



**William F. Martin**  
Mayor

# **GREENFIELD, MASSACHUSETTS**

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## **PURCHASING DEPARTMENT**

**MARJORIE L. KELLY**  
Chief Procurement Officer

Town Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1567, ext. 102 • Fax 413-772-1519  
Lanekele@greenfield-ma.gov • www.greenfield-ma.gov

### **RFP 16-05** **MILLBROOK WELL FIELD SOLAR ARRAY** **ADDENDUM #2**

The following information is issued to clarify some issues on the RFP:

1. The Soil Boring Information dated 8/10/1987, was mistakenly omitted from the RFP as Appendix F, and is attached.
2. The Pre-Application Report dated August 20, 2014 is attached. Per a phone conversation with the Eversource Distributed Generation Department, due to the number of interconnection applications in the past year, there may be less available capacity than indicated in the report.
3. Monthly electric bills are attached for the period from 3/12/2015-8/12/2015 for the on-site consumption at the Millbrook well field.
4. Although there is 240V service to the well field, the interconnection point will be determined by the size and design of the system when the interconnection application is reviewed by Eversource. Depending on these and other factors, the project may interconnect at the road, or may be able to interconnect on site.
5. A fence surrounding the array is required as part of the scope of work. This cost is to be listed as a separate line item in the Price Proposal.
6. The following language is to be included in the scope of work: The project area is a groundwater protection zone with a well used for public drinking water supplies. Care must be taken when working with equipment storage, vehicle parking, and while using any oils or hazardous materials to avoid any spills or releases to the environment. To the greatest extent possible, construction materials shall be free from oils or hazardous materials. Any oils used should be clearly marked and should be contained with spill protection. Any spills during

construction shall be reported immediately to the District, Town and to the MassDEP.

7. The **Large-Scale Ground-Mounted Solar Photovoltaic Installations** section of the Greenfield Zoning Ordinance is attached. [Added by the Town Council on March 17, 2010 and amended by the Town Council on December 19, 2012]
8. The wetland delineation map attached in Addendum #1 utilized a GPS survey completed in July 2011. These points were overlaid onto the site map also attached in Addendum #1.



148 Pioneer Dr.  
Leominster, MA 01453  
(617) 840-0391

# SOIL EXPLORATION CORPORATION

Geotechnical Drilling and Groundwater Monitor Wells

Sheet # 1 of 3

23 Ingalls St.  
Nashua, NH 03060  
(603) 882-3601

Client: **Tighe and Bond** Date: **8/10/87** Job No. **87-595**

Location: **Log Plain Road, Greenfield, MA**

BORING NO. **MW-3D** Ground Elev. \_\_\_\_\_ Date Start **7/28/87** Date Complete **7/28/87** Drilling Foreman **Zork** Eng./Hydrol. Geologist **E.J.**

Casing No.	Sample Data				Soil and/or bedrock strata descriptions		
	No.	Depth (ft.)	Blows 6" Penetration	Rec. Inches	Casing Blows Per ft.	Strata Change Depth	Visual Identification of Soil and/or Rock Strata
							Topsoil.
	1	2'-4'0"	Taken from auger			0'6"	Dry, dark brown, fine SAND, some organic silt, trace fine to medium gravel.
5	2	4'-5'6"	14-8-7			4'0"	Medium dense, dry, fine SAND, some inorganic silt, trace fine to coarse gravel, trace cobbles.
10	3	9'-10'6"	4-4-6			7'6"	Stiff to medium stiff, moist dark, grey, inorganic SILT, trace clay.
15	4	14'-15'6'	2-2-3				
20	5	19'-20'6"	3-3-2				
25	6	24'-25'6'	W.O.H.			23'0"	Very soft, wet, dark grey, inorganic SILT, trace clay.
30	7	29'-30'6"	W.O.R.				
35	8	34'-35'6"	W.O.R.				
40	9	39'-40'6"	W.O.R.				

Type of Boring \_\_\_\_\_ Casing Size: \_\_\_\_\_ Hollow Stem Auger Size: \_\_\_\_\_

<b>Proportion Percentages</b> Trace 0 to 10% Some 10 to 40% And 40 to 50%	<b>Granular Soils (blows per ft.)</b> 0 to 4 Very Loose      30 to 50 Dense 4 to 10 Loose        Over 50 Very Dense 10 to 30 Medium Dense	<b>Cohesive Soils (blows per ft.)</b> 0 to 2 Very Soft      8 to 15 Stiff 2 to 4 Soft            15 to 30 Very Stiff 4 to 8 Medium Stiff    Over 30 Hard
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Standard penetration test (SPT) = 140# hammer falling 30"  
Blows are per 6" taken with an 18" long x 2" O.D. x 1 3/8" I.D. split spoon sampler unless otherwise noted.

The terms and percentages used to describe soil and or rock are based on visual identification of the retrieved samples. ■ Moisture content indicated may be affected by time of year and water added during the drilling process. ■ Water levels indicated may vary with seasonal fluctuation and the degree of soil saturation when the boring was taken. ■ The stratification lines represent the approximate boundaries between soil types, the actual transitions may be gradual. ■



148 Pioneer Dr.  
Leominster, MA 01453  
(617) 840-0391

# SOIL EXPLORATION CORPORATION

Geotechnical Drilling and Groundwater Monitor Wells

23 Ingalls St.  
Nashua, NH 03060  
(603) 882-3601

Client	Tighe and Bond	Date	8-10-87	Job No.	87-595
Location	Log Plain Road, Greenfield, MA				
BORING NO.	MW-3S	Ground Elev.	Date Start	Date Complete	Drilling Foreman
			7-28-87	7-28-87	Zork
					Eng./Hydrol. Geologist E.J.

DEPTH	Sample Data				Soil and/or bedrock strata descriptions		
	No.	Depth (ft.)	Blows 6" Penetration	Rec. Inches	Casing Blows Per ft.	Strata Change Depth	Visual Identification of Soil and/or Rock Strata
							TOPSOIL
						0'6"	Dry, dark brown, fine SAND, some organic silt, trace fine to medium gravel.
5						4'0"	Dry, fine SAND; some inorganic silt, trace fine to coarse gravel, trace cobbles.
						7'6"	Moist to wet, gray, inorganic silt, trace clay.
10							
						14'0"	End of boring 14'0". Water level at 7'6" upon completion. Set well point at 14'0".
15							
							<u>Well Materials:</u>
							1- 2" PVC end plug
							1- 10'x 2" PVC screen
							1- 5'x2" PVC riser
							1- 2'x2" PVC riser
							1- protective locking casing
							1 bag- sakrete sand
							3 bags- silica sand
20							
25							
30							
35							
40							

Type of Boring    Casing Size:                      Hollow Stem Auger Size: 3 1/4"

<b>Proportion Percentages</b> Trace 0 to 10% Some 10 to 40% And 40 to 50%	<b>Granular Soils (blows per ft.)</b> 0 to 4 Very Loose                      30 to 50 Dense 4 to 10 Loose                              Over 50 Very Dense 10 to 30 Medium Dense	<b>Cohesive Soils (blows per ft.)</b> 0 to 2 Very Soft                      8 to 15 Stiff 2 to 4 Soft                              15 to 30 Very Stiff 4 to 8 Medium Stiff                      Over 30 Hard
Standard penetration test (SPT) = 140# hammer falling 30" Blows are per 6" taken with an 18" long x 2" O.D. x 1 3/8" I.D. split spoon sampler unless otherwise noted.		

