

SOLAR ENERGY SYSTEMS ORDINANCE APPLICATION REQUIREMENTS		Official Use Check if Applicable
<i>Note: These application requirements are in addition to those required in the Land Use Ordinance. See Solar Energy Systems Ordinance for details.</i>		
1. Description of the owner of the Solar Energy System (SES), the operator if different, and detail of qualifications and technical ability of the owner or operator to construct, maintain, and operate the facility. [Solar Ordinance Section 7A] Addendum Document dated 12/15/2020, Appendix A	OK	
2. If the operator will be leasing the land, a copy of the agreement (minus financial compensation) clearly outlining the relationship inclusive of the rights and responsibilities of the operator, landowner, and any other responsible party with regard to the SES and the life of the agreement. [Solar Ordinance Section 7B] Lease found in SES Application Binder Appendix K	OK	
3. Description of the SES including type system (roof-mounted, ground-mounted), mounting system, physical size of SES based on total airspace projected over the roof or the ground, etc.[Solar Ordinance Section 4] Description found in SES Application Binder Appendix section A, page 1	OK	
4. Description of the amount of energy to be produced (e.g., maximum rated output of electric power production of the system) and to whom it will be sold. [Solar Ordinance Section 7C] Description found in SES Application Binder Intro letter	OK	
5. Copy of the agreement and schematic details of the connection arrangement with the transmission system, clearly indicating which party is responsible for various requirements and how they will be operated and maintained. [Solar Ordinance Section 7D] Addendum Document dated 12/15/2020, Appendix B	OK	
6. Description of the number of panels to be installed, including make and model, and associated major system components. [Solar Ordinance Section 7E] Addendum Document dated 12/15/2020, Appendix C	OK	
7. Construction plan and timeline, identifying known contractors, site control, and on-line date. [Solar Ordinance Section 7F] Plan found in SES Application Binder Appendix H	OK	
8. Operations and maintenance plan, including site control and projected operating life of the SES. [Solar Ordinance Section 7G] Appendix A Page 3, Appendix F, Section D	OK	
9. Emergency management plan for all anticipated hazards (e.g., weight load, wind resistance, emergency ingress or egress, proximity of a ground-mounted system relative to buildings, signage) and the response to such hazards. [Solar Ordinance Section 7H] Addendum Document dated 12/15/2020, Appendix D	OK	
10. Proof of financial and technical capacity to construct and operate the proposed SES. [Solar Ordinance Section 7I] Addendum Document dated 12/15/2020, Appendix E	OK	
11. Decommissioning plan (medium-scale or large-scale ground-mounted SES) [Solar Ordinance Section 7J]		
a) Description of the trigger for implementing the decommissioning plan. [Solar Ordinance Section 7JA] Description found in SES Application Binder Appendix G- Decommissioning Overview	OK	
b) Description of the work required to physically remove all solar panels, associated foundations, buildings, cabling, electrical components, and any other associated facilities to the extent they are not otherwise for productive use. [Solar Ordinance 7J2] Description found in SES Application Binder Appendix G, page 1	OK	
c) Estimate of the cost of decommissioning less salvage value of the equipment and itemization of the estimated major expenses; estimates to include costs to minimize or prevent adverse effects on the environment, panel and panel foundation removal and permanent stabilization, building removal and permanent stabilization, transmission corridor removal and permanent stabilization, and road infrastructure removal and permanent stabilization, etc. [Solar Ordinance 7J3] Description found in SES Application Binder Appendix G, page 2	OK	

Notes:

