



Extension on Application

Application #: 20 2019-0021
Fees Paid:
Check #:
Receipt #:

PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT
EXTENSION REQUEST

RECEIVED

APR 28 2021

Planning/Zoning
City of Laconia

Name of Applicant: NESG LACONIA 1 SOLAR, LLC
Mailing Address: 36 MAPLEWOOD AVE PORTSMOUTH, NH 03801
Owner (If same as applicant, write "same"): CITY OF LACONIA DISPOSAL GARDENS
Mailing Address: 45 BEACON STREET EAST LACONIA, NH 03246
Tax Map/ Lot # (s): 18717217 Zoning District (s): RS&RR1
Tax Map/ Lot # (s): Application #(s): ZO2019-0021SE
Street Address: ENDICOTT STREET EAST
Project Name (If Applicable): ENDICOTT STREET EAST SOLAR

Plan Revisions:
Site Improvement Security:
Mylar and/or Final Plans:
Completion: August 3, 2021 August 3, 2022

Reason for Request: DUE TO CHANGES IN NH RULES REGARDING NET METERING, ALTERATION OF TERRAIN, AND SOLID WASTE WE EXPERIENCED A DELAY IN ACHIEVING FINAL PERMITS. ALL PERMITS WERE ACHIEVED ON JULY 17, 2020. WE ARE NOW WORKING ON A STRATEGY TO ALLOW FOR THE FULL 2.8MW AC SOLAR ARRAY TO BE BUILT. CURRENT NET METERING RULES ONLY ALLOW FOR 1MW DUE TO GOVERNOR'S VETO. THE NEW COMMUNITY POWER LAW WE WILL ALLOW FOR THE 2.8MW AC ARRAY.

Sign as appropriate (If agent or non-person please attach certification)
NOTE: Please attach an Applicant Contact Worksheet

PROPERTY OWNER(S)

Printed Name Here
Signature of Property Owner(s)

Date

AGENT(S)

Michael Redding
Printed Name Here
Signature of Agent(s)
5/6/2021

Date



DEPARTMENT OF PLANNING, ZONING & CODE
ZONING BOARD OF ADJUSTMENT
☎ 603.527.1264
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ZONING@LACONIANH.GOV

**NOTICE OF ACTION
MEETING OF JUNE 18, 2019
CITY OF LACONIA
ZONING BOARD OF ADJUSTMENT**

NESG Laconia Solar 1, LLC
36 Maplewood Ave
Portsmouth NH 03801

ZO2019-0021SE Endicott St East Special Exception. Applicant requests a Special Exception for Article V Section 235-26 Uses Permitted by Special Exception to establish a Photovoltaic Power Generation Facility.

This is to certify that at the meeting held on June 18, 2019 the City of Laconia Zoning Board of Adjustment voted to **approve** a Special Exception for Article V Section 235-26 Uses Permitted by Special Exception to establish a Photovoltaic Power Generation Facility. The **approval** will be based upon the following criteria:

(a) The use requested is specifically authorized in this chapter.

The use requested is specifically authorized in this chapter. Table 1, Table of Permitted Uses, of the Zoning Ordinance, specifically provides that power generation facilities are permitted by special exception in the RS District.

(b) The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety. After construction of the solar farm, maintenance and upkeep will be minimal, resulting in minimal traffic or other nuisances. The solar farm will have no customers or vendors coming to or from the property, and maintenance traffic is typically limited to one light truck on an infrequent basis. As such, the solar farm will not increase traffic or impede the ability of pedestrians to safely use existing public rights of way.

(c) The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets.

The requested use will not overload any public water, drainage or sewer system or any other municipal system, nor will there be any significant increase in stormwater runoff onto adjacent property or streets. The Solar Farm will not create any stormwater runoff concerns, as only minimal grading of the Property will be required to allow construction. The general topography of the Property will not be changed, and drainage and stormwater runoff will meet all local, state, and federal requirements. The Solar Farm will create no demand on public water, public sewer or other municipal systems.

(d) The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services.

The requested use will not create excessive demand for municipal police, fire protection, schools or solid waste disposal services. The Solar Farm will not require any additional police or fire protection, as the use will be passive, requiring little oversight or maintenance. The Solar Farm will have no negative effect on schools and will create no solid waste.

(e) Any special provisions for the use as set forth in this chapter are fulfilled.

Any special provisions for the use as set forth in this chapter are fulfilled. There are no additional special provisions. There are no special provisions specifically applicable to power generation facilities in the Zoning Ordinance.

(f) The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood.

The requested use will not create hazards to the health, safety, or general welfare of the public, nor be detrimental to the use of or out of character with the adjacent neighborhood. The Solar Farm will have a low profile, will not be an eyesore or nuisance, will not result in increased traffic, will not create noise or other emissions, will be contained in a secure site, and will be designed to mitigate any stormwater runoff. The proposed use will allow for the Property to be put to a higher and better use, in addition to providing a passive, fiscally responsible and renewable energy source. The proposed use will not alter the character of the neighborhood, as the Property is currently a capped landfill.

(g) The proposed location is appropriate for the requested use.

The proposed location is appropriate for the requested use. The current use of the Property is a capped landfill. The proposed use will have little impact on surrounding properties as the solar panels will have a low profile.

(h) The requested use is consistent with the spirit and intent of this chapter and the Master Plan

The requested use is consistent with the spirit and intent of this chapter and the Master Plan. The purpose of the Zoning Ordinance is to regulate dimensional and design standards in the City to lessen congestion in the streets, secure safety from fires and other panics or dangers, promote health and general welfare, provide adequate light and air, prevent overcrowding of land, avoid undue concentration of population, facilitate the adequate provision of public services, and assure the proper use of natural resources. Zoning Ordinance, §235-2. The Master Plan provides that the vision for Laconia is to maintain a balance between its beautiful natural resources and continuing economic development for the benefit of current and future residents, businesses, and seasonal visitors. Master Plan, at 4.

The construction of the Solar Farm is consistent with the purposes of the Zoning Ordinance and Master Plan because it will promote the general welfare of the residents of Laconia, assure the proper use of natural resources, increase the potential sources of electricity, and provide for the development of a passive, fiscally responsible and renewable energy source. The solar panel farm will not result in increased congestion or fire hazards. Additionally, the low profile of the solar panels will maintain clear airspace and will not violate dimensional or design standards.

APPEAL

Within 30 days of the decision rendered by the Zoning Board of Adjustment; any party to the action or any person directly affected may move for a rehearing in respect to any matter determined in the decision, and must specify such grounds in the motion for rehearing. A copy of the minutes will be available in the Planning Department if you wish to review them or obtain a copy.

CERTIFICATION

I hereby attest that the foregoing is a true and accurate record of the action of the Zoning Board.



Dean Trefethen, Planning Director

6-25-2019
Date

Cc: Philip Hastings, Esq.; Cleveland, Waters and Bass, P.A.; Attorneys at Law (Agent for the Applicant)