



# Solar in Sandwich: Brief Overview



Rules and Regulations are highlighted in **Sections 4180-4196** of the **Town of Sandwich Protective Zoning By-Laws**. Reviewing this information is highly recommended to have a full understanding. In order to construct mounted solar photovoltaic installations of 250 kilowatts or more, all special permit applicants must go before and be approved by the Planning Board

## Lot Size

- Lot coverage shall not include the area of solar panels
- In R-2, RD-1, and RD-2 zones lot area must be a minimum of 15 acres
- The 15 acre lot area may be reduced via special permit, if the Planning Board finds it still conforms to **Sections 1330 & 4181-4195**

## Who's Involved

Planning Board: Approval of plans and any amendments will need to be presented before the board

Building Department: The issuance of a building permit and conduction of a building inspection(s)

Cape Cod Commission: The commission needs to conduct a Development of Regional Impact report (DRI) for projects larger than 40,000 square feet

Conservation Commission: To determine if there is any infringement on regulated land surrounding the project

Zoning	Compatibility
R-1	Excluded or Prohibited
R-2	Authorized under special permit as provided for in <b>Section 1330</b>
VIL	Excluded or Prohibited
BL-1	Excluded or Prohibited (Yes, if permitted by-right if in Ground Mounted Solar Overlay District)
B-2	Excluded or Prohibited
FLEX	Permitted by-right*
IND	Permitted by-right*
MAR	Excluded or Prohibited
RD	Authorized under special permit as provided for in <b>Section 1330</b>
S	Excluded or Prohibited
GD	Authorized under special permit as provided for in <b>Section 1330</b>

\*Does not go before the Planning Board  
**Design Standards**

### 1. Lighting

- Shall comply with guidelines highlighted within **Section 3470**
- If feasible, shall be directed downwards to reduce light pollution

### 2. Signage

- Consistent with Town By-law
- To include: Identity of Owner
  - o Company(s) operating the site
  - o Company(s) address
  - o Name of contact person
  - o 24 emergency phone number

### 3. Site Design

- Minimize effects on adjacent properties
- Setback areas of **Section 2600** shall be vegetated

## - Key Application Requirements

Full disclosure of requirements for obtaining a building permit and special permit can be found under **Article IV Section 4186**.

Some requirements include:

- Blueprints or drawings of solar photovoltaic installation signed by professional engineer licensed in Mass
- Documentation of major system components to be used (PV Panels, mounting system, etc.)
- An Operations and Maintenance Plan including storm water controls, erosion controls, and operational maintenance of the installation
- An Emergency Response to be provided to the Fire Chief to include a copy of the project summary, electrical schematic, and site plan.
- One or Three line electrical diagram detailing the solar installation, associated components, and electrical interconnection methods
- Financial surety that satisfies **Section 4195** if it's on town land

**The Planning & Development Office can assist with any questions that may arise during the process**

**Contact: 508-833-8001**