The terms and percentages used to describe soil and or rock are based on visual identification of the retrieved samples. ■ Moisture content indicated may be affected by time of year and water added during the drilling process. ■ Water levels indicated may vary with seasonal fluctuation and the degree of soil saturation when the boring was taken. ■ The stratification lines represent the approximate boundaries between soil types, the actual transitions may be gradual. ■

Thank you for contacting WMECO DG and submitting a request for a Pre-Application Report.

Pre-Application Report ID Number: PAR 159  
Sent: 8/20/2014

Request Received: 8/14/2014

Report

Location: 195 Log Plain Road, Greenfield Please note that the PAR request listed electric account 54816381016 which has a different address of 300 Log Plain Road.

Facility: Three phase 1,000 kW AC to 1,500 kW AC solar generation facility. The request indicates that the PV facility will interconnect with the account at 300 Log Plain Road. If the existing service and the proposed generation facility are located on different building lots, they will each need their own electric service.

Interconnecting Customer: Town of Greenfield Please note that the proposed Interconnecting Customer differs from the name of the electric customer on the provided electric account number. On the interconnection application, please list both the Interconnecting Customer information and the Customer information. The Customer information should be listed in the Facility section.

The Company is providing the following information for the proposed Facility interconnection location(s) in the Pre-Application Report:

- 1) Circuit voltage at the substation: 13.8 kV
- 2) Circuit name: 21C1
- 3) Circuit voltage at proposed Facility: 13.8 kV
- 4) Whether Single or three phase is available near site: A fused, three phase tap which crosses the railroad tracks is located near the proposed location.
- 5) If single phase – distance from three phase service: Single phase is located about 1,500 feet from the location on the road with three phase a total of 3,000 feet from the location.
- 6) Aggregate connected Facilities (kW) on circuit: 300 kW
- 7) Submitted complete applications of Facilities (kW) on circuit that have not yet been interconnected: 350 kW
- 8) Whether the Interconnecting Customer is served by an area network, a spot network, or radial system: (radial)
- 9) Identification of feeders within ¼ mile of the proposed interconnection site through a snap-shot of GIS map or other means: There are no other feeders in area.
- 10) Other potential system constraints or critical items that may impact the proposed Facility: The project will require building a three phase line extension. Length and location will be determined during the Impact Study. Protection changes and associated equipment (ie installation of reclosers and controls) will be required to maintain coordination and reliability on the circuit. A project this size will require an Impact Study, Detailed Study to design system modifications and may require transfer trip. ISO-NE notification is required for projects 1 MW and larger.

- **DISCLAIMER:** Be aware that this Pre-Application Report is simply a snapshot in time and is non-binding. Systems conditions can and do change frequently.

- **DPU Net Metering Requirements:** The Department of Public Utilities has a website dedicated to net metering which contains important information relative to net metering eligibility, including a *Fact Sheet: Rules on Net Metering*, and Frequently Asked Questions. Please visit: <http://www.mass.gov/dpu/netmetering> or call 617-305-3500. The System of Assurance is ([www.MassACA.org](http://www.MassACA.org)) responsible for determining net metering eligibility and granting cap allocations. The MassACA can be reached at [administrator@massaca.org](mailto:administrator@massaca.org) or 877-357-9030. To be considered a Public Facility, the Host Customer and any customers they are allocating to must apply to the DPU for certification as a Municipality or Other Governmental Entity (<http://www.env.state.ma.us/dpu/docs/electric/12-01/7912dpuordapc.pdf>). The DPU can be reached at [dpu.netmetering@state.ma.us](mailto:dpu.netmetering@state.ma.us) or 617-305-3500.
- 
- Please see WMECO's distributed generation website for a copy of the DG Tariff along with interconnection applications: [www.wmeco.com/distributedgeneration](http://www.wmeco.com/distributedgeneration)
- Please see WMECO's net metering website for a copy of the Net Metering Tariff along with the Schedule Z form: [www.wmeco.com/netmetering](http://www.wmeco.com/netmetering)
- 

Thank you,

WMECO DG

0016925

TOWN OF GREENFIELD DPW MILLBRO



Due Date	Total Amount Due
May 6, 2015	\$8,465.77

Statement date: Mar 12, 2015  
Customer name key: GREE

Account number: 54816381016

**Contact Information**

Emergency: 1-877-659-6326 (anytime)  
Web Site: www.eversource.com  
Email: BusinessCenterWMass@eversource.com

**Business customers:**

Customer Service: 1-888-783-6610  
413-504-8020 (local)  
(M-F 8-5)

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Or Pay by Phone 1-888-783-6618

**Electricity Supplier**

CONSOLIDATED EDISON SOLUTIONS  
100 SUMMIT LAKE DR  
STE 410  
VALHALLA NY 10595-1373  
1-800-789-1565  
conedsolutions.com

**Electric Account Summary**

Amount due on Feb 11	\$6,632.88
Late Payment Charge Mar 12	\$33.24
<hr/>	
Balance Forward	\$6,666.12
<b>** Past Due Amount 6,666.12 **</b>	
New Charges/Credits	
Delivery Services	\$794.05
Electricity Supply Services	\$1,005.60
Total new charges	\$1,799.65
<hr/>	
<b>Total amount due</b>	<b>\$8,465.77</b>

Payment due upon receipt unless other arrangements have been made.

\*\* Please remit the **past due amount** of \$6,666.12. This amount is due immediately in order to avoid a possible service disconnection. Please disregard if you have made a payment or confirmed a payment arrangement.

**Detail for Service at: MILLBROOK WELLS**

300 LOG PLAIN RD , GREENFIELD MA 01301-1045

Service reference: 749331007

Billing cycle: 08

**Your meter reading for meter # 886096862**

For billing period: Feb 11 - Mar 12 (29 days)	Next read date on or about: Apr 13, 2015
Actual reading on Mar 12, 2015	18479
Actual reading on Feb 11, 2015	- 18379
<hr/>	
Difference	= 100
Meter constant	x 80
<hr/>	
Billed usage	= 8,000
Total demand use: 48.60 kW	

(continued on next page)

Make your check payable to Eversource. Please consider adding a \$1 for Good Neighbor to your payment.



