

Henniker Planning Board

November 10, 1768

CASE # _____

SITE PLAN REVIEW APPLICATION

Property Address: 520 Gulf Rd. Henniker, NH, 03242

Parcel Lot #: 577 Zoning District: IF Res

Parcel Lot Size: 18.57 Road Frontage: 829

Type of Application: Change of Use
 Home Business Retail/Service
 Multi-Family Residential
 Commercial/Industrial Development
 Telecommunication

Solar Array

PROPERTY OWNER(s)

Name: <u>David & Tina Weed</u>	Name: _____
Address: <u>520 Gulf Rd</u>	Address: _____
<u>Henniker NH 03242</u>	_____
Tel #: <u>603-728-5096</u>	Tel #: _____
Fax #: _____	Fax #: _____
Email: [Redacted]	Email: [Redacted]
Signature: [Redacted]	Signature: [Redacted]

APPLICANT(s)

<i>- Contractor</i>	
Name: <u>Porter Electrical</u>	Name: _____
Address: <u>38 North Rd</u>	Address: _____
<u>Deerfield NH</u>	_____
Tel #: <u>603-520-7696</u>	Tel #: _____
Fax #: _____	Fax #: _____
Email: [Redacted]	Email: _____
Signature: _____	Signature: _____

If the property owner is not the applicant and/or wishes the applicant to act on their behalf, the property owner **MUST** provide a notarized letter (original) authorizing the applicant to file an application.

Telephone 603-428-3221	Town of Henniker 18 Depot Hill Road, Henniker, NH 03242 www.henniker.org	FAX 603-428-4366
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APPLICATION INSTRUCTIONS

DATA TO BE PROVIDED WITH SITE PLAN REVIEW APPLICATION

- ✓ • Narrative description of proposed development
 - Planning Board meeting minutes from Conceptual Consultation, which is optional (Copies may be researched and obtained at Town Hall)
- ✓ • Copy of the property tax map showing subject parcel and abutting properties (Copies may be researched and obtained at Town Hall)
- ✓ • Copy of Property assessment card (Copies may be researched and obtained at Town Hall)
 - Copies of any ZBA Notices of Decision (Variance or Special Exception) for project **NA**
 - Planning Board Application Fees
 - Abutter Notification List — *See Mailing Label*
 - Plan Sets
 - Initial Application:
 - Seven 22"x34" copies of the plans for review by Planning, Conservation, Assessing, Highway, Fire, Town Sewer (if applicable) and Town Water (if applicable)
 - Revised Application Deadline:
 - Seven 22"x34" copies of the plans for Planning Board meeting
 - Eleven 11" x 17" copies of the plans for the Planning Board packets
- Copies of any State or Federal permits **NA**
- Copies of any deeds or easements **NA**
- Copies of Condominium declaration, bylaws, and floor plan (condo conversion) **NA**
- All required material as outlined in 203-12 and 203-13, as applicable, in the Town of Henniker Site Plan Review Regulations
- Waiver requests for any of the required material under 203-12 or 203-13 of the Town of Henniker Site Plan Review Regulations. Request must be in writing and explain why conformity to the requirements would pose an unnecessary hardship and how granting the waiver would not be contrary to the spirit and intent of the Regulation.

FEES

Fees MUST be paid at the time the application is submitted or the application will not be accepted. Fees can be paid in cash or by check made out to the "Town of Henniker".

Site Plan Application	\$375 application fee; \$500 escrow
Residential	\$100 per dwelling unit
Affordable Residential	\$30 per dwelling unit (as defined by US HUD)
Change of Use	\$190 application fee; \$250 escrow
Telecommunications	\$625 application fee; \$500 escrow
Telecommunications co-location	\$315 application fee; \$500 escrow
Newspaper Notice Fee:	\$125
Abutter Notification Fee:	\$10 per abutter notification address
Recording Fee:	\$30 per plan sheet, \$25 per document, \$25 LCHIP fee per plan set/document

<u>Amount enclosed with application:</u>	
Application Fee	\$ <u>375.00</u>
Initial Escrow	\$ <u>500.00</u>
Newspaper Notice	\$ <u>125.00</u>
Abutters	\$ <u>80.00</u>
Recording Fee	\$ _____
Total	\$ _____

