



# TOWN OF STRATHAM

*Incorporated 1716*

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board's Office/ Administration/ Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

---

## PLANNING BOARD MEETING AGENDA

**March 20, 2024, 7:00 pm**

**Stratham Municipal Center**

**10 Bunker Hill Avenue, Stratham NH**

- 1. Call to Order/Roll Call**
- 2. Review and Approval of Minutes:**
  - a. March 6, 2024 Planning Board Minutes
- 3. Public Hearing (New Business):**
  - a. Greg Gavutis (Applicant and Owner) - Request for approval of a Conditional Use Permit to permit a small-scale ground-mounted solar array at 62 College Road, Tax Map 21, Lot 154, Zoned Residential-Agricultural.
- 4. Public Meeting:**
  - a. Other Business:
    1. Legislative Update
    2. Discussion of Potential Subdivision Regulations amendments
- 5. Adjournment**

No new agenda items will be heard after 10:00 pm subject to the discretion of the Planning Board Chair. Full text of the agenda and related information can be found on file with the Stratham Planning Department and posted on the Town website at <https://www.strathamnh.gov/planning-board>. All interested persons may be heard. Persons needing special accommodations and /or those interested in viewing the application materials should contact the Stratham Planning Department at (603) 772-7391 ext. 180.



**Stratham Planning Board Meeting Minutes**  
**March 6, 2024**  
**Stratham Municipal Center**  
**Time: 7:00 pm**

**Members Present:** Thomas House, Chair  
David Canada, Vice Chair  
Mike Houghton, Select Board's Representative  
Chris Zaremba, Regular Member  
John Kunowski, Regular Member  
Nate Allison, Alternate Member

**Members Absent:** None

**Staff Present:** Mark Connors, Director of Planning and Community Development

**1. Call to Order/Roll Call**

Mr. House called the meeting to order at 7:00 pm and took roll call.

**2. Approval of Minutes**

**a. February 21, 2024**

**Mr. Zaremba made a motion to approve the February 21, 2024 meeting minutes. Mr. Kunowski seconded the motion. All voted in favor and the motion passed.**

**3. Public Hearing:**

- a. Chinburg Properties, Inc. (Applicant), Lanzillo Irrevocable Trust (Owner) - Request for approval of a proposed conventional subdivision of 189 Bunker Hill Avenue, Tax Map 6, Lot 167, into six buildable lots served by a new road. The parcel is Zoned Residential/Agricultural. Application submitted by Beals Associates, 70 Portsmouth Avenue, Stratham, NH 03885.**

Mr. Connors introduced the application. This is a 13.2 acre parcel towards the end of Bunker Hill Road almost at the North Hampton town line. The parcel currently has one single family home on it. The parcel has no steep slopes and a small wetland on one corner of the lot. For the most part it's a dry lot. The proposal is to install a road and have six buildable lots.

Christian Smith from Beals Associates presented the application on behalf of Chinburg Properties and introduced Alex Monastiero from the Gove Group. He stated that the plan has not changed a tremendous amount since the December preliminary consultation meeting except that they have a firm boundary survey completed along with topography and test pits located. The site specific soils have been delineated by Gove Environmental Services. The road was slightly altered to retain a

45 couple of trees that are very important to a neighbor to the west. They have located the high point  
46 of the road to about 40 or 50 feet of the actual high point of the existing property. The applicant  
47 has filed a driveway permit with NH Department of Transportation (DOT). Mr. Smith noted that  
48 because they have to take a negative slope off Bunker Hill, they have a system of catch basins  
49 designed which travel to a manhole, then through a swale and into the proposed infiltration pond  
50 at the end of the cul de sac. That will eliminate any stormwater from the new road reaching Bunker  
51 Hill Road. The plans include the 5,000 square foot septic reserve areas and 150 foot required boxes.  
52 Mr. Smith stated that when they reviewed the formal drainage calculations, one area resulted in  
53 the need for new test pits, drainage test pits, and design of another infiltration pond that will take  
54 overland flow from the lots and technically does not require treatment, but they need to get the  
55 water back into the ground. Mr. Smith stated there are no wetlands on the property and the lot sizes  
56 vary from 2 acres to 2.17 acres for a total of six proposed lots. All of the test pits were witnessed  
57 by Mike Cuomo of the RCCD. The road measures about 850 feet to the throat of the cul de sac  
58 which will have a conforming cul de sac radii for both pavement and the 60 foot right of way which  
59 they propose as a public road. Mr. Smith stated that only two state permits are required which are  
60 the subdivision permit and the DOT driveway permit and the project requires no waivers from the  
61 Planning Board. He asked for questions from the Board.  
62

63 Mr. House asked if there are any houses on the other side of Bunker Hill Road opposite the new  
64 road. Mr. Smith replied there are not homes directly across the street but there is one a bit to the  
65 west. Mr. House's concern was with headlights exiting the new road. Mr. Smith replied that the  
66 Applicant has engaged with Ironwood Landscape Architects to work specifically with the abutter  
67 at 188 Bunker Hill Ave. The Applicant has agreed to provide a 50 foot setback on the rear line of  
68 the parcel at 180 Bunker Hill Avenue and Mr. Smith presumes that will be a deed restriction.  
69

70 Mr. Allison stated he had a question on the stormwater drainage strategy and system and asked if  
71 the Town would be taking responsibility of it. Mr. House replied that the town will be a public  
72 road and he suspects it would be the Town's responsibility but he deferred to Mr. Connors on the  
73 answer. Mr. Connors replied that it varies by subdivision but in this case it would probably be the  
74 Town's responsibility. Mr. Smith added there will not be an HOA, but it's up to the municipality.  
75 He has seen municipalities go both ways, some wanting control of the maintenance and others not.  
76 In the latter case easements would be provided. Each of the ponds is located on an individual lot,  
77 so the deed would reflect the maintenance of stormwater ponds, which is not a huge endeavor for  
78 infiltration problems. Mr. Smith stated that it is not a great deal of work to maintain them, but to  
79 keep them functional would be on the homeowner. The easements would then be granted to the  
80 Town so that if the Town determines that that owner is not properly maintaining the structures,  
81 then the Town can do the work and then invoice the owner. Mr. Zaremba asked for clarification  
82 that the individual lot owners are responsible for maintaining the infrastructure. Mr. Smith replied  
83 in some cases. Mr. Zaremba asked what is being proposed here. Mr. Smith replied that it would all  
84 be town drainage and the Applicant has proposed and provided easements for that.  
85

86 Mr. House reminded Mr. Smith that the Applicant will need to go before the Select Board to get a  
87 name for the road.  
88

89 Mr. Allison stated that the project is within the Town's MS4 area for stormwater and therefore he  
90 thought the Town would need to maintain the infrastructure.  
91

92 Mr. Smith stated that they ran an analysis for the drainage plans and there is a large subcatchment  
93 area. He explained stormwater flow direction for the Board. The project collects probably two-

94 thirds of the water that's coming from the west and directs it into that infiltration pond. That will  
95 maintain the flow patterns coming from North and reduce the flow coming off that area to the  
96 abutter to East as well.

97  
98 Mr. House asked if the plans show the depth of the lots. Mr. Smith replied that they have completed  
99 the dimensions but they did not make it to the formal plans.

100  
101 Mr. House asked if the Applicant looked at a future secondary road. Mr. Smith replied that he  
102 didn't see much of an opportunity for that at this parcel. He added to the northwest is conservation  
103 land and the other surrounding lots are privately owned residential properties.

104  
105 Mr. House asked if they are taking down the existing home. Mr. Smith replied yes. Mr. House  
106 reminded that requires review by the Demolition Review Committee. Mr. Smith agreed.

107  
108 Mr. House asked Mr. Connors if the Town has received comments from the third party engineering  
109 review. Mr. Connors replied that we are still waiting for formal comments. Mr. Smith asked the  
110 Board if he has questions on the comments, can he contact the engineer directly. Mr. House replied  
111 and the Board members agreed that the questions should go through Mr. Connors.

112  
113 Mr. Allison has a question about the shape of Lot 4 and noted that there is an easement over about  
114 half of the area of the lot. The functional area that can be used is only about 1 acre. He also noted  
115 that the 150 foot box goes into the front setback line, so it is pretty tight. He asked if the owner  
116 will be allowed to use the detention basin for their purposes. Mr. Smith replied that he doesn't  
117 think there will be much that an owner will want to do in there, but that the portion to the north is  
118 available. Mr. Allison asked for confirmation that they can go into the stormwater basin. Mr. Smith  
119 replied yes, it is the owner's lot and there will just be an easement for the Town to maintain the  
120 ponds if they choose to or to maintain them if the owner is not maintaining properly. Mr. Allison  
121 asked if the owner is expected to maintain the pond most of the time and the Town will come in  
122 only as a last resort. Mr. Smith replied that it depends on the DPW's position on this. If the DPW  
123 wants to have the maintenance on this then they can, but if they do not then it would be the  
124 homeowner until somebody complains that they are not functioning properly. In the latter case the  
125 Town can converse with the owner on the complaint or the Town can do the work and invoice the  
126 owner. Mr. Smith believes it is a lot cleaner if the Town takes over responsibility. Mr. House asked  
127 for confirmation that the basins are not considered wetlands. Mr. Connors replied they are not  
128 wetlands now. Mr. Smith replied no, they are infiltration basins. Mr. House asked if there is a  
129 buffer for these ponds. Mr. Connors replied he does not think so. Mr. Smith replied he believes it  
130 is just the standard 35 feet to the septic system. Mr. House expressed concern that the owner might  
131 disturb the pond and hinder its function. Mr. Smith replied that the owner will be made well aware  
132 of the requirements including an Inspection and Maintenance Plan which each owner will be given  
133 a copy whether it's their primary responsibility or not.

134  
135 With no further questions from the Board, Mr. House called for a motion to open the meeting to  
136 the public.

137  
138 **Mr. Zaremba made a motion to open the hearing to the public. Mr. Kunowski seconded the**  
139 **motion. All voted in favor and the motion passed.**

140  
141 Mr. House announced that written comments were submitted by Rick and Susan Philbrook,  
142 abutters. He read aloud the letter which expressed concerns with stormwater runoff which Mr.



143 House noted was previously addressed by Mr. Smith. Additional concerns were stated with that  
144 section of Bunker Hill Road being dangerous for walking or biking due to blind and hilly corners.  
145 Mr. House asked if sight line studies have been completed. Mr. Smith replied there is a highway  
146 access sheet in the plan set which has been provided to DOT and they have not yet received a  
147 response. Mr. House noted that this concern is being addressed. Mr. Smith added that they have in  
148 excess of 400 feet in both directions. Mr. House continued reading the abutters' concerns with  
149 regards to wildlife and the corners of the road and that they oppose the project. He noted this letter  
150 has been entered into the record.

151  
152 Mr. House asked if any member of the public wanted to speak.

153  
154 Donna Frederick from Montrose Condos spoke on behalf of the board members from the  
155 Association. She asked if there will be individual wells or will they connect into Aquarion Water.  
156 Mr. House replied that the plans show individual wells. Ms. Frederick stated that is a concern for  
157 Montrose because the location of Montrose's wells abuts the project and they already have  
158 precarious water output. She asked if the project will have any effect on the water table where their  
159 wells are. Ms. Frederick stated that Lot 3 will abut their property and Montrose already has issues  
160 with their water and that DES is concerned with how much water they are putting out or not putting  
161 out. She asked if this is going to affect the amount of water that they can pull from the water table.  
162 Mr. Smith replied to her concerns and stated that it would be highly unlikely that the project will  
163 affect the water table. The septic system design is 600 gallons per day for a four bedroom home  
164 and the well draw would equal that. He cannot fathom that new withdrawals could have any impact  
165 on the condominiums' wells and that the condominium's wells are probably deeper than what the  
166 new wells will be. Mr. Smith also stated that it appears that groundwater flow is to the southeasterly  
167 direction which is away from the Montrose property towards this project. Mr. House stated that  
168 the project will not have an adverse effect on the wells for Montrose. Ms. Frederick replied that  
169 they have just completed a lot of work on their wells and they will check with their engineer on  
170 their output. She reiterated concerns that the project could affect their wells and that DES is  
171 concerned with the output from Montrose's wells. Sarah Cook from Montrose Condos added that  
172 Mr. Smith's response was more like an assumption and not a clear response. Mr. Connors replied  
173 that if Montrose's engineer has concerns, to let the Town know and the Planning Board could  
174 require a study be done either by the Town or by the Applicant to show that your water needs  
175 wouldn't be affected, or how we can mitigate it so that they wouldn't be affected from this  
176 development. Ms. Frederick replied that they will contact their engineer tomorrow. Mr. Canada  
177 asked if their well is inadequate and he added that it is 30 years old so it is likely calcified. Ms.  
178 Frederick replied that it was cleaned and they completed an upgrade of their well equipment which  
179 was led by DES stating that they were not putting out enough water for the amount of people in  
180 the development. Mr. Canada asked if they have adequate supply now. Ms. Frederick replied yes  
181 but if they do not pull enough water in the future then DES will put them in probationary standards  
182 again. Mr. Canada asked if the state is currently satisfied with the output. Ms. Frederick replied  
183 yes.

184  
185 Alexandra Cody, an attorney for Leah Gray of 181 Bunker Hill Avenue, spoke. She asked that the  
186 50 foot side setback from Lot 1 and her client's property that has been in agreement, be added as  
187 a deed restriction and be reflected on the approved plan.

