

Special Permit / Site Plan Approval

For

Ground Mounted Solar Array

Prepared For

Clean Energy Collective

For Property Located at

127 Goshen Road (Route 9)
Williamsburg, Massachusetts

Prepared by:



DESIGN GROUP, INC.

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201 (413) 443-3537

March 30, 2015



March 30, 2015

Town Clerk of Williamsburg
Town of Williamsburg
141 Main Street – PO Box 447
Haydenville, MA 01039

RE: Special Permit & Site Plan
Review Application
Ground-Mounted Solar Array
127 Goshen Road (Route 9)
Williamsburg, Massachusetts

Ms. Brenda Lessard;

SK Design Group, Inc. (SKDG), on behalf of Clean Energy Collective, LLC (CEC) hereby submits this Special Permit & Site Plan Review Application for the installation of a solar energy system at 127 Goshen Road in Williamsburg, MA. The proposed project includes the installation and operation of an approximately 0.99 Megawatt (AC) solar array on approximately 5.6 acres of a 114 acre site (Map 3C, Lot 114.00). The property is owned by David T. Lashway and Tara O'Brien. The entire parcel of land is located in both Williamsburg and Goshen, however this project does not include any work in Goshen. The site is currently zoned as Rural Residential (RU) zoning district. This project will have minimal visual and environmental impacts to the area and is located more than 200 feet from any abutting property line.

SKDG is requesting approval to install this renewable energy system. Therefore we are filing applications for a Special Permit and Site Plan Approval. It is our understanding that these items will be reviewed by the Zoning Board of Appeals and the Planning Board. In addition, a building permit will be requested from the Building Inspector's Office.

SKDG is submitting the following to your office:

- Six (6) copies of the Special Permit Application to be reviewed by the ZBA, as required by Section 9.30-2 of the zoning bylaw, and a check in the amount of \$209.50.
- Eleven (11) copies of the Site Plan Review Application to be reviewed by the Planning Board, as required by Section 6 of the zoning bylaw, and a check in the amount of \$250.00.
- One (1) copy to be filed with the Town Clerk.

CEC
127 Goshen Road
March 30, 2015

If you should have any questions or concerns, or require additional information, please do not hesitate to contact the office.



Sincerely,
SK DESIGN GROUP, INC.

A handwritten signature in blue ink, appearing to read "Matthew D. Puntin", written over a horizontal line.

Matthew D. Puntin, P.E.

Enclosures

Cc: Joe Shanahan, CEC
File

G:\SK DESIGN GROUP\2015\150004 Clean Energy-127 Goshen Rd, Wmsburg-Grd Mt Solar Array\Documents\Word\SP & SPR\2 Cover Letter.doc

TABLE OF CONTENTS

Special Permit & Site Plan Review Application

Located At

127 Goshen Road

Williamsburg, Massachusetts

- **Application for Special Permit**
- **Application for Site Plan Review**
- **Project Narrative**
 - 1.0 Project Overview
 - 1.1 Existing Conditions
 - 2.0 Proposed Project
 - 2.1 Construction Details
 - 2.2 Erosion Control and Stormwater Design
 - 2.3 Decommissioning Plan
 - 3.0 Zoning Compliance
 - 4.0 Conclusion
- **Figures:**
 - 1. USGS Locus Map
 - 2. Zoning Map
 - 3. FEMA Floodplain Map
 - 4. Assessor's Map
 - 5. Aerial Photo/ Ortho
- **Appendices:**
 - A. Assessor's Property Card
 - B. Abutters List and Plan
 - C. Interconnection Application
 - D. Product Detail Sheets
 - E. Operation & Maintenance Plan
 - F. Proof of Liability Insurance
- **Attachments:**
 - 1. Site Plans (Dated March 6, 2015)
 - 2. Stormwater Analysis

The Commonwealth of Massachusetts
Town of Williamsburg
Office of the Board of Appeals

Application for an appeal, a Special Permit, or a Variance
To the Town Clerk of Williamsburg, Massachusetts

Pursuant to the provisions of Chapter 40A of the Massachusetts General Laws and the Protective Bylaw of the Town of Williamsburg, application is hereby made to the Board of Appeals for:

_____ An Appeal from a decision of an Official or Board of the Town or
☒ A Special Permit, as required by Section 9.30, paragraph 2 or
_____ A Variance, as required by Section _____, paragraph _____, of

the Zoning Bylaw of the Town, to do the following:

Construct a commercial ground-mounted solar photovoltaic (pv) array with a total area
between 1.25 acres and 20 acres in the RU District.

