

TOWN OF FRANCESTOWN  
MINUTES

The Francestown Zoning Board of Adjustment met on Thursday, June 10, 2021 at the Town Meeting Hall, 2<sup>nd</sup> floor, at 7:00 p.m. Present were Board Members Sue Jonas, Cindy St. Jean, Scot Heath, Judy Miller and Silas Little. Brad Howell, alternate, was also present.

The board resumed consideration of the application of Pat Nelson for a variance to ground mounted solar array at 287 Russell Station Road. The variance sought relief from the front and sideline setbacks. Since the last meeting, Pat Nelson provided updated information as to the location of the solar array. At its closest point, the solar array will be 64' 9" from the center of Russell Station Road and 38' 4" from her easterly boundary.

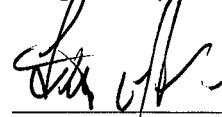
After receipt of this information, the Board considered the criteria for a variance and the statutory instruction that unreasonable restrictions on renewable energy resources should not occur as a result of zoning. The Board unanimously determined that the topography and vegetation on the lot constituted the requisite unnecessary hardship for the particular parcel which was not similarly suffered by other parcels, that the spirit, intent and substantial justice requirements are met in light of the proposed solar array and the fact that the solar array would not be a permanent structure, but could be removed. The Board found there was no evidence this would diminish the value of abutting properties. No abutter appeared to oppose the application at either hearing. Upon motion by Scot Heath and second by Cindy St. Jean, the Board approved the grant of the variance on the condition that the side of the solar array (back side) facing the road be screened from Russell Station Road by the suitable planting of evergreens as originally proposed and discussed by Ms. Nelson in her presentation on March 11, 2021.

The second matter before the Zoning Board of Adjustment on June 10, 2021 was the application of the Barker Family Trust for a variance to erect a solar array which was approximately 75' from a water course near the northerly bound of the Barker Property to 87 Greenfield Road, Francestown, NH. The Zoning Ordinance requires a 100' setback. While the wetlands were not mapped and the distance was from the perceived edge of the streambed, the Board noted that the streambed is at a much lower elevation immediately abutting property where the solar array would be erected.

The solar array would be at approximately right angles to the direction of New Hampshire Route 136. No other variance in the setback requirements was proposed. Mr. Barker in his application presented the solar array as ground mounted with no permanent foundations and little, if any, surface disturbance. Accompanying the application were pictures of the area in question and the diagram of the solar array. The Board did receive a note in support of the Barker Family's Trust from Deb Stewart-Adams, an abutter.

No abutters appeared. No person spoke in opposition. The Board went through the same analysis as it did for Pat Nelson. The Board found the criteria were met and granted the requested variance on the express condition that the solar array be positioned as requested in the application no closer than 75' from the small stream and be in the location as shown on the application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Silas Little', written over a horizontal line.

Silas Little

TOWN OF FRANCESTOWN  
NOTICE OF DECISION

The Francestown Zoning Board of Adjustment granted a variance to the Barker Family Trust for the erection of a solar array no closer than 75' to the small stream near the northerly border of the Barker Family Trust property on the conditions expressed in the application and there are no imperviable foundations or pads. The decision on the variance was made June 10, 2021.

Date: June 16, 2021

  
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Silas Little

TOWN OF FRANCESTOWN  
NOTICE OF DECISION

The Francestown Zoning Board of Adjustment granted a variance to Pat Nelson for the erection of a solar array which would be a minimum of 38' 4" from her easterly boundary and a minimum of 64' 9" from the centerline of Russell Station Road on the condition that an evergreen screen be planted between the solar array and Russell Station Road as a buffer. The variance was granted June 10, 2021.

Date: June 16, 2021

A handwritten signature in black ink, appearing to read "Silas Little", written over a horizontal line.

Silas Little