188  
189 Michael Cole of 10 Wedgewood Drive spoke. He asked for clarification on what some of the  
190 features of the plan are. Mr. Smith described certain features such as the wells and a 75-foot  
191 protective radius around them, test pits, and septic reserve areas. Mr. Cole stated that in Lot 3

192 where the leachfield is, there was significant runoff from Wedgewood Drive from the heavy rain  
193 a few weeks ago which resulted in a stream there. He wondered if that is not a good place for a  
194 leachfield. Mr. Smith replied that the test pits passed and that the 5,000 square-foot size designated  
195 on the plan is enormous for a single family home and the actual field will be a quarter of that size  
196 or less. He showed a stand of trees that is proposed to remain as well. Mr. Smith added that the  
197 squares on the lot depict a 150' by 150' box that needs to fit on every proposed lot in town. Mr.  
198 Cole asked if the house would not necessarily be within the box. Mr. Smith replied not necessarily,  
199 but likely. Mr. House stated that the Town wants to be sure it is a buildable lot. Mr. Canada added  
200 that the idea is that there can't be a real squiggly two acre lot, that there has to be some substance  
201 to it.

202  
203 Jeff Sonneborn of 8 Wedgewood Drive spoke. He understands the proposed 50 foot rear setback  
204 for trees on the specific lot mentioned earlier and asked if there is language that will require the  
205 owner to retain the trees. Mr. Smith replied that the rear yard setback is 20 feet, so that is the most  
206 that they could cut and the lots are so open that he doesn't see a reason why anybody would cut  
207 more. Mr. Zaremba stated that the property owners could still cut them. Mr. Smith agreed. Mr.  
208 Connors stated that they cannot build a structure within 20 feet of Mr. Sonneborn's lot but they  
209 could remove vegetation unless there was some kind of special condition placed on the approval.  
210 Mr. Canada asked if that is what Mr. Sonneborn is asking. Mr. Sonneborn replied yes. Mr. Canada  
211 asked Mr. Smith if the Applicant would be amenable to that. Mr. Smith replied that he will have  
212 to check with his client and that they have been very willing to work with the neighbors. He added  
213 that in any cut restriction that would go with an individual lot as a deed restriction, they would  
214 have to have the ability to take up dead and diseased trees if they become a hazard to the home.  
215 Mr. Sonneborn agreed with that.

216  
217 Mr. House asked if the Board has any questions.

218  
219 Mr. Allison stated that in light of the written comments received from the Philbrooks, he would  
220 like the Board to consider putting sight triangle easements so that the Town can make sure that if  
221 there are obstructions from vegetation, that the Town can come in and clean them out. The typical  
222 problem, in the absence of easements, is that a Department of Public Works will feel very uneasy  
223 and often will not do the trimming that's required to keep the lines of sight.

224  
225 Mr. Zaremba asked Mr. Connors if the DPW currently maintains any retention ponds. Mr. Connors  
226 replied yes. Mr. Zaremba asked if they need to consult with the DPW. Mr. Connors replied that he  
227 is waiting for comments from the DPW. He noted one drainage area set back from the road and a  
228 little challenging to access whereas the one at the top of the cul de sac is very easy for the town to  
229 access. Mr. Connors stated that in the preliminary application they proposed open drainage and  
230 asked for an explanation for the change. Mr. Smith pointed to the high point of the road and with  
231 the water coming downhill, they are compelled to go negative off the DOT pavement so they ended  
232 up with a hole or sump, so they had to figure out a way to get water into pipes and direct it to the  
233 larger detention pond. Mr. House summarized that the water is coming from that high point  
234 towards Bunker Hill and that they are going to redirect the water underground or to that catch basin  
235 and direct the water to the rear, so water will not go across the street. Mr. Smith replied yes and  
236 that they are taking a bit of their side of the crown of Bunker Hill that travels down in that direction.

237  
238 In response to Mr. Allison's previous comment, Mr. Smith stated that on the highway access sheet,  
239 it appears the sight line triangles are within the right of ways. Mr. Allison asked if Mr. Smith thinks  
240 that is enough. Mr. Smith replied that it should be and they may get input back from DOT on that.

241 Mr. Allison asked if there is any dedication being given for the right of way. Mr. Smith replied not  
242 in addition to the standard right of ways. Mr. Allison described a situation where a property owner  
243 could install vegetation that blocks the line of sight and he asked the Applicant to look at that. Mr.  
244 Smith replied they will and they will mention it to DOT.  
245

246 Mr. Zaremba asked if there is a plan showing the drainage ponds and the wells on one sheet. Mr.  
247 Smith directed his attention to the profile sheets but those sheets do not include the wells and the  
248 radii. Mr. Zaremba asked if the house can be built in the radius. Mr. Smith replied yes, the radius  
249 only restricts septic systems.  
250

251 Mr. House asked for the lot with the existing home, how they will finish the lot with regards to  
252 backfilling and seeding. Mr. Smith replied that the road takes part of the existing house and his  
253 understanding is the remaining area will be loamed and seeded.  
254

255 Mr. Houghton stated that police and fire need to review the plan and he asked Mr. Connors to make  
256 sure that the Town's engineer looks carefully at the retention ponds particularly with an eye for  
257 MS4. Mr. Connors replied that is a good comment and he added that he is aware that with the MS4  
258 requirements, the Town is required to sweep streets that have closed drainage and that is why he  
259 asked about the change from what was presented in the preliminary consultation. Mr. Smith replied  
260 that it is essentially open drainage except where the sump locations are. He further described the  
261 proposed stormwater and stated that he believes that covers the Town for MS4.  
262

263 Mr. Canada stated he would like to see the 50-foot no cut zone codified into the approval process.  
264 Mr. Smith said the trees aren't that deep on the property so they can't meet that.  
265

266 Mr. House commented that they should revise the plans to add something about landscaping. Mr.  
267 Smith replied that they will do so when they receive plans from Ironwood Landscape.  
268

269 Mr. Zaremba asked what the timeline for the DOT driveway approval is. Mr. Smith replied they  
270 say no longer than 30 days, but it has been longer for this application. Mr. Zaremba commented  
271 that the lots seem very tight and hopefully they won't have to move the driveway.  
272

273 Mr. House asked if there will be sidewalks. Mr. Smith replied no.  
274

275 Mr. House asked if there are any additional comments from the public. There were none. He  
276 explained that the Applicant will be back again and the public is welcome to attend.  
277

278 Mr. Connors stated there is a note on the plans that the houses will have fire suppression systems  
279 and asked if that is the case. Mr. Smith replied yes the homes will be equipped with sprinklers in  
280 lieu of a 30,000 gallon cistern. Mr. House asked if the fire department required it. Mr. Smith replied  
281 no, that it is the Applicant's desire. Mr. House asked if they have installed them off of a well  
282 system before. Mr. Smith replied yes, there will be a tank in the basement that is pressurized.  
283

284 Mr. Connors stated that he sees the project is under the AOT threshold and asked what the total  
285 disturbance is. Mr. Smith replied he thinks around 72,000 to 78,000 but he will confirm.  
286

287 Ms. Cook from Montrose Condos asked if there will be street lighting. Mr. Smith replied there is  
288 no lighting proposed.  
289

290 Mr. Connors asked if what kind of housing is being proposed. Ms. Monastiero from the Gove  
291 Group replied the homes will be semi-custom single family homes with three or four bedrooms.  
292 Mr. Houghton asked that on Lots 3 and 4 where the septic reserve is identified as much larger than  
293 it needs to be, can they remove the portions in the setbacks and show where they will actually go.  
294 Mr. Smith corrected that they are out of the setback and that is a tree line. Mr. Houghton asked  
295 them to be removed from the tree line because the project could go through multiple builders who  
296 could be lead to believe they can put them anywhere and Mr. Houghton prefers for the systems to  
297 not be in the trees.

298  
299 Mr. Zaremba asked that the 150-foot lot depth be included on future plans. Mr. Smith agreed.  
300

301 Peter Wiggins of 179 Bunker Hill Avenue asked if the no cut buffer applies to the entire periphery  
302 of the property. Mr. Zaremba stated he would like to see that. Mr. Smith replied that there is only  
303 20 feet of tree depth currently. Mr. Houghton stated it could be added as a condition. There was  
304 discussion about retaining the existing tree line as a restriction. Mr. Smith stated he would bring  
305 that to his client.  
306

307 Mr. Connors stated he would like the Applicant to return on April 3<sup>rd</sup> to give the Town sufficient  
308 time to receive the engineer's comments.  
309

310 **Mr. Zaremba made a motion to continue the application to the April 3, 2024 meeting. Mr.**  
311 **Kunowski seconded the motion. All voted in favor and the motion passed.**  
312

#### 313 4. Public Meeting:

##### 314 a. Other Business:

##### 315 1. Legislative Update

316  
317 Mr. Connors stated that are no legislative updates on the verge of passing but he will continue to  
318 keep on top of them.  
319

##### 320 2. Planning Board Goals for 2024/2025

321  
322 Mr. Connors stated that Voter Information Night is tomorrow at the Town Municipal Center, the  
323 town vote is on Tuesday next week, and Town Meeting is Saturday March 16th. He asked the  
324 Board if they have any Zoning ideas for next year that might take a lot of workshopping to get  
325 started on those now. Mr. Zaremba asked if in light of recent tax bill increases, is there anything  
326 the Board can do to make commercial districts more appealing. The Board discussed the issues  
327 with the lack of municipal water and sewer services and what could be done to bring the discussion  
328 back.  
329

330  
331 Mr. Connors noted a few suggestions including revamping the Gateway District, creating a  
332 complete streets policy, considering restrictions on building demolition in the Town Center  
333 District, adding a residential bonus for smaller housing units, a fire alarm ordinance proposed by  
334 the fire department, updating the Town's driveway standards, updating the wetlands ordinance,  
335 and updating certain definitions.  
336

337  
338 Mr. Connors stated that there are a vacancies for positions on the Planning Board, Conservation

339 Commission, and Zoning Board.

340

341

342

343

344

345

346

347

348

349

350

351

Mr. Canada asked if the ZBA met yet to determine if they will rehear the Stoneybrook project. Mr. Connors replied the ZBA met last night but the Select Board requested a postponement until five members could be present. The ZBA granted the postponement and voted to suspend the variance pending the decision on the rehearing. The next ZBA meeting is April 2<sup>nd</sup>. Mr. Canada asked if the Applicant responded to the Town's request for rehearing. Mr. Connors replied yes and he will forward it to Mr. Canada.

## 5. Adjournment

**Mr. Canada made a motion to adjourn the meeting at 8:19 pm. Mr. Zaremba seconded the motion. All voted in favor and the motion passed.**

DRAFT



# TOWN OF STRATHAM

*Incorporated 1716*

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

---

**TO:** Planning Board Members

**FROM:** Mark Connors, Planning & Community Development Director

**FOR:** March 20, 2024

**RE:** **Gregory Gavutis (Applicant & Owner), 62 College Road, Tax Map 21, Lot 154, Zoned Residential/Agricultural.** Request for approval of a Conditional Use Permit to permit a small-scale ground-mount solar energy system at 62 College Road.

---

## **BACKGROUND INFORMATION:**

The subject property of this application includes a one-story single-family home dating to 1978 with an attached garage. The property is 7.3 acres in size and Jewell Hill Brook, a tidal tributary, forms the property's entire rear boundary line. The brook includes a number of pronounced twists and turns which encumbers a significant area of the buildable area on the parcel.

On February 6, 2024, the Zoning Board granted the applicant a variance to allow for the siting of a ground-mount solar energy system 123-feet from the edge of a tidal tributary where the Zoning Ordinance requires a minimum setback of 150-feet (see attached Notice of Decision).

This application is to install a small-scale ground mount solar energy system on the property. In this year's Town Election, voters approved Article #9 which permits small-scale solar energy systems by right if the application meets a number of criteria. This application still requires that the Planning Board grant a Conditional Use Permit since the system is proposed for the front yard of the property (and not the rear-yard) and since it required relief from the Shoreland requirements.

## **APPLICATION INFORMATION:**

The applicant proposes to install a single ground-mounted solar energy system on the property. As a tidal tributary of the Squamscott River, Jewell Hill Brook requires a minimum setback distance (for structures) of 150-feet from the shoreline and the proposed location of the array is 123-feet from the shoreline. A row of vegetation helps screen the property from College Avenue and the applicant noted a desire not to disturb that vegetation in seeking the variance.

The applicant appeared before the Conservation Commission to discuss the proposal at their November 2023 meeting. The Conservation Commission did not express concerns regarding the proposal but several Commission members requested that the wetland boundary be delineated by a Certified Wetland Scientist. The applicant agreed to have the wetland delineated and the Town worked with the Rockingham County Conservation District to do so (at the applicant's

expense) which confirmed a 123-foot distance from the proposed array location to the edge of the shoreline (see letter from Rockingham Conservation District).

The ZBA approved the variance at its February 6, 2024 meeting and included conditions that no vegetation be removed from the College Avenue frontage or from within 75-feet of the shoreline (see ZBA Notice of Decision).

The applicant has recorded a video showing the proposed location of the solar arrays in relation to the shoreline for Jewell Hill Brook that is available for viewing on Youtube at the following link:

<https://www.youtube.com/watch?v=x8wTMsDMZzQ>

As a Conditional Use Permit application, the Planning Board will need to determine that the application meets all of the CUP criteria in order to approve the application.

### **DRAFT MOTIONS:**

Draft motions are offered below. The motion for approval includes some conditions generally consistent with the Conservation Commission comments and the Town's land use requirements.

For approval:

*I move that the Planning Board grant the Conditional Use Permit application, consistent with the materials submitted by Gregory Gavutis to allow the siting of a ground-mounted solar energy array at 62 College Road, Zoned Residential-Agricultural, as the Planning Board has determined that the application meets all of the Conditional Use Permit criteria consistent with the Board's deliberations, subject to the following binding conditions:*

- 1.) The solar energy system shall be installed in accordance with the application materials. Any deviations from the approved plans shall be reviewed by the Town Planner and may require additional Planning Board approval.
- 2.) All conditions of the February 6, 2024 Zoning Board of Adjustment shall remain binding on the application.