Account Number  
**54816381016**

Statement date  
Mar 12, 2015

Total amount due  
\$8,465.77

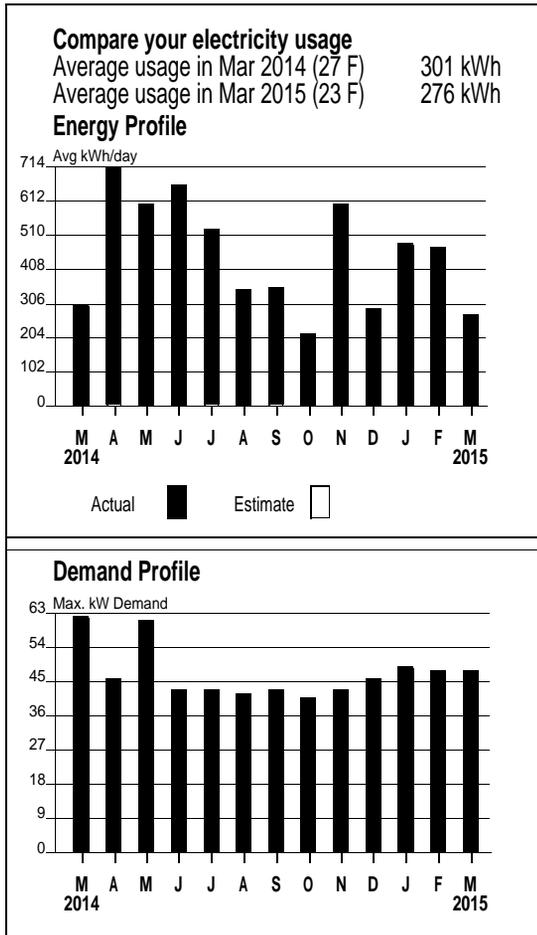
Amount Enclosed
-----------------

Payment due upon receipt unless other arrangements  
have been made.

TOWN OF GREENFIELD DPW MILLBRO  
ATTN PURCHASING AGENT  
14 COURT SQ  
GREENFIELD MA 01301-3547

Eversource  
P O Box 650851  
Dallas, TX 75265-0851

5481638101643 0008465777 0001799657



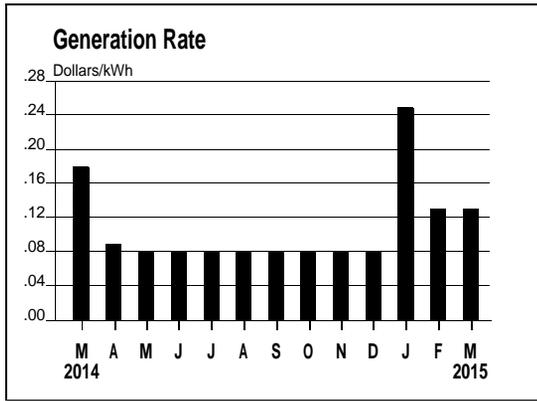
Delivery Services Detail	RATE G2	
Customer Chrg		\$325.00
Distribution Dmd Chrg	48.50KW x \$1.690000	\$81.97
Distribution Enrgy Chrg	8000.00KWH x \$0.001780	\$14.24
Transition Enrgy Chrg	8000.00KWH x - \$0.000110	- \$0.88
Transmission Dmd Chrg	48.50KW x \$4.720000	\$228.92
Res Assist Adj Clause	8000.00KWH x \$0.003580	\$28.64
Pension/PBOP Adj Mechn PPAM	8000.00KWH x \$0.001610	\$12.88
Basic Srv Cost Adj	8000.00KWH x - \$0.000450	- \$3.60
Net metering recovery surchrge	8000.00KWH x \$0.000830	\$6.64
Solar Program Cost Adjustment	8000.00KWH x \$0.000510	\$4.08
Energy Conservation Chrg	8000.00KWH x \$0.002500	\$20.00
Energy Efficiency Program Chrg	8000.00KWH x \$0.008450	\$67.60
Renewable Enrgy Chrg	8000.00KWH x \$0.000500	\$4.00
Atty Genl consultant exp adj	8000.00KWH x \$0.000030	\$0.24
Storm recovery adjustment	8000.00KWH x \$0.001890	\$15.12
Revenue Decoupling Adj	8000.00KWH x - \$0.001350	- \$10.80

Subtotal \$794.05

Electricity Supply Detail	CON ED SOLUTIONS	
Generation Srv Chrg	8000.00KWH x \$0.125700	\$1,005.60

Subtotal \$1,005.60

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### Account messages

Have you heard? WMECo is now Eversource! Operating as one company under this new brand we, along with our sister companies in CT and NH, continue united in our mission of delivering reliable energy and superior customer service to all of our customers across New England. In the next few months you'll be hearing more about our commitment to our customers as New England's energy provider, and how energy brings us together. See our new [www.eversource.com](http://www.eversource.com) site, and as always, contact our Business Center at 1-888-783-6610 where our Eversource team looks forward to serving you.

0018603

TOWN OF GREENFIELD DPW MILLBRO



Due Date	Total Amount Due
Jun 7, 2015	\$11,972.47

Statement date: Apr 13, 2015  
Customer name key: GREE

Account number: 54816381016

### Contact Information

Emergency: 1-877-659-6326 (anytime)  
Web Site: www.eversource.com  
Email: BusinessCenterWMass@eversource.com

### Business customers:

Customer Service: 1-888-783-6610  
413-504-8020 (local)  
(M-F 8-5)

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Or Pay by Phone 1-888-783-6618

### Electricity Supplier

CONSOLIDATED EDISON SOLUTIONS  
100 SUMMIT LAKE DR  
STE 410  
VALHALLA NY 10595-1373  
1-800-789-1565  
conedsolutions.com

### Electric Account Summary

Amount due on Mar 12	\$8,465.77
Cancel Late Payment Charge Mar 19	-\$33.24
Adjustment Mar 25	-\$679.75
Late Payment Charge Apr 13	\$49.42
<hr/>	
Balance Forward	\$7,802.20
<b>** Past Due Amount 7,802.20 **</b>	
New Charges/Credits	
Delivery Services	\$1,233.92
Electricity Supply Services	\$2,936.35
Total new charges	\$4,170.27
<hr/>	

**Total amount due** **\$11,972.47**

Payment due upon receipt unless other arrangements have been made.

\*\* Please remit the **past due amount** of \$7,802.20. This amount is due immediately in order to avoid a possible service disconnection. Please disregard if you have made a payment or confirmed a payment arrangement.

### Detail for Service at: MILLBROOK WELLS

300 LOG PLAIN RD , GREENFIELD MA 01301-1045

Service reference: 749331007

Billing cycle: 08

(continued on next page)

Make your check payable to Eversource. Please consider adding a \$1 for Good Neighbor to your payment.