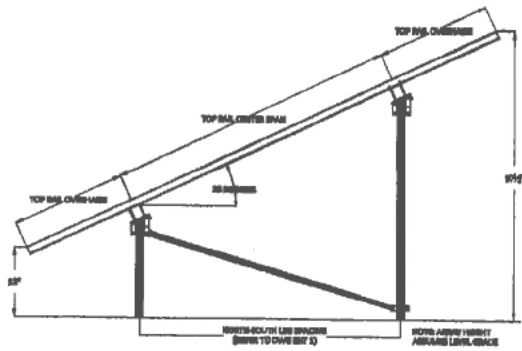
Narrative Description of Project: 520 Gulf Rd – Solar Array

Installation of a 34 Kwh/72 panel ground mounted solar array for supplying energy needs to residence.

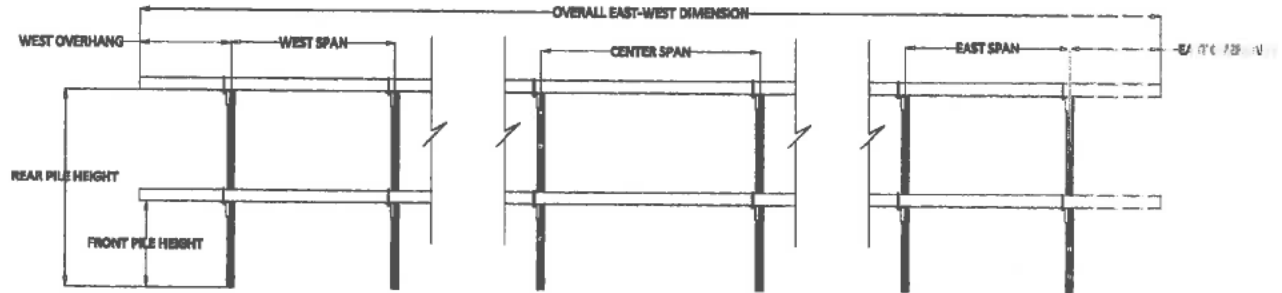
Chris Porter – Porter Electrical contracting, Contractor, will also attend the planning board meeting to address any specifics about the array.

Why Ground Mount? The original home was structurally unsuitable for a roof top array because of the weight of the array on a roof that was constructed circa 1800.

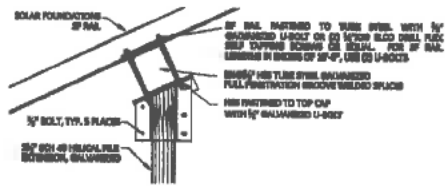
Second, the owners opted to have ground mount solar installed because integration of it into their landscape plan will minimize the view of the solar ground mount on the property/viewshed.



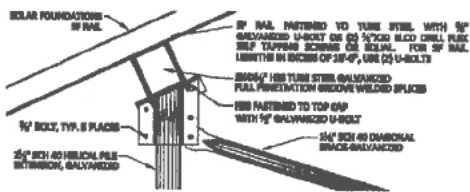
SIDE ELEVATION
N.T.S.



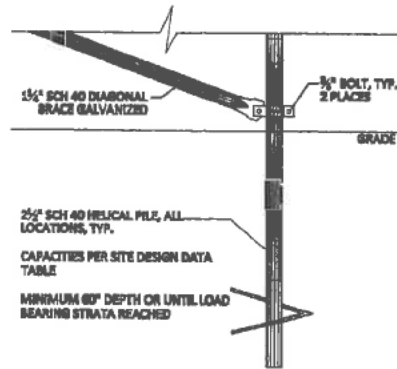
PILE SPACING ELEVATION
N.T.S.



UPPER CAP DETAIL
N.T.S.

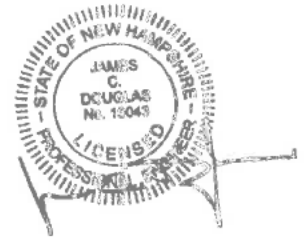


LOWER CAP DETAIL
N.T.S.



