

**ARTICLE 2.** To see what action the town will take with regard to the following questions relative to the Plainfield Zoning Ordinances, **said changes being recommended by the Planning Board:**

**Question 1.** In order to clarify questions that have risen with the administering of the newly adopted Accessory Dwelling Unit ordinance (approved in 2014) the following minor changes are proposed:

**Amend Criteria which apply to detached ADUs, #2 which reads**

2. The peak of the ADU roof may not be higher than 25’.

**To read**

2. For buildings constructed after January 1<sup>st</sup> 2015 maximum building height is 25’ for ADU’s. Ornamental cupolas measuring less than 30” in width and 30” in depth and that are no higher than 48” may be excluded from the 25’ building height limit.

**Amend Criteria which apply to detached ADUs, #3 which reads:**

3. When located in an outbuilding such as a barn or garage, whether existing or new, only the portion of the structure used for the ADU must conform to the dimensional requirements above.

**To read**

3. When located in an outbuilding such as a barn or garage built before January 1<sup>st</sup> 2015 the maximum height restriction does not apply, however the ADU portion must conform to all other dimensional requirements for ADUs as listed in this ordinance.

**Yes** \_\_\_\_\_

**No** \_\_\_\_\_

**Question #2**

To provide a basic regulatory framework for the establishment of solar energy projects the following is proposed:

Add a new section **3.8 SOLAR ENERGY SYSTEMS:** The town, through its policies and zoning ordinance in accordance with RSA 672:1 III & 674:62-66, supports and encourages the development of alternative energy systems. However, like telecommunication towers and wind powered generating systems (WPGS) solar energy systems (SES) have the potential to impact other properties, including view sheds. Therefore, no building permit for a SES shall

be issued without the project first having been granted a special exception by the Zoning Board of Adjustment unless the SES meets the following criteria:

1) Roof top mounted or wall mounted system, in all zones, that does not extend beyond the exterior perimeter of the building on which the system is mounted and does not rise up more than 5' from the exterior surface of the roof.

2) Ground mounted systems in the Rural Residential (RR), Rural Conservation I (RCI) and Rural Conservation II (RCII) zones that do not rise more than 14' from the ground measured from the surface of the existing grade to the top of collector at its highest point and are not more than 7kw in size.

For SES that do not require a special exception the arrays will be considered an accessory use and will be permitted with a building permit in all zones except the Conservation Zone.

All ground mounted systems proposed in the Village Residential Zone (VR) shall require a special exception.

All ground mounted solar installations which are connected to a commercial metering system shall require a site plan review by the Planning Board.

**Application Requirements for Solar Energy System (SES) requiring a special exception and or site plan review:**

- a. Names and addresses of the owners of the property where the SES is proposed
- b. Abutter list
- c. Written description of the project
- d. Site map of the property and proposed facility design
- c. Visual analysis
- d. Decommissioning plan (if applicable)

**Standards to be met:** In addition to evidence of conformance to all the general performance standards found in section 5.6II of this ordinance, proposals for SES must satisfy all of the following:

**Location:** Systems will be located and or screened so as to minimize the visual impact from abutting properties. For the purpose of this ordinance a ground mounted solar array shall be considered a structure.

**Fencing:** While generally not required, in cases where the town's land use boards deem it necessary to protect public safety, perimeter fencing may be required around all or some of the system components.

**Utilities:** Unless specifically waived by the Zoning Board all distribution lines associated with the system will be underground.

**Approved Solar Components:** All electric solar components must have UL listing or equivalent.

**Utility Company Approval:** The applicant, as part of the application process must show a letter of acceptance from any utility company which will receive the electric power from the system.

**Decommissioning:** All proposals for SES, which require either a special exception or a site plan review, will include provisions, acceptable to the town, to insure that once the facility is no longer in use, it will be completely removed from the site.

**Add** to the list of special exceptions for the VR, RR, RCI and RCII zones: #24 Approved Solar Energy System.

Renumber the zoning ordinance as required.

**Yes** \_\_\_\_\_

**No** \_\_\_\_\_

**Question #3.**

To provide homeowners with all of the pool barrier options permitted by the town's adopted building code ~~delete~~ from the Plainfield Zoning Ordinance Section 3.1 FENCES, WALLS and HEDGES #3 which reads:

3. Every in-ground pool swimming pool shall be entirely enclosed with a good quality chain link wire, stockade or other equivalent fence of not less than five (5) feet in height measured from the ground level unless a special exception is granted.

**Yes** \_\_\_\_\_

**No** \_\_\_\_\_