2. To preserve the community's rural character, particularly as seen from public roads.

3. To minimize potential adverse impacts of Solar Energy Systems in the community by ensuring that such facilities are properly screened and are properly sited within existing topographic features of the property.

4. To ensure maintenance and safety procedures are in place to protect public health.

5. To encourage use of local renewable energy resources and to promote environmental sustainability and energy self-sufficiency.

6. To offer opportunities for residents to become more energy independent, reduce electricity costs, and meet clean energy goals.

C. DEFINITIONS

Accessory or Residential Solar Energy System

A Solar Energy System, building-mounted or freestanding, accessory to the primary use of the land, designed to supply energy for onsite residential use; excess energy may flow back to the grid for credits or for sale under net metering or other similar program under state law allowing for the disposition of excess energy for use by the residence. Solar Energy Systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights and awnings.

Commercial Solar Energy System

A Solar Energy System, building-mounted or freestanding, accessory to a permitted commercial, business, industrial, farm or agricultural use of the land, designed to generate energy to offset onsite utility costs or as an additional revenue stream.

Utility Scale Solar Energy System

A Solar Energy System that converts sunlight into electricity whether by photovoltaics (PV), concentrating solar thermal devices (CST), or other conversion technology, that is the principal use of the land on which it is located for the primary purpose of wholesale sales of generated electricity. Some electricity may be used by an onsite building or structure.

D. GENERAL PROVISIONS

All Solar Energy Systems shall comply with the following standards:

1. ALL proposed Solar Energy Systems shall submit a Solar Energy permit application to the Town of Sugar Hill and obtain approval before any construction begins.
2. All Solar Energy Systems shall be designed and operated in a manner that protects public safety.
3. All Solar Energy Systems shall comply with all State and local building, electrical, plumbing and fire codes, as applicable.
4. Building Mounted Solar Energy Systems shall not exceed the maximum height allowed in the zoning district in which the system is located.
5. Commercial Building Mounted Solar Energy Systems shall be placed so as to limit visibility from the public right-of-way or to blend into the roof design.
6. Freestanding Solar Energy Systems shall have natural ground cover under and between the collectors and surrounding the system's foundation or mounting devices.
7. All Solar Energy Systems that are connected to the electric distribution or transmission system through the existing service of the primary use on the site shall obtain an interconnection agreement with the electric utility in whose service territory the system is located.
8. All Solar Energy Systems using a reflector to enhance solar production shall minimize glare from the reflector affecting adjacent or nearby properties. Measures to minimize glare include selective placement of the

system, screening, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

E. SOLAR ENERGY SYSTEM STANDARDS

1. Accessory or Residential Solar Energy Systems.

Building mounted or freestanding Accessory or Residential Solar Energy Systems are permitted accessory uses in all Sugar Hill zoning districts, subject to setback and height requirements in the district in which the system is located, and the general provisions in Section D. above. The system is intended to primarily reduce on-site consumption of utility power, with a rated nameplate capacity of 10 kW AC and less than 500 square feet solar land coverage.

2. Community Solar.

"Medium" size free-standing, ground mounted solar energy systems are permitted uses in Rural Residence 1 and Rural Residence 2 Districts, but prohibited in the General Residence and Shorefront overlay Districts. These systems are subject to setback and height requirements in the district in which the system is located, and the general provisions in Section D. above. This is a system that is up to 100 kW AC and less than 1 acre of solar land coverage.

3. Commercial and Utility Solar Energy Systems

Commercial and Utility Solar Energy Systems are permitted accessory uses to a permitted commercial, business, industrial, farm or agricultural use of the land. These systems are allowed in Rural Residence 2 District only, subject to setback and height requirements in the district in which the system is located and the general provisions in Section D. above. Additionally, all Commercial and Utility Solar Energy Systems require approval of the Zoning Board of Adjustment by Special Exception.

Commercial and Utility Scale Solar Energy Systems shall be constructed with evergreen vegetative screening to obscure solar energy system perimeters year round from adjacent parcels where existing buffers do not exist to ensure that such Solar Energy Systems do not adversely affect the view of adjacent parcels or have an adverse impact on the use of the abutting property.

A decommissioning plan shall be submitted for the anticipated life of the Utility Scale Solar Energy System or in the event that the facility is abandoned or has reached the end of its useful life. If a Utility Scale Solar Energy System is out of service or not producing electrical energy for a period of twelve (12) months, it shall be deemed abandoned and decommissioning and removal of that facility shall commence in accordance with the decommissioning plan provided and approved.

Financial security shall be submitted in an amount equal to one hundred twenty five (125) percent of the amount approved in the cost estimate submitted as part of the decommissioning plan and in an acceptable form of security as required by the Town of Sugar Hill Select Board.

The invalidity of any section or provision of this ordinance shall not invalidate any other section or provision thereof.

On Tue, Dec 4, 2018 at 11:35 AM Amy Venezia <makvenezia3@msn.com> wrote:

Hi all,
Attached are the minutes from the November meeting for your review. We are scheduled to meet tomorrow night at 5:30 and will be discussing tourist home definition in the zoning ordinance.
Thanks,
Amy