For denial:

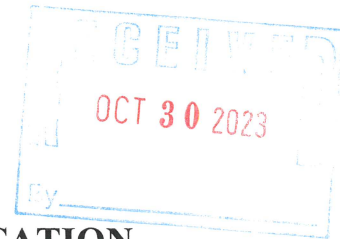
*I move that the Planning Board deny the Conditional Use Permit application, consistent with the materials submitted by Gregory Gavutis to allow the siting of a ground-mounted solar energy array at 62 College Road, Zoned Residential-Agricultural, as the Planning Board has determined that the application fails to meet [state the Conditional Use Permit criteria and briefly indicate why the application does not meet the criteria].*





# TOWN OF STRATHAM

10 Bunker Hill Avenue, Stratham NH 03885  
 Planning Department (603) 772-7391  
 www.strathamnh.gov



## CONDITIONAL USE PERMIT APPLICATION

|   |                                       |                      |   |                                     |                          |
|---|---------------------------------------|----------------------|---|-------------------------------------|--------------------------|
| <b>1. APPLICANT &amp; PROPERTY OWNER INFORMATION:</b>   |                                       |                      |   |                                     |                          |
| APPLICANT NAME:   |                                       | Greg Gavutis         |   |                                     |                          |
| Phone #:  |                                       | Email Address:       | thingspring@gmail.com   |                                     |                          |
| Mailing Address:  | 62 College Road, Stratham, N.H. 03885 |                      |   |                                     |                          |
| PROPERTY OWNER NAME (If different from Applicant):  |                                       |                      |   |                                     |                          |
| Phone #:  |                                       | Email Address:       |   |                                     |                          |
| Mailing Address:  |                                       |                      |   |                                     |                          |
| <b>3. PROPERTY/PROJECT INFORMATION:</b>   |                                       |                      |   |                                     |                          |
| Street Address:   | 62 College Road, Stratham, N.H. 03885 |                      |   |                                     |                          |
| Tax Map:  | 21                                    | Lot(s):              | 154   | Zoning District(s):                 | Residential/Agricultural |
| Overlay(s):   |                                       |                      |   |                                     |                          |
| Existing Use of Property:   | Single family dwelling                |                      |   |                                     |                          |
| <b>2. PROFESSIONAL SUPPORT: (Include additional sheets if necessary.)</b>   |                                       |                      |   |                                     |                          |
| COMPANY NAME:   |                                       | Harmony Energy Works |   | Contact:                            | Jay Arslanian            |
| Phone #:  | 603-926-3366                          |                      | Email Address:  | jj.arslanian@harmonyenergyworks.com |                          |
| Mailing Address:  | 10 Gale Road, Hampton, N.H. 03842     |                      |   |                                     |                          |
| COMPANY NAME:   |                                       |                      |   | Contact:                            |                          |
| Phone #:  |                                       |                      | Email Address:  |                                     |                          |
| Mailing Address:  |                                       |                      |   |                                     |                          |
| <b>4. CONDITIONAL USE PERMIT INFORMATION: (CHECK ALL THAT APPLY)</b>  |                                       |                      |   |                                     |                          |
| For the following projects, complete Section 5.A. of this application: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Uses Permitted By Conditional Use Permit – refer to Zoning Ordinance Section 3.6 for details</li> <li><input type="checkbox"/> Flexible/Mixed Use Development District – refer to Zoning Ordinance Section 3.7.3 for details</li> <li><input type="checkbox"/> Affordable Senior Housing – refer to Zoning Ordinance Section 5.7.2 for details.</li> <li><input type="checkbox"/> Multi-Family, Workforce, and Elderly Affordable Housing – refer to Zoning Ordinance Section 5.8 for details.</li> <li><input type="checkbox"/> Residential Open Space Cluster Development – refer to Zoning Ordinance, Section 8 for details.</li> <li><input type="checkbox"/> Sewage Sludge and Residential Septage Application – refer to Zoning Ordinance Section 14.3.4 for details,</li> <li><input type="checkbox"/> Telecommunication Facilities – refer to Zoning Ordinance Section 19.7 for details.</li> </ul> |                                       |                      | For the following projects, complete Section 5.B. of this application: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands Conservation District – refer to Zoning Ordinance Section 11.4 for details</li> <li><input type="checkbox"/> Shoreland Protection District – refer to Zoning Ordinance Section 12.7 for details</li> </ul> For the following projects, complete Section 5.C. of this application: <ul style="list-style-type: none"> <li><input type="checkbox"/> Sanitary Protection &amp; Septic Ordinance – refer to Zoning Ordinance Section 20.3 for details</li> </ul> For the following projects, complete Section 5.B. and 5.D. of this application <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Solar Energy Systems – refer to Zoning Ordinance Section 5.14 for details</li> </ul> For the following projects, complete Section 5.B. and 5.E. of this application <ul style="list-style-type: none"> <li><input type="checkbox"/> Gateway Commercial Business District – refer to Zoning Ordinance Section 3.8 for details.</li> </ul> |                                     |                          |



**5. DESCRIPTION OF PROJECT: (Attach a separate sheet if necessary.)**

Describe the proposed use or activity that requires a Conditional Use Permit:  
Installation of a 8.88 kWDC solar photovoltaic system consisting of 24 - 370 watt solar modules mounted on MT Solar pole mount racking and 1 SolarEdge SE11400H=US inverter.

**5A.** Before the Planning Board considers the approval of an application for a Conditional Use Permit, the Applicant shall prove to the satisfaction of the Planning Board that all the following conditions have been met:

1. Describe how the proposed development will be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance.

The Stratham master plan encourages the development of renewable energy systems. Harmony Energy Works will keep the clearing of vegetation limited to what is necessary for the construction, operation and maintenance of the ground-mounted system.

2. Describe any existing violations of the Stratham Zoning Ordinance on the subject property.  
There are no known violations

3. Describe how the site is suitable for the proposed use. In your response, please address the following:
  - a. Adequate vehicular and pedestrian access for the intended use.
  - b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
  - c. The absence of environmental constraints (floodplain, steep slope, etc.)
  - d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

Array's will be located on owners property and easily accessible to authorized people.

The owner will be responsible for operation and maintenance of the system.

The array's will not be located on a steep slope nor are they located in a flood zone or wetlands area.

The system will be interconnected with the Unitil grid which is currently on the property.

4. Describe how the external impacts of the proposed use, including those related to building height and scale, site design, traffic, noise, odors, lighting, and other features will be no greater than impacts of adjacent uses or other uses permitted in the District.

The system does not create noticeable noise, odors, vibrations, dust or fumes. System only operates when there is sunlight and there will be no lighting installed for the system. Glare will not be an issue as solar modules are designed to absorb light.

5. Describe if the proposed layout and design of the site will be incompatible with the established character of the neighborhood and how the Applicant will mitigate any external impacts of the use on the neighborhood.

The complete system is located on private property and, once installed, will not have adverse effects on the surrounding environment or impact neighboring properties. The array will be mostly obscured from view by trees and shrubs.

|   |
|---|
| <p>6. Describe if the design of any new buildings or structures or the modification of existing buildings or structures on the site will be incompatible with the established character of the neighborhood. Design includes scale, height, massing of buildings/structures, roof line, materials, colors, etc.</p> <p>The view of the array is obstructed by trees and vegetation on the property and adjacent properties from anyone not authorized to be on the property. Conduits and cables will be installed underground and tied in to the existing utility already on the property.</p>   |
| <p>7. Describe if the proposed use of the site, including all related development activities, will preserve the identified natural, cultural, historic, and scenic resources on the site and if the use will degrade such identified resources on abutting properties.</p> <p>The system will be located on private property. There are no cultural, historic or scenic resources on site and the solar array will harvest some of the otherwise wasted-natural resource (sunlight) thus reducing our carbon footprint.</p>   |
| <p>8. Describe if the project will result in a greater diminution of neighboring property values than would be created under any other use or development permitted in the underlying zone.</p> <p>Solar photovoltaic systems increase property values .</p>  |
| <p>9. Describe how the project provides adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage, and if other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation.</p> <p>The only access that will be require is for utilities and this system will be interconnected to the utility grid currently located on the property.</p>  |
| <p>10. Describe if the proposed use will have a fiscal impact on the Town. In your response please detail any demand on municipal and school related services and resources.</p> <p>All electricity generated but not consumed on site will be t-metered and sent back to the grid for the All electricity generated but not consumed on site will be t-metered and sent back to the grid for the</p>   |
| <p>11. Describe how the permit is in compliance with the ordinance and in the public interest.</p> <p>There are no health or safety issues associated with this type of generator when installed and used properly and reducing our carbon footprint is in the best interest of the public</p>  |
| <p><b>5B.</b> A Conditional Use Permit may be granted by the Planning Board (RSA 674:21 II) for the construction of roads and other access ways, and for pipelines, powerlines, and other transmission lines provided that all of the following conditions are found to exist:</p> <p>1. Explain how the proposed construction is essential to the productive use of land not within the wetlands conservation district.</p> <p>By constructing a solar array on non-wetland land, we can contribute to a more sustainable and environmentally friendly energy supply. This allows us to use the land productively without causing harm to fragile ecosystems. It represents a sustainable and responsible use of the land that balances environmental preservation with energy production.</p> |

2. Detail how the design and construction methods will minimize detrimental impact to the wetland.  
We chose a location for the array that is as far away from the wetlands as feasible and we're using a low-impact foundation systems to mount the array.

3. Explain how the proposed construction design of powerlines, pipelines, or other transmission lines includes provisions for restoration of the site as nearly as possible to its original grade and condition.  
Our construction techniques minimize disturbance to the land. We excavate the least amount of ground necessary to bury the smallest pvc pipe possible while maintaining compliance with local, State and Federal regulations then backfill the trench and return the visible grade to its original condition.

4. Detail what alternatives were considered.  
A roof-top array was considered first but because of shading and azimuth it was not feasible so we chose the MT Solar over that because it met the production needs with a small environmental impact. An AllEarth Tracker was also considered but was not economical for our production needs and the array stands much higher than the MT Solar making it more likely to be visible from the street and/or neighboring properties.

5. Explain the economic advantage for the proposed construction. However, please note that economic advantage alone is not reason for proposed construction.  
The proposed system has the advantage of being positioned to maximize exposure to sunlight throughout the day. Technicians can easily access the solar panels and other components making repairs more economical and it reduces dependence on external energy sources and provides a degree of energy independence, potentially shielding the owner from energy price fluctuations.

**5C.** Upon application to the code enforcement officer, where a design fails to meet the requirements of section 20, the Planning Board has the authority to waive the general requirements of this section and may grant a special permit to construct a sewage disposal system provided the following provisions are met:

1. Explain how the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which complies more fully with this section of the ordinance.

2. Explain how the design and construction of the proposed use will, to the extent practicable, be consistent with the purpose and intent of this section.

3. Detail how the Applicant has exceeded other applicable minimum design requirements in an effort to mitigate impacts resulting from the limitations of the site.

**5D.** For Solar Energy System projects complete the following:

1. Will utility connections associated with the solar energy system be placed underground?  YES  NO  
If any connections will not be provided underground, describe why this accommodation is necessary.  
The Utility connection to the residence will remain unchanged. The array connection to the grid will be run underground from the array to the house where it will interconnect with the existing utility.

2. Will the solar energy system be placed in the rear or side yard of the property?  YES  NO  
If the system is not proposed for the rear or side yard, include a description on a separate sheet detailing why placement of the system in the rear or side yard is not feasible.

3. Include a separate sheet describing how the application meets the requirements of the Solar Energy Systems Ordinance (Section 5.13 of the Zoning Ordinance), including:

- a.) Describe what efforts to minimize visual impacts associated with the solar energy system, have been incorporated into the plan and application.
- b.) Describe the complete extent of any clearing of natural vegetation, including land excavation, associated with the installation of the solar energy system.
- c.) For medium- and large-scale systems, include a plan in the application detailing how the site will be returned to its pre-development state in the event the system is abandoned.

**5E.** For projects in the Gateway Commercial Business District complete the following:

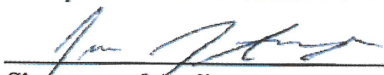
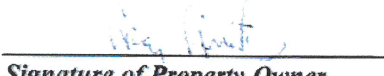
1. Describe how the request is consistent with the Gateway Commercial Business District Master Plan including the following elements: a.) Contributes to the physical definition of streetscapes and public spaces; b) Includes adequate accommodations for pedestrians and vehicles; c.) Street and building design; d.) Architecture and landscape design; e.) Open space and public gathering places; f.) Consistency with the intent and purpose of the Gateway Business District Ordinance (Section 3.8 of the Zoning Ordinance); and g.) Does not unduly impact adjacent properties and uses in the District.

2. Describe how the application accomplishes at least one of the following objectives:

- a.) Improves public safety within the community;
- b.) Provides environmental or natural resource benefit or protection;
- c.) Provides a measurable public benefit.