HELICAL PILE DETAIL
N.T.S.

James C. Douglas
Professional Engineer



SHEET 2 OF 3

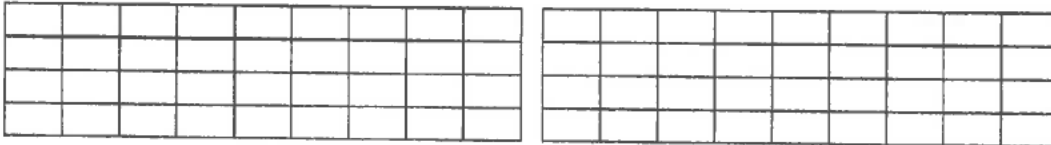
DATE	REVISION	DRAWN BY:	REVIEW BY:
11/11/2022	ORIGINAL	SH	JD

PORTER ELECTRICAL CONTRACTING

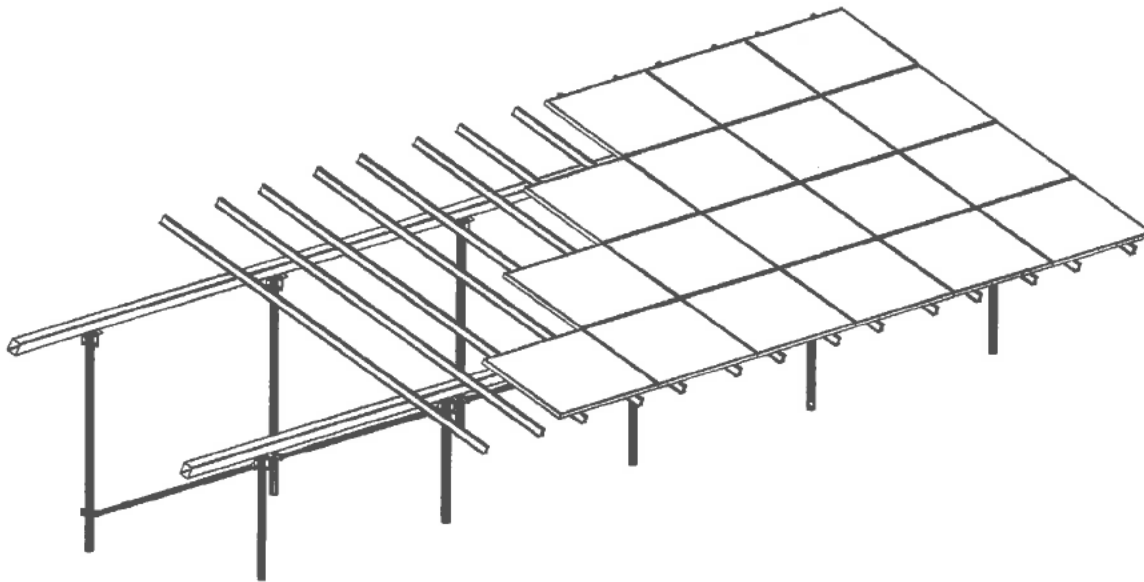
PROJECT:
WEED RESIDENCE
520 GULF RD
HENNIKER, NH 03242

Solar Foundations USA

1142 River Road, New Castle, DE 19720 Ph: (855) 731-7210 Fx: (302) 641-1611



PLAN VIEW
N.T.S.



Site Design Conditions

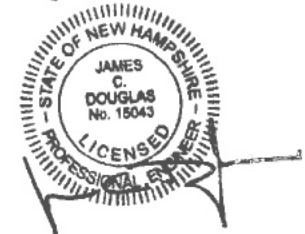
Basic Wind Speed: 115 MPH	Max. Leg Axial Bearing: 4,085 lbs.
Basic Wind Speed: 105 MPH (Risk Category I)	Max. Leg Uplift: 1,280 lbs.
Exposure Category: B	Max. Lateral Resistance: 1,335 lbs.
Ground Snow Load: 74 PSF	Top Rail Max. Loading: 159.0 plf
Flat Roof Snow Load: (if applicable) N/A	Helical Pile Depth: 80" Min.
Site Contour: < 8 Degree Slope	Lateral Resistance Plate Size: Not Req.