(use another page if more room is needed)
On premises located at 127 Goshen Road

Assessor's Map and Parcel number Map 3C - Lot 114.00

Owned by David T. Lashway & Tara O'Brien
Deed recorded Book - Page Book 7658, Page 43

Clean Energy Collective, LLC
Applicant Signature By: [Signature] Phone No. (978)888-4088
Joseph B. Shanahan

A complete Application includes Plans, List of Abutters and Map, Fees, narrative and other supportive materials

*** Administrative Use Only ***

Completed application received by Town Clerk on _____ at _____
Date time

Town Clerk Stamp:

Town Clerk _____ Appeals Board _____
Signature Signature

Filing Fee Computation: _____ x 1.50 = Certificate of Mailing Expense of \$ _____

Expense of regular mail and publication in periodical \$ 75.00

Application No. _____ Administrative Expense \$ 100.00

Date of Hearing _____ Total Filing Fee Received \$ _____

****A COMPLETE application must include documentation and plans as outlined on page 3 of this packet *****

The Commonwealth of Massachusetts
TOWN OF WILLIAMSBURG

Office of the
Planning Board

APPLICATION FOR SITE PLAN REVIEW

Non-residential, non-agricultural structure or structures, which have an aggregate footprint
exceeding five thousand (5000) square feet. (Section 6.0)
And not in excess of ten thousand (10,000) square feet (section 4.3)

To the Town Clerk
Williamsburg, Massachusetts:

Pursuant to the provisions the Protective Bylaw of the Town of Williamsburg, application is hereby
made to the Planning Board for Site Plan Review

On premises located at 127 Goshen Road Map 3C -- Lot 114.00
Street and number assessor's map and parcel number
Owned by David T. Lashway P.O. Box 564
& Tara O'Brien Williamsburg, MA 01096 Book 7658, Page 43
Name address deed recorded Book _ Page

Applicant: By: Clean Energy Collective, LLC
[Signature] Phone 978-888-4088
Signature

Applicant: Joseph B. Shanahan address 146 West Boylston Drive Worcester, MA 01606
Please print name street town zip

Please include the attached check list of application elements as part of the application.

*** ADMINISTRATIVE USE ONLY ***	
Completed application received by Town Clerk _____ and _____	
(date)	(time)
Filing fee \$ _____	
(\$250.00)	
Signature of Town Clerk _____	
Received by Planning Board _____	
Signature	date
Application No. _____	Date of Joint Public Hearing _____

Application elements to be included as part of the application for Site Plan Review		
		The Planning Board may request any additional information it judges to be necessary or convenient, or waive any information requirements it finds unnecessary, for the review of a particular plan.
Admini- strative Use	Included	Application Elements
	✓	A. Fee paid. Town of Williamsburg exempted.
	✓	B. Each application for Site Plan Review shall be submitted to the Planning Board by the current owner of record, accompanied by eleven (11) copies of the site plan.
	✓	C. A registered architect, surveyor, landscape architect, or professional engineer shall prepare all site plans. All site plans shall be on standard 24" x 36" sheets and shall be prepared at a sufficient scale to show:
	✓	D. The location and boundaries of the lot, adjacent streets or ways, and the location and owners names of all adjacent properties.
	✓	E. Existing and proposed topography including two foot contours, the location of wetlands, streams, water bodies, drainage swales, areas subject to flooding, and unique natural land features.
	✓	F. Existing and proposed structures, including dimensions and elevations.
	✓	G. The location of existing and proposed parking and loading areas, driveways, walkways, access and egress points.
	✓	H. The location and description of all existing and proposed septic systems, water supplies, storm drainage systems, utilities, and refuse and other waste disposal methods.
	✓	I. Proposed landscape features including the location and a description of screening, fencing and plantings.
	N/A	J. The location, dimensions height, and characteristics of proposed signs and lighting.
	N/A	K. The location and a description of proposed open space or recreation areas.

