Solar in Sandwich: Brief Overview

Rules and Regulations are highlighted in Sections 4180-4196 of the Town of Sandwich Protective Zoning By-Laws. Reviewing this information is highly recommended to have a full understanding. In order to construct mounted solar photovoltaic installations of 250 kilowatts or more, all special permit applicants must go before and be approved by the Planning Board.

Lot Size
- Lot coverage shall not include the area of solar panels
- In R-2, RD-1, and RD-2 zones lot area must be a minimum of 15 acres
- The 15 acre lot area may be reduced via special permit, if the Planning Board finds it still conforms to Sections 1330 & 4181-4195

Who’s Involved
Planning Board: Approval of plans and any amendments will need to be presented before the board
Building Department: The issuance of a building permit and conduction of a building inspection(s)
Cape Cod Commission: The commission needs to conduct a Development of Regional Impact report (DRI) for projects larger than 40,000 square feet
Conservation Commission: To determine if there is any infringement on regulated land surrounding the project

- Key Application Requirements

Full disclosure of requirements for obtaining a building permit and special permit can be found under Article IV Section 4186.

Some requirements include:
- Blueprints or drawings of solar photovoltaic installation signed by professional engineer licensed in Mass
- Documentation of major system components to be used (PV Panels, mounting system, etc.)
- An Operations and Maintenance Plan including storm water controls, erosion controls, and operational maintenance of the installation
- An Emergency Response to be provided to the Fire Chief to include a copy of the project summary, electrical schematic, and site plan.
- One or Three line electrical diagram detailing the solar installation, associated components, and electrical interconnection methods
- Financial surety that satisfies Section 4195 if it’s on town land

The Planning & Development Office can assist with any questions that may arise during the process
Contact: 508-833-8001

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<tr>
<th>Zoning</th>
<th>Compatibility</th>
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<tbody>
<tr>
<td>R-1</td>
<td>Excluded or Prohibited</td>
</tr>
<tr>
<td>R-2</td>
<td>Authorized under special permit as provided for in Section 1330</td>
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<tr>
<td>VIL</td>
<td>Excluded or Prohibited</td>
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<tr>
<td>BL-1</td>
<td>Excluded or Prohibited (Yes, if permitted by-right if in Ground Mounted Solar Overlay District)</td>
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<tr>
<td>B-2</td>
<td>Excluded or Prohibited</td>
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<tr>
<td>FLEX</td>
<td>Permitted by-right*</td>
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<td>IND</td>
<td>Permitted by-right*</td>
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<td>MAR</td>
<td>Excluded or Prohibited</td>
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<td>RD</td>
<td>Authorized under special permit as provided for in Section 1330</td>
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<td>GD</td>
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*Does not go before the Planning Board

Design Standards

1. Lighting
   - Shall comply with guidelines highlighted within Section 3470
   - If feasible, shall be directed downwards to reduce light pollution

2. Signage
   - Consistent with Town By-law
   - To include: Identity of Owner
     - Company(s) operating the site
     - Company(s) address
     - Name of contact person
     - 24 emergency phone number

3. Site Design
   - Minimize effects on adjacent properties
   - Setback areas of Section 2600 shall be vegetated