All design work has been performed in accordance with the Building Code of the State of New Hampshire including but not limited to the 2015 International Building Code as amended by Part Bcr 303 for Ground Snow Loads. Net design pressures were calculated in accordance with ASCE 7-10 section 27.4.3, "Open Buildings with Monoslope, Pitched, or Troughed Roofs". All load cases were evaluated in determining the limiting design conditions. The table above provides the results for the limiting load case. Maximum leg reaction forces represent the highest load condition seen by any leg in the structure. All legs in the structure are designed to meet the maximum load conditions.

(2) 41x9C Sub-Array Design Conditions

Front Leg Height: 22 3/4"	Array Tilt Angle: 30 Degrees
Rear Leg Height: 89 1/2"	Overall Array East-West Dim: 62'-11"
North-South Leg Spacing: 74 1/2"	Number of Modules/Sub-Array: 36
West Span Leg Spacing: 13'-3"	Number of Sub-Arrays: 2
East Span Leg Spacing: 13'-3"	Module Columns/Sub-Array: 9
Quantity Center Spans: 2	Number of Module Rows: 4
Center Span Leg Spacing: 13'-3"	Module Orientation: Landscape
East & West Overhang: 4'-3"	Module Column Spacing: 7"
Overall Beam Length: 61'-6"	Module Row Spacing: 2"
Front Edge Ground Clearance: 12"	Module Model: FAK44-CEG
Horizontal Rail Material: 5"x4"x3/4" HSS	Module Size: 41.26" x 13.37"
Top Rail Material: SF Rails	Individual Module Rating: 445 w.t.l.
Qty Rails per Panel: 2	Sub Array Power Rating: 18.02 kw
Top Rail Length: 171"	Total Power Rating: 32.04 kw
Top Rail Center Span: 86"	
Top Rail Overhangs: 42 1/2"	

James C
Douglas



SHEET 1 OF 3

Date	Revision	Drawn By:	Review By:
11/11/2022	Original	SH	JD

PORTER ELECTRICAL CONTRACTING

PROJECT:
WEED RESIDENCE
520 GULF RD
HENNIKER, NH 03242

Solar Foundations USA

1142 River Road, New Castle, DE 19720 Ph: (855) 738-7200 Fax: (866) 644-5665

Town of Henniker, NH

gulf rd

First search results < feature details

Buffer Options

100 feet

Subject Features (1)

577

Abutting Parcels (9)