Meets	Does Not Meet	For Administrative Response Included for Applicant Information
		6.5 Site Plan Review Criteria
		6.51 The following criteria shall be considered by the Planning Board in the review and evaluation of a site plan, consistent with a reasonable use of the site for the purposes permitted or permissible by the regulations of the district in which it is located:
		a. The development shall be integrated into the existing terrain and surrounding landscape, and shall be designed to protect abutting properties and community amenities. Building sites shall, to the extent feasible: 1) minimize impact on wetlands, steep slopes, flood plains, hilltops; 2) minimize obstruction of scenic views from publicly accessible locations; 3) preserve unique natural or historical features; 4) minimize tree, vegetation and soil removal and grade changes; 5) maximize open space retention; and 6) screen objectionable features from neighboring properties and roadways.
		b. In the absence of town services, the development shall be served with adequate water supply and waste disposal systems provided by the applicant. For structures to be served by an on-site waste disposal system, the applicant shall submit a septic system design prepared by a Certified Engineer and approved by the Board of Health.
		c. The plan shall maximize the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent ways. The plan shall describe estimated average daily and peak- hour vehicular traffic to be generated by the site, traffic flow patterns for vehicles and pedestrians showing adequate access to and from the site, and adequate circulation within the site.
		d. The site plan shall show adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, to prevent changes in groundwater levels, and to prevent increased run-off and potential for flooding. Drainage shall be designed so that run-off shall not be increased and that neighboring properties will not be adversely affected. A system of groundwater recharge shall be provided that does not degrade groundwater quality. Recharge shall be by storm water infiltration basins or a similar system covered with natural vegetation. Dry wells shall be used only where other methods are not feasible. All basins and wells shall be preceded by oil, grease and sediment traps to facilitate removal of contamination. Any and all recharge areas shall be permanently maintained in full working order by the owner.
		e. Electric, telephone, cable TV, and other such utilities are required to be underground unless proven to be physically and environmentally unfeasible.

		f. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and other unsightly structures or uses shall be set back or visually screened to protect the neighbors from objectionable site characteristics.
		g. Outdoor lighting shall be designed to prevent glare or light, which reflects, strays or scatters beyond the subject structure of structures.
		h. Noise generated by machinery or equipment shall not extend beyond the property line.
		i. The site plan shall comply with all other provisions of this Bylaw.
		6.52 Before a finding on a site plan, the Planning Board may request the applicant to make modifications in the proposed design of the project to ensure that the above criteria are met.
		6.53 After a public hearing, the Planning Board may waive, for good cause shown, any or all requirements of site plan review where such action is in the public interest and not inconsistent with the purpose and intent of the Protective Bylaw.



Project Narrative
Special Permit & Site Plan Review Application

Ground-mounted Solar Array
127 Goshen Road
Williamsburg, Massachusetts

1.0 PROJECT OVERVIEW

SK Design Group, Inc. (SKDG), on behalf of Clean Energy Collective, LLC (CEC) hereby submits this Special Permit & Site Plan Review Application for the installation of a solar energy system at 127 Goshen Road in Williamsburg, MA. The system will be a Community Shared Solar array. The proposed project includes the installation and operation of an approximately 0.99 Megawatt (DC) solar array on approximately 5.6 acres of a 114 acre site (Map 3C, Lot 114.00). The property is owned by David T. Lashway and Tara O'Brien. The entire parcel of land is located in both Williamsburg and Goshen, however this project does not include any work in Goshen. The site is currently zoned as Rural Residential (RU) zoning district.

As the name implies, Community-Shared Solar is designed to benefit the entire community. Residents, businesses and the Town itself can all benefit from hosting a community solar project. Clean Energy Collective's SolarPerks™ community solar program allows any rate-payers the opportunity to participate in the generation of clean renewable solar power, and the opportunity to realize savings on their electric bills every month - for the next 20 years.

CEC pioneered the community solar model and the ability to provide clean power-generation to *all* utility customers. Unlike other developers, CEC will own, operate, monitor and maintain the project for optimum performance and minimum impact to our neighbors. Additionally, with corporate offices in Worcester Massachusetts, we prefer to use local contractors to build and support our projects throughout the Commonwealth.

Community Solar is a good neighbor:

No Hazardous Emissions - In fact, there are no emissions at all from solar power generation.

No Health Risks - There are no health risks created by solar panels or the related equipment.

No Noise Pollution - Solar projects have no audible noise beyond the project boundary. There are no motors, turbines, or ongoing deliveries.

No Added Traffic Congestion - Unlike retail or commercial operations, once an array is complete, projects are visited only a few times per year.

No Special Fire Risks - Solar panels and their associate support structures are not combustible.

No Impact on Land and Drainage - Natural grasses thrive and water flow is uninhibited

within community solar projects.