**7. APPLICANT'S CERTIFICATION:**

I declare under penalty of perjury that all of the submitted information is true and correct to the best of my knowledge and belief. I have read and agree to abide by the regulations and conditions of approval listed on this application. I understand that my misrepresentations of submitted data may invalidate any approval of this application.

|   |                                    |             |
|---|------------------------------------|-------------|
|  | Jay Arslanian                      | 10/30/23    |
| <i>Signature of Applicant</i>   | <i>Print Applicant's Name</i>      | <i>Date</i> |
|  | Greg Gavutis                       | 10/30/23    |
| <i>Signature of Property Owner</i>  | <i>Print Property Owner's Name</i> | <i>Date</i> |

**8. AUTHORIZATION TO ENTER THE SUBJECT PROPERTY:**

I hereby authorize members of the Stratham Planning Board, Planning Department, Conservation Commission and other pertinent Town Departments and Boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

|   |                                    |             |
|---|------------------------------------|-------------|
|  | Greg Gavutis                       | 10/30/23    |
| <i>Signature of Property Owner</i>  | <i>Print Property Owner's Name</i> | <i>Date</i> |

**INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)**

For an application to be scheduled on the next available Planning Board agenda, the following items **MUST** be submitted to the Planning Department by close of business on the officially posted submittal date:

- Completed and signed CONDITIONAL USE PERMIT APPLICATION FORM and ABUTTERS LIST.**  
The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The property owner **MUST** sign the application form.
- One (1) full size and eight (8) 11" x 17" prints of the site plan or site plan set.** Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application.
- Application fee and Abutter Mailing Fees.** All checks are to be made payable to the **Town of Stratham**.
  1. Preliminary Consultation - \$75.00.
  2. Filing fee - \$100.00.
  3. Notice Costs - \$150.00, plus \$10.00 per abutter for the costs of all notice requirements including the cost of postage for certified mail, regular mail, reproduction costs, and any publication and/or posting costs.
- Three (3) sets of Abutter mailing labels.**

PLEASE DO NOT WRITE BELOW THIS LINE – FOR PLANNING DEPARTMENT USE ONLY

|                                  |                                      |
|----------------------------------|--------------------------------------|
| Application Received Date: _____ | Date of Public Hearing Notice: _____ |
| Application Fee: _____           | Check Number: _____                  |
| Public Notice Fee: _____         | Check Amount: _____                  |
| Abutter Notice Fee: _____        | Check Payor: _____                   |







# 100 feet Abutters List Report

Stratham, NH  
February 28, 2024

## Subject Property:

Parcel Number: 21-154-000  
CAMA Number: 21-154-000  
Property Address: 62 COLLEGE ROAD

Mailing Address: GAVUTIS, GREGORY E.  
62 COLLEGE ROAD  
STRATHAM, NH 03885

7021 0350 0001 8613 6313

## Abutters:

Parcel Number: 17-027-000  
CAMA Number: 17-027-000  
Property Address: 71 COLLEGE ROAD

Mailing Address: SQUAMSCOTT FIELDS LLC  
73R COLLEGE ROAD P. O. BOX 176  
STRATHAM, NH 03885

7021 0350 0001 8613 6276

Parcel Number: 17-028-000  
CAMA Number: 17-028-000  
Property Address: 48 COLLEGE ROAD

Mailing Address: YOUNG, MATTHEW YOUNG, KATELYN  
48 COLLEGE ROAD  
STRATHAM, NH 03885

7021 0350 0001 8613 6283

Parcel Number: 20-020-000  
CAMA Number: 20-020-000  
Property Address: 68 COLLEGE ROAD

Mailing Address: WALKER, JR, RALPH S.  
68 COLLEGE ROAD P. O. BOX 654  
STRATHAM, NH 03885

7021 0350 0001 8613 6290

Parcel Number: 21-153-000  
CAMA Number: 21-153-000  
Property Address: 65 SQUAMSCOTT ROAD

Mailing Address: WIGGIN, FLORENCE E. REVOCABLE L  
WIGGIN, FLORENCE E.  
66 SQUAMSCOTT ROAD  
ATHAM, NH 03885

7021 0350 0001 8613 6306

Harmony Energy Works  
Jay Arslanian  
10 Gale Road  
Hampton NH 03842

7021 0350 0001 8613 6320



www.cai-tech.com

2/28/2024

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

3. a.) Describe what efforts to minimize visual impacts associated with the solar energy system, have been incorporated into the plan and application. b.) Describe the complete extent of any clearing of natural vegetation, including land excavation, associated with the installation of the solar energy system.

a.) Efforts to Minimize Visual Impacts: The solar energy system will be located behind the tree line minimizing visibility from public roads and neighboring properties. None of the trees or shrubs that visually shield the solar panels from view will be cleared from the site. The solar panel racking and support structure is low-profile and minimizes visual obtrusiveness compared to the alternative AllEarth Tracker that was considered for this site.

b.) Clearing of Vegetation: There will be no clearing of vegetation. With the exception of 2 – 3' diameter holes for the poles to mount the array on and a small trench dug to bury the conduit- consistent with local, State, and Federal regulation- running from the array to the house which will be backfilled and returned to its original form, there will be no disturbance to the vegetation.

5.13.4 At approximately 13.7 feet wide, 34.9' long and standing 17 feet at its highest tilt point falls well within the dimensional requirements in table 4.2 of the zoning regulations.

5.13.4.1 The array's maximum height at full tilt is 17 feet. The tilt is normally no greater than 35 degrees which would make the height of the array approximately 11 feet from the ground to the top of the array.

5.13.4.2 The array meets the setback requirement in section 5.13.4.2 and will be installed in the side yard approximately 60 feet NNW of the house and 60 feet ENE of College Road.

5.13.6.1 Included is a site plan showing:

i. Property lines and physical features, including roads, for the project site; see attached

ii. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures; There will be no clearing of vegetation with the exception of 2 – 3' diameter holes for the poles to mount the array on. There will be a small trench dug to bury the conduit running from the array to the house but this will be covered over and returned to its original form.

iii. Blueprints or drawings of the solar energy system showing the proposed layout of the system, any potential shading from nearby structures, the distance between the proposed solar collector and all property lines and existing on-site buildings and structures, and the tallest finished height of the solar collector; see attached

iv. Documentation of the major system components to be used, including the panels, mounting system, and inverter; see attached.



v. Name, address, and contact information for proposed system installer; see attached.

vi. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any; see attached.

vii. The name, contact information and signature of any agents representing the project proponent; N/A

viii. Zoning district designation for the parcel(s) of land comprising the project site:  
Residential / Agricultural District

ix. Proof that the project proponent will meet the required Site Plan Review notification procedures. see attached

5.13.7.1 Utility Notification – Interconnection Application – see attached

5.13.7.2 Utility Connections: Wires will be run underground from the array to the house where they will interconnect with the existing utility service.

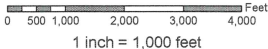
**Zoning Map**  
**Town of Stratham**  
**New Hampshire**  
**March 2013**

Newmarket

Greenland

Newfields

Exeter



Notes:  
 1. Zoning District Map created by the Planning Department using data available from the Town of Stratham, Sewall Inc., GRANT, and Rockingham Planning Commission. Zoning Districts valid as of March 2013 Zoning Ballot Vote.  
 2. The Planning Department maintains a continuing program to identify and correct errors. The Department makes no claims as to the validity or reliability or to any implied uses of this representation.

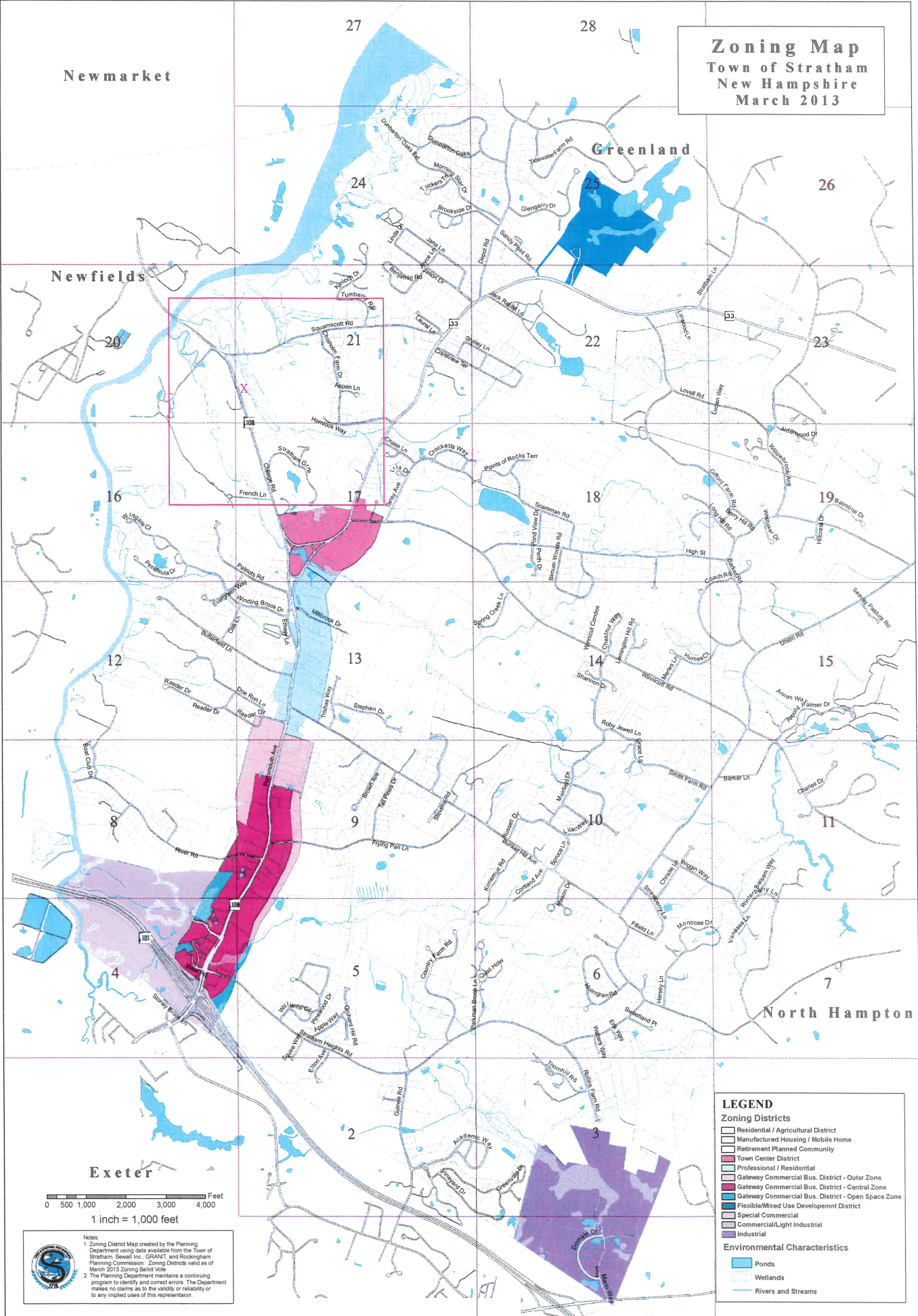
**LEGEND**

**Zoning Districts**

- Residential / Agricultural District
- Manufactured Housing / Mobile Home
- Retirement Planned Community
- Town Center District
- Professional / Residential
- Gateway Commercial Bus. District - Outer Zone
- Gateway Commercial Bus. District - Central Zone
- Gateway Commercial Bus. District - Open Space Zone
- Flexible/Mixed Use Development District
- Special Commercial
- Commercial/Light Industrial
- Industrial

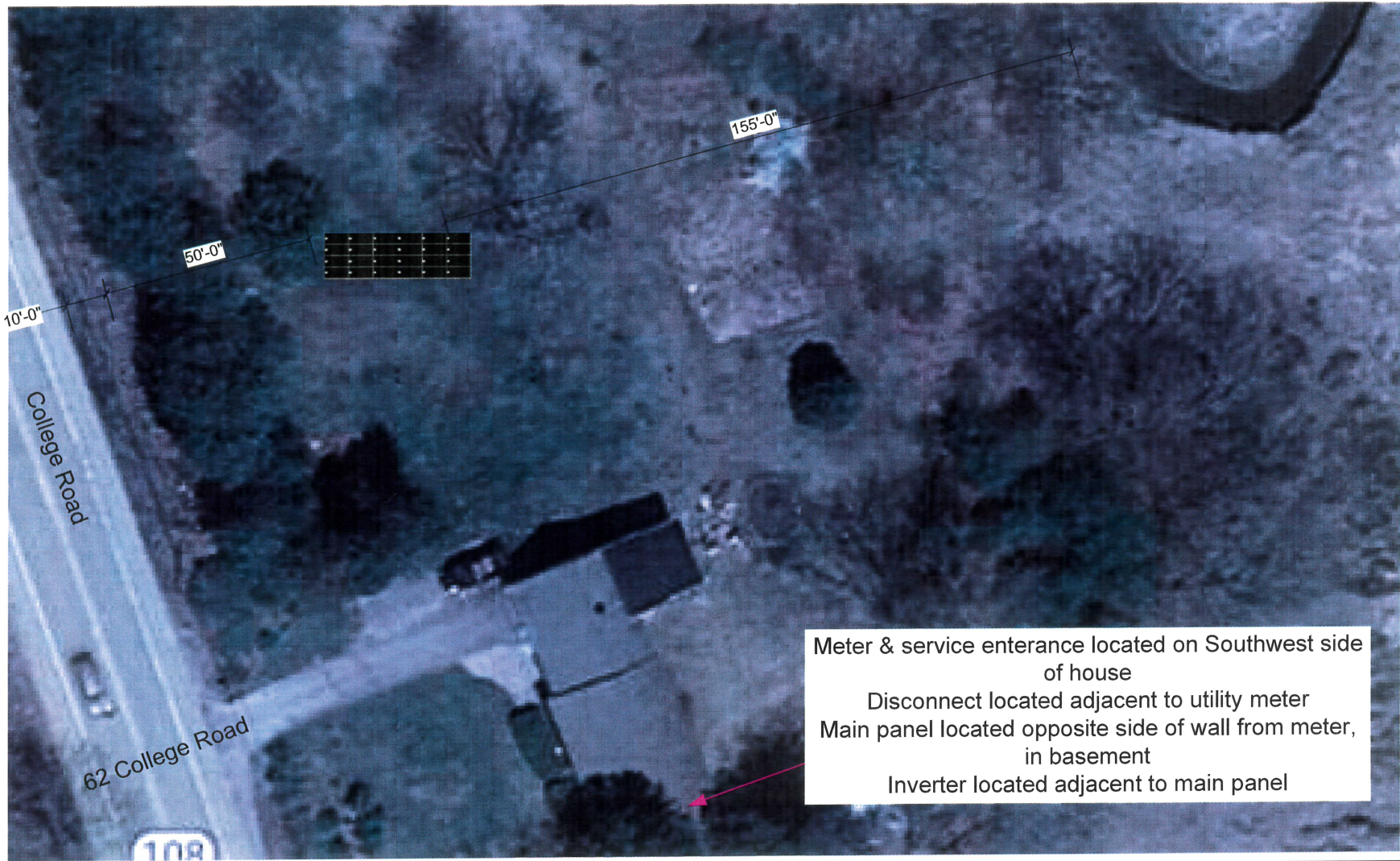
**Environmental Characteristics**

- Ponds
- Wetlands
- Rivers and Streams



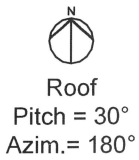






Meter & service entrance located on Southwest side of house  
 Disconnect located adjacent to utility meter  
 Main panel located opposite side of wall from meter, in basement  
 Inverter located adjacent to main panel

| <b>PV ARRAY</b>   |                         |
|-------------------|-------------------------|
| Manuf/Model       | Silfab Solar SIL-370 HC |
| Module Dimensions | 40.8" x 69.4"           |
| Module Rating (W) | 370                     |
| # Module Strings  | 2 of 12                 |
| Modules Total     | 24                      |
| DC Output (KW)    | 8.88 kWDC               |
| Inverters         | SE11400H-US             |