577-X8

574-A2

574-A1

577-X7

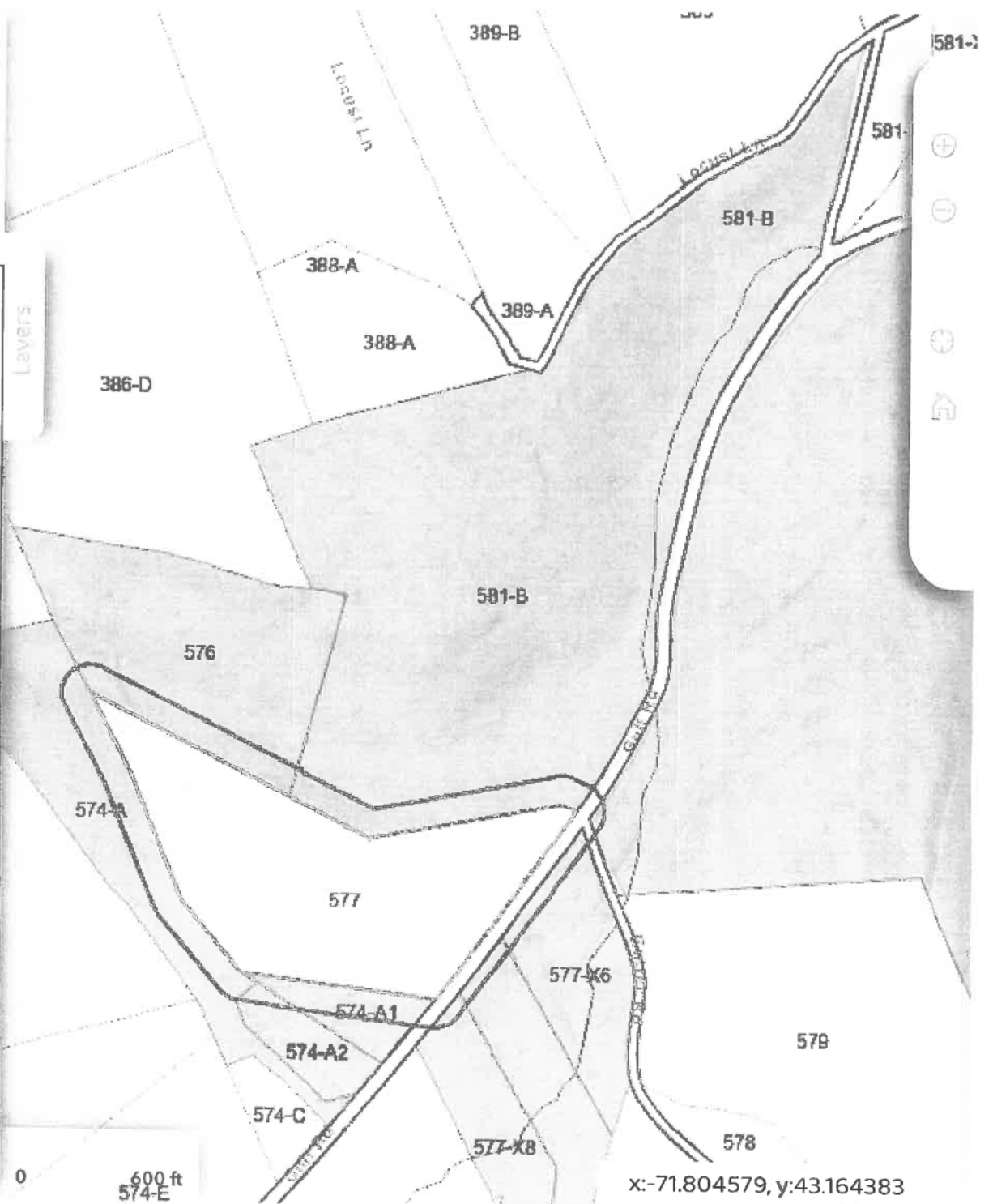
577-X6

574-A

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581-C

Layers



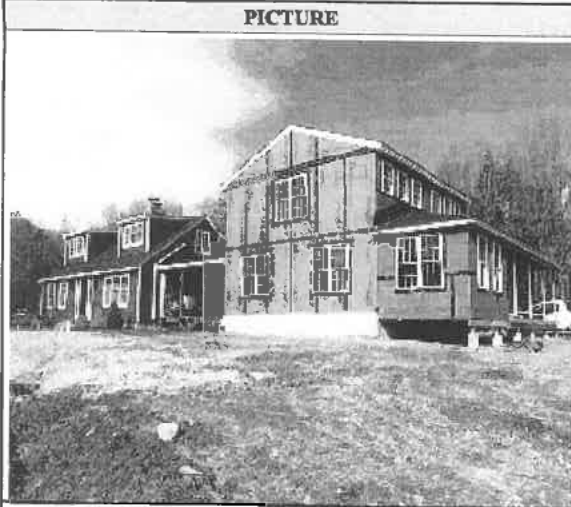
600 ft
574-E

x:-71.804579, y:43.164383

OWNER INFORMATION		SALES HISTORY					PICTURE
WEED DAVID A		Date	Book	Page	Type	Price Grantor	
WEED TINA L		09/17/2019	3646	2173	U I 90	355,000 MATTIELLO WARREN G	
520 GULF ROAD		03/22/2018	3588	2404	U I 90	131,500 PARKER NANCIE L	
HENNIKER, NH 03242		03/03/2006	2871	1456	U I 38	1 PARKER KYLE P	
		12/04/1996	2042	0057	Q I	83,000 GOULD ALLEN W & MARY A	
LISTING HISTORY		NOTES					
04/07/23	ERPM	RED & NAT - IA 02: NEW FOUNDATION ADDED UNDER HOUSE; ZONING					
03/22/22	ERPE	MINIMUM FRONTAGE REQUIREMENT CHANGED FROM 125' TO 200' 19: EST					
07/31/20	VS14	FIELD REVIEW	REMODEL 100% COMPL; 3/22 NOH; HSF EST PER ATF W/3 DORMS; PU				
04/16/19	BL01	MEASUR+1VISIT	AC/MINI SPLITS, PU BMF PER BP; 4/23; PU ADDTN, Q'S @ DR DNVI PER				
08/04/15	KL14	FIELD REVIEW	BLDR-DATA EST; UC=SIDING TO BE WEATHER TIGHT W/EXPOSED INS, CK				
03/07/12	GH98	ASSESSOR REVIEW	24; HD TILE=EPOXY CONC;				
09/30/10	KL14	FIELD REVIEW					
05/26/10	PM01	MEASUR+1VISIT					

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lnth x Width	Size Adj	Rate	Cond	Market Value	Notes	HENNIKER ASSESSING OFFICE			
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	Year: 1990				
SHED-WOOD	391	391 x 1	101	10.00	50	1,975	Year: 1996				