Account Number  
**54816381016**

Statement date  
Apr 13, 2015

Total amount due  
\$11,972.47

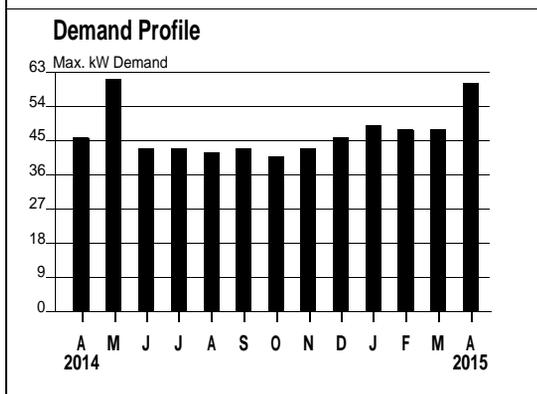
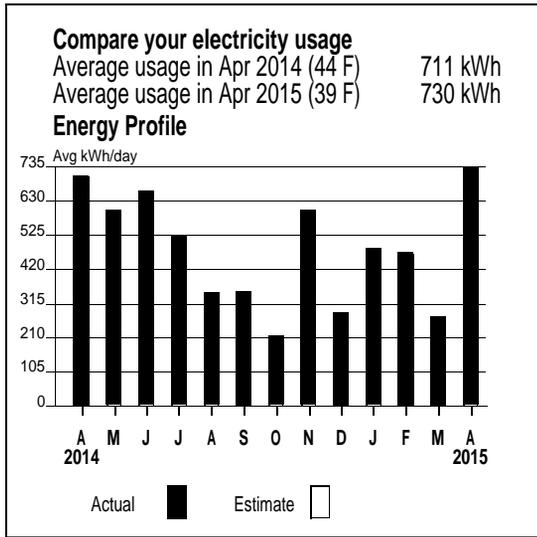
Amount Enclosed

Payment due upon receipt unless other arrangements  
have been made.

TOWN OF GREENFIELD DPW MILLBRO  
ATTN PURCHASING AGENT  
14 COURT SQ  
GREENFIELD MA 01301-3547

Eversource  
P O Box 650851  
Dallas, TX 75265-0851

5481638101643 0011972471 0004170271



**Your meter reading for meter # 886096862**

For billing period: Mar 12 - Apr 13 (32 days)      Next read date on or about: May 12, 2015  
 Actual reading on Apr 13, 2015      18771  
 Actual reading on Mar 12, 2015      - 18479  
 Difference      = 292  
 Meter constant      x 80  
 Billed usage      = 23,360  
 Total demand use: 60.20 kW

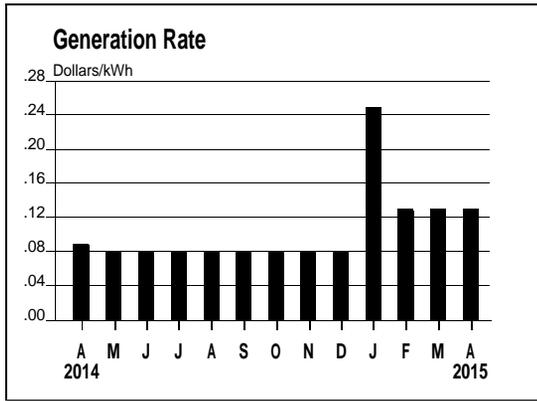
**Delivery Services Detail**

**RATE G2**

Customer Chrg			\$325.00
Distribution Dmd Chrg	50.00KW	x \$1.690000	\$84.50
	10.00KW	x \$7.940000	\$79.40
Distribution Enrgy Chrg	23360.00KWH	x \$0.001780	\$41.58
Transition Enrgy Chrg	23360.00KWH	x - \$0.000110	-\$2.57
Transmission Dmd Chrg	50.00KW	x \$4.720000	\$236.00
	10.00KW	x \$4.720000	\$47.20
Res Assist Adj Clause	23360.00KWH	x \$0.003580	\$83.63
Pension/PBOP Adj Mechn PPAM	23360.00KWH	x \$0.001610	\$37.61
Basic Srv Cost Adj	23360.00KWH	x - \$0.000450	-\$10.51
Net metering recovery surchrg	23360.00KWH	x \$0.000830	\$19.39
Solar Program Cost Adjustment	23360.00KWH	x \$0.000510	\$11.91
Energy Conservation Chrg	23360.00KWH	x \$0.002500	\$58.40
Energy Efficiency Program Chrg	23360.00KWH	x \$0.008450	\$197.39
Renewable Enrgy Chrg	23360.00KWH	x \$0.000500	\$11.68
Atty Genl consultant exp adj	23360.00KWH	x \$0.000030	\$0.70
Storm recovery adjustment	23360.00KWH	x \$0.001890	\$44.15
Revenue Decoupling Adj	23360.00KWH	x - \$0.001350	-\$31.54

Subtotal \$1,233.92

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**Electricity Supply Detail**

**CON ED SOLUTIONS**

Generation Srvc Chrg	23360.00KWH x \$0.125700	\$2,936.35
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Subtotal		\$2,936.35
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**Account messages**

Have you heard? WMECo is now Eversource! Operating as one company under this new brand we, along with our sister companies in CT and NH, continue united in our mission of delivering reliable energy and superior customer service to all of our customers across New England. In the next few months you'll be hearing more about our commitment to our customers as New England's energy provider, and how energy brings us together. See our new [www.eversource.com](http://www.eversource.com) site, and as always, contact our Business Center at 1-888-783-6610 where our Eversource team looks forward to serving you.

0011912

TOWN OF GREENFIELD DPW MILLBRO



Due Date	Total Amount Due
Jul 7, 2015	\$9,742.61

Statement date: May 13, 2015  
Customer name key: GREE

Account number: 54816381016

**Contact Information**

Emergency: 1-877-659-6326 (anytime)  
Web Site: www.eversource.com  
Email: BusinessCenterWMass@eversource.com

**Business customers:**

Customer Service: 1-888-783-6610  
413-504-8020 (local)  
(M-F 8-5)

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Or Pay by Phone 1-888-783-6618

**Electricity Supplier**

CONSOLIDATED EDISON SOLUTIONS  
100 SUMMIT LAKE DR  
STE 410  
VALHALLA NY 10595-1373  
1-800-789-1565  
conedsolutions.com

**Electric Account Summary**

Amount due on Apr 13	\$11,972.47
Payment Apr 23	-\$5,953.85
Late Payment Charge May 13	\$14.93
<hr/>	
Balance Forward	\$6,033.55
<b>** Past Due Amount 6,033.55 **</b>	
New Charges/Credits	
Delivery Services	\$1,154.84
Electricity Supply Services	\$2,554.22
Total new charges	\$3,709.06
<hr/>	
<b>Total amount due</b>	<b>\$9,742.61</b>

Payment due upon receipt unless other arrangements have been made.

