

Town of Freeport

Proposed Amendments to the Freeport Zoning Ordinance pertaining to Solar Energy Generation Systems

(as presented at the 02/03/21 Planning Board meeting)





Proposed Amendments Section 104: Definitions

- Some minor amendments to existing definitions.
- New definitions for:
 - Solar Array Development Area
 - ❖ Solar Energy Generation System
 - Solar Energy Generation System, Accessory (or Accessory Solar Energy Generation System)
 - ❖ Solar Farm, Small (or Small Solar Farm)
 - Solar Farm, Large (or Large Solar Farm)

Proposed Amendments

Section 104: Definitions

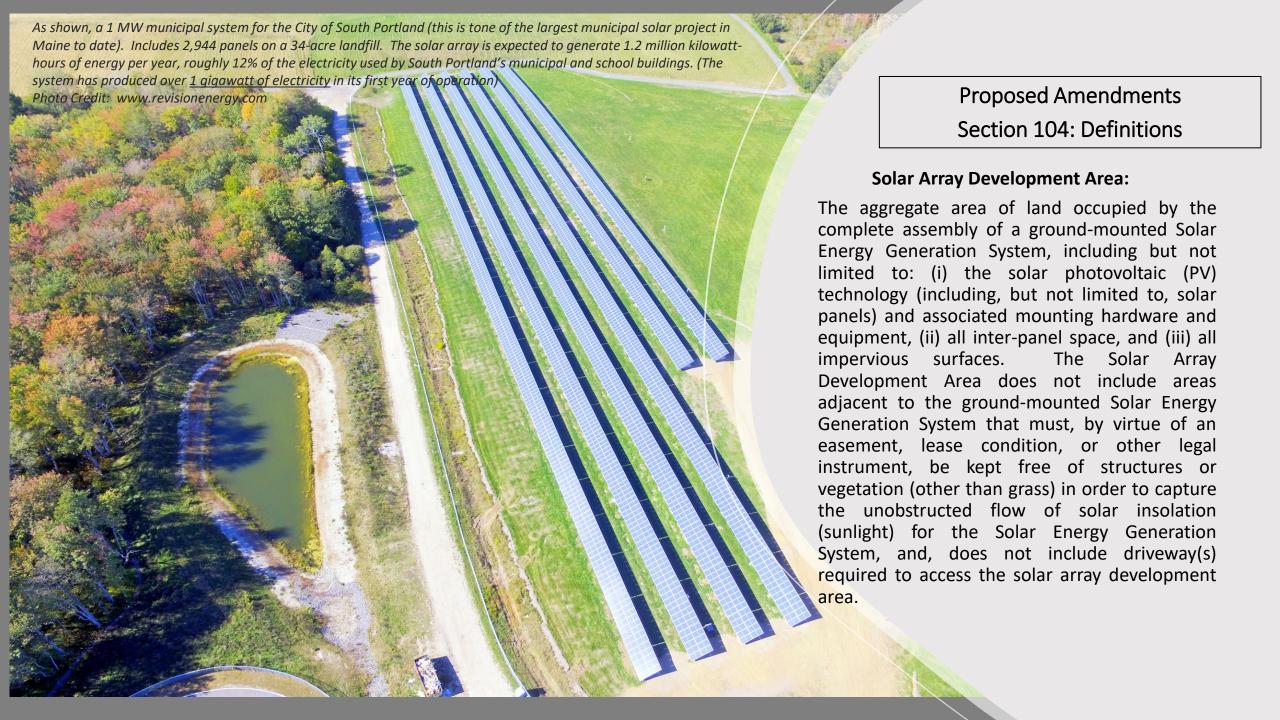
• Solar Energy Generation System:

A complete assembly consisting of one or more solar collectors and associated mounting hardware, electricity storage equipment, transmission and distribution lines, and related infrastructure, which uses photovoltaic (PV) technology (including, but not limited to, solar panels) to collect, convert solar energy to electricity, store and deliver the electricity for on-site or remote consumption. A Solar Energy Generation System may be roof-mounted or ground-mounted.

 Solar Energy Generation System, Accessory (or Accessory Solar Energy Generation System):

A Solar Energy Generation System that (i) may be roof or ground-mounted and (ii) generates, stores, and delivers electricity for on-site consumption by a principal use or structure; provided, however, that any excess electricity not consumed on-site may be fed back to the energy grid. An Accessory Solar Energy Generation System is commonly known as a "behind-the-meter" Solar Energy Generation System. An Accessory Solar Energy Generation System shall be considered accessory to a principal use or structure when it is customarily incidental and subordinate to the principal use or structure and is located on the same lot as the principal use or structure.





