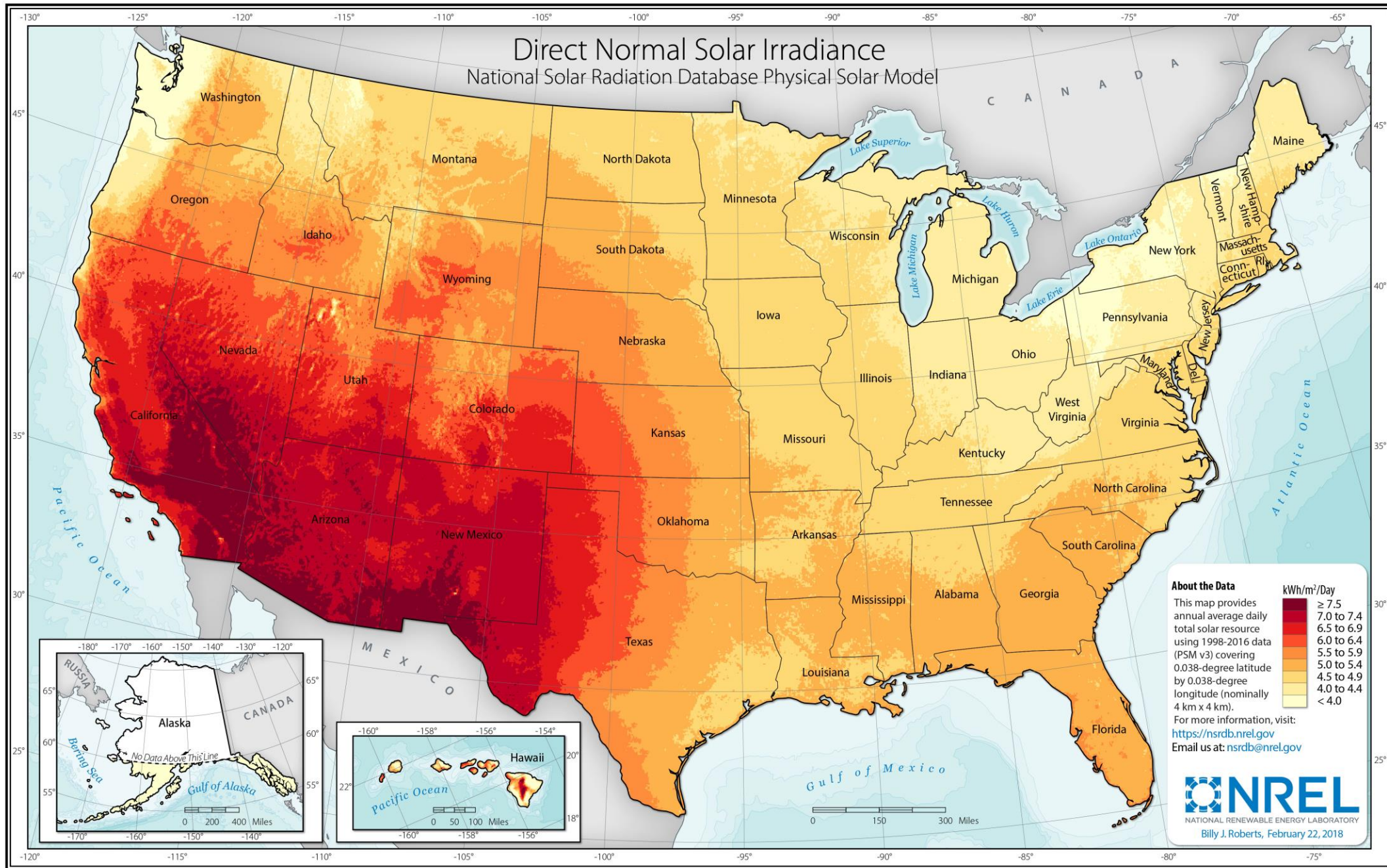


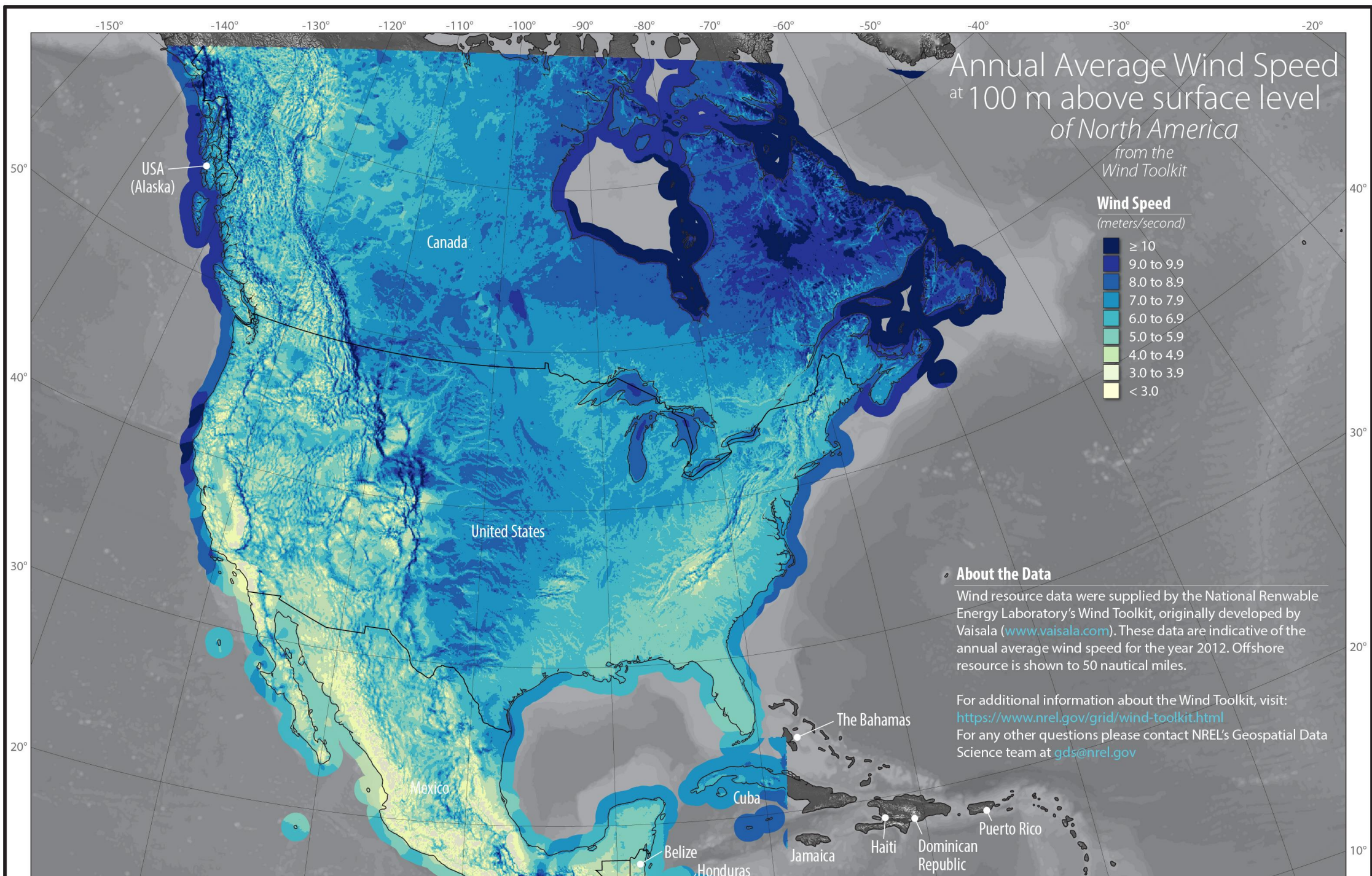
Solar By-Law Update

Town of Wareham

Responsibility







Solar By-Law: Background

- Legal Basis
- State Model By-Law
- Application in Wareham
 - Structures
 - Locations
 - Process
 - Standards

Solar By-Law: Legal Basis

- References to Solar Energy Zoning in State Law are found in MGL Chapter 40A, sections 1A [definitions], 3 [unreasonable regulation], 9B [solar access]

Solar By-Law: Legal Basis

- State Law: “ No zoning ordinance or by-law shall prohibit or unreasonably regulate the installation of solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect the public health, safety or welfare.” MGL 40A Sec 3

Solar By-Law: Legal Basis

“Zoning...bylaws...may encourage the use of solar energy systems and protect solar access by regulation of...streets, lots and buildings,...[and] limitations on...vegetation...

“ Solar energy systems may be exempted from set back, building height and lot coverage restrictions.”

MGL C.40A, sec. 9B

Solar By-Law: State Model

- [Model Solar Zoning Documents_o.pdf \(mass.gov\)](#)

Solar By-Law: Wareham

- Structures:
“LARGE GROUND-MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION: A solar photovoltaic system that is structurally **mounted on the ground and is not roof-mounted**, and has a minimum nameplate capacity of 250 kW DC. Included in this definition are canopy-mounted systems, where a structure is used to raise the solar photovoltaic system above grade, which, when meeting the minimum rated nameplate **capacity of 250 kW DC**, shall be considered a large-scale ground-mounted solar photovoltaic installation. “

Solar By-Law: Wareham

- Structures:
“ON-SITE SOLAR PHOTOVOLTAIC INSTALLATION:
A solar photovoltaic installation that is constructed at a location where other uses of the underlying property occur. The exception is canopy-mounted systems, where a structure is used to raise the solar photovoltaic system above grade, which, when meeting the minimum nameplate capacity of 250 kW DC, shall be considered a large-scale ground-mounted solar photovoltaic installation.”