<p>d) Demonstration in the form of a performance bond, surety bond, letter of credit, parental guarantee or other form of financial assurance that upon the end of the useful life of the SES the applicant will have the necessary financial assurance for at least 100% of the cost of decommissioning, less salvage value, with consideration for increased removal costs due to inflation or other factors. [Solar Ordinance 7J4] We will require lawyer review of document</p>	<p>Will be required to provide upon approval</p>
<p>e) The financial assurance shall include a provision granting the Town the ability to access the funds and property and perform the decommissioning if the SES is abandoned. [Solar Ordinance 7J5] Description found in SES Application Binder Appendix A page 4 and Appendix G page 4</p>	<p>OK</p>
<p>f) See Section 7J6 for waiver for a medium-scale SES that is an accessory structure. Not needed</p>	<p>OK</p>
<p>12. Site Plan to include all SES structures (e.g., solar panel arrays, electrical transformers, transmission lines, fencing, visual buffers, etc.) Description found in SES Application Binder Appendix B map 3 and also large scale map</p>	<p>OK</p>
<p>13. Identification of methods that the operator shall use to manage on-site vegetation. Description found in SES Application Binder Appendix A page 3 and Appendix F Inspection/Maintenance, Section 1.6.2B page 7</p>	<p>OK</p>
<p>14. Identification of how the applicant shall address visual impact and buffering requirements identified in the project. Description found in SES Application Binder Appendix a page 3 and large scale map</p>	<p>OK</p>
<p>15. Identify how Applicant intends to comply with glare created from Solar Panels. FAA standards and creation of glare on neighboring properties. Addendum Document dated 12/15/2020, Appendix F</p>	<p>OK</p>
<p>16. Evidence that the owner and operator, prior to issuance of the Conditional Use permit by the Planning Board, has applied for any and all non-Town permits that may be required for the installation of the proposed SES. Including but not limited to: Maine DEP Stormwater Management Permit, Maine DIFW Resource Assessment, Maine Department of Agriculture, Conservation, and Forestry Botanical analysis. Description found in SES Application Binder Appendix E and F</p>	<p>OK</p>
<p>ADDITIONAL PERFORMANCE AND DESIGN STANDARDS</p>	
<p>17. Lot Size and Coverage: The SES shall meet the minimum lot size and maximum lot coverage requirements of the applicable zoning district, excepting that those areas of the SES that are vegetated shall not be included in the calculation of lot coverage. [Land Use Ordinance Section V, Table V-2] SES systems allowed in Village Commercial, no more than 50% coverage.</p>	<p>OK</p>
<p>18. Setbacks: Structures within a SES shall be setback a minimum of 50 feet from the side and rear property lines and meet the front setback requirements for structures within the zoning district. [Solar Ordinance Section 8d] Large scale map</p>	<p>OK</p>
<p>19. Utility Notification: No grid-inter-tied photovoltaic system shall be installed until evidence has been given to the permitting authority (Code Enforcement Officer or Planning Board) that the applicant has an agreement with the utility to accept the power. Off-grid systems are exempt from this requirement. [Solar ordinance Section 8f] Addendum Document dated 12/15/2020, Appendix B</p>	<p>OK</p>
<p>20. Fencing and Visual Impacts: The Planning Board may require that a SES be enclosed by fencing to prevent unauthorized access. Reasonable efforts, as determined by the Planning Board, shall be made to minimize undue visual impacts by preserving native vegetation, screening abutting properties, or other appropriate measures, including height and setback requirements. [Solar Ordinance Section 8g] Appendix A, Page 3 “Fencing” and “Vegetative Screening”. Images in Appendix J</p>	<p>OK</p>
<p>21. Signage: Signage shall be required to identify the owner of the SES and provide a 24-hour emergency contact phone number. This signage shall not be used for advertising except for reasonable identification of the manufacturer or operator of the SES. A clearly visible warning sign</p>	<p>Confirm at end of project.</p>

shall be placed at the base of all pad-mounted transformers and substations and on the fence surrounding the SES, informing individuals of potential voltage hazards. [Solar Ordinance Section 8h]	Part of Cond. Use
22. Utility Connections: Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections from the solar photovoltaic installation underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider. [Solar Ordinance Section 8i]	Confirm at end of project. Part of Cond. Use
23. Emergency Services: The SES owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Town of Greenville Fire Chief. Upon request, the owner or operator shall coordinate with local emergency services in developing an emergency response plan. A “3200 Series KNOX-BOX” shall be provided and installed by the operator to be used to allow emergency service personnel continuous access. All means of shutting down the SES shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation. [Solar Ordinance Section 8j]	Confirm at end of project. Part of Cond. Use
24. Maintenance Conditions: The SES owner or operator shall maintain the SES in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. The SES must be properly maintained and be kept free from all hazards, including, but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety, or general welfare. Site access shall be maintained to a level acceptable to the Town of Greenville Fire Chief for emergency response. The owner or operator shall be responsible for the cost of maintaining the SES and any access road(s). [Solar Ordinance Section 8k]	Confirm at end of project. Part of Cond. Use
25. Storm Water Runoff: Identify how storm water runoff will be controlled and any permits necessary to complete project. [Land Use Ordinance Article VI, Section 4] Appendix F-Storm Water Management. DEP permit has been received and included in binder	OK
26. Erosion and Sediment Control: Identify procedures for erosion and sediment control. [Land use Ordinance Article VI, Section 5] Appendix F- Attachment C&D Erosion and Sedimentation	OK
27. Outdoor Lighting: Identify any outdoor lighting needed for project. [Land Use Ordinance Article VI, Section 17] Appendix A, page 3. No outdoor lighting is required.	OK
28. Identify any Historical or Archaeological sites contained on the property, according to the Maine Historical Preservation Commission. [Land Use Ordinance Article VI, Section 12] Received letter 2/1/2021. In Document Binder	OK
29. Performance and Design Standards from Article VI of Land Use Ordinance that are not applicable to this application: 1] Land Calculation 2] Water Supply and Quality 3] Sewage Disposal 6] Solid Waste Disposal 7] Traffic Access 8] Buffer Areas 9] Recreational Facilities 10] Home Occupation 11] Signs 14] Cluster Development 15] Common Open Space 16] Manufactured Housing 18] Adult Business	OK
The following requirements are taken from Land use Ordinance Article III, Table III, Application Requirements for Conditional Use Permits	
30. Complete Application Form and receipt of Application Fee, payable to the Town of Greenville. Fee paid. Complete application found in Application Binder intro letter section	OK
31. Names and addresses of the owner(s) of record as well as of the applicant, if different; if the applicant is not the owner of the property, a notarized statement signed by the owner(s) that the applicant is their duly authorized agent. Found in Application Binder intro letter section.	OK
32. Proposed name of the use, or identifying title; the town(s) in which it is located; the assessor's map and lot numbers; and Registry of Deeds book and page numbers*. Found in Application Binder intro section.	OK