5,000											
								PARCEL TOTAL TAXABLE VALUE			
		Year	Building	Features	Land						
		2022	\$ 289,000	\$ 5,000	\$ 127,939		Parcel Total: \$ 421,939				
		2023	\$ 400,900	\$ 5,000	\$ 127,957 (e)		Parcel Total: \$ 692,257				
(Card Total: \$ 533,857)											

LAND VALUATION												LAST REVALUATION: 2022			
Zone: RES NEIGHBORHOOD		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE						Driveway: GRAVEL/DIRT		Road: PAVED	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	1.720 ac	126,300	F	110	100	100	95	95 -- MILD	100	125,400	0	N	125,400		
UNMNGD HARDWD	9.000 ac	x 2,500	X	93				90 -- ROLLING	100	18,800	65	N	779		
UNMNGD PINE	4.000 ac	x 2,500	X	93				85 -- MODERATE	100	7,900	65	N	654		
FARM LAND	2.500 ac	x 2,500	X	93				90 -- ROLLING	100	5,200	100	N	1,064		
UNMNGD OTHER	1.140 ac	x 2,500	X	93				90 -- ROLLING	100	2,400	65	N	60		
FARM LAND	600.000 ff	x 125	X	93				90 -- ROLLING	75	47,100	0	N	0	SHAPE/LTD	
										18.360 ac					
										206,800		127,957			



OWNER
WEED DAVID A
 WEED TINA L
 520 GULF ROAD

 HENNIKER, NH 03242

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

Model: **1.50 STORY CAPE COD**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **CEDAR/REDWD**
 Int: **DRYWALL**
 Floor: **PINE/SOFT WD/HARD TILE**
 Heat: **GAS/FA DUCTED**

Bedrooms: **3** Baths: **3.5** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **Yes 100.00 %** Generators:
 Quality: **A3 AVG+30**