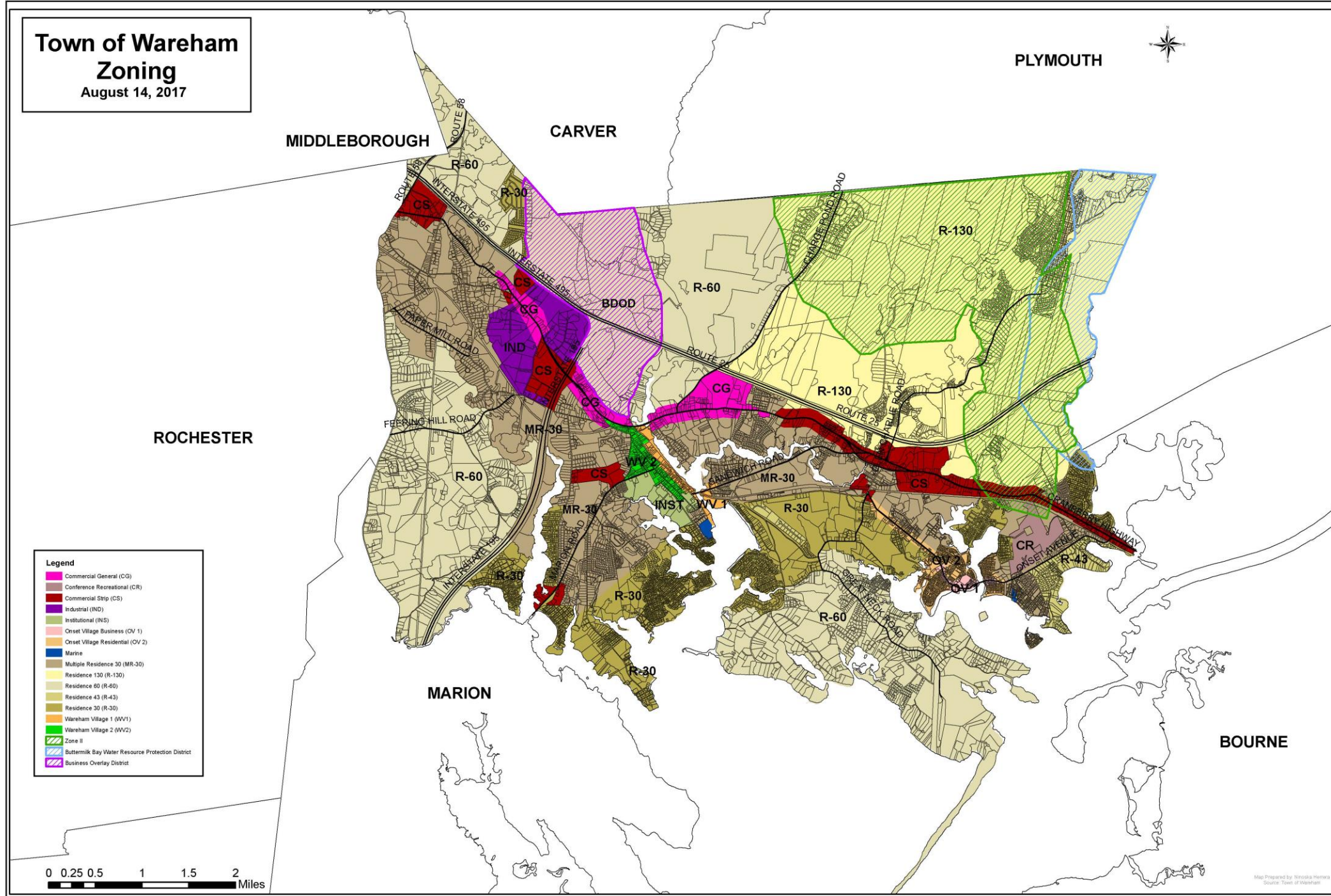
Solar By-Law: Wareham

Locations:

- On-site Solar
 - Allowed everywhere
 - Under standards of sec 594.2
- Large ground-mounted:
 - Allowed in R-130 and R-60 districts, under Planning Board review
 - Allowed in CG and CP under ZBA review

