



TOWN OF DOVER

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CERTIFICATE OF VOTE

This is to certify that the 2024 Annual Town Meeting of the Town of Dover was held at the Lindquist Commons Building at the Dover-Sherborn Regional High School in Dover on May 6, 2024. The meeting was duly called to order by the Moderator on the 6th day of May, 2024 at 7:16 PM and held pursuant to the warrant therefore issued by the Selectmen on the 21st day of March, 2024 and duly served in accordance with Town bylaws, at which meeting a quorum was present and voting.

The following action was taken with respect to this article of the Warrant. The article reads as follows:

Article 19. Amend Zoning Bylaws – Small and Medium-Scale Solar Bylaw (Planning Board)

To see if the Town will vote to amend the Zoning Bylaw Chapter 185, by adding § 185-46.4 (Small and medium-scale ground-mounted solar photovoltaic facilities) as set forth in the complete text on file in the Offices of the Town Clerk and the Planning Board, and further, that non-substantive changes in the numbering and heading of this bylaw be permitted in order that it be in compliance with the format of the Dover Town Code; or take any other action relative thereto.

It was moved by Mr. Howard and seconded by Mr. Chen that the Town amend the Zoning Bylaw Chapter 185, by adding § 185-46.4 (Small and medium-scale ground-mounted solar photovoltaic facilities) as set forth in the complete text on file in the Offices of the Town Clerk and the Planning Board, and further, that non-substantive changes in the numbering and heading of this bylaw be permitted in order that it be in compliance with the format of the Dover Town Code.

The motion was put to an electronic vote and passed 149 (yes) to 18 (no), by more than the two-thirds margin required.

Felicia S. Hoffman, CMMC
Town Clerk
May 16, 2024

A TRUE COPY
ATTEST:

TOWN CLERK OF DOVER

Chapter 247 Solar – Small and Medium-Scale Ground-Mounted Solar Photovoltaic Installations

A. Authority

These Regulations have been established and adopted by the Planning Board pursuant to Zoning Bylaw Chapter 185-46.4.

B. General

All plans seeking Site Plan Approval shall be prepared, stamped, and signed by a Professional Engineer and Registered Land Surveyor licensed to practice in Massachusetts.

C. Sites shall be subject to Stormwater Management and Erosion Control Bylaw Ch. 159 review and may be subject to Regulations of the Conservation Commission and other agencies. Stormwater Management and Erosion Control must be provided as determined necessary by Bylaws and associated Regulations.

D. Prior Review

Before an application is made to the Planning Board for any Small or Medium-Scale Solar Photovoltaic Installation, plans must be discussed with the Building Department. The Building Inspector will determine which review is required and, if warranted due to the proposed project, the Building Inspector may waive the requirement to obtain Site Plan Review and Approval.

E. Required Documents

Unless waived by the Building Inspector pursuant to Section D above, the project applicant shall provide the following information and documentation to the Planning Board for Site Plan Review:

(1) A Site Plan showing:

- (a) Property lines and physical features, including roads, for the project site;
- (b) Proposed changes to the landscape of the site including topography, fields, grading, vegetation clearing and planting (including tree removal), exterior lighting, screening vegetation and structures;
- (c) Blueprints or drawings of the Solar Photovoltaic Installation signed by a Professional Engineer and Registered Land Surveyor showing the proposed layout of the system access and any potential shading from nearby structures;
- (d) 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 overcurrent devices;

- (e) Documentation of the major system components to be used, including the PV panels, mounting system, and inverter;
- (f) Name, address, and contact information for proposed system installer;
- (g) Name, address, phone number and signature of the project applicant, as well as all co-applicants or property owners, if any;
- (h) The name, contact information and signature of any agents representing the project applicant; and
- (i) The distance between the proposed solar collector and all property lines and existing on-site buildings and structures as well as the distance between the solar collector and any proposed screening. Small and Medium-Scale Ground-Mounted Solar Photovoltaic Systems accessory to a principal use shall comply with the Schedule of Dimensional Requirements under Section 185-17 of the Zoning Bylaw.

(j) The tallest finished height of the solar collector.

- (2) Documentation of actual or prospective access and control of the project site.
- (3) 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);
- (4) Proof of liability insurance; and
- (5) The Planning Board may waive documentary requirements as it deems appropriate.

F. The Building Inspector may also require a project schedule.

G. Site Control

The project applicant shall submit documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed Solar Photovoltaic Installation.

H. Utility Notification

No Small and Medium-Scale Ground-Mounted Solar Photovoltaic Installations shall be constructed until evidence has been given to the Planning Board that the utility company that operates the electrical grid where the installation is to be located has been informed of the Solar Photovoltaic Installation owner's or operator's intent to install an

interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

I. Appurtenant Structures

(1) Appurtenant Structures

All appurtenant structures to Small and Medium-Scale Ground-Mounted Solar Photovoltaic Installations shall comply with Zoning Bylaw requirements concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other.

(2) Whenever deemed reasonable by the Building Inspector, or Planning Board, arrays and pertinent structures should be screened from view by vegetation or joined or clustered to avoid adverse visual impacts.

J. Design Standards

(1) Lighting

Lighting of Solar Photovoltaic Installations shall be consistent with local, state, and federal law. Lighting shall be limited to that required for safety and operational purposes and shall be shielded from abutting properties. Lighting of the Solar Photovoltaic Installation and site shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution. Lighting may not cast onto neighboring properties and shall not remain on for 24-hours a day.

(2) All Ground-Mounted Solar Photovoltaic Systems in residential districts shall be adequately screened from view.

(3) Stormwater and erosion control issues must be incorporated when considering placement of the system.

(4) Signage

(a) Signs on Small and Medium-Scale Ground-Mounted Solar Photovoltaic Installations shall comply with the Sign Bylaw 185-35, and any applicable Sign Regulations. A sign shall be required to identify the owner and provide a twenty-four-hour emergency contact phone number.

(b) Solar Photovoltaic Installations shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the Solar Photovoltaic Installation.

(5) Utility connections

Reasonable efforts, as determined by the Planning Board during Site Plan Review, 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.

K. Safety and Environmental Standards

(1) Emergency Services

The Small and Medium-Scale Ground-Mounted Solar Photovoltaic Installation owner or operator shall provide a copy of the project summary, electrical schematic, and Site Plan to the local Fire Chief. Upon request, the owner or operator shall cooperate with local Emergency Services in developing an emergency response plan. All means of shutting down the Solar Photovoltaic Installation shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation. Fencing around the installation, and permanent emergency access to fenced-in installations, may be required at the request of the Planning Board.

(2) Land Clearing, Soil Erosion and Habitat Impacts

Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the Small and Medium-Scale Ground-Mounted Solar Photovoltaic Installation or as otherwise prescribed by applicable laws, Regulations, and Bylaws.

L. Monitoring and Maintenance

(1) Solar Photovoltaic Installation Conditions

The Small and Medium-Scale Ground-Mounted Solar Photovoltaic Installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, structural repairs, site landscaping, Stormwater and Erosion Control requirements, and integrity of security measures. Site access shall be maintained to a level acceptable to the Fire Chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the Solar Photovoltaic Installation and any access road(s), unless accepted as a public way.

(2) Modifications

APPROVED 6-17-24

All material modifications to the Site Plan made after issuance of the required building permit shall require approval by the Planning Board as a modification of the Site Plan.