

New addition to Zoning Bylaw

6.6.7. Solar Energy Systems

6.6.7.1. Solar energy equipment and systems are subject to the conditions and procedures contained in this Section 6.6.7.

- a) Solar energy system is an energy system from the sun by use of a water heating energy system or solar electric system known as photovoltaic.

6.6.7.2. Solar Energy Equipment:

- a) Solar Water Heating: Solar collectors including panels, lines, pumps, batteries, mounting, framing and a storage tank in which potable water is preheated via a heat exchanger.
- b) Solar Electrical: Photovoltaic electrical panels that produce electricity directly to the electric service system of a building or residence.

6.6.7.3. Construction, Operation and Maintenance

- a) All solar installations must comply with the Zoning Dimensional Regulations of the Town of Lunenburg.
- b) Roof Mounted Solar Energy equipment shall be located as not to increase the total height of the structure one (1) foot above the applicable zoning regulations related to height in the District in which it is located or such other height as is determined by the Building Commissioner to be essential for proper operation, but in no case, more than four (4) feet.
- c) Ground Mounted Solar Equipment is not permitted in the Zoning Dimensional Setbacks as listed in Section 5.0., subsection 5.2. of Town of Lunenburg Zoning Bylaw and shall be adequately screened from the neighboring lot lines.

6.6.7.4. Information presented to the Building Commissioner for Residential Construction shall include, but shall not be limited to the following:

- a) Sun and Shadow diagrams specific to the proposed installation to determine the solar access.
- b) Detailed information, including maps, plans or dimensional sketches, showing proposed location of the solar installation including any setbacks from property line or distances from structures which are used for habitation or adjacent properties.

6.6.7.5. Information presented to the Building Commissioner for Commercial Construction shall include, but shall not be limited to the following:

- a) Site drawings showing building footprint, property lines, location and the dimensions of solar collectors, ridgeline of roof and description of the solar system.
- b) Elevation drawings showing heights of buildings and solar installation above the roof.
- c) All other necessary permits must be obtained through the Building Official.

6.6.8. The applicant shall furnish all necessary data for a permit that shall be granted by the Building Commissioner. In the event that a Development Plan Review by the Planning Board involves a solar project, the Building Commissioner shall refer to the Planning Board's Development Plan Review Report. The Planning Board shall include the Building Commissioner, Electrical, and Plumbing Inspectors as well as other departments in the review process.

6.6.9. As-built plans shall be submitted prior to final inspection.