\*\* Please remit the **past due amount** of \$6,033.55. This amount is due immediately in order to avoid a possible service disconnection. Please disregard if you have made a payment or confirmed a payment arrangement.

**Detail for Service at: MILLBROOK WELLS**

300 LOG PLAIN RD , GREENFIELD MA 01301-1045

Service reference: **749331007** Billing cycle: 08

**Your meter reading for meter # 886096862**

For billing period: Apr 13 - May 12 (29 days)	Next read date on or about: Jun 11, 2015
Actual reading on May 12, 2015	19025
Actual reading on Apr 13, 2015	- 18771
<hr/>	
Difference	= 254
Meter constant	x 80
<hr/>	
Billed usage	= 20,320
Total demand use: 58.30 kW	

(continued on next page)

Make your check payable to Eversource. Please consider adding a \$1 for Good Neighbor to your payment.



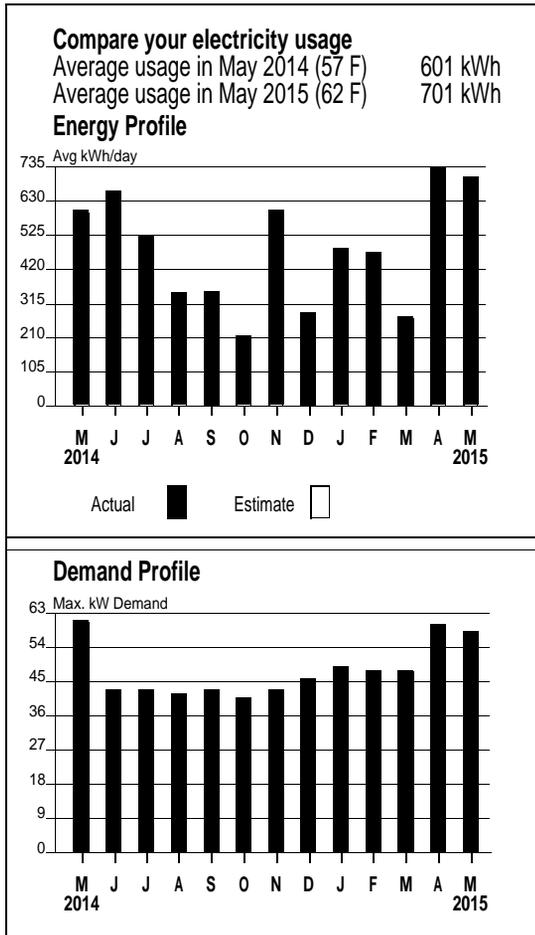
Account Number      Statement date      Total amount due  
**54816381016**      May 13, 2015      \$9,742.61

Amount Enclosed
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Payment due upon receipt unless other arrangements have been made.

TOWN OF GREENFIELD DPW MILLBRO  
ATTN PURCHASING AGENT  
14 COURT SQ  
GREENFIELD MA 01301-3547

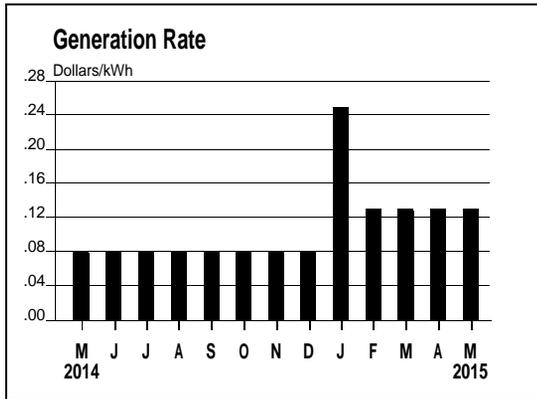
Eversource  
P O Box 650851  
Dallas, TX 75265-0851



<b>Delivery Services Detail</b>	<b>RATE G2</b>		
Customer Chrg			\$325.00
Distribution Dmd Chrg	50.00KW	x \$1.690000	\$84.50
	8.50KW	x \$7.940000	\$67.49
Distribution Enrgy Chrg	20320.00KWH	x \$0.001780	\$36.17
Transition Enrgy Chrg	20320.00KWH	x - \$0.000110	-\$2.24
Transmission Dmd Chrg	50.00KW	x \$4.720000	\$236.00
	8.50KW	x \$4.720000	\$40.12
Res Assist Adj Clause	20320.00KWH	x \$0.003580	\$72.75
Pension/PBOP Adj Mechn PPAM	20320.00KWH	x \$0.001610	\$32.72
Basic Srv Cost Adj	20320.00KWH	x - \$0.000450	-\$9.14
Net metering recovery surchrg	20320.00KWH	x \$0.000830	\$16.87
Solar Program Cost Adjustment	20320.00KWH	x \$0.000510	\$10.36
Energy Conservation Chrg	20320.00KWH	x \$0.002500	\$50.80
Energy Efficiency Program Chrg	20320.00KWH	x \$0.008450	\$171.70
Renewable Enrgy Chrg	20320.00KWH	x \$0.000500	\$10.16
Atty Genl consultant exp adj	20320.00KWH	x \$0.000030	\$0.61
Storm recovery adjustment	20320.00KWH	x \$0.001890	\$38.40
Revenue Decoupling Adj	20320.00KWH	x - \$0.001350	-\$27.43
<b>Subtotal</b>			<b>\$1,154.84</b>

<b>Electricity Supply Detail</b>	<b>CON ED SOLUTIONS</b>		
Generation Srv Chrg	20320.00KWH	x \$0.125700	\$2,554.22
<b>Subtotal</b>			<b>\$2,554.22</b>

(continued on next page)



### Account messages

Digging this spring? Before you begin, make sure you know where all the underground utility lines are located around your property. State law requires that you contact Dig Safe at 811 or 888-344-7233 at least 72 business hours prior to digging. Eversource and other utilities will mark the exact location of underground pipes and wires to prevent accidental uprooting, damage or individual injury.