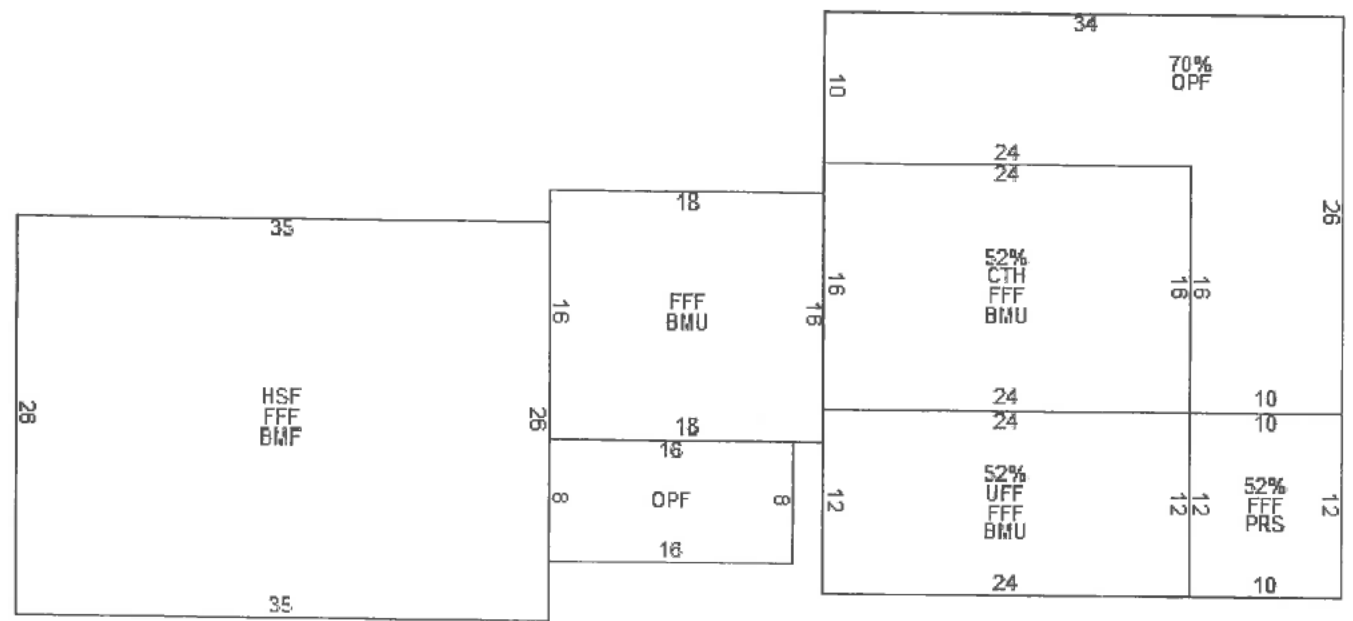
Com. Wall:
 Size Adj: **0.9329** Base Rate: **RSA 136.00**
 Bldg. Rate: **1.2598**
 Sq. Foot Cost: **\$ 171.34**

PERMITS

Date	Project Type	Notes
08/30/22	ADDITION	ADDITION TO MAIN HOUSE
08/30/22	NEW CONSTRUCTION	NEW GARAGE WITH LIVING SPACE
06/18/21	REMODEL	
05/21/18	REMODEL	
02/27/01	RESIDENTIAL	
05/19/98	NEW CONSTRUCTION	
11/22/96	DEMOLITION	

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	910	0.50	455
FFF	FST FLR FIN	1610	1.00	1610
BMF	BSMNT FINISHED	910	0.30	273
BMU	BSMNT	637	0.15	96
UFF	UPPER FLR FIN	150	1.00	150
PRS	PIERS	62	-0.05	-3
OPF	OPEN PORCH	478	0.25	120
CTH	CATHEDRAL	200	0.10	20
GLA:	2,215	4,957		2,721



2022 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 466,216
Year Built:	1900
Condition For Age:	EXCELLENT 14 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	14 %
Building Value:	\$ 400,900



OWNER
WEED DAVID A
 WEED TINA L
 520 GULF ROAD
 HENNIKER, NH 03242

TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS

Model: 1.50 STORY CAPE COD
 Roof: GABLE OR HIP/ASPHALT
 Ext: CEDAR/REDWD
 Int: DRYWALL
 Floor: PINE/SOFT WD/HARD TILE
 Heat: GAS/FA DUCTED

Bedrooms: 3 Baths: 3.5 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: Yes 100.00 % Generators:
 Quality: A3 AVG+30

