

5.17.6. Site plan review.

The proponent is required to provide the Planning Board with the following application requirements and must obtain site plan approval from the Planning Board prior to construction, installation or modification as provided in this Section 5.17. No large-scale solar photovoltaic installation shall be added to, modified or changed without site plan approval from the Planning Board, and without first obtaining a building permit as may be required for such addition, modification or change.

A. Application requirements. All plans and maps shall be prepared, stamped and signed by a professional engineer licensed to practice in the Commonwealth of Massachusetts except to the extent that the applicant is exempt pursuant to MGL c. 112, § 81R, and/or a registered land surveyor, as the case may be.

(1) A site plan showing:

- (a) Existing conditions on the site, including property lines and physical features, including existing grades, vegetation, roads, buildings, and other significant features.
 - (b) Proposed changes to the site, including landscape, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures; a landscape plan (in plan view) identifying plant material to be used to screen all appurtenant structures and identifying plant material or fencing to be used to satisfy the requirement for a buffer between installation and property edge as per § 5.17.8C, and structures.
 - (c) Schematic or blueprints of the solar photovoltaic installation signed by a professional engineer licensed to practice in the Commonwealth of Massachusetts, except to the extent that the applicant is exempt pursuant to MGL c. 112, § 81R, showing the proposed layout of the structures and any potential shading from nearby structures.
 - (d) Schematic or outline electrical diagram showing proposed solar panels and associated components, and electrical interconnection methods, with all Massachusetts Electrical Code compliant disconnects and overcurrent devices.
 - (e) Documentation of the major system components to be used, including the photovoltaic 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 proponent, as well as all co-proponents or property owners, if any.
 - (h) Name, contact information and signature of any agents representing the project proponent, if any.
- (2) 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.
- (3) An operation and maintenance plan, which shall include measures for maintaining safe

access to the installation, stormwater controls, and general procedures for operational maintenance of the installation.

- (4) Proof of liability insurance in an amount sufficient to cover loss or damage to persons and structures occasioned by the failure of the facility.
- (5) Payment of financial surety that satisfies § 5.17.11C.
- (6) Other reasonable documentation requested by the Planning Board.