0004943

TOWN OF GREENFIELD DPW MILLBRO



Due Date	Total Amount Due
Aug 12, 2015	\$7,198.33

Statement date: Jun 18, 2015  
Customer name key: GREE

Account number: 54816381016

**Contact Information**

Emergency: 1-877-659-6326 (anytime)  
Web Site: www.eversource.com  
Email: BusinessCenterWMass@eversource.com

**Business customers:**

Customer Service: 1-888-783-6610  
413-504-8020 (local)  
(M-F 8-5)

**Simplify your life**

Use eBill and ePay at www.eversource.com  
Or Pay by Phone 1-888-783-6618

**Your electric supplier is**

CONSOLIDATED EDISON SOLUTIONS  
100 SUMMIT LAKE DR  
STE 410  
VALHALLA NY 10595-1373  
1-800-789-1565  
conedsolutions.com

**Electric Account Summary**

Amount due on May 13	\$9,742.61
Payment May 29	-\$4,170.27
Payment Jun 3	-\$1,799.65
Cancel Late Payment Charge Jun 5	-\$64.35
<hr/>	
Balance Forward	\$3,708.34
<b>** Past Due Amount 3,708.34 **</b>	
<hr/>	
New Charges/Credits	
Delivery Services	\$996.10
Electricity Supply Services	\$2,493.89
Total new charges	\$3,489.99
<hr/>	
<b>Total amount due</b>	<b>\$7,198.33</b>

Payment due upon receipt unless other arrangements have been made.

\*\* Please remit the **past due amount** of \$3,708.34. This amount is due immediately in order to avoid a possible service disconnection. Please disregard if you have made a payment or confirmed a payment arrangement.

**Detail for Service at: MILLBROOK WELLS**

300 LOG PLAIN RD , GREENFIELD MA 01301-1045

Service reference: 749331007

Billing cycle: 08

Remit Payment To: Eversource, P.O.Box 650851, Dallas, TX 75265-0851

(continued on next page)

Make your check payable to Eversource. Please consider adding a \$1 for Good Neighbor to your payment.



Account Number  
**54816381016**

Statement date  
Jun 18, 2015

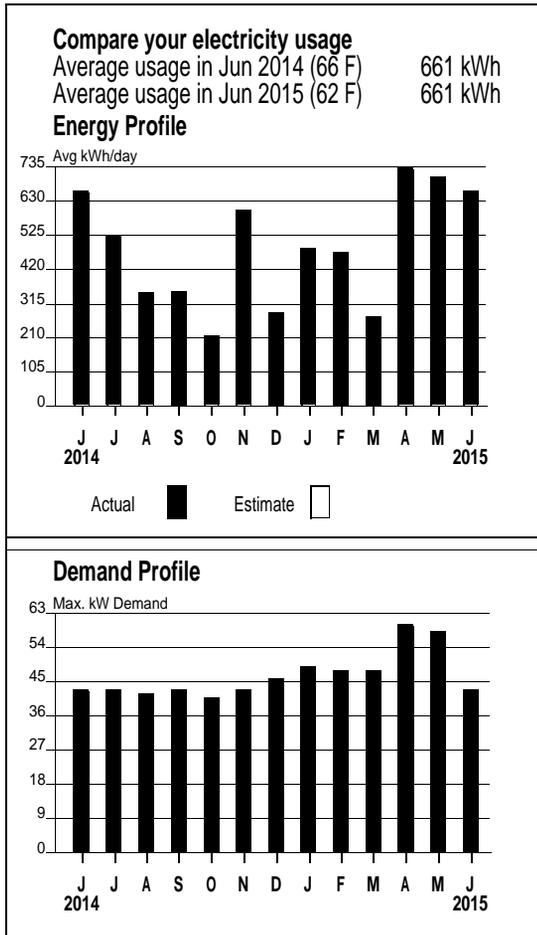
Total amount due  
\$7,198.33

Amount Enclosed
-----------------

Payment due upon receipt unless other arrangements have been made.

TOWN OF GREENFIELD DPW MILLBRO  
ATTN PURCHASING AGENT  
14 COURT SQ  
GREENFIELD MA 01301-3547

Eversource  
P O Box 650851  
Dallas, TX 75265-0851



**Your meter reading for meter # 886096862**

For billing period: May 12 - Jun 11 (30 days)      Next read date on or about: Jul 14, 2015  
 Estimated reading on Jun 11, 2015      19273  
 Actual reading on May 12, 2015      - 19025  
 Difference      = 248  
 Meter constant      x 80  
 Billed usage      = 19,840  
 Total demand use: 43.70 kW

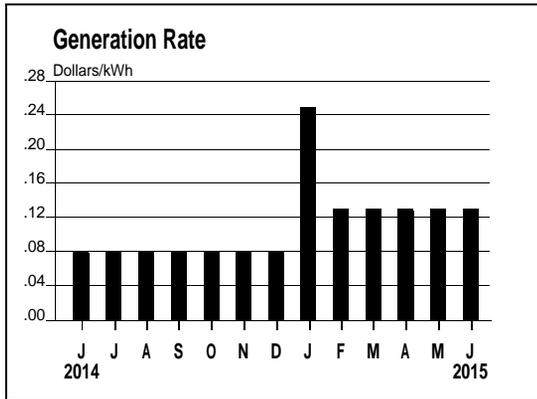
**Delivery Services Detail**

**RATE G2**

Customer Chrg			\$325.00
Distribution Dmd Chrg	43.50KW	x \$1.690000	\$73.52
Distribution Enrgy Chrg	19840.00KWH	x \$0.001780	\$35.32
Transition Enrgy Chrg	19840.00KWH	x - \$0.000110	- \$2.18
Transmission Dmd Chrg	43.50KW	x \$4.720000	\$205.32
Res Assist Adj Clause	19840.00KWH	x \$0.003580	\$71.03
Pension/PBOP Adj Mechn PPAM	19840.00KWH	x \$0.001610	\$31.94
Basic Srv Cost Adj	19840.00KWH	x - \$0.000450	- \$8.93
Net metering recovery surchrge	19840.00KWH	x \$0.000830	\$16.47
Solar Program Cost Adjustment	19840.00KWH	x \$0.000510	\$10.12
Energy Conservation Chrg	19840.00KWH	x \$0.002500	\$49.60
Energy Efficiency Program Chrg	19840.00KWH	x \$0.008450	\$167.65
Renewable Enrgy Chrg	19840.00KWH	x \$0.000500	\$9.92
Atty Genl consultant exp adj	19840.00KWH	x \$0.000030	\$0.60
Storm recovery adjustment	19840.00KWH	x \$0.001890	\$37.50
Revenue Decoupling Adj	19840.00KWH	x - \$0.001350	- \$26.78
Subtotal			\$996.10

Remit Payment To: Eversource, P.O.Box 650851, Dallas, TX 75265-0851

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Generation Detail	CON ED SOLUTIONS	
Generation Srvc Chrg	19840.00KWH x \$0.125700	\$2,493.89
Subtotal		\$2,493.89

**Account messages**

\* Reading(s) estimated because we were unable to read your meter(s)

Digging this spring? Before you begin, make sure you know where all the underground utility lines are located around your property. State law requires that you contact Dig Safe at 811 or 888-344-7233 at least 72 business hours prior to digging. Eversource and other utilities will mark the exact location of underground pipes and wires to prevent accidental uprooting, damage or individual injury.

