

Solar Photovoltaic Installations

Section 3. Table of Principle Uses

3.6 INDUSTRIAL USES

- 3.6.5 Large Scale Photovoltaic Installation (12)
SPP – Residential Districts
N –Village Districts
SPP – Office Districts
N – Kelley’s Corner
SPP – Business (excluding Kelley’s Corner)
Y – Industrial (13)
R – Site Plan
- 3.6.6 Small Scale Photovoltaic Installation (12) (14)
Y – Residential Districts
N –Village Districts
SPP – Office Districts
N – Kelley’s Corner
SPP – Business (excluding Kelley’s Corner)
Y – Industrial
R – Site Plan

NOTES FOR TABLE OF PRINCIPLE USES

(12) Refer to Section 3.11 for specific standards for Solar Photovoltaic Installations and for certain categorical exemptions from the requirements set forth in the Table of Principle Uses.

(13) In the Industrial District, if more than 1 Acre of trees, woodlands or forest is cleared than a Special Permit is required.

(14) Section 3.11.7 By Special Permit, Allows Small Scale Photovoltaic Installation with less than required dimensional requirements which abuts a property that is to receive energy from the installation.

Section 3. USES

3.6.5 Large Scale Solar Photovoltaic Installation - A solar photovoltaic Installation that is structurally mounted on the ground, is not roof-mounted, and the solar layout is greater than one (1) acre in size.

3.6.6 Small Scale Solar Photovoltaic Installation - A Solar Photovoltaic Installation that is structurally mounted on the ground and is not roof-mounted, the solar layout is less than or equal to one (1) acre in size, and is primarily designed to produce energy for the Principle Uses in the immediate area.

3.11 Special Requirements for Solar Photovoltaic Installations

3.11.1 Purposes

3.11.1.1 To allow Large and Small Scale Solar Photovoltaic Installations, in accordance with and as required by Massachusetts General Law Chapter 40A, Section 3.

3.11.1.2 To promote the creation of new Large or Small Solar Photovoltaic Installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations.

3.11.2 Applicability

3.11.2.1 This Section 3.11 shall apply to Large and Small Scale Solar Photovoltaic Installations proposed to be constructed after the effective date of this section. This section also pertains to physical modifications that materially alter the type, configuration, or size of these installations or related equipment.

3.11.3 Definitions

3.11.3.1 Solar Layout – The total area covered by Solar Panels shall be the area of the smallest rectangle into which all the Solar Panels will fit.

3.11.3 General Requirements – Except where stated otherwise, the following provisions shall apply to ALL Large and Small Scale Solar Photovoltaic Installations, in all Zoning Districts.

3.11.3.1 The construction and operation of all Solar Photovoltaic Installations shall be consistent with all applicable local, state and federal requirements, including but

not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a Solar Photovoltaic Installations shall be constructed in accordance with the State Building Code.

- 3.11.3.3 Solar Photovoltaic Installation Conditions: The ground-mounted solar photovoltaic facilities owner or operator shall maintain the installation in good condition. Maintenance shall include, but not be limited to grounds maintenance, painting, structural repairs, and integrity of security measures. Site access shall be maintained as required by the local Fire Chief. The owner or operator shall be responsible for maintaining any access driveway(s).
- 3.11.4 Design Requirements – Except where stated otherwise, the following provisions shall apply to all Large and Small Scale Solar Photovoltaic Installations, in all Zoning Districts.
 - 3.11.4.1 Setback Requirements – All structures and buildings including fences, equipment, shelters, transformers etc. shall be set back from the property line a distance equal to the setback requirement applicable to buildings within the zoning district in which the installation is located.
 - 3.11.4.2 Visual Impact – SOLAR PHOTOVOLTAIC INSTALLATIONS, structures and accessory structures shall be completely screened year round from view at street level from existing residentially developed LOTS.
 - 3.11.5.4 Lighting – Night Lighting of SOLAR PHOTOVOLTAIC INSTALLATIONS is prohibited except for lighting controlled by motion detectors or infrared sensors with an on-time of no more than 10 minutes per activation which is installed at or near ground level in or on the Equipment Compound and in compliance with the Outdoor Lighting Regulations of this Bylaw, Section 10.6.2.3.
 - 3.11.5.5 Utility Connections - All utility connections and power lines from the Solar Photovoltaic Installations shall be underground. Electrical transformers and inverters to enable utility interconnections may be above ground if required by the utility provider.
 - 3.11.5.6 Offsite Glare- Solar panels shall be placed such that concentrated solar reflection or glare shall not be directed onto nearby properties or roadways.
 - 3.11.5.7 One (1) sign, no greater than 6 square feet, shall be installed in a visible location at the Equipment Compound that provides the telephone number where the operator in charge can be reached at all times. Solar Photovoltaic Installations shall not be used for displaying any advertising.

