



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE NH 03872
TELEPHONE: (603) 522-6205 X308
FAX: (603) 522-2295

Notice of Decision Map 182, Lot 008 Conditional Use Permit Application

Applicant: Matt Belliveau – SolarWerks LLC

Owner: Stanley L and Stacey L Dodier

Location: 95 Wentworth Road, Map 182, Lot 008

On November 16, 2023 the Planning Board of the Town of Wakefield conducted a public hearing for a Conditional Use Permit to install a 9.6kW DC Solar Photovoltaic Ground Mount Solar Array. The property is located in the Agricultural Zone, within the Aquifer-Wellhead Conservation Overlay District.

The board reviewed the eight (8) criteria as detailed in Article 29 of the Zoning Ordinance that must be met for a Conditional Use Permit to be granted. For each, the board's findings were as follows:

1. Free standing solar panels are allowed in the Agricultural zoning district subject to issuance of a conditional use permit.
2. The solar panels, as proposed to be sited in the application materials, would not be contrary to the Master Plan and would maintain the rural character of the community.
3. The lot is 18 acres, and the installation is proposed to be set back into the lot. While the installation is near the eastern lot line/Brookfield Town Line, it is to the northeast of the existing home. Further, the array will meet all set back requirements.
4. The use, as developed, will not adversely affect the character of the area given the lot size, proposed placement, and significant tree buffer between the panels and abutting properties.
5. Given the significant distance from the roadway and natural features to the west of the lot, it is unlikely the array will be visible or pose a hazard to vehicles or pedestrians.
6. The solar panels are not anticipated to create an impact on town services instead, the solar panels present a benefit to the community by reducing energy demand on the grid.
7. There is no anticipated adverse impact to the public health, safety and general welfare.
8. The proposed use is not a boat launch facility, therefore this criteria is not applicable.

The Conditional Use Permit was approved by a vote of 4-0-0.

The Board based its decision on the application, plans, and supporting oral and written information and the record provided by the applicant, professional staff for the applicant and

Board, and public comment, as reflected in the minutes on file at Wakefield Town Hall. This information shall be incorporated into the decision by reference.

Please note that the selectmen, any party to the action, or any person directly affected, has the right to appeal this decision within 30 days from the notice of decision. See RSA Chapter 677:15.



Tom Dube
Planning Board Chair

11-20-2023
Date