



TOWN OF DURHAM
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Amendment to Site Plan Regulations
Adding Accessory Freestanding Solar Arrays to Minor Site Review
For Public Hearing with Planning Board on July 24, 2024

- ❖ Change the language in the Durham Site Plan Regulations, Part II. Site Plan Review Process, Article 7. Minor Site Committee as follows:

Text being added is shown like this.

Text being deleted is shown like this.

Section 7.8 Threshold for Minor Site Review

The following types of projects may be eligible for review as minor site plans where there are no apparent significant changes proposed to the site nor apparent significant impacts anticipated:

- 1) A change of use or new use.
- 2) The addition of five or fewer new parking spaces.
- 3) Building additions or accessory structures up to 500 gross square feet.
- 4) Minor changes to the site with a footprint on the ground up to 500 square feet.
- 5) Minor changes to road access, traffic circulation, or pedestrian circulation on a site.
- 6) Installation of small non-habitable structures such as light fixtures, accessible ramps, utilities, and trash facilities.
- 7) Outside activity that would include few changes to the site.
- 8) Minor changes to drainage patterns or drainage structures.
- 9) Changes to landscaping or topography.
- 10) *Installation of freestanding solar energy systems that are accessory to multi-unit residential or nonresidential uses.***
- ~~10-11~~) Any other changes to the building or site which appear:
 - a) to be small in scale and scope;
 - b) to be straightforward;
 - c) to not have any adverse impact; and
 - d) to be consistent with the intent of this section

Where the proposal could reasonably be expected to generate any type of significant impact(s) regarding traffic or congestion; noise, odors, glare or other such elements; natural resources; visual features; Town services; or the health, safety, or welfare of the public, or where review by the Historic District Commission or the Zoning Board of Adjustment is involved, it is appropriate for the application to be reviewed by the Planning Board.