

**TOWN OF NEW HAMPTON
PLANNING BOARD**

WORK SESSION MEETING MINUTES

Town Office 2nd floor meeting room
6 Pinnacle Hill Road, New Hampton, NH 03256

August 7, 2023

CALL TO ORDER

Chairman Hiltz called the meeting to order at 6:00 p.m. and led the Board in the Pledge of Allegiance.

MEMBERS PRESENT

Regular Members: Mrs. Hiltz, Mr. Broadhurst, Mr. Shea, Mr. Katz, & Mr. Drake. Alternate members: Mr. Anderson

OTHERS PRESENT

Planning Assistant Mr. Pollock and ZBA members Mr. Newman & Mr. Tierney.

DISCUSSION

Mrs. Hiltz polled members on who wanted copies of the Land Use books for 2023-24.

The Selectmen approved up to \$10,000 to engage a Planning Consultant to assist with the rewrite of the Zoning Ordinance. It was the consensus of the Board to agree to some changes in the ordinance, that are reasonably consistent with the Master Plan, and then have a consultant's assistance. The Board agreed to work towards getting a few important amendments proposed for the warrant in 2024, and a complete rewrite of the ordinance to go to the voters for the 2025 warrant. The Board agreed the Master Plan could be revised further.

Mr. Katz provided a draft section for Solar regulations and amendments to the wireless regulations in the ordinance. Mr. Drake said that since so many property owners are installing solar arrays and as there have been inquiries about commercial/community solar installations, suggested the Board seriously consider proposing the solar addition to the ordinance for the 2024 warrant.

Permitting Assistant Mr. Pollock arrived at 6:30 pm.

The Board reviewed the draft solar section regulations. Items to note:

- Board agreed to allow commercial solar in the MU District under a Conditional Use Permit, as the draft did not permit it here.
- Relative to draft language allowing community solar as permitted in the Village, GR and MU Districts, the Board agreed to make it allowed by Conditional Use Permit as it is for the BC2, BC3 and BI Districts. Mr. Broadhurst said this would address reflectivity of light if it created a problem for other properties.
- Board agreed that requirements should apply to all solar collection systems, and not just "ground mounted" systems.

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Mr. Katz made a motion, seconded by Mr. Broadhurst to accept the draft solar collection system section of the Zoning Ordinance, with the changes discussed, and to forward to Town counsel for their review, and a future public hearing. Vote was unanimous.

ADJOURNMENT

Mr. Katz made a motion, seconded by Mr. Anderson to adjourn the meeting at 7:50 pm. Vote was unanimous.

Respectfully submitted,
Pamela Vose