Comment [YUN1]: Still reviewing appropriate language with ZEO

- 3.11.5.9 Abutters' Rights and Solar Access - The Applicant shall not construct the Solar Photovoltaic Installations in a manner that would restrict the land use rights of abutting properties, unless easement(s) are granted. The Applicant is encouraged to acquire sunlight easements from abutters if potential access to sunlight could be impacted from an allowed use on an abutting parcel.
- 3.11.5.10 Solar panels are exempt from the calculation of impervious cover. Impervious cover shall be calculated by the total area covered by the base or foundation of each solar panel. The ground between the panels shall remain impervious with natural vegetation.
- 3.11.5.11 Minimum LOT AREA is not required for Solar Photovoltaic Installations located within the Residential or Industrial Districts.
- 3.11.5.11 Solar Photovoltaic Installations are exempt from minimum open space requirements.
- 3.11.5.11 Solar Photovoltaic Installations are exempt from Parking Standards as set forth by Section 6 of the Bylaw.
- 3.11.6.2 Land Clearing, Soil Erosion and Habitat Impacts
Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the Solar Photovoltaic Installation or otherwise prescribed by applicable laws, regulations, and bylaws.
- 3.11.6.3 Any Large Scale Solar Photovoltaic Installation permitted by-right under the following Section 3.11.6.3.1 through 3.11.6.3.1 shall require a permit from the Zoning Enforcement Officer.
- 3.11.6.3.1 Large Scale Solar Photovoltaic Installations located in the Industrial District which meets all other requirements as set forth in Sections 3.11.3 through 3.11.6.2 and where no more than 1 Acre of tree, forest or woodland clearing is proposed.
- 3.11.6 Large Scale Solar Photovoltaic Installations Requiring Special Permit from the Planning Board.
- 3.11.6.4 The Planning Board, acting as the Special Permit Granting Authority under this Section may approve, approve with conditions, or disapprove the following:
- 3.11.6.4.1 Large Scale Solar Photovoltaic Installations located in the Business, Residential, Office and Special Zoning Districts.
- 3.11.6.4.1 Large Scale Solar Photovoltaic Installations located in the Industrial District where more than 1 Acre of land is cleared of trees, forest or woodlands.

- 3.11.6.3 Any Small Scale Solar Photovoltaic Installations permitted by-right under the following Section 3.11.7.1 shall require a permit from the Zoning Enforcement Officer.
- 3.11.7.1 Small Scale Solar Photovoltaic Installations located in the Residential, and Industrial Districts which meets all other requirements as set forth in Sections 3.11.3 through 3.11.6.2.
- 3.11.8 Small Scale Solar Photovoltaic Installations Requiring Special Permit from the Planning Board.
- 3.11.8.1 The Planning Board, acting as the Special Permit Granting Authority under this Section may approve, approve with conditions, or disapprove the following deviations from the requirements:
- 3.11.7.1 Setbacks less than the required dimension stated in Section 3.11.4.1 when a proposed Small Scale Solar Photovoltaic Installation abuts a property which is to receive energy from said installation, if with such non-conforming deviations will produce substantially more energy or if without such a relief would render the Installation infeasible.

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