

From: [Michael Behrendt](#)
Subject: Solar ordinance - email from Beth Olshansky
Date: Thursday, September 20, 2018 4:46:15 PM

To the Planning Board,
Please see the comments from Beth Olshansky below.

Michael Behrendt

Durham Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824
(603) 868-8064
www.ci.durham.nh.us

From: Beth Olshansky []
Sent: Thursday, September 20, 2018 4:30 PM
To: Michael Behrendt
Subject: added comments for solar ordinance

Michael,

Please insert the following comments into your collation of public comment re: solar ordinance.

Thank you,

Beth

*Further comment on definition of **Carports**: As it stands now, the ordinance does not permit a freestanding solar system more forward than the front face of the principle building. Under the current definition of carport, one could build a carport any distance from the road as long as it meets front yard setbacks. The photo distributed to the PB showed an example of a freestanding two-legged solar device, i.e. carport approximately*

20-25 feet from the road. Unless the Town differentiates between freestanding carports and those attached to principle buildings, freestanding carports may end up being a way to skirt our regulations about setbacks for freestanding systems.

2. Purpose As we heard, the term “aesthetics” can be very subjective thus it would be better to use language that has more broadly understood meaning.

4. b Placement Comment: Many of our historic homes were built very close to the road, some within the frontward setback. Along Packers Falls Road for instance, many homes were built only 10-20 feet from the road, thus the current placement regulations fall short of the goal of creating some distance between the roadway and a freestanding solar system.

This issue is augmented because several homes (at least 10 within 2 miles of my house) also have extensive side yards or fields that are part of their property. According to the current regulations, a 10' tall solar system could be built within 10-20 feet from the road, depending on where the front face of the house is. A 25' solar tracker could be sited possibly 40-50 feet from the road—again aggravated by the fact that it may end up in an open field not far from the road (determined by front or back faces of these historic homes. It is worth noting that several people who own property that meet this description (homes close to the road and extensive side yards or fields within their property) signed the letter requesting that the Town create more stringent regulations for these sorts of properties. Ironically, we find these sorts of situations along our rural, more scenic roads, including designated scenic roads, thus it is important that the PB consider these particular circumstance.

I suggest the town treat a field that is part of a house site the same way we decide to treat a field that does not have a building on it.

From a visual perspective, a field is a field whether or not there is a building on the property and if it stretches along the road, it should be treated as such to protect those view sheds.