



Town of Sharon, New Hampshire

432 NH Route 123 • Sharon, NH 03458-7114

603-924-9250 • FAX 603-924-3103 www.sharonnh.org

Joint Meeting of the Planning Board &
ZBA
ZBA Case Number (2022-01)

2/3/2022

Present:

Planning Board: Mitch Call, Gary Backstrom, Gerald DeBonis, Bill Joyner, Jeff Osgood

ZBA: Chet Bowles, Pat Joyner, Jane Murray, Chris Hartman, Stephen Gapp, Rich Dufresne

Chet Bowles opened the meeting at 5:30 PM. He noted that the meeting had been properly noticed in the local paper, on the two town bulletin boards, and on the website. All abutters had been notified by certified letter. The ZBA had received an application from the Nichols Family of 51 Route 123 for a variance from Article IV, section A2 of the zoning ordinance to permit the placement of ground-mounted solar panels within the front setback of 100 feet. The Nichols Family was represented by Jud Crawford and Greg Blake of South Pack Solar. Chet Bowles recused himself from voting on the matter due to a conflict of interest with Greg Blake.

Jud Crawford and Greg Blake presented the project to the Boards. They explained why they wanted to place the panels within the setback, about 50 feet from Route 123. That placement allowed the maximum solar gain by the panels. Other sites were rejected as they either required substantial removal of trees to maximize solar gain, or the panels would be shaded by the barn resulting in a loss of up to 20% efficiency.

The Boards asked a variety of questions including the amount of land and trees that needed to be cleared for alternative placement, the size and appearance of the panels, and whether glare on the road might be an issue.

The Public expressed concern over possible impact on wildlife, specifically birds. The issue of the variance setting a precedence was also raised. Chet Bowles explained that each request for a variance must go through the same procedure, negating the issue of precedence.

At 6:25, Chet Bowles closed the Public Session. The ZBA opened the deliberation session to look at the 5 criteria to grant the variance.

1. Variance will not be contrary to the Public Interest. Granted with a vote of 5 in favor, 0 opposed.
2. Spirit of the Ordinance is observed. Granted with a vote of 5 in favor, 0 opposed.
3. Substantial justice is done. Granted with a vote of 4 in favor, 1 opposed.
4. Values of surrounding properties are not diminished. Granted with a vote of 5 in favor, 0 opposed.
5. Unnecessary Hardship. Denied with a vote of 0 in favor, 5 opposed.

No variance was granted.

The meeting was continued until 3/9/2022 at 10:00 AM at the Nichols property at 51 Rte 123 for a site visit to further examine the issue of Unnecessary Hardship.

Chet Bowles closed the meeting at 6:55.

Respectfully submitted,
Jeff Osgood

Respectfully submitted,
Jeff Osgood

Date Approved _____

Gary Backstrom

Bill Joyner

Gerald DeBonis

Mitch Call

Jeff Osgood

Scott Brown