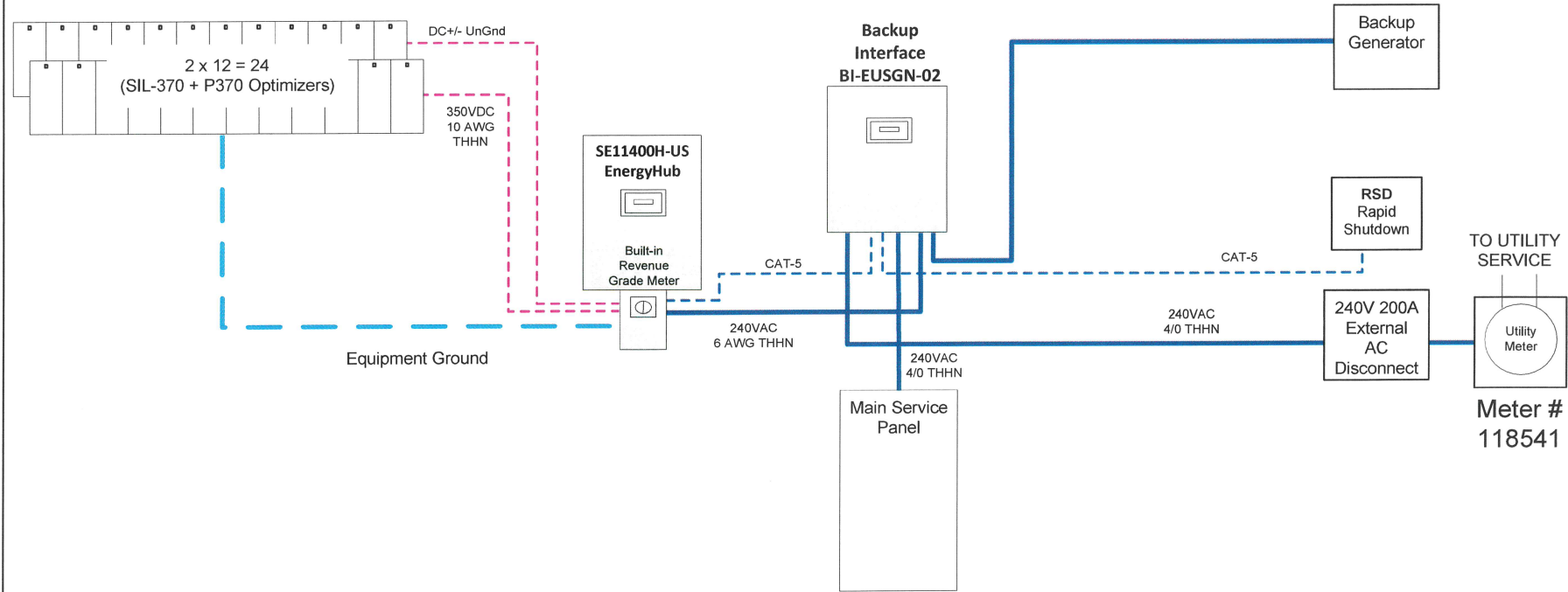


|   |                  |   |              |              |
|---|------------------|---|--------------|--------------|
| <br>10 Gale Rd, Hampton, NH<br>603-926-3366<br>harmonyenergyworks.com |                  | Greg Gavutis<br>62 College Road, Stratham, NH 03885 |              |              |
|   |                  | <b>Site Layout</b><br><b>8.88 kWDC (11.4 kWAC)</b>  |              |              |
| DRAWN BY D CHILDS   | SIZE <b>A</b>    | FSCM NO   | DWG NO 1     | REV <b>A</b> |
| APPROVED BY G HORROCKS  | SCALE 0.03" = 1' | DATE 10/26/2023                                     | SHEET 1 OF 1 |              |

| MODULE     | Power (W) | Voc (Vdc) | Vmp (Vdc) | Isc (Adc) | Imp (Adc) | TC (%/°C) | Max Fuse |
|------------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| SIL-370-HC | 370       | 41.75     | 34.95     | 11.25     | 10.60     | -0.28     | 20       |

**NOTES:**

OCPD1:  $47.5A \times 1.25 = 59.375A \Rightarrow 60A$   
 OCPD2: 200A External Disconnect



| <b>PV ARRAY</b>   |                         |
|-------------------|-------------------------|
| Manuf/Model       | Silfab Solar SIL-370 HC |
| Module Dimensions | 40.8" x 69.4"           |
| Module Rating (W) | 370                     |
| # Module Strings  | 2 of 12                 |
| # Modules Total   | 24                      |
| DC Output (KW)    | 8.88 kWDC               |
| Inverters         | SE11400H-US EnergyHub   |

|   |   |                        |                 |               |
|---|---|------------------------|-----------------|---------------|
| <p><b>Harmony ENERGY WORKS</b><br/>         10 Gale Rd, Hampton, NH<br/>         603-926-3366<br/>         harmonyenergyworks.com</p> | <p><b>Greg Gavutis</b><br/>         62 College Road, Stratham, NH 03885</p> |                        |                 |               |
|   | <p><b>Site Layout</b><br/>         8.88 kWDC (11.4 kWAC)</p>                |                        |                 |               |
| DRAWN BY <b>D CHILDS</b>  | SIZE <b>A</b>   | FSCM NO                | DWG NO <b>1</b> | REV <b>A</b>  |
| APPROVED BY <b>G HORROCKS</b>   | SCALE <b>NTS</b>  | DATE <b>10/17/2023</b> | SHEET           | <b>1 OF 1</b> |



## Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /  
SE7600H-US / SE10000H-US / SE11400H-US



### Optimized installation with HD-Wave technology

- / Specifically designed to work with power optimizers
- / Record-breaking 99% weighted efficiency
- / Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- / Fixed voltage inverter for longer strings
- / Integrated arc fault protection and rapid shutdown for NEC 2014, NEC 2017 and NEC 2020 per article 690.11 and 690.12
- / UL1741 SA certified, for CPUC Rule 21 grid compliance
- / Small, lightweight, and easy to install both outdoors or indoors
- / Built-in module-level monitoring
- / Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

# / Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/  
SE7600H-US / SE10000H-US / SE11400H-US

| MODEL NUMBER                             | SE3000H-US        | SE3800H-US | SE5000H-US | SE6000H-US | SE7600H-US | SE10000H-US | SE11400H-US |  |
|--|-------------------|------------|------------|------------|------------|-------------|-------------|--|
| APPLICABLE TO INVERTERS WITH PART NUMBER | SEXXXXH-XXXXXBXX4 |            |            |            |            |             |             |  |

## OUTPUT

|   |                                 |                            |      |                            |      |       |                              |     |
|---|---------------------------------|----------------------------|------|----------------------------|------|-------|------------------------------|-----|
| Rated AC Power Output   | 3000                            | 3800 @ 240V<br>3300 @ 208V | 5000 | 6000 @ 240V<br>5000 @ 208V | 7600 | 10000 | 11400 @ 240V<br>10000 @ 208V | VA  |
| Maximum AC Power Output   | 3000                            | 3800 @ 240V<br>3300 @ 208V | 5000 | 6000 @ 240V<br>5000 @ 208V | 7600 | 10000 | 11400 @ 240V<br>10000 @ 208V | VA  |
| AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)                        | ✓                               | ✓                          | ✓    | ✓                          | ✓    | ✓     | ✓                            | Vac |
| AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)                        | -                               | ✓                          | -    | ✓                          | -    | -     | ✓                            | Vac |
| AC Frequency (Nominal)  | 59.3 - 60 - 60.5 <sup>(1)</sup> |                            |      |                            |      |       |                              | Hz  |
| Maximum Continuous Output Current @240V                                   | 12.5                            | 16                         | 21   | 25                         | 32   | 42    | 47.5                         | A   |
| Maximum Continuous Output Current @208V                                   | -                               | 16                         | -    | 24                         | -    | -     | 48.5                         | A   |
| Power Factor  | 1, Adjustable - 0.85 to 0.85    |                            |      |                            |      |       |                              |     |
| GFDI Threshold  | 1                               |                            |      |                            |      |       |                              | A   |
| Utility Monitoring, Islanding Protection, Country Configurable Thresholds | Yes                             |                            |      |                            |      |       |                              |     |

## INPUT

|  |                           |      |      |      |       |       |                          |     |
|--|---------------------------|------|------|------|-------|-------|--------------------------|-----|
| Maximum DC Power @240V                     | 4650                      | 5900 | 7750 | 9300 | 11800 | 15500 | 17650                    | W   |
| Maximum DC Power @208V                     | -                         | 5100 | -    | 7750 | -     | -     | 15500                    | W   |
| Transformer-less, Ungrounded               | Yes                       |      |      |      |       |       |                          |     |
| Maximum Input Voltage                      | 480                       |      |      |      |       |       |                          | Vdc |
| Nominal DC Input Voltage                   | 380                       |      |      | 400  |       |       |                          | Vdc |
| Maximum Input Current @240V <sup>(2)</sup> | 8.5                       | 10.5 | 13.5 | 16.5 | 20    | 27    | 30.5                     | Adc |
| Maximum Input Current @208V <sup>(2)</sup> | -                         | 9    | -    | 13.5 | -     | -     | 27                       | Adc |
| Max. Input Short Circuit Current           | 45                        |      |      |      |       |       |                          | Adc |
| Reverse-Polarity Protection                | Yes                       |      |      |      |       |       |                          |     |
| Ground-Fault Isolation Detection           | 600k $\Omega$ Sensitivity |      |      |      |       |       |                          |     |
| Maximum Inverter Efficiency                | 99                        | 99.2 |      |      |       |       |                          | %   |
| CEC Weighted Efficiency                    | 99                        |      |      |      |       |       | 99 @ 240V<br>98.5 @ 208V | %   |
| Nighttime Power Consumption                | < 2.5                     |      |      |      |       |       |                          | W   |

(1) For other regional settings please contact SolarEdge support

(2) A higher current source may be used; the inverter will limit its input current to the values stated

# / Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/  
SE7600H-US / SE10000H-US / SE11400H-US

| MODEL NUMBER | SE3000H-US | SE3800H-US | SE5000H-US | SE6000H-US | SE7600H-US | SE10000H-US | SE11400H-US |
|--------------|------------|------------|------------|------------|------------|-------------|-------------|
|--------------|------------|------------|------------|------------|------------|-------------|-------------|

| ADDITIONAL FEATURES                                      |   |  |  |  |  |  |  |
|--|---|--|--|--|--|--|--|
| Supported Communication Interfaces                       | RS485, Ethernet, ZigBee (optional), Cellular (optional)                                   |  |  |  |  |  |  |
| Revenue Grade Metering, ANSI C12.20                      | Optional <sup>(3)</sup>   |  |  |  |  |  |  |
| Consumption metering                                     |   |  |  |  |  |  |  |
| Inverter Commissioning                                   | With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection |  |  |  |  |  |  |
| Rapid Shutdown - NEC 2014, NEC 2017 and NEC 2020, 690.12 | Automatic Rapid Shutdown upon AC Grid Disconnect  |  |  |  |  |  |  |

| STANDARD COMPLIANCE       |   |  |  |  |  |  |  |
|---------------------------|---|--|--|--|--|--|--|
| Safety                    | UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07 |  |  |  |  |  |  |
| Grid Connection Standards | IEEE1547, Rule 21, Rule 14 (HI)   |  |  |  |  |  |  |
| Emissions                 | FCC Part 15 Class B   |  |  |  |  |  |  |

