

Public Information session
 February 18, 2021

Large Scale Solar Facilities By-law

The Conway Planning Board is considering several revisions to the Town’s Large-Scale Ground-Mounted Solar Facility Bylaw. The Planning Board welcomes public input.

The revisions are designed to:

- Require special permit process/ site plan review for all proposed new large solar facilities, over 5 acres
- Increase setback distances from array perimeter to abutters
- Strengthen requirements for sound testing and for source of noise to be further from perimeters
- Require construction site monitoring (paid by applicant) for all proposed projects over 5 acres
- Require line of sight visibility testing prior to permitting
- Increase screening/planting and maintenance of plant screen over life of array

Current condition:	Proposed condition:	Comments:
Setbacks: structures 50 feet front from property lines	Setbacks: structures 100 – 150 feet from property lines	Reduce setbacks for smaller projects?
Residential and commercial ground mounted up to 25 KWac by right	Residential and commercial ground mounted up to 25 KWac by right	No change
>25 KWac to 249 KWac by right	>25 KWac to 249 KWac by right with site plan review (SPR)	To 1.25 acres of panels coverage
250 KWac (1.25 acre) to 5,000 KWac (20 acre) with Site plan review (SPR)	250 KWac (1.25acre) to 5,000 KWac (20 acre) Special Permit (SP) and SPR	1.25 – 20 acres of panel coverage
Perimeter of panel array 50 feet from public ways and abutting properties (with 30 feet of vegetation within)	Perimeter of panel array 150 feet from public ways and abutting dwellings (with 30 feet of vegetation within)	Reduce for smaller projects or PB determination of no adverse effects
Screening: 6 foot fencing with evergreen plantings as required	Screening: 6 foot industrial grade fencing with evergreen plantings as required	
Slopes not specified (by SPR> 250 KWac)	East/West slope not to exceed 18 degrees, North-	Specify average slope over xxx distance

Noise: not perceptible 100 feet from property line	South slope not to exceed 25 degrees Locate all point source noise generators 150 feet from property lines and centrally within solar array perimeter	Require testing, develop noise standard?
Access: existing driveway regulations	Access: existing driveway regulations with Emergency vehicles (Common driveway)	Reference common driveway bylaw
Stormwater management plan (by SPR >250 KWac)	Peer review consultant (53E1/2) if greater than 5 acres or by Planning board request (site conditions)	Paid by applicant
Current Condition:	Proposed condition:	Comments:
Construction site monitoring (by SPR > 250KWac)	Required by independent contractor > 5 acres of panels	Paid by Applicant
Line of sight visibility testing (by SPR > 250KWac)	Visibility from public roads and adjacent neighboring dwellings to be minimized to maximum extent possible	Define areas, structures, where sightings will be taken from and level of obscuration.
Incentive for Dual Use (agrovoltatics) not specified	Create incentive for Dual use	Currently being investigated by State agencies
Limitation on deforestation not specified	???	Currently cost disincentive by Mass "SMART" program
Limitation on farmland conversion not specified	???	Currently cost disincentive by Mass "SMART" program
Building in protected areas not specified	Add restricted areas for emphasis	Currently regulated by State regulations
Compliance with existing zoning regulations assumed	Specify compliance with all applicable zoning regulations	