No Visual Obstruction - Solar is low profile, providing unobstructed views of the surrounding area.

No Security Risk - Fenced, and representing little value to criminal activity, a renewable power facility represents a safe and secure neighbor.

Tax revenues for the Town - Community solar boosts tax revenue with minimal use of Town services.

Per the Williamsburg Zoning Bylaw this project will require a Special Permit is required from the Zoning Board of Appeals per Section 9.30 Ground-mounted Solar Photovoltaic Installation Requirements. Additionally a Site Plan Review approval (Section 6) is required from the Planning Board per Section 9.30-4 of the zoning bylaw, because the solar array is larger than 1.25 acres.

1.1 Existing Conditions

The site currently is used by Lashway Lumber. The area of the proposed array is a mixed hardwood forest with some evergreens. Blake Brook is a perennial stream along the western edge of the site.

Based on a soil survey map, the soils at the site are generally a sandy loam, listed as Woodbridge fine sandy loam and Charlton fine sandy loam. There are some boulders throughout the site. The project site is generally sloped from south to north.

The proposed work site is not within Priority Habitat as mapped by the Massachusetts Natural Heritage & Endangered Species Program (NHESP), is not within the 100-year flood zone, and there are no wetland areas within the work site. Please refer to attached figures for additional reference.

2.0 PROPOSED PROJECT

CEC is proposing the installation of this solar array in accordance with all applicable local, state and federal requirements. This array is proposed as a distributed inverter design, which utilizes a string inverter across the array to provide the maximum potential energy harvest, with minimal site, visual, and sound impact as compared to larger central inverters. All the energy produced by this project is developed in partnership with National Grid which allows CEC to allocate energy credits, at a discounted rate, to any resident within the utility service area. This is called SolarPerks <http://www.masscommunitysolar.com/>. A copy of the interconnection application is provided in Appendix C.

Access to the portion of the parcel where the array will be constructed will be south of the existing buildings on site. There will be no increase in traffic, or parking associated with this project other than construction vehicles during the assembly of the panels during the temporary construction phase. Please refer to attached site plans for additional reference.

2.1 Construction Details

This project is designed to add no new impervious surfaces beyond three concrete support pads (10' X 15') for switch boxes, transformers, and other electrical equipment. The design includes a pile-driven mounting system, which positions modules at a 20 degree tilt and a 180 degree azimuth. Solar panels will be ground mounted and affixed to driven piles. Panels will be mounted in continuous rows (two high) using a RBI racking system. The frame and ground screw foundations of this system conform to the requirements of the Massachusetts State Building Code. The overall dimensions of each set of 30 panels is 15.9 feet by 33.3 feet, with a maximum east/west slope of 20 degrees. The maximum height of each racking system will be approximately nine feet. The solar array will not result in an increase in surface runoff or a decrease in infiltration to the subsurface. There are no buildings associated with the development of this project. Design specifications for the array and equipment are presented in Appendix D.

The string array inverters will terminate at two concrete support pads located along the center of the proposed array. Energy will be transferred from the inverters to the existing electrical lines located near the existing buildings. A combination of underground and overhead wires will be utilized to transmit the energy to the existing lines. Several new poles will be installed between the inverter and connection point at the existing onsite utility pole. A detail of the electrical system to be used at this site is presented in Appendix D.

The site will be accessed from a new gravel driveway to be constructed behind the existing buildings. The gravel driveway will be 12' wide and a gate will be installed adjacent to the array area.

The footprint of the proposed array and surrounding area is currently forested and will be partially cleared before construction. Vegetation (tall trees) will be cut on the south, east, and west sides of the array to prevent shading. The extent of vegetation clearing is shown on the attached site plans. Within the array footprint all vegetation, as well as tree stumps, will be removed, and the ground surface re-graded and seeded with ground cover as needed. In general, the proposed grades will remain similar to the existing grades. Beyond the array only trees that will shade the array (shade buffer zone) will be cut, but stumps, small trees, shrubs, and ground cover will remain in place. Prior to clearing the area where the array will be installed the selected contractor will submit a Notice of Intent (NOI) to the Environmental Protection Agency, and prepare a Stormwater Pollution Prevention Plan (SWPPP). The NOI and SWPPP are required when construction is proposed on an area greater than 1 acre. This SWPPP will be implemented during tree clearing and during construction of the array. An erosion control subcontractor, having Certified Erosion, Sediment, and Stormwater Inspection (CESSWI) credentials shall be hired as part of this project to perform weekly inspections. The site inspections will ensure that all erosion and sediment controls are maintained and sediment does not leave the construction site. Additional information related to erosions and sediment control, and stormwater retention is provided in Section 2.2.