<p>33. Copy of deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in property on the part of the applicant; and, copy of all covenants or deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property. CEO has made a copy and placed in CEO copy of Application Binder, Appendix K.</p>	<p>OK</p>
<p>34. Names and addresses of all property owners within 300 feet of the edge of the property lines of the proposed use. Names of adjacent property owners shall be shown on the site plan.* (Attach list of property owners). Found in Application Binder Appendix A, page 2.</p>	<p>OK</p>
<p>35. Indication of the type of water system(s) to be used. When water is to be supplied by the public water district or a private water association, a written statement from the servicing district/association shall be submitted indicating there is adequate supply and pressure, and approving any extensions, when necessary. Where the supply line is to be extended, a written statement from the Fire Chief, stating approval of the location of fire hydrants, if any, shall be submitted.* No water needed. Found in Application Binder, Appendix A, pg.2</p>	<p>OK</p>
<p>36. Indication of the type of sewage disposal to be used. When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the sewer district, stating the district has the capacity to collect and treat the wastewater shall be submitted. For subsurface wastewater disposal systems, test pit analysis prepared by a licensed Site Evaluator and a map showing the location of all test pits dug on the site.* Form HUE 200 or its equivalent shall be supplied for the primary disposal site for each lot. No Sewage disposal needed. Found in Application Binder, Appendix A, page 2.</p>	<p>OK</p>
<p>37. Location and size of any existing sewer and water mains, culverts and drains that will serve the use whether on or off the property to be used, along with the direction of existing surface water drainage across the site.* No Water or Sewer lines. Found in Application Binder, Appendix A, page 2.</p>	<p>OK</p>
<p>38. Location, dimensions, square footage of all existing and proposed buildings on the site, and the distance of each to abutting lot lines, and the high-water mark, if in shoreland overlay district. Distance of sewage disposal system to owner and abutter's wells, and to high water line, if in shoreland overlay district. Distance of owner's well to abutter's sewage disposal system.* No Water or Sewage. Dimensions of proposed building found on site map</p>	<p>OK</p>
<p>39. The location and type of public water supply, when located within 1,000 feet of a proposed development that has the potential to contaminate the water supply, such as a junkyard, automotive repair shop, or gas station. Distance of the proposed project from the public water supply.* Found in Application Binder, Appendix B, Map 6</p>	<p>OK</p>
<p>40. The location, names, widths, site distances and other dimensions of existing and proposed streets and access points, highways, easements, building lines, parks, recreation areas, open space areas, pedestrian walkways, and parking and loading areas on or adjacent to the development, including the location and dimensions of proposed outdoor lighting and signage.* Found on Site Map</p>	<p>OK</p>
<p>41. Location and dimensions of any existing or proposed easements and copy of existing or proposed covenants or deed restrictions.* (Attach copy of covenants) None. Found in Application Binder, Appendix A, page 3.</p>	<p>OK</p>
<p>42. Storm water and erosion control plan. Found in Application Binder Appendix F.</p>	<p>OK</p>
<p>43. An estimate of the amount and type of vehicular traffic to be generated daily and at peak hours, and a traffic impact analysis, if applicable. Once project is completed, there will be minimal traffic. Found in Application Binder Appendix A, page 4.</p>	<p>OK</p>
<p>44. Assessment of the solid or hazardous waste to be generated by the proposed activity and a plan for its handling and disposal, along with evidence of disposal arrangements. Once project is complete, site will not produce any solid or hazardous waste. Found in Application Binder Appendix A, page 4.</p>	<p>OK</p>