

**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)	300 feet	50 feet	75 feet
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)	300 feet	50 feet	75 feet
Residential Hamlet (RH)	300 feet	50 feet	75 feet
Medium Density Residential (MR1)	300 feet	50 feet	75 feet
Clustered Residential (CR1)	300 feet	50 feet	75 feet
Office Light Industrial (I)	300 feet	50 feet	75 feet
Floodplain (F)	300 feet	50 feet	75 feet
Ridgeline, Scenic and Historic Protection Overlay (RS&H)	300 feet	50 feet	75 feet

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

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	12 feet	N/A
Very Low Density Agricultural Residential (AR5)	2' above roof	12 inches	12 feet	12 feet
Low Density Agricultural Residential (AR3)	2' above roof	12 inches	12 feet	12 feet
Hamlet (H)	2' above roof	12 inches	12 feet	N/A
Residential Hamlet (RH)	2' above roof	12 inches	12 feet	N/A
Medium Density Residential (MR1)	2' above roof	12 inches	12 feet	12 feet
Clustered Residential (CR1)	2' above roof	12 inches	12 feet	N/A
Office Light Industrial (I)	2' above roof	12 inches	12 feet	12 feet
Floodplain (F)	2' above roof	12 inches	12 feet	N/A
Ridgeline, Scenic and Historic Protection Overlay (RS&H)	2' above roof	12 inches	12 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