The perimeter of the array area will be fenced with six foot high chain-link fencing. The fencing will be supported by three inch galvanized posts set in concrete, and be positioned six inches off the ground to allow wildlife to pass through the property. Access to the array will be gated, with two warning signs located at eye level. One sign will read "Danger High Voltage Keep Out", and the second will read "No Trespassing". Each sign will have company owner name and contact information affixed to them.

An operation and maintenance plan for the equipment has been included in Appendix E.

2.2 Erosion Control and Stormwater Design

Management of runoff from this project will occur during both the construction and operational phases. To install the array and supporting access it will be necessary to clear a significant amount of land area. Inside the array fence the vegetation will be cleared, stumps will be removed, and the area will be replanted with low growing shade tolerant vegetation. Outside the fence vegetation will be cleared but stumps and low ground cover will be left in place.

Drainage generally flows from south to northeast on this site, with several sub-watersheds dividing the site further. To address the potential for increased runoff following the land clearing, two proposed detention basins will be constructed. The basins will be located north of the proposed array. They have been designed so that the peak flow runoff will not be increased under post-construction conditions as compared to existing conditions. Please refer to the attached Stormwater Report for a more detailed review.

During construction these two stormwater management features should be used as temporary sediment traps. These areas will be rough graded to within 1 to 2-ft of final grade to prevent clogging of the soils with fine grained sediment. The deposited sediment should be removed periodically during

construction and the rough grading overburden will be removed prior to final stabilization and planting.

Silt fence and straw wattles will be placed along the downhill side of the area to be cleared and grubbed. Additionally, straw wattles will be placed intermittently across the array area for erosion control. Initial stabilization of the slopes within the clearing and grubbing area will be accomplished by a combination of tracking, seeding, and mulching and if necessary hydroseeding with a tackfier and/or an erosion control blanket.

An operation and maintenance plan for the stormwater system has been included with the Stormwater Report.

2.3 Decommissioning Plan

Upon the expiration of its ground lease, the owner of the solar facility intends to complete a Decommissioning Plan for all equipment installed at the site in connection with its ground mounted solar facility. The project equipment consists of PV Panels, Inverters, Transformer, Concrete Pads and a Racking System. The electrical equipment will be sold back to the manufacturer or to a recycling facility. The project contains copper, aluminum and other metals that will be recycled.

All non-recyclable materials will be disposed of at an approved landfill or facility in accordance with state and federal regulations. Inverters, Transformers and Switchgear will be removed from their concrete pads. Combiner box assemblies will be pulled off of the ground mounting structures intact, including the ballasts from the mounting system. The facility owner will be responsible for all decommissioning costs and will obtain all permits or approvals required by the Town of Williamsburg prior to commencing decommissioning work.

The estimated cost of decommissioning the project is \$38,750.00 (2015 dollars). We estimate the work will take 2-3 weeks to complete. The system owner will establish a Decommissioning Fund for the purpose of ensuring there are sufficient funds available to return the project site to an appropriate condition in the event the system owner fails to complete its Decommissioning Plan. The funds will be placed into an escrow account with 25% of the funds deposited into the account when the facility commences operations. The balance of the funds will be deposited into the escrow account annually over a 10 year period.

Commissioning	\$9,687.50 (25%)
Year 1-10	\$2,906.25 (annually)
Total	\$38,750.00

3.0 ZONING COMPLIANCE

Town of Williamsburg Zoning Bylaw Section 9.30

Per the Williamsburg Zoning Bylaw this project will require a Special Permit is required from the Zoning Board of Appeals per Section 9.30 Ground-mounted Solar Photovoltaic Installation Requirements. Additionally a Site Plan Review approval (Section 6) is required from the Planning Board per Section 9.30-4 of the zoning bylaw, because the solar array is larger than 1.25 acres.

Section 9.30 Ground-mounted Solar Photovoltaic Installation requirements

9.30-2 Applicability

The project is between 1.25 and 20 acres in size, thus a special permit is required from the ZBA per Section 5.0 of the zoning bylaw.

9.30-3 General Requirements for All Solar Power General Installations

The following requirements are common to all ground-mounted solar photovoltaic installations proposed to be sited in designated locations.