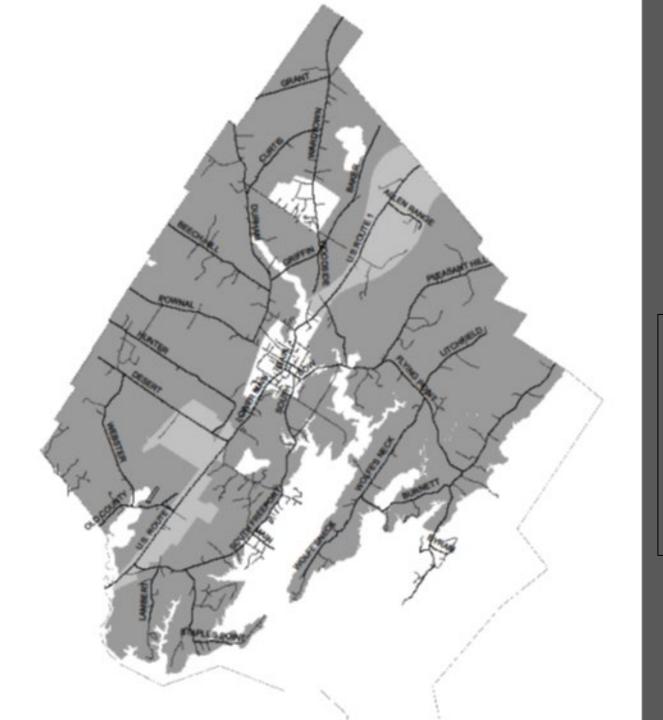




Proposed Amendments Section 104: Definitions

Solar Farm, Large or Large Solar Farm:

A Solar Energy Generation System that (i) may be roof or ground-mounted; (ii) primarily generates and delivers electricity to the energy grid for off-site consumption; and (iii) if it is ground-mounted, has a Solar Array Development Area that is 87,120 square feet (2 acres) or greater but less than 30 acres.



Where could the new uses of Solar Farm, Large and Solar Farm, Small be permitted?

Dark Gray - Use of Small Solar Farm is proposed

Light Gray - Use of Small Solar Farm and Large Solar Farm is proposed

White - Neither Use is proposed

Zoning District	Abbreviation	Small Solar Farm	Large Solar Farm
Rural Residential District I	"RR-I"	~	
Rural Residential District IA	"RR-IA"	~	
Rural Residential District II	"RR-II"	~	
Medium Density Residential District I	"MDR-I"		
Medium Density Residential District II	"MDR-II"	~	
Medium Density District (A&B)	"MD"	~	~
Village District I	"V-I"		
Village District I-R	"V-IR"		
Village District II	"V-II"		
Commercial District I	"C-I"	~	~
Commercial District III	"C-III"	~	
Commercial District IV	"C-IV"	~	~
Village Commercial District I	"VC-I"		
Village Commercial District II	"VC-II"		
Village Commercial District III	"VC-III"		
Village Commercial District IV	"VC-IV"		
Village Mixed Use District I	"VMU-I"		
Village Mixed Use District II	"VMU-II"		
Local Business District	"L-B"	✓	
Industrial District I	"I-I"	~	
Industrial District II	" - "	~	~
Marine Waterfront District	"MW"		
Resource Protection District I	"RP-I"		
Resource Protection District II	"RP-II"	✓	
Island District	"ID"		

New proposed uses of Solar Farm, Large and Solar Farm, Small by Zoning District



New Section 534 Solar Energy Generation Systems:

- ALL solar uses will require permits from the Codes Enforcement Officer
- Subject to Design Review and the standards of the Freeport Village Overlay District, as applicable
- Clarify use and process to allow solar as an accessory use

New Section 534 Solar Energy Generation Systems

- All solar farms will be subject to Site Plan Review by the Project Review Board
- All solar farms will have new/additional application requirements for submissions including, but not limited to:
 - 1) a decommissioning plan for the removal of the equipment (at the end of its life) and a stabilization plan for the site.
 - 2) proof of financial capacity to build, maintain and remove the farm
- Large solar farms will have additional application requirements for submissions, including obtaining sign-offs from outside agencies such as the Maine Historic Preservation Commission, Maine Natural Areas Program, Maine Department of Inland Fisheries and Wildlife, and/or the Maine Department of Environmental Protection.



New Section 534 Solar Energy Generation Systems

- New Performance standards for all solar farms:
 - Height limit of 25 feet for ground mounted systems
 - Setbacks for any part of the solar array development and other proposed structures of at least 20 feet, or the setbacks of the underlying zoning district (if greater)
 - Setback requirements of (50,50,&75) when farms in certain districts abut certain residential districts
 - Updated performance standards (front landscaped setback) for farms in any of the Commercial (C-I, C-III, C-IV) Districts
- Buffer Zones, Stormwater, Lighting, Land Clearing, Safety, Protection of Natural and Cultural Resources
- Financing and Insurance require financing be fully secured before ANY work can begin on the site & maintain liability insurance for the full length of the useful life of the farm
- Requirements for decommissioning with standards for when a farm could be considered abandoned and therefore need to be removed prior to the previously identified "end of useful life"
- Large solar farms, and any small solar farms with a solar array development area of at least one acre, will be required to have a performance guarantee established to cover the cost of decommissioning

