

Land Use Ordinance Amendments

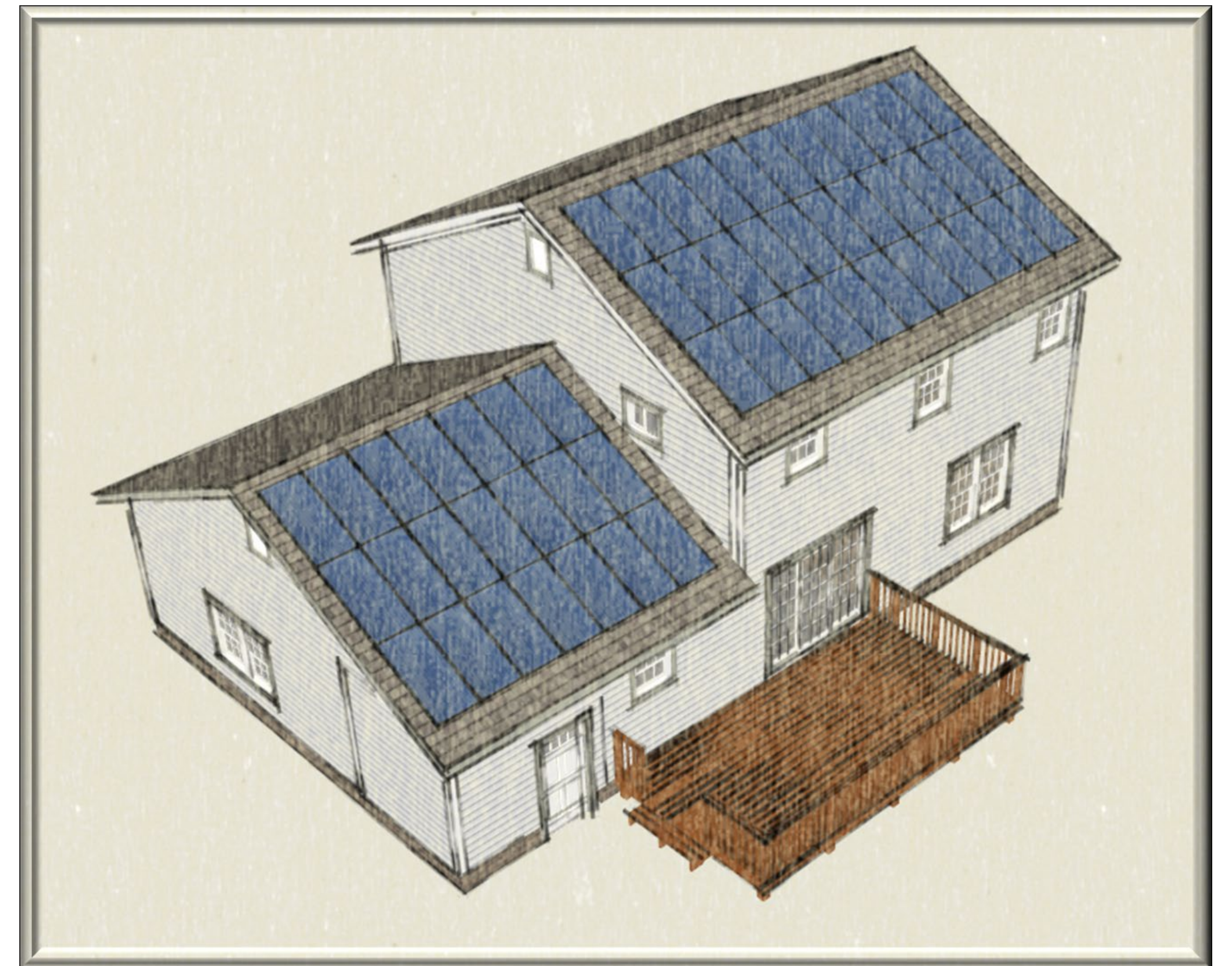