9.30-3.1 Compliance with Laws, Ordinances and Regulations

The construction and operation of the array will meet all other local, state, and federal requirements.

9.30-3.2 Building Permit

A building permit will be obtained from the building inspector's office prior to construction.

9.30-4 Site Plan Review

The proposed array is larger than 1.25 acres, thus a site plan review is required as outlined in Section 6. The required site plan content of Section 6.3 is as follows:

The site plans have been prepared by a registered professional engineer, and include the following information:

- a. The location and boundaries of the lot, adjacent streets or ways, and the location and owners' names of all adjacent properties.
- b. Existing and proposed topography including two-foot contours, the location of wetlands, streams, water bodies, drainage swales, areas subject to flooding, and unique natural land features.
- c. Existing and proposed structures, including dimensions and elevations.
- d. The location of existing and proposed parking and loading areas, driveways, walkways, access and egress points.
- e. The location and description of all existing and proposed septic systems, water supplies, storm drainage systems, utilities, and refuse and other waste disposal methods.
- f. Proposed landscape features including the location and a description of screening, fencing and plantings.
- g. The location, dimensions height, and characteristics of proposed signs and lighting.

9.30-4.1 General Site Plan Review Requirements

All plans have been prepared, stamped and signed by a Professional Engineer licensed to practice in Massachusetts.

9.30-4.2 Required Documents

Pursuant to the required site plan content described in Section 6.3 of the Zoning Bylaw, the project proponent shall provide the following additional documents and information. The Planning Board (or Zoning Board of Appeals, if special permit as applicable) may waive any of these requirements as it deems appropriate.

(a) A site plan showing:

- i. Property lines and physical features have been shown on the site plans.
- ii. The entire project site is mature forest. Some of the trees exceed 80' in height.
- iii. The proposed changes to the landscape of the site, including roads, grading, vegetation clearing and planting, roads, parking areas, exterior lighting, screening vegetation or structures have been shown on the site plans.
- iv. The plans have been signed by a PE. There is no potential shading on abutting properties.
- v. A three-line electrical diagram has been included in the product details.
- vi. Documentation of the major system components has been included in the product details.

vii. The proposed system installer is:

Gehrlicher Solar America Corp.
21 Fadem Road
Springfield, NJ 07081
1-877-844-9174
www.gehrlicher.com

viii. The project proponent is:

Clean Energy Collective, LLC
Joseph Shanahan
146 West Boylston Drive
Worcester, MA 01606
1-978-888-4088
joe.shanahan@easycleanenergy.com

The property owner is:

David Lashway and Tara O'Brien
PO Box 564
Williamsburg, MA 01096
David Lashway – 413 329 6374
Tara O'Brien – 413 329 6360

ix. The engineer responsible for site design is

SK Design Group, Inc.
Matthew Puntin, PE
2 Federico Drive
Pittsfield, MA 01201
413-443-3537
mpuntin@sk-designgroup.com

- (b) Documentation of actual or prospective access and control of the project site (see also Section 9.30-5);
- (c) An operation and maintenance plan has been included in Appendix E.
- (d) The property is in a Rural Residential (RU) zoning district. A copy of the zoning map has been included as Figure #2.
- (e) Proof of liability insurance is included in Attachment F.
- (f) The decommissioning procedure and financial surety has been described previously in the narrative.
- (g) Pre- and post-construction color photorealistic visualizations are not complete at this time.

9.30-5 Site Control

An agreement with the owner will be provided prior to the public meeting.

9.30-6 Operation and Maintenance Plan

The operation and maintenance of the equipment, the landscaping, and the stormwater controls is detailed in Appendix E and Attachment #2 Stormwater Analysis.

9.30-7 Utility Notification

The interconnection application with National Grid has been included in Appendix C.

9.30-8 Dimension and Density Requirements

9.30-8.1 Setback and Height Requirements

All of the proposed components, structures, or parking area will be at least 50' from any property boundary. The components will be approximately 200' from any property line.

9.30-8.2 Lot Coverage

The lot coverage requirements of Section 9.3 of the Williamsburg Zoning Bylaw do not apply to ground-mounted solar photovoltaic installations.

9.30-8.3 Appurtenant Structures

All appurtenant structures to ground-mounted solar photovoltaic installations shall comply with the requirements of Section 9.2 Accessory Structures of the Williamsburg Zoning Bylaw.