0013197

TOWN OF GREENFIELD DPW MILLBRO



Due Date	Total Amount Due
Sep 7, 2015	\$5,488.25

Statement date: Jul 14, 2015  
Customer name key: GREE

Account number: 54816381016

**Contact Information**

Emergency: 1-877-659-6326 (anytime)  
Web Site: www.eversource.com  
Email: BusinessCenterWMass@eversource.com

**Business customers:**

Customer Service: 1-888-783-6610  
413-504-8020 (local)  
(M-F 8-5)

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Or Pay by Phone 1-888-783-6618

**Your electric supplier is**

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100 SUMMIT LAKE DR  
STE 410  
VALHALLA NY 10595-1373  
1-800-789-1565  
conedsolutions.com

**Electric Account Summary**

Amount due on Jun 18	\$7,198.33
Payment Jul 7	-\$3,709.06
Balance Forward	\$3,489.27
<b>** Past Due Amount 3,489.27 **</b>	
New Charges/Credits	
Delivery Services	\$892.82
Electricity Supply Services	\$1,106.16
Total new charges	\$1,998.98
<b>Total amount due</b>	<b>\$5,488.25</b>

Payment due upon receipt unless other arrangements have been made.

\*\* Please remit the **past due amount** of \$3,489.27. This amount is due immediately in order to avoid a possible service disconnection. Please disregard if you have made a payment or confirmed a payment arrangement.

**Detail for Service at: MILLBROOK WELLS**

300 LOG PLAIN RD , GREENFIELD MA 01301-1045

Service reference: 749331007

Billing cycle: 08

**Your meter reading for meter # 886096862**

For billing period: Jun 11 - Jul 14 (33 days)	Next read date on or about: Aug 12, 2015
Actual reading on Jul 14, 2015	19383
Estimated reading on Jun 11, 2015	- 19273
Difference	= 110
Meter constant	x 80
Billed usage	= 8,800
Total demand use: 55.60 kW	

Remit Payment To: Eversource, P.O.Box 650851, Dallas, TX 75265-0851

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Make your check payable to Eversource. Please consider adding a \$1 for Good Neighbor to your payment.



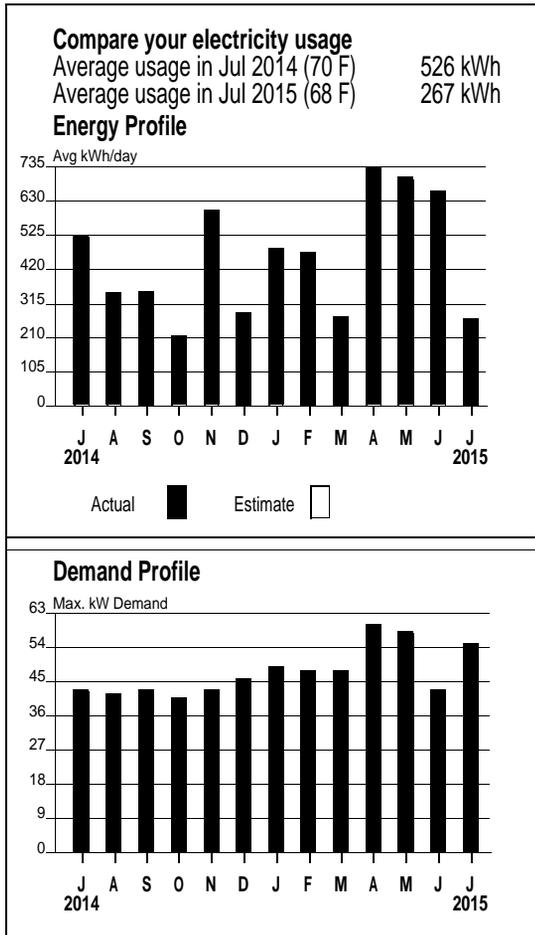
Account Number      Statement date      Total amount due  
**54816381016**      Jul 14, 2015      \$5,488.25

Amount Enclosed
-----------------

Payment due upon receipt unless other arrangements have been made.

TOWN OF GREENFIELD DPW MILLBRO  
ATTN PURCHASING AGENT  
14 COURT SQ  
GREENFIELD MA 01301-3547

Eversource  
P O Box 650851  
Dallas, TX 75265-0851



Delivery Services Detail	RATE G2		
Customer Chrg			\$325.00
Distribution Dmd Chrg	50.00KW	x \$1.690000	\$84.50
	5.50KW	x \$7.940000	\$43.67
Distribution Enrgy Chrg	8800.00KWH	x \$0.001780	\$15.66
Transition Enrgy Chrg	8800.00KWH	x - \$0.000110	-\$0.97
Transmission Dmd Chrg	50.00KW	x \$4.720000	\$236.00
	5.50KW	x \$4.720000	\$25.96
Res Assist Adj Clause	8800.00KWH	x \$0.003580	\$31.50
Pension/PBOP Adj Mechn PPAM	8800.00KWH	x \$0.001610	\$14.17
Basic Srv Cost Adj	8800.00KWH	x - \$0.000450	-\$3.96
Net metering recovery surchrg	8800.00KWH	x \$0.000830	\$7.30
Solar Program Cost Adjustment	8800.00KWH	x \$0.000510	\$4.49
Energy Conservation Chrg	8800.00KWH	x \$0.002500	\$22.00
Energy Efficiency Program Chrg	5066.70KWH	x \$0.008450	\$42.81
Energy Efficiency Program Chrg	3733.30KWH	x \$0.009450	\$35.28
Renewable Enrgy Chrg	8800.00KWH	x \$0.000500	\$4.40
Atty Genl consultant exp adj	8800.00KWH	x \$0.000030	\$0.26
Storm recovery adjustment	8800.00KWH	x \$0.001890	\$16.63
Revenue Decoupling Adj	8800.00KWH	x - \$0.001350	-\$11.88
<b>Subtotal</b>			<b>\$892.82</b>

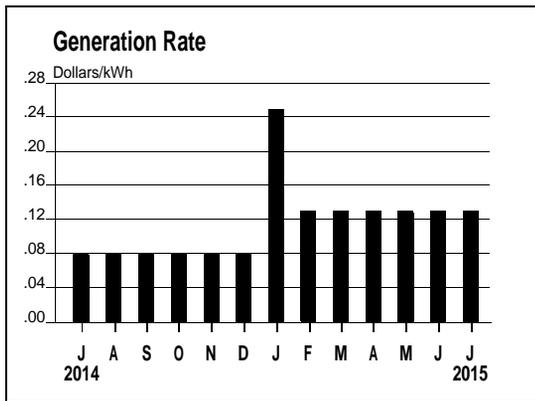
Generation Detail	CON ED SOLUTIONS		
Generation Srv Chrg	8800.00KWH	x \$0.125700	\$1,106.16
<b>Subtotal</b>			<b>\$1,106.16</b>

**Service Account Messages**

Because the billing period spans a change in the rates, your usage has been calculated partly on the old rate and partly on the new rate.

