

ARTICLE 14

To see if the Town will vote to amend the Norton Zoning Bylaws, Article XXII – Large-Scale Ground-Mounted, Solar, Photovoltaic Facilities, with text to be deleted shown in bold strike-through, and text to be inserted shown in bold underline, as follows:

22.2.8 Required Documents

Pursuant to the site plan approval process, the Project Proponent(s) shall provide the following documents:

- (a) A site plan showing:
  - i. Property lines and physical features, including **wetland resource areas and** roads, for the project site;
  - ii. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
  - iii. Blueprints or drawings of the solar photovoltaic installation signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the system and any potential shading from nearby structures
  - iv. One or three-line electrical diagram detailing the solar photovoltaic installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over current devices;
  - v. Documentation of the major system components to be used, including the photovoltaic panels, mounting system, and inverter;
  - vi. Name, address, and contact information for the proposed system installer if known at the time of application;
  - vii. Name, address, phone number and signature of the Project Proponent, as well as all co-proponents and property owners, if any;
  - viii. The names, contact information and signature of any agents representing the Project Proponent; and
- (b) Documentation of actual or prospective access and control of the project site (see also section 22.2.9)
- (c) An operation and maintenance plan (see 22.2.10);
- (d) Zoning district designation for the parcel(s) of land comprising the project site (submission of a copy of a zoning map with the parcel(s) identified is suitable for this purpose);
- (e) Proof of liability insurance; the Project Proponent shall be required to provide evidence of liability insurance in an amount sufficient to cover loss or damage to persons and property pursuant to industry standard; and
- (f) Description of financial surety that satisfies Section 22.7

- (g) A public outreach plan, including a project development timeline, which indicates how the project proponent will meet the required site plan approval notification procedures and otherwise inform abutters and the community.
- (h) A Stormwater Management Checklist, Drainage Report and construction-term stormwater management plan. **Solar array projects are subject to Massachusetts DEP Stormwater Standards. The arrays are considered impervious surface and peak rate of runoff control must be provided.**

The Planning Board may waive the above cited documentary requirements as it deems appropriate.

#### 22.3.1 Designated Location:

Large-scale, ground-mounted, solar, photovoltaic installations shall be allowed as follows: on no less than two acres within the Commercial and Industrial zoning districts; and, on no less than five acres within the Residential-60 and Residential 80 zoning districts subject to the provisions of this article. Solar installations shall not be allowed within "bordering vegetated wetland", ~~or~~ bordering land subject to flooding" **or "Riverfront Area", all** as defined in the Massachusetts Wetland Protection Act Regulations, 310 CMR 10.55(2) or CMR 10.57(2) Section 10.57(2), respectively.

#### 22.5.2 Land Clearing and Soil Erosion

Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the large-scale ground-mounted solar photovoltaic installation or otherwise prescribed by applicable laws, regulations, and bylaws. Land alterations exceeding one acre shall comply with Environmental Protection Agency's (EPA's) National ~~Pollution~~ **Pollutant** Discharge Elimination System (NPDES) **Storm Water Discharges from Construction Activities**. ~~requirements and submit a Stormwater.~~ **A Storm Water** Pollution Prevention Plan (SWPPP) **shall be submitted** to the ~~Building Inspector~~ **Conservation Director** for review **and comment** a minimum of 45 days prior to the commencement of work. Sediment controls shall be properly installed and maintained until the project is stabilized. All disturbed areas shall be permanently stabilized prior to final approval.

or take any other action relative thereto.

(PLANNING BOARD)