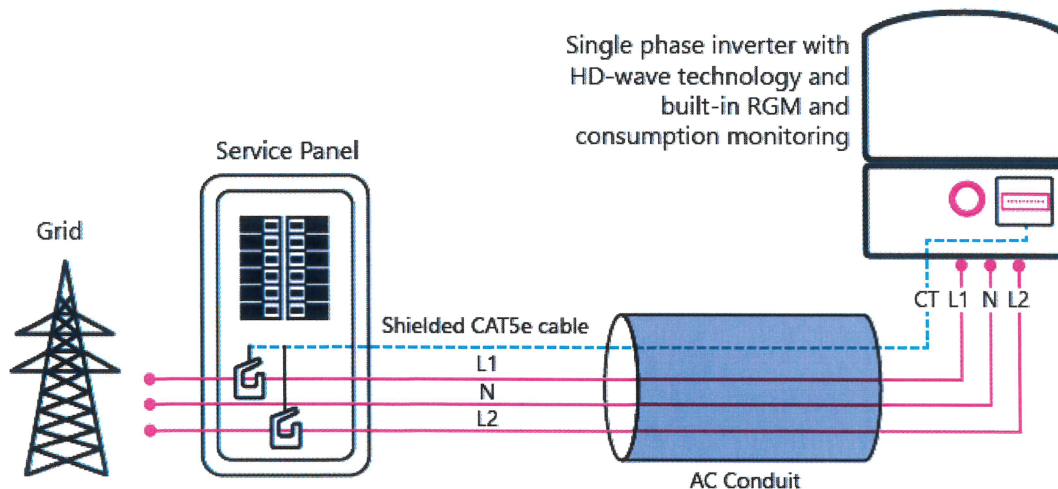
| INSTALLATION SPECIFICATIONS                      |   |             |             |                                     |  |  |         |         |
|--|---|-------------|-------------|-------------------------------------|--|--|---------|---------|
| AC Output Conduit Size / AWG Range               | 1" Maximum / 14-6 AWG                   |             |             | 1" Maximum /14-4 AWG                |  |  |         |         |
| DC Input Conduit Size / # of Strings / AWG Range | 1" Maximum / 1-2 strings / 14-6 AWG     |             |             | 1" Maximum / 1-3 strings / 14-6 AWG |  |  |         |         |
| Dimensions with Safety Switch (HxWxD)            | 17.7 x 14.6 x 6.8 / 450 x 370 x 174     |             |             | 21.3 x 14.6 x 7.3 / 540 x 370 x 185 |  |  | in / mm |         |
| Weight with Safety Switch                        | 22 / 10                                 | 25.1 / 11.4 | 26.2 / 11.9 | 38.8 / 17.6                         |  |  | lb / kg |         |
| Noise  | < 25                                    |             |             | < 50                                |  |  | dBa     |         |
| Cooling  | Natural Convection                      |             |             |                                     |  |  |         |         |
| Operating Temperature Range                      | -40 to +140 / -40 to +60 <sup>(4)</sup> |             |             |                                     |  |  |         | °F / °C |
| Protection Rating                                | NEMA 4X (Inverter with Safety Switch)   |             |             |                                     |  |  |         |         |

(3) Inverter with Revenue Grade Meter P/N: SExxxH-US000BNC4; Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxH-US000BN14. For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box

(4) Full power up to at least 50°C / 122°F; for power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>

## How to Enable Consumption Monitoring

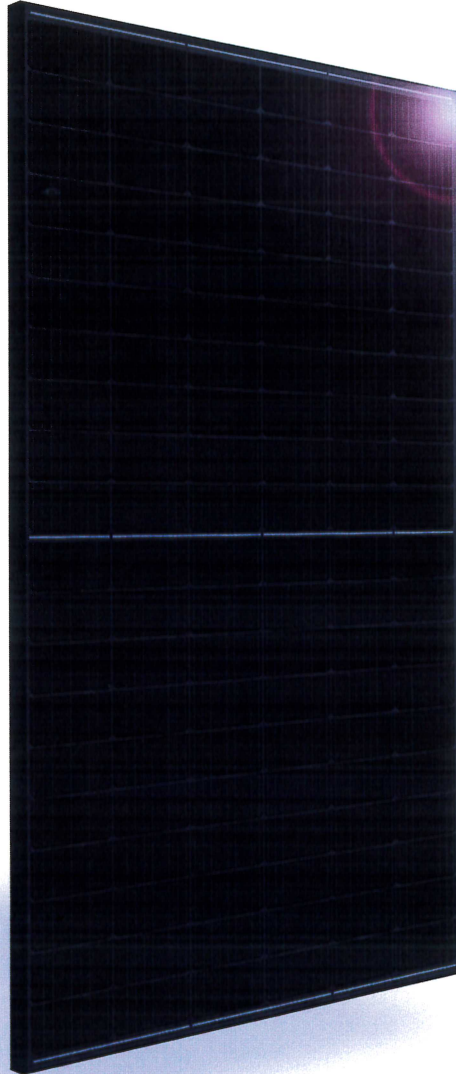
By simply wiring current transformers through the inverter's existing AC conduits and connecting them to the service panel, homeowners will gain full insight into their household energy usage helping them to avoid high electricity bills





SILFAB PRIME

SIL-370 HC



❖ RELIABLE ENERGY.  
DIRECT FROM THE SOURCE.

**Introducing Silfab Prime.**

Designed to outperform.

Dependable, durable, high-performance solar panels  
engineered for North American homeowners.

[SILFABSOLAR.COM](http://SILFABSOLAR.COM)



CHUBB

\* Chubb provides error and omission insurance to Silfab Solar Inc.

| ELECTRICAL SPECIFICATIONS     |    | 370   |          |
|-------------------------------|----|-------|----------|
| Test Conditions               |    | STC   | NOCT     |
| Module Power (Pmax)           | Wp | 370   | 276      |
| Maximum power voltage (Vpmax) | V  | 34.95 | 32.48    |
| Maximum power current (Ipmax) | A  | 10.60 | 8.50     |
| Open circuit voltage (Voc)    | V  | 41.75 | 39.16    |
| Short circuit current (Isc)   | A  | 11.25 | 9.07     |
| Module efficiency             | %  | 20.2% | 18.9%    |
| Maximum system voltage (VDC)  | V  |       | 1000     |
| Series fuse rating            | A  |       | 20       |
| Power Tolerance               | Wp |       | 0 to +10 |

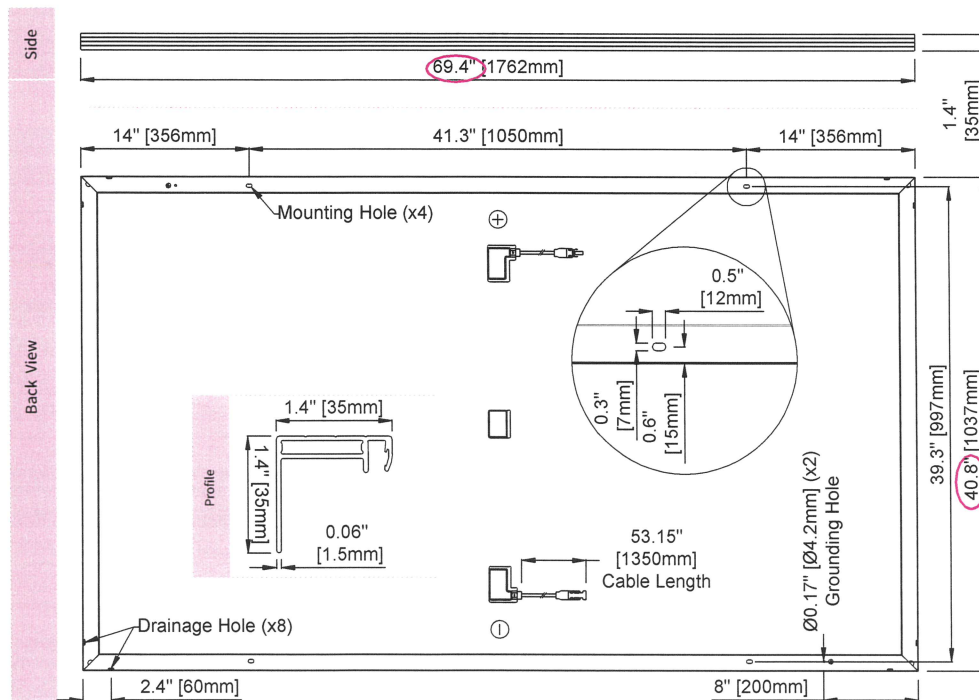
Measurement conditions: STC 1000 W/m<sup>2</sup> • AM 1.5 • Temperature 25 °C • NOCT 800 W/m<sup>2</sup> • AM 1.5 • Measurement uncertainty ≤ 3%  
Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10W.

| MECHANICAL PROPERTIES / COMPONENTS                   | METRIC  | IMPERIAL   |
|--|---|--|
| Module weight  | 19.5kg ±0.2kg   | 43lbs ±0.4lbs  |
| Dimensions (H x L x D)                               | 1762 mm x 1037 mm x 35 mm   | 69.4 in x 40.8 in x 1.37 in  |
| Maximum surface load (wind/snow)*                    | 5400 Pa rear load / 5400 Pa front load  | 112.8 lb/ft <sup>2</sup> rear load / 112.8 lb/ft <sup>2</sup> front load |
| Hail impact resistance                               | ø 25 mm at 83 km/h  | ø 1 in at 51.6 mph   |
| Cells  | 120 Half cells - Si mono PERC<br>9 busbar - 83 x 166 mm   | 120 Half cells - Si mono PERC<br>9 busbar - 3.26 x 6.53 in               |
| Glass  | 3.2 mm high transmittance, tempered,<br>DSM antireflective coating  | 0.126 in high transmittance, tempered,<br>DSM antireflective coating     |
| Cables and connectors (refer to installation manual) | 1350 mm, ø 5.7 mm, MC4 from Staubli   | 53.15 in, ø 0.22 in (12AWG), MC4 from Staubli                            |
| Backsheet  | High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet |  |
| Frame  | Anodized Aluminum (Black)   |  |
| Bypass diodes  | 3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)                              |  |
| Junction Box   | UL 3730 Certified, IEC 62790 Certified, IP68 rated  |  |

| TEMPERATURE RATINGS          | WARRANTIES                          |
|------------------------------|-------------------------------------|
| Temperature Coefficient Isc  | +0.064 %/°C                         |
| Temperature Coefficient Voc  | -0.28 %/°C                          |
| Temperature Coefficient Pmax | -0.36 %/°C                          |
| NOCT (± 2°C)                 | 45 °C                               |
| Operating temperature        | -40/+85 °C                          |
|                              | Module product workmanship warranty |
|                              | Linear power performance guarantee  |
|                              | 25 years**                          |
|                              | 30 years                            |
|                              | ≥ 97.1% end 1st yr                  |
|                              | ≥ 91.6% end 12th yr                 |
|                              | ≥ 85.1% end 25th yr                 |
|                              | ≥ 82.6% end 30th yr                 |

| CERTIFICATIONS | SHIPPING SPECS  |
|----------------|---|
| Product        | ULC ORD C1703, UL1703, CEC listed, UL 61215-1/-2, UL 61730-1/-2, IEC 61215-1/-2, IEC 61730-1/-2, CSA C22.2#61730-1/-2, IEC 62716 Ammonia Corrosion; IEC61701:2011 Salt Mist Corrosion Certified, UL Fire Rating: Type 2 |
| Factory        | ISO9001:2015  |
|                | Modules Per Pallet: 26 or 26 (California)   |
|                | Pallets Per Truck 34 or 32 (California)   |
|                | Modules Per Truck 884 or 832 (California)   |

\* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.  
\*\* 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at [silfabsolar.com](http://silfabsolar.com)  
PAN files generated from 3rd party performance data are available for download at: [silfabsolar.com/downloads](http://silfabsolar.com/downloads)



## SILFAB SOLAR INC.

800 Cornwall Ave  
Bellingham WA 98225 USA  
T +1 360.569.4733  
info@silfabsolar.com

[SILFABSOLAR.COM](http://SILFABSOLAR.COM)

1770 Port Drive  
Burlington WA 98233 USA  
T +1 360.569.4733

240 Courtnepark Drive East  
Mississauga ON L5T 2Y3 Canada  
T +1 905.255.2501  
F +1 905.696.0267

### Silfab - SIL-370-HC-20220216

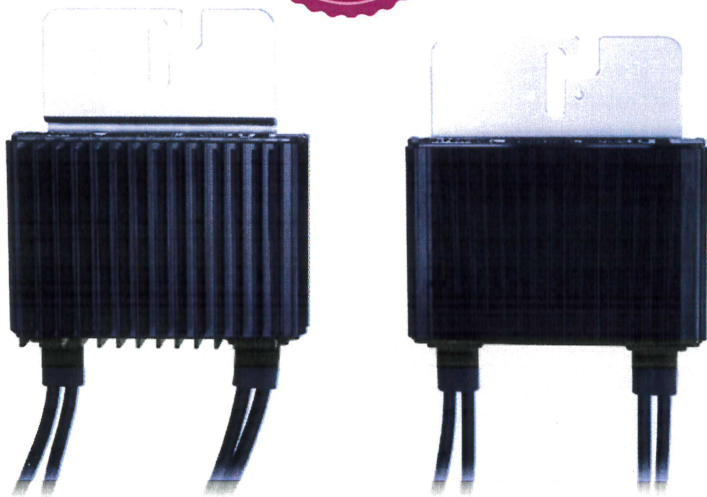
No reproduction of any kind is allowed without permission. Data and information is subject to modifications without notice. © Silfab Solar Inc., 2021. Silfab Solar™ is a trademark of Silfab Solar Inc.

