

# Planning Lunches at Noon (PLAN) Monthly Webinar Series

Welcome to the November 2025 PLAN Webinar!

“Implementing C-PACER and Smart Solar Zoning in Your Community”

Check out OPD’s [Planning and Zoning Training webpage](#) for:

- Slides and recording of past PLAN Webinars and conferences
- Planning Board and Zoning Board 101 slides and recordings
- [Planning Board and Zoning Board Handbooks](#) and related tests

# Implementing C-PACER and Smart Solar Zoning in Your Community

Office of Planning and Development  
NH Department of Business and Economic Affairs

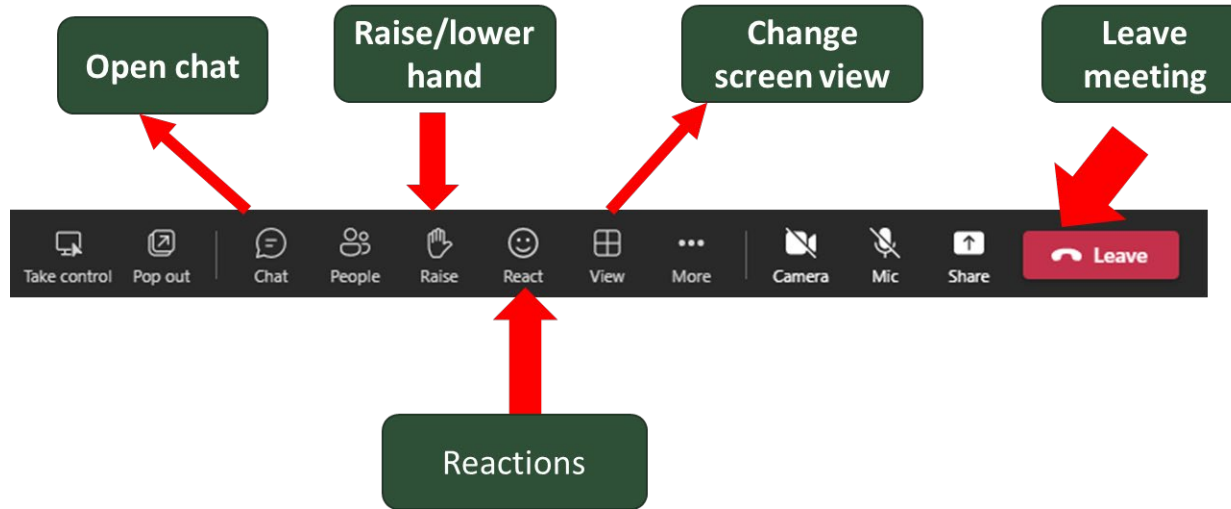
November 13, 2025



New Hampshire Department of  
BUSINESS AND  
ECONOMIC AFFAIRS

# How To Participate

- For questions, type them into the chat box
- We will do our best to answer all questions by the end of the webinar



# New Solar Zoning Guidance for NH Communities

November 13, 2025



# Why address solar directly in your zoning code?



**CLEAN ENERGY NH**

Your Voice in All Energy Matters

# Our Advice

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- ✓ Explicitly recognize and address the different forms/uses of solar development (have definitions)
- ✓ Create by-right (or permitted) installation opportunities
- ✓ Set clear and predictable standards that balance solar resources and development with other resources and land uses
- ✓ Avoid unintentional barriers to solar
- ✓ Enable capture of desired local co-benefits (ex. soil health, water infiltration, pollinator species)
- ✓ Consider the concerns you identified in planning and set appropriate conditions (ex. Historic resources)
- ✓ Maintain consistency with regional best practices

# Project “Types”

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Residential Roof  
Mounted Solar



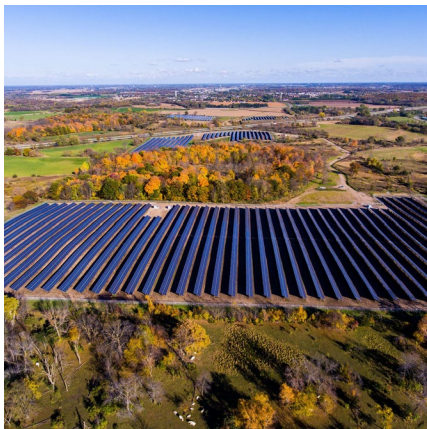
Commercial Roof  
Mounted Solar



Accessory  
Ground Mounted  
Solar

# Project “types” cont’d

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Principal Use  
Ground Mounted  
Solar



