

**TOWN OF DURHAM**  
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**Town Planner's Project Review**  
**Wednesday, March 11, 2020**

VIII. **253 Durham Point Road – Solar Array.** Conditional use for freestanding solar array serving a single family house located in the Wetland Conservation Overlay District. Bonnie Brown, property owner. Erik Pickhardt, Go Solar, contractor. Map 12, Lot 15. Residence Coastal District.

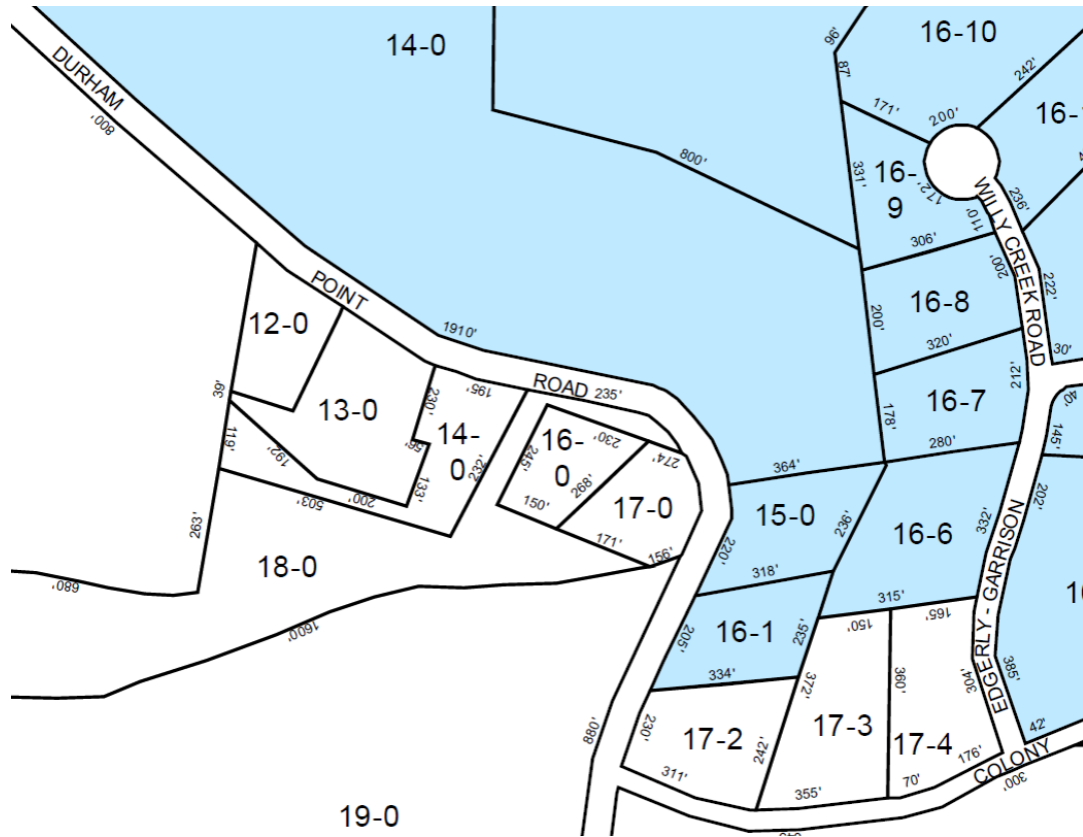
➤ I recommend that the board schedule a public hearing for March 25.

Please note the following:

- 1) Proposal. The proposal is to place a solar array serving a single family house within the 100 foot buffer of the Wetland Conservation Overlay District (WCOD). Extensive documentation, including photographs of the site, is included with the application (in the packet and on the website). The two plans overlaid on aerial photographs and the site plan is a little difficult to read in the hard copies. I suggest reviewing these items at the website.
- 2) Criteria. The applicant has addressed the eight general conditional use criteria and the four specific criteria for the WCOD.
- 3) Conservation Commission. The application will be presented to the Conservation Commission on March 23 for a recommendation on the conditional use.
- 4) TRG. The information has been sent to the Technical Review Group. If members have any comments they will send them but the application will not be presented at a TRG meeting nor am I asking for signoffs from members, given the particular nature of the application.
- 5) Site walk. Does the board think a site walk would be useful?
- 6) Solar ordinance. Earlier I thought this might be subject to review through the simpler Permitted Use B process but then remembered that the draft solar ordinance includes language to treat solar installations in the buffer as conditional uses. That ordinance is not yet adopted but is still pending so the requirements are still in effect provisionally. The proposal otherwise meets the requirements of the draft ordinance in terms of size, location, etc.

(over)

Lot 15-0



Site layout

