

19 JUNE 2019

**APPENDIX 1: LOT SIZE REQUIREMENTS
TIER 3 SOLAR ENERGY SYSTEMS**

The following table displays the Lot size requirements for Ground-Mounted Solar Energy Systems.

Table 1: Lot Size Requirements

| Zoning District | Tier-3 Solar Energy Systems |
|--|------------------------------------|
| Conservation Agricultural Residential (C) | Not Allowed |
| Very Low Density Agricultural Residential (AR5) | ≥ 10 Acres |
| Low Density Agricultural Residential (AR3) | ≥ 10 Acres |
| Hamlet (H) | Not Allowed |
| Residential Hamlet (RH) | Not Allowed |
| Medium Density Residential (MR1) | ≥ 10 Acres |
| Clustered Residential (CR1) | Not Allowed |
| Office Light Industrial (I) | ≥ 10 Acres |
| Floodplain (F) | Not Allowed |
| Ridgeline, Scenic and Historic Protection Overlay (RS&H) | Not Allowed |

APPENDIX 2: PARCEL LINE SETBACKS

TIER 2 AND TIER 3 SOLAR ENERGY SYSTEMS

The following table provides parcel line setback requirements for Ground-Mounted Solar Energy Systems. Fencing, access roads and landscaping must occur within the setback.

Table 2: Parcel Line Setback Requirements

| Zoning District | Tier-2 Ground-Mounted | | |
|--|-----------------------|----------------|----------------|
| | Front | Side | Rear |
| Conservation Agricultural Residential (C) | <u>300 feet</u> | <u>50 feet</u> | <u>75 feet</u> |
| Very Low Density Agricultural Residential (AR5) | 300 feet | 50 feet | 75 feet |
| Low Density Agricultural Residential (AR3) | 300 feet | 50 feet | 75 feet |
| Hamlet (H) | <u>300 feet</u> | <u>50 feet</u> | <u>75 feet</u> |
| Residential Hamlet (RH) | <u>300 feet</u> | <u>50 feet</u> | <u>75 feet</u> |
| Medium Density Residential (MR1) | 300 feet | 50 feet | 75 feet |
| Clustered Residential (CR1) | <u>300 feet</u> | <u>50 feet</u> | <u>75 feet</u> |
| Office Light Industrial (I) | 300 feet | 50 feet | 75 feet |
| Floodplain (F) | <u>300 feet</u> | <u>50 feet</u> | <u>75 feet</u> |
| Ridgeline, Scenic and Historic Protection Overlay (RS&H) | <u>300 feet</u> | <u>50 feet</u> | <u>75 feet</u> |

| Zoning District | Tier-3 Ground-Mounted | | |
|---|-----------------------|-----------------|-----------------|
| | Front | Side | Rear |
| <u>Conservation Agricultural Residential (C)</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>Very Low Density Agricultural Residential (AR5)</u> | <u>300 feet</u> | <u>150 feet</u> | <u>150 feet</u> |
| <u>Low Density Agricultural Residential (AR3)</u> | <u>300 feet</u> | <u>150 feet</u> | <u>150 feet</u> |
| <u>Hamlet (H)</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>Residential Hamlet (RH)</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>Medium Density Residential (MR1)</u> | <u>300 feet</u> | <u>150 feet</u> | <u>150 feet</u> |
| <u>Clustered Residential (CR1)</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>Office Light Industrial (I)</u> | <u>300 feet</u> | <u>150 feet</u> | <u>150 feet</u> |
| <u>Floodplain (F)</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>Ridgeline, Scenic and Historic Protection Overlay (RS&H)</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |

APPENDIX 3: HEIGHT REQUIREMENTS

The following table displays height requirements for each type of Solar Energy Systems. The height of **Tier-2 and Tier-3** systems will be measured from the highest natural grade below each Solar Panel.

Table 3: Maximum Height Requirements

| Front | Tier-1 Flat Roof | Tier-1 Pitched Roof | Tier-2 | Tier-3 |
|--|------------------|---------------------|----------------|----------------|
| Conservation Agricultural Residential (C) | 2' above roof | 12 inches | <u>12</u> feet | N/A |
| Very Low Density Agricultural Residential (AR5) | 2' above roof | 12 inches | <u>12</u> feet | <u>12</u> feet |
| Low Density Agricultural Residential (AR3) | 2' above roof | 12 inches | <u>12</u> feet | <u>12</u> feet |
| Hamlet (H) | 2' above roof | 12 inches | <u>12</u> feet | N/A |
| Residential Hamlet (RH) | 2' above roof | 12 inches | <u>12</u> feet | N/A |
| Medium Density Residential (MR1) | 2' above roof | 12 inches | <u>12</u> feet | <u>12</u> feet |
| Clustered Residential (CR1) | 2' above roof | 12 inches | <u>12</u> feet | N/A |
| Office Light Industrial (I) | 2' above roof | 12 inches | <u>12</u> feet | <u>12</u> feet |
| Floodplain (F) | 2' above roof | 12 inches | <u>12</u> feet | N/A |
| Ridgeline, Scenic and Historic Protection Overlay (RS&H) | 2' above roof | 12 inches | <u>12</u> feet | N/A |

APPENDIX 4: EXAMPLE DECOMMISSIONING PLAN

Date: [Date]

Decommissioning Plan for [Solar Project Name], located at:
[Solar Project Address]

Prepared and Submitted by [Solar Developer Name], the owner of [Solar Farm Name]

As required by the Town, [Solar Developer Name] presents this decommissioning plan for [Solar Project Name] (the "Facility").

Decommissioning will occur as a result of any of the following conditions:

1. The land lease, if any, ends
2. The system does not produce power for [12] months
3. The system is damaged and will not be repaired or replaced

The owner of the Facility, as provided for in its lease with the landowner, shall restore the property to its condition as it existed before the Facility was installed, pursuant to which may include the following:

1. Removal of all operator-owned equipment, concrete, conduits, structures, fencing, and foundations to a depth of 36 inches below the soil surface.
2. Removal of any solid waste and hazardous substances caused by the Facility in accordance with local, state and federal waste disposal regulations.
3. Removal of all graveled areas and access roads unless the landowner requests in writing for it to remain.

All said removal and decommissioning shall occur within [12] months of the Facility ceasing to produce power for sale.

The owner of the Facility, currently [Solar Developer Name], is responsible for this decommissioning.

Facility Owner Signature: _____ Date: _____

Sworn to me this ____ day of 20____

Notary Public