

**ZONING SUBCOMMITTEE
SHELTON PLANNING AND ZONING COMMISSION**

ADOPTED AMENDMENTS
5/29/16; Rev. 5/31/16, 6/12/16

**GROUND MOUNTED SOLAR ENERGY SYSTEMS IN THE LIGHT INDUSTRIAL PARK
LIP DISTRICTS**

By Special Exception Approval in accordance with the provisions of SECTION 33

- A.** Amend **SECTION 5 – DEFINITIONS** by inserting a new definition as follows and renumbering the remaining numbers:

5.17 Ground Mounted Solar Energy Systems (GMSES): For purposes of these Regulations, a GMSES shall mean a small (100Kw A/C and under) to medium (between 100 to 250 Kw A/C) scale, free-standing, ground mounted, solar collection system consisting of a linked series of photovoltaic modules, which may or may not be connected to an electric circuit served by an electric utility and specifically excluding large scale commercial solar facilities. No GMSES permitted under these Regulations shall exceed a name-plate capacity of 250 Kw A/C. **(see Section 33.21 below for further clarification)**

- B.** Amend **SCHEDULE A: PERMITTED USES** by inserting a new Use Line 52B, allowing said use as an accessory use and only in the Light Industrial Park LIP District, only by Special Exception approval and prohibited in all other districts. Such Use Line 52B shall read as follows:

52B. Small to medium scale Ground Mounted Solar Energy Systems only when accessory and subordinate to a permitted industrial use and subject to the additional standards and provisions of Subsection 33.21

C. Amend **SECTION 33 – SPECIAL EXCEPTIONS** by inserting a new Subsection **33.21 Ground Mounted Solar Energy Systems Located in Light Industrial Park LIP Districts** and re-numbering remaining numbers. Said new **Subsection 33.21** shall read as follows:

33.21 Ground Mounted Solar Energy Systems (GMSES) in LIP Districts: Applications for a small to medium scale GMSES as an accessory use in an LIP District shall also conform to the following special standards:

33.21.1 Lot Area and Shape Standards: The lot containing the proposed GMSES shall conform to the required minimum required standards of said LIP District.

33.21.2 Location: Said lot must have the minimum required frontage on Bridgeport Avenue.

33.21.3 Setbacks: Any portion of said GMSES be setback not less than 100 feet from any public street line and any other property lines.

33.21.4 Height: The tallest finished height of the solar collector of any GMSES shall not exceed a height of 15 feet.

33.21.5 Maximum Size: No GMSES installation shall exceed 250 Kw A/C of rated nameplate capacity.

33.21.6 Fencing: The entire perimeter of a GMSES installation shall be enclosed by security fencing and/or buildings. Fencing shall be positioned in close proximity to the GMSES and shall not exceed a height of eight (8) feet. Fencing shall consist of attractive solid wood or vinyl material. The

Commission may allow the use of dark colored, vinyl-coated chain link fencing in areas deemed appropriate.

33.21.7 Landscaping: The GMSES shall be appropriately landscaped to adequately screen it from view to the satisfaction of the Commission, with landscape materials deemed appropriate by the Commission.

33.21.8 Signage: No GMSES shall be used for displaying any advertising signage whatsoever. The only signage allowed shall be those mandated by the local Fire Marshal and/or other appropriate local, State or Federal official having jurisdiction over such facilities.

33.21.9 Utility Notification: Unless the GMSES is to be an off-grid system, evidence is required that the utility company has been informed of the applicant and/or owner's intention to install an inter-connected customer-owned generator, as well as confirmation from said utility that it will connect said system into its power grid.

33.21.10 GMSES Capacity: The GMSES rated and/or nameplate capacity shall not exceed 1.5 times the average daily on-site requirements of the principle use to which it is accessory. In no instance shall the nameplate capacity exceed 250Kw A/C.

33.21.11 System Documentation: The owner and/or applicant shall provide system documentation regarding at minimum the photovoltaic panels, mounting system and inverter to be used. Also, the name, address and contact information for the proposed installer and the name, address, telephone number and signature of the project applicant as well as property owners and/or any agents representing the applicant and/or owners. All systems must be installed to comply with all local and State of Connecticut codes and regulations. The GMSES owner and/or operator shall provide a copy of the project summary,

including an electrical schematic and site plan, to the Fire Marshall and Fire Chief. All means of shutting down the GMSES installation shall be clearly marked.

33.21.12 Maintenance: The GMSES installation owner or operator shall maintain the facility in good condition, including but not limited to painting, structural repairs, and integrity of security measures. The owner or operator of any installation that has reached the end of its useful life or has been abandoned by virtue of failure to operate for a period of one (1) year shall physically remove the installation within no more than six (6) months after the date of discontinued operation or abandonment. Said removal shall include all solar voltaic structures, equipment, security barriers and related service lines and restoration of the site area to the satisfaction of the Commission.