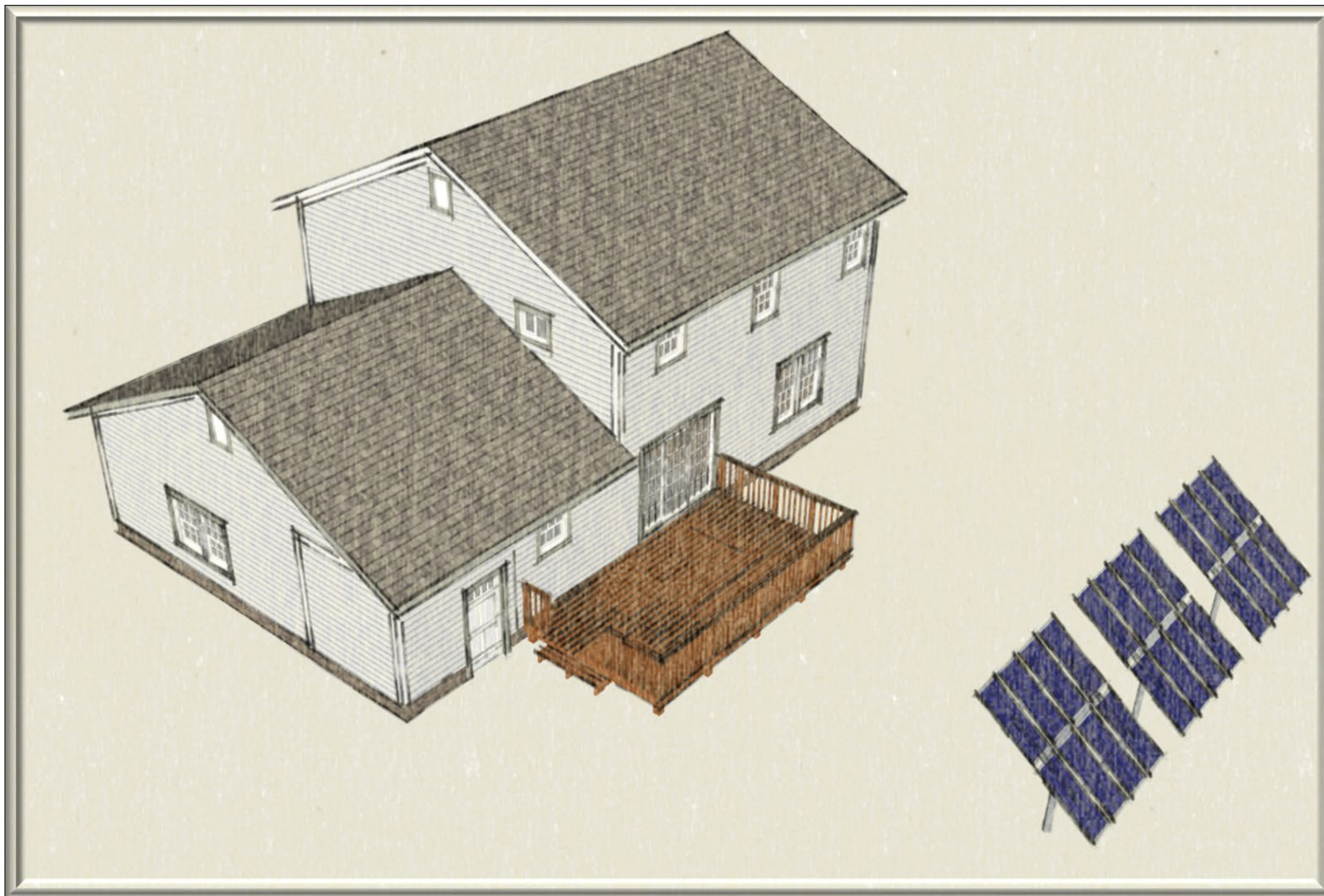
PART 2 – SOLAR ENERGY SYSTEMS STANDARDS

