

**Town of Milton**  
424 White Mtn Highway  
Milton NH, 03851



**Planning Board**  
PO Box 310  
(p)603-652-4501  
(f)603-652-4120

11/17/20  
Meeting Minutes  
6:30 PM

**Present Members:** Brian Boyers, Jon Nute, Larry Brown, Ryan Thibeault, Matt Morrill, Bob Graham

**Absent Members:** Lynette McDougall (Excused), Joe Michaud

**Staff Present:** Bruce Woodruff, Town Planner; Julius Peel, Land Use Clerk

**I. Call to Order:**

6:35 PM Roll Call

**II. Public Comment:**

Larry Brown explained that this is the first public meeting held since the election and that he wanted to thank all of the members of the community who got together to make the election in Milton go smoothly and efficiently.

**III. Draft Solar Ordinance:**

The board read the draft solar ordinance presented by the town planner.

After reading through the document Town Planner Bruce Woodruff explained to the board that the reason for having a solar ordinance is described wholly in the *Narrative and Background* document. To shorten the document for those listening, he explained that the ordinance will create a standardized set of regulations that can be upheld by the building inspector, so all members of the community are treated equally. Bruce also explained to the board that if the board would like to have a solar ordinance approved for the upcoming year, they will have to have a public hearing by January 11<sup>th</sup>, meaning that the public hearing notice will have to be published by at least December 15<sup>th</sup>.

Larry Brown explained that with the way that the documentation is written there is no way to ensure that the town follows its own regulations set by this document. Bruce explains that state regulations gives municipalities the ability to supersede regulations for the sake of the community and references schools as an example.



**\*Jon Nute motions to accept the Solar ordinance with the inclusion of best management practices as a requirement. Bob Graham seconds this opening discussion on the motion.**

Ryan Thibeault asked Bruce why Community Solar was excluded from the industrial Zoning. Bruce explained that this was something that he had hoped the board would discuss to determine what the board thought was best for the community. Bruce also noted that the reason why this draft included this was to prevent the possibility of a larger Community Solar project being located next to a duplex.

Larry Brown noted the that the buffering zone explained in the ordinance does not have a lifespan within the document. He recommended that the board include to the ordinance that the buffering zone will be maintained as long as the solar project is on the property. The board agreed that this would be important to add.

Matt Morrill mentioned he believes that Community Solar should be permitted in the Industrial/ Residential Zone. To make this change the board needed to close the previous motion made by Jon Nute.

**\*Jon Nute retracts his motion to accept the Solar Ordinance with the inclusion of best management practices as a requirement. This ends discussion on the motion.**

**\*Matt Morrill motions to make community solar a conditional use permit in the Industrial/ Commercial Zone. Jon Nute seconds this motion. With no discussion on the topic the board votes. The Vote is unanimous approving the motion.**

Ryan Thibeault brought forward a concern that he had with the ordinance's mention of a property's backyard and lake side properties. Matt mentions that properties along the water tend to call the water side of their property the front yard, rather than the back yard like other properties within the community. Matt noted that he does not think that the planning board needs to be the one delineating this.

Ryan T. explains that within the presented ordinance there are examples within the document that show intended mounting practices but asks Bruce if there are any limitations for mounting vertically from their roof. Bruce explained that within the draft ordinance it notes that when mounting solar panels on a residential roof, the panels can only be a few inches away from the roof. Ryan, referring to the images, explains that one



of the example images shows a mounting system that is more than a few inches away from the roof and recommends that the board remove this from the document.

**\*Jon Nute makes the motion to approve the Milton Solar Ordinance as proposed with the addition of best management practices being required for future maintenance, Seconded by Bob Graham. The motion opens for discussion.**

Bruce suggested to Jon to alter this motion to include that the public hearing on this ordinance will be held on January 5<sup>th</sup> with a second being held on January 19<sup>th</sup>. Ryan Thibeault also suggests that they have a conditional snow day schedule put together just in case.

**\*Jon Nute alters the previous motion with approval of Bob Graham\***

**Jon Nute motions to approve the Milton Solar Ordinance as proposed with the addition of best management practices being required for future maintenance. The public hearing will be held on January 5<sup>th</sup> with a January 7<sup>th</sup> snow day and the second hearing date if necessary, will be held on January 19<sup>th</sup> with a January 21<sup>st</sup> Snow day. Seconded by Bob Graham. The motion opens for discussion. With no discussion the board votes. The vote is Unanimous approving the motion.**

#### **IV. Review/Approval of Minutes: November 17<sup>th</sup> Meeting Minutes**

**\*Ryan Thibeault motions to accept the minutes of November 17<sup>th</sup>, Seconded by Matt Morrill. The vote is approved with five votes for with Bob Graham abstaining. The motion passes approving the Minutes of November 17<sup>th</sup>.**

#### **Other Business:**

Jon Nute asked the board about the head start building. Matt Morrill explained that there is a lot of moving pieces that need to be finalized before anyone can utilize the property. Larry Brown states that the multitude of hands in this project is the best way to ensure everyone gets a voice, he does also state that everyone should take their concerns to the appropriate locations and avoid flooding social media with false information.

Brian Boyers asked the board if they would be interested in going back to a Zoom style format. The board agrees that in person meetings are the preferred method of meeting.

#### **Planner's Comments:**

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Bruce states that he is still trying to get some grants together for the MS4 Program. He also states that he plans on putting together some alterations for the Planning Board's site plan regulations. He thinks that the board will most likely see those during it is February meetings.

Bruce added that he had a conversation with the Paul Leblanc the engineer for Walter Cheney on Bolin Road. In this conversation Bruce explains to them that all the permits from the state must be completed before coming before the board. He anticipates that this will be before the board come springtime.

**V. Adjournment:**

**\*Bob Graham motions to adjourn, Seconded by Ryan Thibeault. The vote is approved unanimously. The Motion Passes adjourning the meeting. \***