Town of Wareham Zoning August 14, 2017

Zoning Map



Solar By-Law: Wareham

- Review Process
 - In R-130 and R-60 districts, under Planning Board review
 - In CG and CP under ZBA review

Solar By-Law: Wareham

Standards

- On-site Solar standards in sec 594.2:
 - Compliance with Article 10 Landscaping
 - Meet setbacks for accessory structure
 - No glare
 - No excessive noise

Solar By-Law: Wareham

Standards

- Large ground-mounted
 - Size of lot
 - Min 50 foot vegetated buffer [may be increased]
 - Perimeter fencing
 - O&M
 - Acceptance by utility company
 - Screened from view
 - Limited lighting
 - No signs
 - Underground connections where possible
 - Minimize sound
 - Clear cutting kept to minimum
 - Setbacks adequate for glare and noise
 - Decommissioning

Solar By-Law: Wareham

Standards

- Additional Criteria for CG and CP District
 - Meets all previous standards
 - “such conditions as [the ZBA] finds reasonably appropriate”
 - Permit only good for 2 years

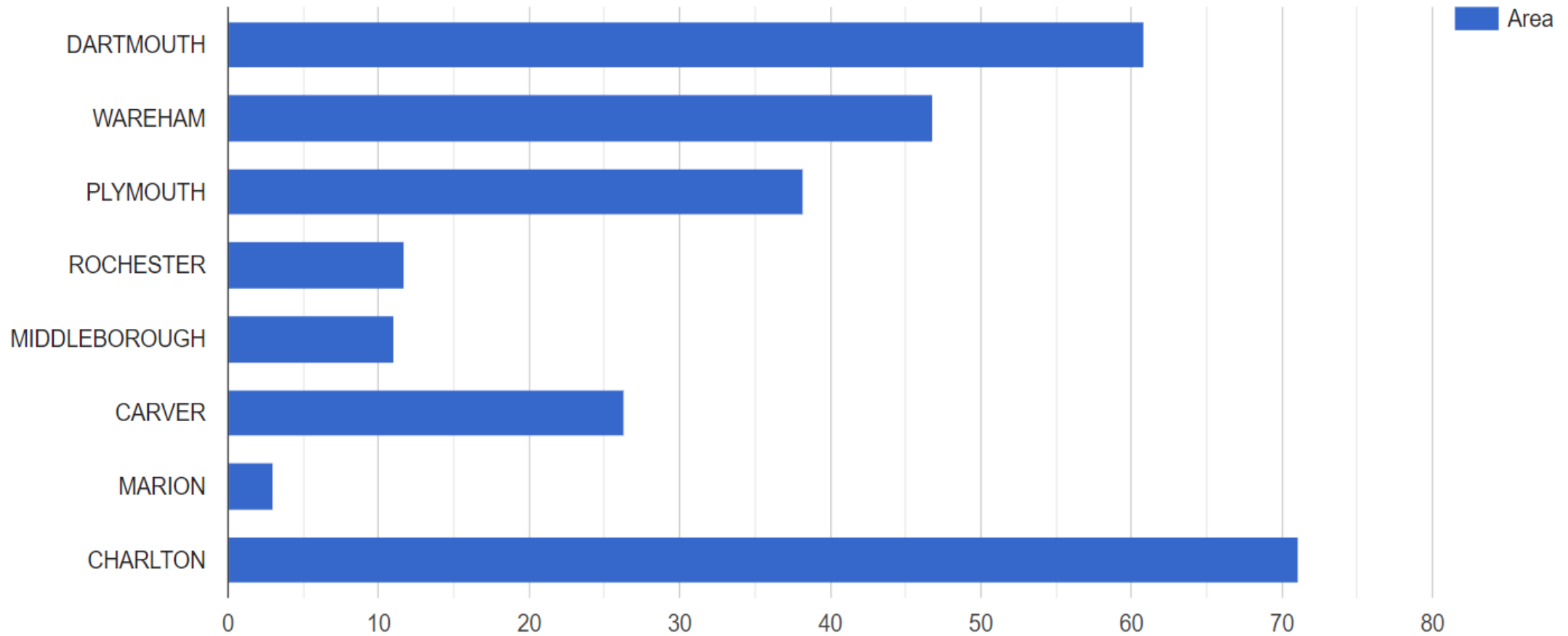
Solar By-Law: Wareham

Current Issues/ Evolving Projects:

- Tree Clearing
- Storage Systems
- Impacts of Fencing and Noise
- Multi-Use
- Canopy System in the Kendrick Road Industrial Park
- Tremont Pond Hydroelectric Dam Multi-Energy Source Study [Underway]



Solar Installations Comparison



Approximate 2020 Solar Array Area (ha)