---

# Power Optimizer

For North America

P370 / P400 / P401 / P485 / P505



POWER OPTIMIZER

## PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety





# / Power Optimizer

## For North America

P370 / P400 / P401 / P485 / P505

| Optimizer model<br>(typical module compatibility)   | P370<br>(for higher-power 60<br>and 72-cell modules) | P400<br>(for 72 & 96-<br>cell modules) | P401<br>(for high power 60<br>and 72 cell modules)   | P485<br>(for high-voltage<br>modules) | P505<br>(for higher<br>current modules) |            |
|---|--|--|--|---------------------------------------|---|------------|
| <b>INPUT</b>  |  |  |  |                                       |   |            |
| Rated Input DC Power <sup>(1)</sup>   | 370  | 400                                    | 430  | 485                                   | 505                                     | W          |
| Absolute Maximum Input Voltage<br>(Voc at lowest temperature)   | 60   | 80                                     | 60   | 125 <sup>(2)</sup>                    | 83 <sup>(2)</sup>                       | Vdc        |
| MPPT Operating Range  | 8 - 60   | 8 - 80                                 | 8-60   | 12.5 - 105                            | 12.5 - 83                               | Vdc        |
| Maximum Short Circuit Current (Isc)   | 11   | 10.1                                   | 12.5   | 11                                    | 14                                      | Adc        |
| Maximum DC Input Current  | 13.75  | 12.5                                   | 14.65  | 12.5                                  | 17.5                                    |            |
| Maximum Efficiency  |  |  | 99.5   |                                       |   | %          |
| Weighted Efficiency   |  |  | 98.8   |                                       |   | %          |
| Oversoltage Category  |  |  | II   |                                       |   |            |
| <b>OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)</b>                     |  |  |  |                                       |   |            |
| Maximum Output Current  |  |  | 15   |                                       |   | Adc        |
| Maximum Output Voltage  |  | 60                                     |  | 80                                    |   | Vdc        |
| <b>OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)</b> |  |  |  |                                       |   |            |
| Safety Output Voltage per Power Optimizer   |  |  | 1 ± 0.1  |                                       |   | Vdc        |
| <b>STANDARD COMPLIANCE</b>  |  |  |  |                                       |   |            |
| EMC   |  |  | FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3      |                                       |   |            |
| Safety  |  |  | IEC62109-1 (class II safety), UL1741, NEC/PVRSS      |                                       |   |            |
| Material  |  |  | UL94 V-0, UV Resistant                               |                                       |   |            |
| RoHS  |  |  | Yes  |                                       |   |            |
| <b>INSTALLATION SPECIFICATIONS</b>  |  |  |  |                                       |   |            |
| Maximum Allowed System Voltage  |  |  | 1000   |                                       |   | Vdc        |
| Compatible inverters  |  |  | All SolarEdge Single Phase and Three Phase inverters |                                       |   |            |
| Dimensions (W x L x H)  | 129 x 153 x 27.5 /<br>5.1 x 6 x 1.1                  | 129 x 153 x 33.5 /<br>5.1 x 6 x 1.3    | 129 x 153 x 29.5 /<br>5.1 x 6 x 1.16                 | 129 x 159 x 49.5 /<br>5.1 x 6.3 x 1.9 | 129 x 162 x 59 /<br>5.1 x 6.4 x 2.3     | mm<br>/ in |
| Weight (including cables)   | 630 / 1.4  | 750 / 1.7                              | 655 / 1.5  | 845 / 1.9                             | 1064 / 2.3                              | gr / lb    |
| Input Connector   |  | MC4 <sup>(3)</sup>                     |  | MC4 <sup>(3)</sup>                    | MC4 <sup>(3)</sup>                      |            |
| Input Wire Length   |  |  | 0.16 / 0.5   |                                       |   | m / ft     |
| Output Wire Type / Connector  |  |  | Double Insulated / MC4                               |                                       |   |            |
| Output Wire Length  |  |  | 1.2 / 3.9  |                                       |   | m / ft     |
| Operating Temperature Range <sup>(4)</sup>  |  |  | -40 to +85 / -40 to +185                             |                                       |   | °C / °F    |
| Protection Rating   |  |  | IP68 / Type6B  |                                       |   |            |
| Relative Humidity   |  |  | 0 - 100  |                                       |   | %          |

(1) Rated power of the module at STC will not exceed the optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed

(2) NEC 2017 requires max input voltage be not more than 80V

(3) For other connector types please contact SolarEdge

(4) Longer inputs wire lengths are available for use. For 0.9m input wire length order P401-xxxLxxx

(5) For ambient temperature above +85°C / +185°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>

| PV System Design Using a SolarEdge<br>Inverter <sup>(6),(7)</sup> | Single Phase<br>HD-Wave                                   | Single phase        | Three Phase for<br>208V grid | Three Phase for<br>277/480V grid |   |
|---|---|---------------------|------------------------------|----------------------------------|---|
| Minimum String Length<br>(Power Optimizers)                       | P370, P400, P401<br>P485, P505                            | 8<br>6              | 10<br>8                      | 18<br>14                         |   |
| Maximum String Length (Power Optimizers)                          |   | 25                  | 25                           | 50                               |   |
| Maximum Power per String  | 5700 <sup>(8)</sup> (6000 with<br>SE7600-US - SE11400-US) | 5250 <sup>(8)</sup> | 6000 <sup>(9)</sup>          | 12750 <sup>(10)</sup>            | W |
| Parallel Strings of Different Lengths or Orientations             |   |                     | Yes                          |                                  |   |

(6) For detailed string sizing information refer to: [http://www.solaredge.com/sites/default/files/string\\_sizing\\_na.pdf](http://www.solaredge.com/sites/default/files/string_sizing_na.pdf)

(7) It is not allowed to mix P485/P505 with P370/P400/P401 in one string

(8) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement

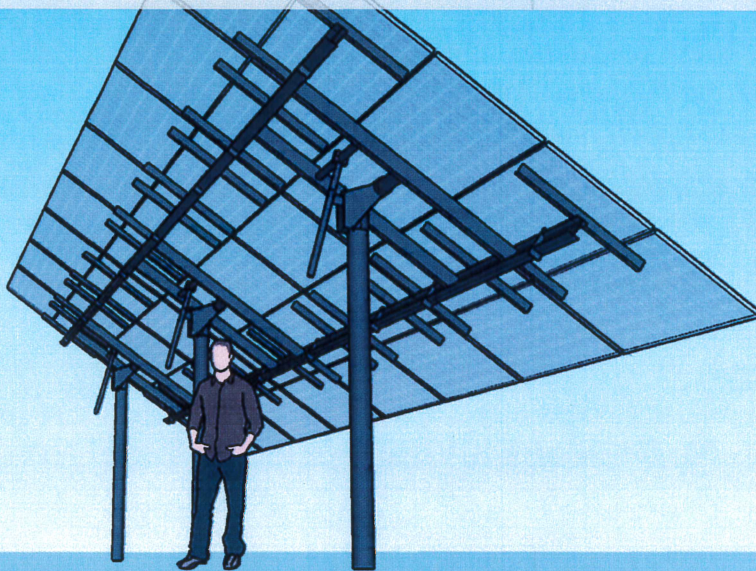
(9) For 208V grid: it is allowed to install up to 6,500W per string when the maximum power difference between each string is 1,000W

(10) For 277/480V grid: it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W

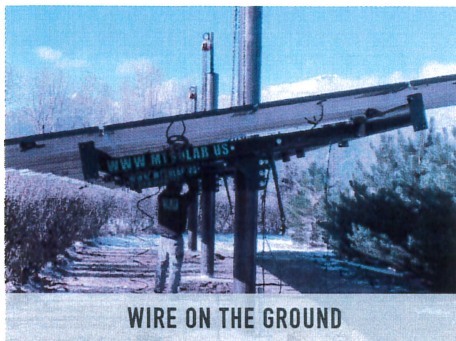


# POLE MOUNTS

EASY INSTALLATION, MAXIMUM VALUE



ASSEMBLE AT WAIST LEVEL



WIRE ON THE GROUND

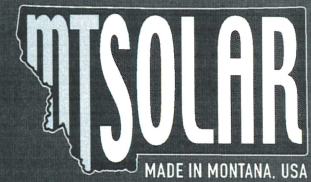


EASY HOISTING - NO HEAVY EQUIPMENT



SIMPLE TILT ADJUST

MT Solar designs and manufactures mounting structures for solar modules and arrays of all sizes. We are dedicated to making the best Pole and Ground Mounts on the market. Our products ultimately promote speed and safety, improving your project's bottom line.



## POLE MOUNT FEATURES:

### TILT ADJUSTMENT

Pole Mounts offer a patented hand-crank adjustable tilt mechanism, making seasonal tilt changes a snap. Tilts from 5- 90 degrees while standing on the ground.

### PATENTED HOISTING SYSTEM

Install racking and modules at ground level, then raise array to eye level for wiring, and finally to the top of the pole for completion. Chain hoist and lifting bracket required.

### AVAILABLE SIZES

1-50 panel array configurations with modules 3, 4, or 5 high in landscape. Custom configurations available upon request.

### RUGGED DESIGN

Built for high wind and high snow loads when necessary. Use our online calculator to determine pole size and frame duty suitable for your site.

### ENGINEERING ASSISTANCE

Complimentary in-house design help and stamped drawings for all 50 states available upon request at additional cost.

### DEALER / INSTALLER EDUCATION

Webinars and sales support available on request.

### CUSTOMER SUPPORT

From purchase to installation, our products are guaranteed. Our team is standing by, ready to assist with any questions you have.

### PRODUCT WARRANTY

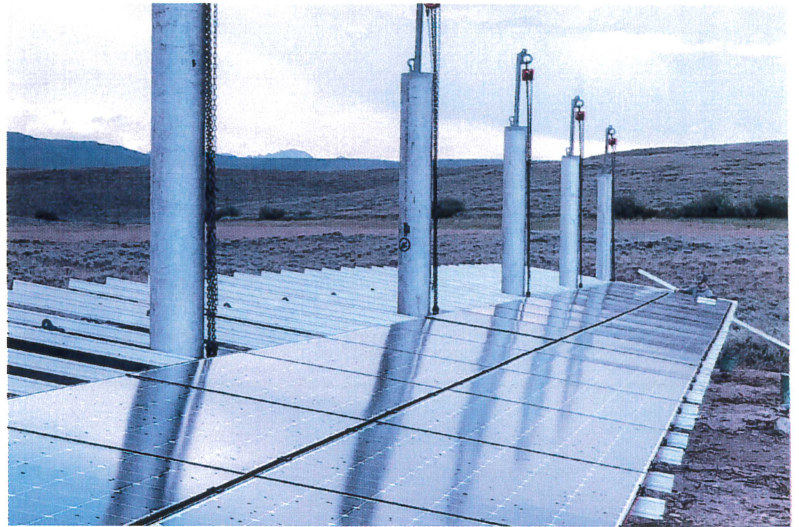
10 years

### MADE IN USA

Montana is not only the namesake of our company, it's where we build your mounts.



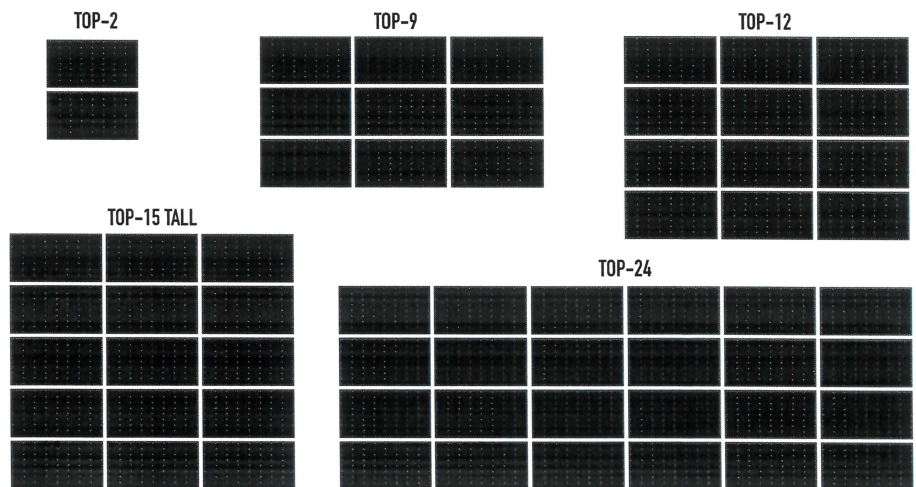
# SINGLE POLE & MULTI-POLE ARRAYS



## ARRAY CONFIGURATIONS (MODULES IN LANDSCAPE ORIENTATION)

| #       | WxH |
|---------|-----|
| 1       | 1x1 |
| 2       | 1x2 |
| 3       | 1x3 |
| 4       | 2x2 |
| 6       | 2x3 |
| 8       | 2x4 |
| 9       | 3x3 |
| 10-TALL | 2x5 |
| 12      | 3x4 |
| 15-TALL | 3x5 |
| 16      | 4x4 |
| 20      | 5x4 |

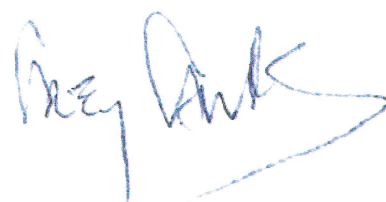
| #       | WxH  |
|---------|------|
| 20-TALL | 4x5  |
| 24      | 6x4  |
| 28      | 7x4  |
| 30-TALL | 6x5  |
| 32      | 8x4  |
| 35-TALL | 7x5  |
| 36      | 9x4  |
| 40      | 10x4 |
| 40-TALL | 8x5  |
| 44      | 11x4 |
| 45-TALL | 9x5  |
| 48      | 12x4 |
| 50-TALL | 10x5 |





