

→ SOLAR ←

- c. The architectural character of the historic building will be maintained;
- d. The COUNTRY INN shall be for transient lodging only (length of stay not to exceed fourteen (14) nights within a 30-day period);
- e. Expansion of the existing historic BUILDING may be authorized by SPECIAL PERMIT herein, provided it shall not be in excess of twenty five percent (25%) of the GROSS FLOOR AREA of the BUILDING existing at the time of the adoption of this bylaw; that all stairways to upper stories shall be enclosed, and that only limited alteration to the front BUILDING façade shall result from said expansion.
- f. The portion of the BUILDING dedicated to RESTAURANT USE, exclusive of storage and kitchen areas, shall not exceed twenty percent (20%) of the NET FLOOR AREA of the BUILDING; and
- g. If the COUNTRY INN is to be located in a residential ZONING DISTRICT, there are adequate conditions on the manner and hours of operation of any RESTAURANT or other ACCESSORY USE to maintain the residential character of the neighborhood.

Notwithstanding the provisions of Section 3.4.b.1., the Planning Board shall be the SPECIAL PERMIT Granting Authority with respect to any SPECIAL PERMIT required under that section due to the nonconformity of the existing historic STRUCTURE with the dimensional requirements of this ZONING Bylaw.

4.8 SOLAR PHOTOVOLTAIC INSTALLATIONS

It is the purpose and intent of this Article 4.8 to provide for SOLAR PHOTOVOLTAIC INSTALLATIONS by establishing standards for the placement, design and construction such systems to address public safety, and to minimize impacts on scenic, natural and historic resources.

4.8.1 ROOF-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS, as provided for in Section 4.2 Use Regulation Schedule of this By-Law, may be installed as roof/building-mounted systems subject to the following development standards:

- a. General Requirements – All photovoltaic systems shall be installed in a structurally safe manner and shall comply with the Massachusetts building, fire safety and wiring codes in addition to this By-Law. When conflicts occur between codes the more stringent code shall apply.

The installer of photovoltaic power panels must submit plans to the Fire Department and Building Department for review prior to construction.

- b. Residential Systems – Residential systems shall not be mounted within one (1) foot of the ridge of a peaked roof that exceeds a 2-12 pitch.

Residential systems that cover both sides of a peaked roof that exceeds a 2-12 pitch must include a pathway at least three (3) feet wide extending from the soffit to the peak on at least one (1) side. This pathway shall be located over

structurally sound members capable of withstanding the live load of firefighters working on the roof.

- c. Commercial Systems – Commercial rooftop arrays shall not exceed 150 feet along either axis. When more than one (1) array is placed on a commercial rooftop, a four (4) foot wide access pathway must be placed between the arrays. This pathway shall be located over structurally sound members capable of withstanding the live load of firefighters working on the roof. When it is determined by the Building Commissioner that the roof configuration is similar to that of a one (1) or two (2)-family dwelling the residential access rule will apply.

Systems installed on a commercial flat roof must incorporate a four (4)-foot wide clear space around the perimeter. Systems installed on a commercial flat roof with the smallest dimension greater than 250 feet must incorporate a six (6)-foot wide clear space around the perimeter.

A minimum four (4)-foot wide center access pathway to provide access from two (2) directions shall be provided. A four (4)-foot wide access pathway to skylights, roof hatches and roof standpipes shall have a clear perimeter of four (4) feet in addition to the access pathway requirement.

The cross-roof pathway access must be identified “FD ACCESS” by signs with three (3)-inch lettering. The lettering shall be red font against a white background. If a joint decision of the Fire Department and Building Department determines that alternative access routes are available, as from adjacent buildings, these rules may be modified.

- d. Permit/Site Plan Requirements – A building permit shall be required for the installation of all ROOF/BUILDING-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS. Site Plan approval is not required for roof/building-mounted installations.

4.8.2 GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS, as provided for in Article 4.2 Use Regulation Schedule of this Bylaw, may be installed subject to the following development standards:

- a. Permit/Site Plan Requirements - A building permit shall be required for any installation of ground-mounted systems. In addition to a building permit, Site Plan Approval must also be received from the Planning Board for a ground-mounted system that occupies greater than 1,000 square feet of ground area.

4.8.3 Development Regulations

- a. Dimensional Requirements

- i. Residential:

Front: GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS shall not be installed in the front yard setback.

Side and Rear: 10’ setback from side and rear lot lines.

Height: The maximum height for a ground-mounted installation shall be fifteen (15’) feet.

- ii. Non-Residential:
 - Front: Setbacks for GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS shall be established by the Planning Board during the Site Plan Approval process; however the front yard setback shall be at least 10 feet.
 - Side and Rear: 10' setback from side and rear lot lines.
 - Height: The maximum height for a ground-mounted system shall be fifteen (15') feet, except that elevated installations over parking spaces shall have a maximum height of eighteen and one half (18.5) feet.
- b. Installation – All SOLAR PHOTOVOLTAIC INSTALLATIONS shall be permanently structurally mounted on the ground or on a building.
- c. Where GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS covering greater than 1,000 square feet of ground area abut residential uses, there must be increased consideration for mitigating visual impact to the residential use. For example, such items as increased setbacks, visual screening, and the like, may be required by the Planning Board during Site Plan Approval.
- d. Operation & Maintenance Plan The project proponent shall submit a plan for the operation and maintenance of the SOLAR PHOTOVOLTAIC INSTALLATION which shall include measures for maintaining safe access to the installation, stormwater controls, as well as general procedures for operational maintenance of the installation.