9.30-9 Design Standards

9.30-9.1 Lighting

There is no proposed lighting associated with this project.

9.30-9.2 Signage

There is no proposed signage with this project.

9.30-9.3 Utility Connections

The utility connection will be a combination of both underground and aboveground components. Several new utility poles will be required for system components and to get around the existing structures. Underground conduit will be installed along the proposed access driveway.

9.30-9.4 Landscaping

The area directly around the array and beneath the panels will be covered with a meadow grass, which will allow for infiltration. The area beyond the fence will be cleared of tree, yet the stumps and lower vegetation will remain.

9.30-9.5 Parking and Access

The existing commercial business will provide parking as needed for the installation of the array. The proposed access driveway is not located directly off of a road or street. A layout of the driveway has been provided. The lot has the minimum requirement of 200' of frontage as required by Section 9.0.

9.30-9.6 Visual Impact Mitigation

The proposed clearing for the array is necessary due to shading from adjacent trees. The amount of clearing is necessary for the project to be effective. In our opinion the clearing will not have any effect on the abutting properties and structures will not be visible from abutting properties. There is no proposed screening.

9.30-10 Safety and Environmental Standards

9.30-10.1 Emergency Services

The owner or operator of the project will provide documentation to the Williamsburg Fire Chief as it is requested. The owner and operator information has been provided previously in this narrative.

9.30-10.2 Land Clearing, Soil Erosion and Habitat Impacts

The clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the array. Sufficient vegetation shall be maintained to minimize soil erosion.

9.30-10.3 Preservation of Trees

It does not appear that this applies to this project as the trees are not on a public property.

9.30-10.4 Wildlife Corridors

It is believed that this area is not a specific wildlife corridor.

9.30-10.5 Sound Levels

It is anticipated that the sound levels will not be detectible at the property boundary.

9.30-10.5 Hazardous Materials

There are no proposed hazardous materials to be stored, used, or generated on site.

9.30-11 Monitoring and Maintenance

9.30-11.1 Solar Photovoltaic Installation Conditions

The owner or operator of the project will maintain the facility in good condition. Site access shall be maintained to a level acceptable to the Williamsburg Fire Chief, Building Inspector and Electrical Inspector. The owner or operator shall be responsible for the cost of maintaining the installation of the access road.

9.30-11.2 Modifications

All material modifications to a solar photovoltaic installation made after issuance of the required building permit shall require approval by the Planning Board.

9.30-11.3 Annual Reporting

The owner or operator of the installation shall submit an Annual Report which certifies compliance with the requirements of this bylaw and the approved site plan. The Annual Report shall also provide information on the quantity of electricity generated, the percentage of generated electricity that was used off site, and maintenance completed during the course of the year. The

Annual Report shall include a reasonable photo survey of the installation. The report shall be submitted to the Select Board and the Planning Board no later than June 30 of each year. The owner or operator shall allow and make arrangements for an authorized agent of the Town of Williamsburg to enter the property to verify the contents of the Annual Report following its submittal if requested.

9.30-12 Removal Requirements and Abandonment

9.30-12.1 Abandonment

The project owner/operator has a decommission plan, previously described in this narrative.

9.30-12.2 Removal Requirements

The project owner/operator has a decommission plan, previously described in this narrative. Decommissioning shall consist of:

- (a) Physical removal of all ground-mounted solar photovoltaic installations, structures, equipment, security barriers and electrical lines from the site;
- (b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
- (c) Stabilization and re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations to minimize erosion and disruption to vegetation.

9.30-13 Financial Surety

The decommissioning plan includes placing money in an escrow account to cover the cost of removing the equipment.

9.30-14 Independent Engineer

Upon request of the Planning Board, the proponent shall pay for a licensed third-party Independent Engineer selected by the permitting authority to review submittals on their behalf.

4.0 CONCLUSION

The work proposed involves the construction of a solar array on a Rural Residential (RU) zoned property at 127 Goshen Road in Williamsburg, Massachusetts. The proposed project design includes a 0.99 MW (DC) solar generating facility. The solar array will have a foot print that is approximately 5.6 acres on a property consisting of 114 acres. SKDG, on behalf of CEC, is requesting the Zoning Board of Appeals and Planning Board review this application, and provide Site Plan/Special Permit approval to install this renewable energy system. Fees associated with this project review are attached. We understand that prior to the start of work a Building Permit application will be submitted.