## Unitil Generator Interconnect Application

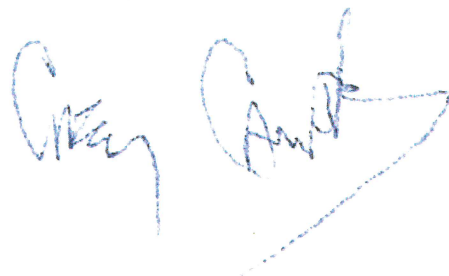
|  |  |
|--|--|
| <b>Simplified App ID</b>   | W14540751-S  |
| <b>Form Version ID</b>   | v20191210  |
| <b>Have you been asked to escalate your Pre-Application or Simplified Application to use the Standard/Expedited process instead?</b> | No, Unitil has not asked me to escalate my application process   |
| <b>State of Generating Facility</b>  | New Hampshire  |
| <b>Is the request for a system greater than 100kVA?</b>  | No   |
| <b>Is the request for a Single-Phase system greater than 15kW or for a Three-Phase system greater than 25kW?</b>                     | No   |
| <b>Date Prepared</b>   | 2023-10-18   |
| <b>Number</b>  | 62   |
| <b>Street Name</b>   | College Road   |
| <b>City</b>  | Stratham   |
| <b>Zip Code</b>  | 03885  |
| <b>Is the Facility Address the same as the Unitil Utility Customer's Address?</b>  | Yes  |
| <b>Unitil Utility Account Owner Name</b>   | Greg Gavutis   |
| <b>Telephone</b>   | 503-407-0784   |
| <b>Alternative Telephone</b>   | 603-926-3366   |
| <b>Email Address</b>   | <a href="mailto:thingspring@gmail.com">thingspring@gmail.com</a> |
| <b>Is this application linked to an existing Unitil account?</b>   | Yes  |
| <b>Account Number</b>  | 2091104000   |
| <b>Meter Number</b>  | 118541   |
| <b>Is the Interconnecting Customer the same as the</b>   | Yes  |



|   |  |
|---|--|
| <b>Unitil Utility Account owner?</b>  |  |
| <b>Is the Landowner the same as the Unitil Utility Account Owner?</b>   | Yes  |
| <b>Would you like to add an alternative contact (e.g., system installation contractor or coordinating company)?</b> | Yes  |
| <b>Would you like to add an Electrical Contractor contact?</b>  | No   |
| <b>Alternate Contact Name</b>   | Jay Arslanian / Harmony Energy Works   |
| <b>Number</b>   | 10   |
| <b>Street Name</b>  | Gale Road  |
| <b>City</b>   | Hampton  |
| <b>State</b>  | New Hampshire  |
| <b>Zip Code</b>   | 03842  |
| <b>Telephone</b>  | 6039263366   |
| <b>Alternative Telephone</b>  | 530-407-0784   |
| <b>Email Address</b>  | <a href="mailto:jj.arslanian@harmonyenergyworks.com">jj.arslanian@harmonyenergyworks.com</a> |
| <b>Is this Interconnection request for an expansion or modification of an existing facility?</b>                    | No   |
| <b>Will Facility be constructed on a single parcel of land?</b>   | Yes  |
| <b>Are you planning to join the Net Metering program</b>  | Yes  |
| <b>Connection</b>   | Single Phase   |
| <b>Nominal (kW)</b>   | 11.40  |
| <b>Nominal (kVA)</b>  | 11.40  |
| <b>Maximum (kW)</b>   | 11.40  |
| <b>Maximum (kVA)</b>  | 11.40  |



|  |  |
|--|--|
| <b>TOTAL number of generating units in facility</b>                                | 1  |
| <b>Type of Generating Unit</b>   | Inverter   |
| <b>Manufacturer</b>  | SolarEdge  |
| <b>Model Name and Number</b>   | SE11400H-US EnergyHub  |
| <b>Quantity</b>  | 1  |
| <b>Prime Mover</b>   | Inverter   |
| <b>Energy Source</b>   | Solar  |
| <b>IEEE 1547.1 (UL 1741 SA) Listed?</b>  | Yes  |
| <b>Nominal (kW)</b>  | 11.40  |
| <b>Nominal (kVA)</b>   | 11.40  |
| <b>Voltage</b>   | 240.00   |
| <b>Maximum (kW)</b>  | 11.40  |
| <b>Maximum (kVA)</b>   | 11.40  |
| <b>Is there an additional generating unit?</b>                                     | No   |
| <b>Is the project intending to participate in any ISO-NE market?</b>               | Uncertain  |
| <b>Is the energy storage system intending to participate in any ISO-NE market?</b> | Uncertain  |
| <b>Are you the interconnecting customer?</b>                                       | No, I am filling out this form on behalf of the interconnecting customer |
| <b>Last Update</b>   | 2023-10-18 22:54:44  |
| <b>Start Time</b>  | 2023-10-18 22:42:56  |
| <b>Finish Time</b>   | 2023-10-18 22:54:44  |





## ROCKINGHAM COUNTY CONSERVATION DISTRICT

110 North Road, Brentwood, NH 03833-6614  
Tel: 603-679-2790 • Fax: 603-679-2860  
www.rockinghamccd.org

13 December 2023

Mark Conners, Planning Director  
Town of Stratham  
10 Bunker Hill Avenue  
Stratham, NH 03885

RE: Gauvutis  
62 College Road  
Tax map/lot: 21/154  
RCCD #ST21-154 N23

Dear Mr. Conners;

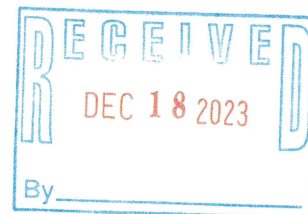
On this date RCCD staff conducted a partial wetland delineation for the single purpose of establishing the distance from a proposed solar array to the wetland boundary.

Seven sequentially numbered blue flags were hung along the nearest segment of the wetland-upland boundary. The wetland is 123 feet from a mounting post for the solar array at the nearest point. The solar array extends out from the mounting post, but there is no ground contact, so this was not considered in the measurement.

The nearest wetland is the very poorly drained tidal marsh along a tidal tributary to the Squamscott River. Zoning 11.5.3. b and d establish the buffer requirements for the very poorly drained soils found at this site. Zoning 12.5.b establishes the area within 150 feet of the flagged boundary as a Shoreland Protection Overlay District. The majority of the Shoreland Protection Overlay on this lot is already developed with lawn, a house, a shed, and a wastewater disposal system. The solar array is proposed on the lawn.

Sincerely,

Michael Cuomo  
NH Certified Soil Scientist #6  
NH Certified Wetland Scientist #4  
NH Designer #788  
Copy to: [building@strathamnh.gov](mailto:building@strathamnh.gov)  
[prowell@strathamnh.gov](mailto:prowell@strathamnh.gov)  
[mconnors@strathamnh.gov](mailto:mconnors@strathamnh.gov)



**To: Stratham Zoning Board of Adjustment**

**From: Stratham Conservation Commission**

**Date: December 6, 2023**

**Subject: 62 College Road – Solar System**

The Stratham Conservation Commission discussed the proposed solar panel project at 62 College Avenue its meeting on November 29, 2023, with input from homeowner Greg Gavutis; the homeowner's father, George Gavutis Jr., and Town Planner Mark Connors.

The resident is seeking to install a ground-mounted solar energy system at a single family residence. The proposed location is approximately 125 feet from Jewell Hill Brook, where 150 feet is required as a setback per state shoreland protection legislation. The resident's father, a wildlife biologist, has flagged what he perceives to be the edge of the wetland.

According to the homeowner, the location was chosen in a way to maximize solar exposure and minimize the cutting of large trees on the property. The Commission feels that solar panels are consistent with conservation purposes, and appreciates the desire to not cut large trees and to keep a buffer between the residence and College Avenue. We also understand that the diameter of the installed mounting system will be approximately 3 feet and therefore the disturbance will be fairly minimal. Provided that a certified wetland scientist agrees that the solar panels would be approximately 125 feet from Jewel Hill Brook, the Conservation Commission registers no opposition to the variance sought.

As always, thank you for your consideration of the Conservation Commission input and for including us in the process.



**2022 Aerial view  
62 College Road,  
Stratham NH**



0 ft. wetland edge

125 ft. proposed 8.88kW solar array







# TOWN OF STRATHAM

*Incorporated 1716*

10 Bunker Hill Avenue · Stratham, NH 03885  
Voice 603-772-7391 • Fax (*All Offices*) 603-775-0517

## ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION

---

**Case Number:** #675

**Application of:** A variance from section 12.6.1 of the Stratham Zoning Ordinance

**Premises affected:** 62 College Rd, Stratham NH, Tax Map 21, Lot 154 Zoned R/A

**Property Owner:** Gregory Gavutis

**Application description:** Request for a variance from section 12.6.1 Shoreland protection District, to permit the installation of a ground mounted solar array 123 feet from the edge of a tidal marsh where a minimum setback of 150 feet is required.

You are hereby notified that after holding public hearings on February 6<sup>th</sup>, 2024 which was postponed by the applicants request from the January 9<sup>th</sup>, 2023 meeting, the Stratham Zoning Board of Adjustment **GRANTED** the variance application to allow the installation of a single ground-mounted solar energy array, 123-feet from the shoreline of a tidal tributary where a setback of 150-feet is required at 62 College Road, Zone Residential-Agricultural, as the Zoning Board of Adjustment has determined that the variance application meets all of the variance criteria subject to the Board's deliberations. The vote was 5-0 with members Pierce, MacMillian, Federico, Garcia and Paine voting to grant the variance application.

A full record of the Zoning Board's deliberations related to this application can be found in the meeting minutes of the Zoning Board of Adjustment for the January 9, 2024 and the February 6<sup>th</sup> 2024 meetings. The application materials, and all materials that the Zoning Board of Adjustment reviewed in making its decision, is maintained in the application file maintained by the Stratham Department of Planning and Community Development.

### **Findings of Fact:**

In granting the variance, the Zoning Board of Adjustment made the following Findings of Fact:

- 1.) The Zoning Board determined that the variance was not contrary to the public interest as the arrays location will be well screened by evergreen trees and is not likely to be perceptible to members of the public who would most likely be traveling by vehicle on route 108, and that solar panels and renewable resources are encouraged under the town planning documents, and that the system will be well screened while minimizing the disturbances to the environment.
- 2.) The Zoning Board determined that the variance is consistent with the spirit of the Zoning Ordinance because the solar panels don't eliminate any protected resources and it will not result in the increased runoff to those protected resources. This is less destructive than other alternatives as there will not be any removal of trees or other plants that will possible slow down stormwater

environmental impacts associated with the installation will be minimal and not disrupt existing flows of runoff.

- 3.) The Zoning Board determined that substantial justice is done by granting the variance because the property is uniquely burdened and impacted by the meandering nature of the tidal wetland in the rear and there are no other desirable options for the siting of the solar installation.
- 4.) The Zoning Board determined that the application would not result in a diminution of surrounding property values because there was no reason to believe that the granting of the variance would affect the surrounding property values and that no abutters testified any objection. The Board further determined that the mature trees on the property will remain in place and reduce visual impacts to the surrounding areas.
- 5.) The Zoning Board determined that literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship because without relief there would be more disturbance to the property from the loss of mature vegetation resulting in a loss of visual screening and harms to the wetland ecosystem. The Board further determined that the addition of solar arrays to one's property is a common practice in Stratham and the applicant has sought out alternatives finding the proposed site to be the best location of the system to minimize impact to the property and surroundings.

**Conditions of Approval:**

The Zoning Board granted the variance relief subject to the following binding conditions of approval:

1. There shall be no disturbance to the site apart from what is required to install the solar energy system. No large equipment may be staged at the site for more than three days in order to install the panels.
2. No trees shall be removed from along the College Road frontage or from within 75-feet of the shoreline with Jewel Hill Brook.
3. The Applicant shall apply for and be granted a Conditional Use Permit by the Planning Board to construct the solar energy system.
4. This decision shall be supported by a written Findings of Fact, with a written Findings of Fact to be drafted by the Chair in the consultation with the Town Planner to be considered by the Board at its March 5<sup>th</sup>, 2024 meeting.

Should you have any questions regarding the Zoning Board of Adjustment decision, please contact the Stratham Department of Planning & Community Development at (603) 772-7391, ext. 180.



Drew Pierce, Chairman  
Zoning Board of Adjustment

3/5/24

Date

Case #675: GRANTED with CONDITIONS, decided February 6, 2024

***Note: Please be aware that this decision may be appealed. Any person aggrieved by a decision of the Zoning Board of Adjustment has a right to appeal such a decision within 30 days of the public hearing. Any action undertaken by an applicant to advance or formalize an approved application within the 30 day appeal period is at the sole risk of the applicant. The necessary first step, before any appeal may be pursued, is to apply to the Board of Adjustment for a rehearing within 30 days of the public hearing. See New Hampshire Statutes, RSA Chapter 677, for details.***



# 100 feet Abutters List Report

Stratham, NH  
February 28, 2024

## Subject Property:

Parcel Number: 21-154-000  
CAMA Number: 21-154-000  
Property Address: 62 COLLEGE ROAD

Mailing Address: GAVUTIS, GREGORY E.  
62 COLLEGE ROAD  
STRATHAM, NH 03885

---

## Abutters:

Parcel Number: 17-027-000  
CAMA Number: 17-027-000  
Property Address: 71 COLLEGE ROAD

Mailing Address: SQUAMSCOTT FIELDS LLC  
73R COLLEGE ROAD P. O. BOX 176  
STRATHAM, NH 03885

Parcel Number: 17-028-000  
CAMA Number: 17-028-000  
Property Address: 48 COLLEGE ROAD

Mailing Address: YOUNG, MATTHEW YOUNG, KATELYN  
48 COLLEGE ROAD  
STRATHAM, NH 03885

Parcel Number: 20-020-000  
CAMA Number: 20-020-000  
Property Address: 68 COLLEGE ROAD

Mailing Address: WALKER, JR, RALPH S.  
68 COLLEGE ROAD P. O. BOX 654  
STRATHAM, NH 03885

Parcel Number: 21-153-000  
CAMA Number: 21-153-000  
Property Address: 65 SQUAMSCOTT ROAD

Mailing Address: WIGGIN, FLORENCE E.REVOCABLE L  
WIGGIN, FLORENCE E.  
66 SQUAMSCOTT ROAD  
STRATHAM, NH 03885

Harmony Energy Works  
Jay Arslanian  
10 Gale Road  
Hampton NH 03842



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/28/2024

Page 1 of 1