As Recommended By The Conservation Commission

SYSTEM SCALE – Small, Medium, & Large

1. Small – Accessory to residential & small business;
(Less than 8000 sq. ft. surface area ground mounted
& all roof mounted)

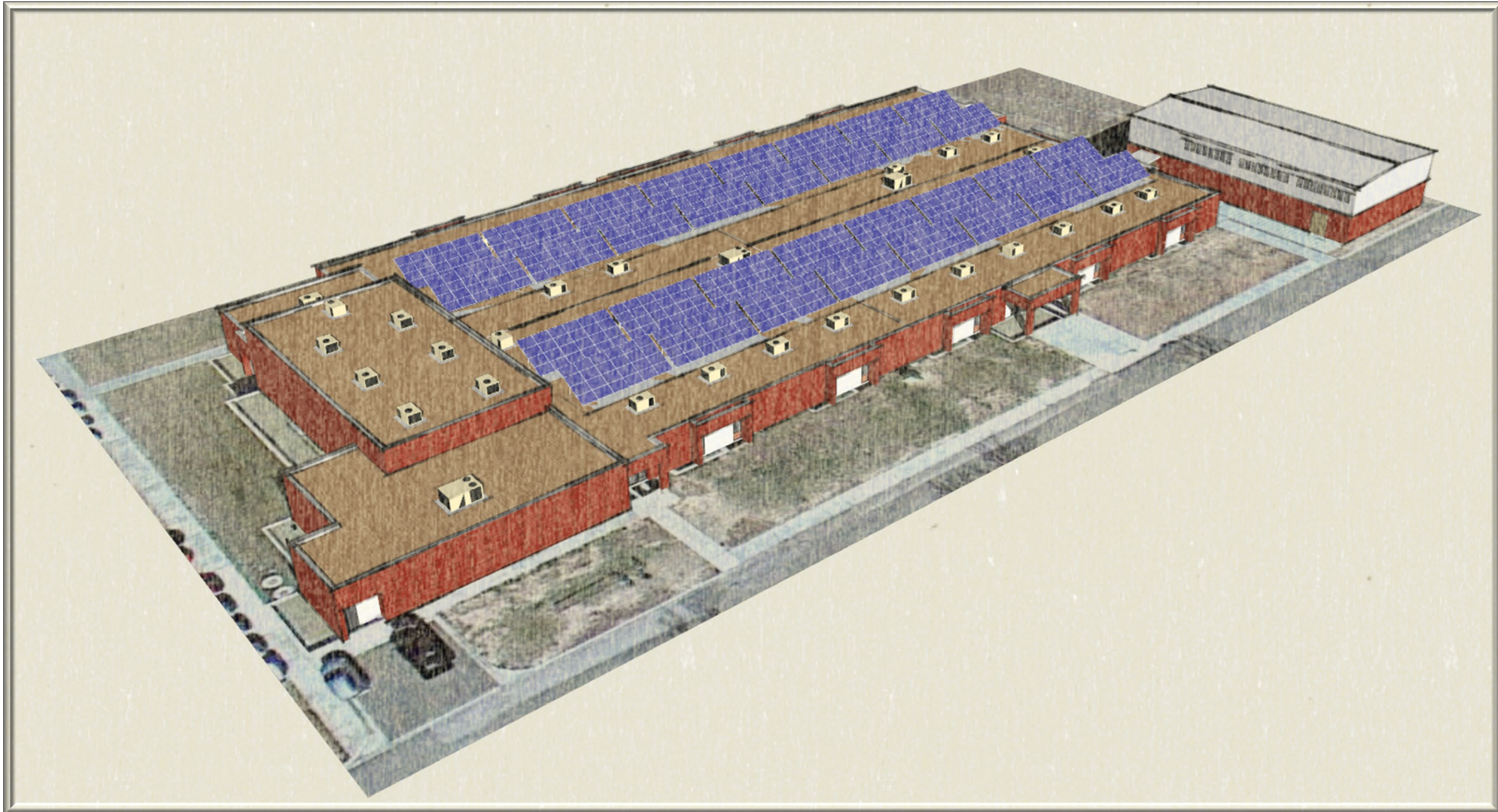
Code Officer Permit



SYSTEM SCALE – Small, Medium, & Large

1. Small – All roof mounted systems

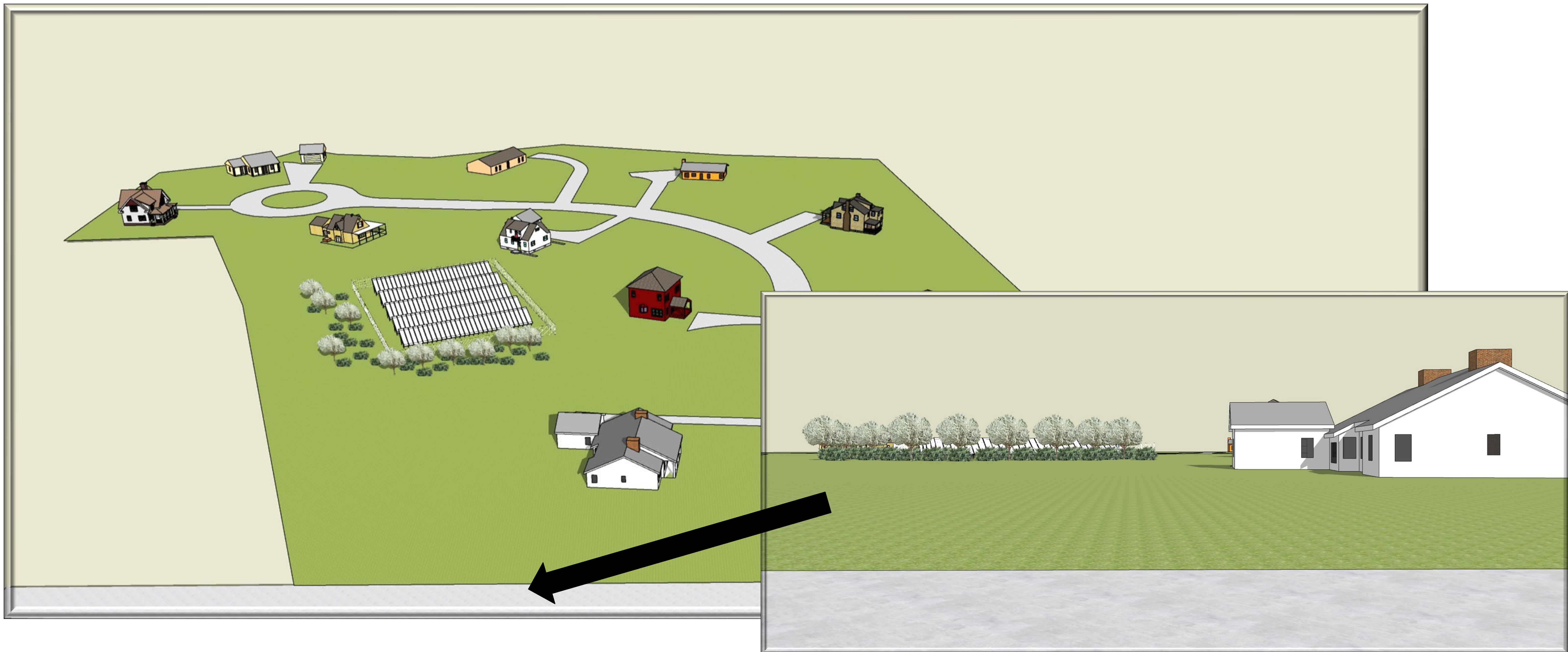
Code Officer Permit



SYSTEM SCALE – Small, Medium, & Large

**2. Medium – Serve a subdivision;
(Between 8000 sq. ft. & 20,000 sq. ft. ground
mounted)**

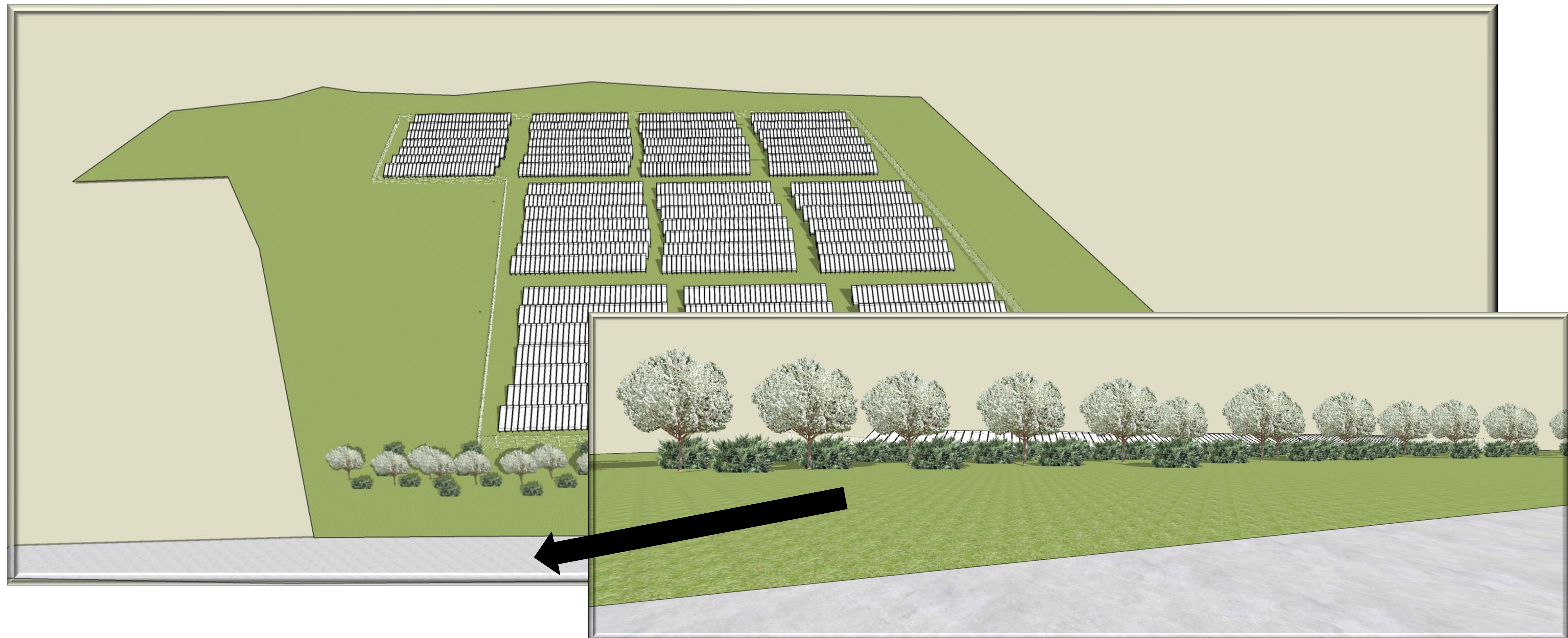
**Planning Board
Site Plan Review**



DRAFT AMENDMENTS SOLAR ENERGY SYSTEMS

3. Large – Commercial & Industrial (Greater than 20,000 sq. ft. ground mounted)

**Planning Board
Conditional Use &
Site Plan Review**



VISUAL IMPACTS

INDUSTRIAL SCALE



VISUAL IMPACTS

COMMERCIAL SCALE



DRAFT AMENDMENTS TO IMPLEMENT CONSERVATION COMMISSION PROPOSAL

ARTICLE 3 – USES PERMITTED IN ZONING DISTRICTS

- 1. Add site plan review to the types of permits needed**
- 2. Add medium and large-scale solar energy systems to the table of land uses**
- 3. Add review requirements (permits) for medium and large solar energy systems**