4.8.4 Compliance with Laws, By-Laws, and Regulations

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 use, dimensional and other requirements of the provisions of the Zoning Bylaw governing the underlying zoning districts shall remain in full force and effect, except for a project undergoing development pursuant to this Article 4.8. For projects developed in accordance with this Article 4.8, where the provisions of the SOLAR PHOTOVOLTAIC INSTALLATION Bylaw are silent on a zoning regulation, the requirements of the underlying zoning district shall apply unless contrary to the intent of the SOLAR PHOTOVOLTAIC INSTALLATION Bylaw.

4.8.5 Site Plan Approval

GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS covering/occupying greater than 1,000 square feet of land shall undergo as of right Site Plan Approval by the Planning Board in accordance with Article 7 of this Zoning Bylaw, prior to construction, installation or modification, as provided in this section. Submittal and plan requirements in support of Site Plan Approval applications for SOLAR PHOTOVOLTAIC INSTALLATIONS are stipulated below:

- a. Submission Requirements The following shall be submitted to the Planning Board in support of a proposed SOLAR PHOTOVOLTAIC INSTALLATION project.

- i. Application – Three (3) copies of Site Plan Approval Application Form, including a narrative describing the project site, scope of improvements, schedule and a description of how the project satisfies the criteria outline in Article 7.7 of the Zoning Bylaw.
 - ii. Abutters – A list of all abutters together with the address of each as determined from the most recent local tax list certified by the Board of Assessors. An abutter is any property owner within three hundred (300) feet of the site.
 - iii. Site Plan – An original drawing of the site plan drawn in indelible ink and ten (10) contact prints. The prints are to be dark line on white background. (The original drawing will be returned after approval or disapproval.). The site plan shall be prepared by an engineer and surveyor and shall be clearly and legibly drawn at a scale of 1" = 40' on a material which is suitable for reproduction. If multiple sheets are used, an index sheet showing the entire site plan shall be provided.
 - iv. Location Plan – A location plan of the site at a scale of 1" = 200', showing all proposed and existing USES, ways, DRIVEWAYS, BUILDINGS, parking and loading areas and their relation to one or more existing STREETS.
- b. Site Plan Contents:
- i. Plan name, property boundaries, true north point, date, scale, and ZONING DISTRICT along with any ZONING DISTRICT boundaries and overlay districts (i.e. AQUIFER Protection, WATERSHED and FLOODPLAIN).
 - ii. Names and addresses of present record owner(s), the applicant, and the architects, engineers and/or surveyors who prepared the plan;
 - iii. Certificates and seals of the architects, engineers, and/or surveyors who prepared the plan, together with a certificate that all surveying conforms to the requirements of the Massachusetts Land Court.
 - iv. Suitable space to record the action of the Planning Board and the signatures of the members of the Board on each sheet of the site plan, and the date of such signature.
 - v. Existing conditions:
 - 1. existing contours at two-foot intervals,
 - 2. significant soil types,
 - 3. water systems (including standing SURFACE WATER, brooks or streams, the direction of drainage, WETLANDS, and the 100-year flood elevation),
 - 4. trees exceeding 5" in diameter or the perimeter of heavily wooded area,
 - 5. stone walls, FENCES, BUILDINGS
 - 6. rock ridges or outcroppings;

- vi. Site layout plan showing existing and proposed structures, setbacks to all property lines and structures, height and dimensions of proposed structures, and proposed grading contours;
 - vii. Plan showing elevation view of structure and one or more perspective renderings indicating materials to be used and visual impact to site and neighborhood. Proposed methods and materials (screening) to minimize negative visual effects to abutting properties and neighborhood shall also be shown;
 - viii. A locus plan of all land within 1,500 feet of any part of the tract and showing:
 - 1. all DWELLINGS and PRINCIPAL BUILDINGS,
 - 2. the land USE of each LOT,
 - 3. LOT and RIGHT-OF-WAY,
 - 4. ZONING DISTRICT boundaries,
 - 5. recorded EASEMENTS abutting the tract, and
 - 6. PUBLIC facilities, such as conservation or recreation land, footpaths, bicycle paths, or STREETS;
- c. In addition to the requirements listed above, the materials listed in this section shall also be included in a Site Plan Approval application for GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATIONS within the Town of Wrentham.
- i. Blueprints or drawings of the solar photovoltaic installation showing the proposed layout of the system;
 - ii. Documentation of the major system components to be used, including the photovoltaic panels, mounting system, and inverter;
 - iii. Name, address, and contact information for proposed system installer;
 - iv. Name, address, and contact information for the project proponent(s);
 - v. An operation and maintenance plan;
 - vi. Evidence of compliance with the Massachusetts Stormwater Standards;
 - vii. Proof of liability insurance;
 - viii. All plans and maps shall be prepared, stamped and signed by a Professional Engineer licensed to practice in Massachusetts.

The Planning Board may in any particular case, where such action is in the PUBLIC interest and not inconsistent with the intent and purpose of this bylaw, waive strict compliance with the foregoing requirements. Any such waiver shall require a written request from the applicant and majority vote of the board.