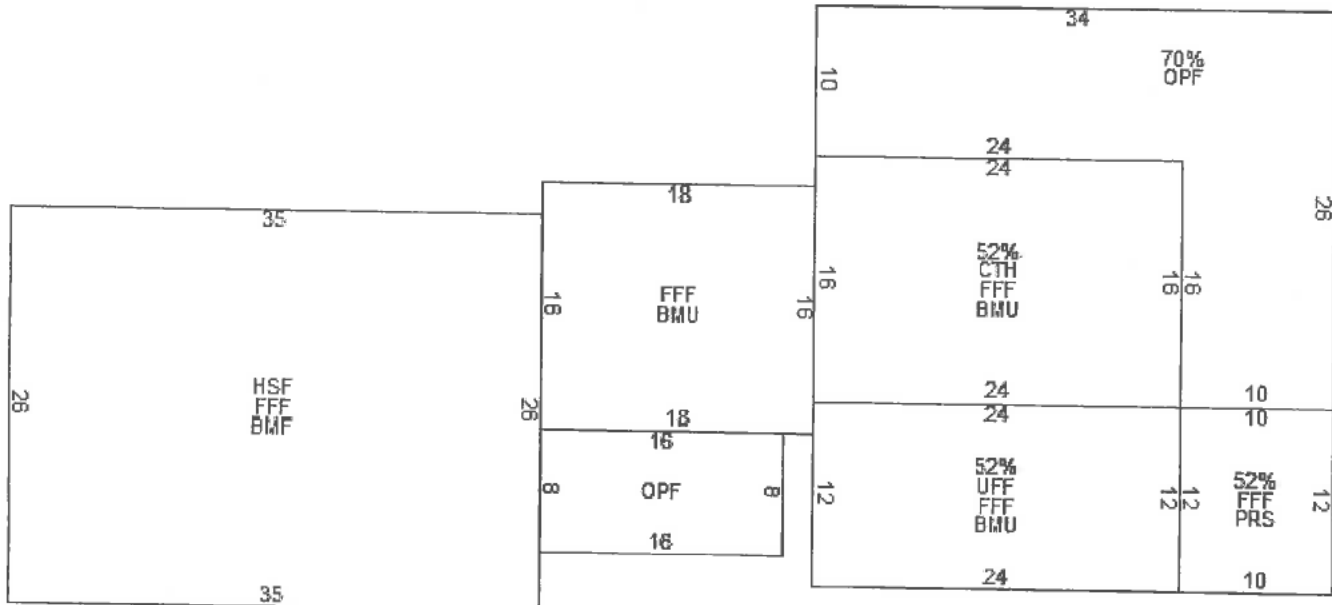
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Temporary:	
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Building Value:	\$ 400,900



Plant Name	Quantity	Plant Name	Quantity
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PLANTING PLAN
WEED RESIDENCE
 520 GILL ROAD
 WENLOCK, ON L0S 2K4

DATE: 7-10-23	DATE: JUNE 13, 2023	DATE: 6/17/2023
SCALE: 1/4" = 1'-0"	SCALE: 1/4" = 1'-0"	SCALE: 1/4" = 1'-0"
PROJECT: WEED RESIDENCE	PROJECT: WEED RESIDENCE	PROJECT: WEED RESIDENCE
SHEET: 2 OF 2	SHEET: 2 OF 2	SHEET: 2 OF 2

623a-4867-a3a3-f43fb3a9002f/designs/095e07d0-913f-455c-aa76-fe168835a96c/cad

Design 1 v / System design v



David and Tina Weed

520 Gulf Road

Waiver Request: Per Article IV General Provisions, Section 130-20 C Solar Energy Systems, F. 3. Standards of Review, the applicant requires a waiver for the requirements of a full site plan review as required F. 2.A. Site Plan Approval Required. The site is over 18 acers in size and the two arrays will be located over 200 feet from Gulf Road. The arrays will be located next to our home, with numerous trees and shrubs surrounding the site. We have submitted a detailed sketch of our property noting the location of the arrays which provides very good detail of where the structures will be located.

AUCOIN MICHAEL J
AUCOIN ANITA L
620 GULF ROAD
HENNIKER, NH 03242

HAUB ERIKA ANN
HAUB MICHAEL A
169 LOCUST LANE
HENNIKER, NH 03242

JONES ERIK M
JONES AMY C
490 GULF ROAD
HENNIKER, NH 03242

KOWENHOVEN WILLIAM H
KOWENHOVEN REGINA M
7 LEGENDARY ROAD
EAST LYME, CT 06333

LEMBREE FRANCOIS E
LEMBREE JUDITH W
626 GULF ROAD
HENNIKER, NH 03242

MYRON W GREENE III REVOCA
MYRON W GREENE III TRUSTE
PO BOX 642
HENNIKER, NH 03242

PARKER DANIEL J
511 GULF ROAD
HENNIKER, NH 03242

WOLF ZACHARY A
594 GULF ROAD
HENNIKER, NH 03242