Ecovoltaics/Agriv  
oltaics



Solar with  
storage



# New Resource:

## NH Model Solar Zoning Ordinance



[tinyurl.com/nh-solar-ordinance](https://tinyurl.com/nh-solar-ordinance)



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# FAQs

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- Should we adopt a stand-alone solar ordinance or integrate solar into our existing zoning regulations?
- What are some of the key considerations as we work to adapt the model ordinance to our community?
- Why adopt solar regulations if our town doesn't have 3-phase power?

## Resources for more information

Recording of SolSmart NH Planning & Zoning Training  
<https://tinyurl.com/2025SolSmartNHTraining>

Solar@Scale Guidebook  
<https://icma.org/programs-and-projects/solarscale>

Free technical assistance through SolSmart!  
Email [dperry@icma.org](mailto:dperry@icma.org)

# New Solar Zoning Guidance for NH Communities

Thank You!



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# C-PACE

Overview for Municipalities

Efficient. Local. Free.



NH BFA is the program  
administrator for C-PACE  
in New Hampshire



Executive Director

James Key-Wallace

# C-PACE Overview

PART 1

**What is C-PACE?**

PART 2

**Why is it important?**

PART 3

**Roles in a C-PACE Loan**

PART 4

**Next steps for Municipalities**

PART 5

**Questions**



# What is C-PACE?

- Private capital for development and energy improvements. New construction & existing.
- Loan secured by a Special Assessment on Property
- Not the responsibility of State or Municipality





# C-PACE is Unique

- Long term loan – Can be 30 years
- Stays with property when owners change
- Has same security as a tax lien, but isn't paid ahead of municipal taxes or bank loan

# Eligible Projects

- Can be new buildings, or retrofitting existing
- Solar, biomass, wind, energy storage, electric vehicle charging, and more
- Energy efficient insulation, lighting, HVAC equipment, windows, etc
- Resiliency to flood, fire, and other disasters
- Water conservation, or removing lead / other drinking water contaminants

1 Stimulate development of both commercial buildings and multi-family housing

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2 More efficient and comfortable buildings are more desirable for workforce and residents

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3 Increase property values and tax base with no municipal cost or risk

# What is the benefit for New Hampshire?

1 Long term affordable debt so energy improvements make financial sense

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2 Transfers to new owner upon sale, can make long-term investments w/o being a long term owner

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3 Improve building cash flow while putting less money down. Able to now invest in more projects and development

## What are the benefits for developers?

# C-PACE Team Roles – Easy as 123

## C-PACE Lender

1. Lends the money

2. Collects Payments

3. Handles non-payment

## NH BFA

1. Screens lenders for quality

2. Reviews applications for compliance

3. Provides support and documents

## Municipality

1. Approves C-PACE Ordinance

2. Records documents at closing

3. Releases tax lien once lender has been repaid

# Common questions

1 Does C-PACE reduce or preempt town/city taxes?

No. All property taxes are paid as they would normally be.

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2 Does the town/city do the billing and reporting?

No. This is handled by the lender.

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3 Does the town/city guarantee the loan or have any risk in the transaction?

No. All loans are private loans, risk of loss is 100% borne by lender.

# What now

NH Towns and Cities need to adopt a C-PACE ordinance

Can be: Town meeting, Select Board, City Council

BFA has a model ordinance drafted for each NH municipality

BFA proposing new law – Allow towns to opt-in via Select Board under all circumstances





# How does NH move ahead?

A few simple steps

Adopt ordinance

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Sign C-PACE  
Participation Agreement

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Identify Point of Contact

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Off to the races!

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# Questions?



Feel free to reach out!

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## **Planning Lunches at Noon (PLAN) Monthly Webinar Series**

click the link above for the slides and recordings of all completed webinars  
and check back for upcoming PLAN webinars

**A short, anonymous online feedback survey**

# THANK YOU