ARTICLE 5 – PERFORMANCE STANDARDS

- 1. Add threshold sizes for the 3 classes of solar energy systems (small, medium, & large)**
- 2. List the submission requirements for medium and large-scale solar energy systems**
- 3. List the performance standards for medium and large-scale solar energy systems**

ARTICLE 8 – SITE PLAN REVIEW

- 1. Add medium and large-scale solar energy systems as a trigger for required site plan review**

ARTICLE 19 – DEFINITIONS

- 1. Define different terms used in the regulations for solar energy systems**

DRAFT DURHAM SOLAR ENERGY SYSTEMS

SUBMISSION REQUIREMENTS (Medium & Large Only)

- 1. Operation & maintenance plan;**
- 2. Energy system specifications;**
- 3. Certification per applicable safety codes;**
- 4. Certification per PUC requirements;**
- 5. Emergency Services plan per Fire Chief;**
- 6. Visual impact assessment by landscape architect;**
- 7. Vegetation management plan;**
- 8. Decommissioning plan;**
- 9. Financial guarantee; and,**
- 10. Public outreach plan.**

DRAFT DURHAM SOLAR ENERGY SYSTEMS REGULATIONS

PERFORMANCE STANDARDS (Medium & Large Only)

- 1. 100-FT property line setback;**
- 2. Limits on topsoil removal;**
- 3. Invasive species survey pre and post-construction;**
- 4. Mitigation of surface glare from panels;**
- 5. 8-ft agricultural style security fencing with ground clearance;**
- 6. Maximum solar array height of 15 feet;**
- 7. 50-FT vegetative buffer outside security fence where needed per visual impact analysis (i.e. roads & neighbors);**
- 8. Planning Board discretion on buffer locations;**
- 9. All utilities placed underground except where above-ground required by utility companies.**

DRAFT DURHAM SOLAR ENERGY SYSTEMS

PERFORMANCE STANDARDS (Continued)

- 10. Lighting minimized & shielded;**
- 11. 400-FT setback from residences for noise generating equipment;**
- 12. Access & contact information posted for Fire Department emergencies;**
- 13. High voltage warning signs posted;**
- 14. Facility to be well-maintained and free of hazards;**
- 15. Minor modifications approved by CEO, substantial by Planning Board;**
- 16. CEO to be notified of ownership changes;**
- 17. Written acknowledgement of all requirements;**
- 18. Breach of approval for lapsed decommissioning financial guarantee;**
- 19. Decommissioning time limit & enforcement.**