Remit Payment To: Eversource, P.O.Box 650851, Dallas, TX 75265-0851

(continued on next page)



### Account messages

Scammers may pose as Eversource employees to attempt to con your business out of money or sensitive information, often threatening immediate disconnection of service without a same-day payment. Never provide information to anyone who solicits you in person, on the phone, or online. Always call the Eversource Business Center directly at 1-888-783-6610 to verify the activity. Don't be a victim of a scam. Visit [Eversource.com](http://Eversource.com) for more ways to protect your business.

0015388

TOWN OF GREENFIELD DPW MILLBRO

**EVERSOURCE**

Due Date	Total Amount Due
Oct 6, 2015	\$6,354.07

Statement date: Aug 12, 2015  
Customer name key: GREE

Account number: 54816381016

**Contact Information**

Emergency: 1-877-659-6326 (anytime)  
Web Site: www.eversource.com  
Email: BusinessCenterWMass@eversource.com

**Business customers:**

Customer Service: 1-888-783-6610  
413-504-8020 (local)  
(M-F 8-5)

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Or Pay by Phone 1-888-783-6618

**Your electric supplier is**

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STE 410  
VALHALLA NY 10595-1373  
1-800-789-1565  
conedsolutions.com

**Electric Account Summary**

Amount due on Jul 14	\$5,488.25
Payment Jul 21	-\$3,489.99
Balance Forward	\$1,998.26
<b>** Past Due Amount 1,998.26 **</b>	
New Charges/Credits	
Delivery Services	\$1,258.56
Electricity Supply Services	\$3,097.25
Total new charges	\$4,355.81
<b>Total amount due</b>	<b>\$6,354.07</b>

Payment due upon receipt unless other arrangements have been made.

\*\* Please remit the **past due amount** of \$1,998.26. This amount is due immediately in order to avoid a possible service disconnection. Please disregard if you have made a payment or confirmed a payment arrangement.

**Detail for Service at: MILLBROOK WELLS**

300 LOG PLAIN RD , GREENFIELD MA 01301-1045

Service reference: 749331007

Billing cycle: 08

**Your meter reading for meter # 886096862**

For billing period: Jul 14 - Aug 12 (29 days)	Next read date on or about: Sep 11, 2015
Actual reading on Aug 12, 2015	19691
Actual reading on Jul 14, 2015	- 19383
Difference	= 308
Meter constant	x 80
Billed usage	= 24,640
Total demand use: 57.80 kW	

Remit Payment To: Eversource, P.O.Box 650851, Dallas, TX 75265-0851

(continued on next page)

Make your check payable to Eversource. Please consider adding a \$1 for Good Neighbor to your payment.

**EVERSOURCE**

Account Number  
54816381016

Statement date  
Aug 12, 2015

Total amount due  
\$6,354.07

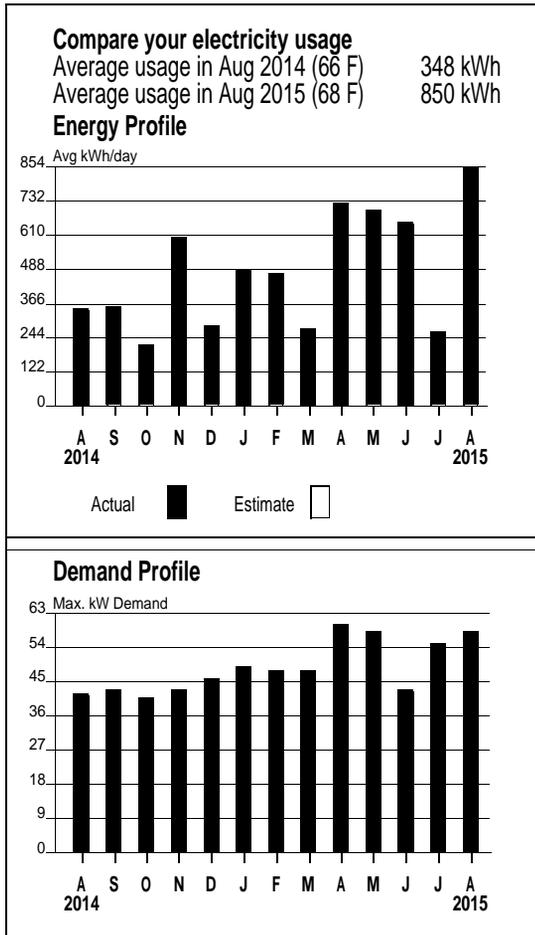
Amount Enclosed

Payment due upon receipt unless other arrangements  
have been made.

TOWN OF GREENFIELD DPW MILLBRO  
ATTN PURCHASING AGENT  
14 COURT SQ  
GREENFIELD MA 01301-3547

Eversource  
P O Box 650851  
Dallas, TX 75265-0851

5481638101643 0006354075 0004355816

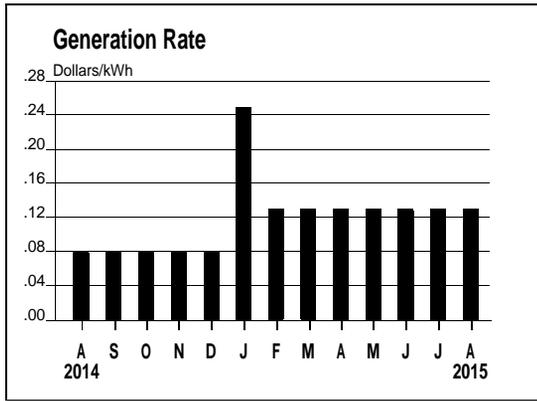


<b>Delivery Services Detail</b>	<b>RATE G2</b>	
Customer Chrg		\$325.00
Distribution Dmd Chrg	50.00KW x \$1.690000	\$84.50
	8.00KW x \$7.940000	\$63.52
Distribution Enrgy Chrg	24640.00KWH x \$0.001780	\$43.86
Transition Enrgy Chrg	24640.00KWH x - \$0.000110	-\$2.71
Transmission Dmd Chrg	50.00KW x \$4.720000	\$236.00
	8.00KW x \$4.720000	\$37.76
Res Assist Adj Clause	24640.00KWH x \$0.003580	\$88.21
Pension/PBOP Adj Mechn PPAM	24640.00KWH x \$0.001610	\$39.67
Basic Srv Cost Adj	24640.00KWH x - \$0.000450	-\$11.09
Net metering recovery surchrge	24640.00KWH x \$0.000830	\$20.45
Solar Program Cost Adjustment	24640.00KWH x \$0.000510	\$12.57
Energy Conservation Chrg	24640.00KWH x \$0.002500	\$61.60
Energy Efficiency Program Chrg	24640.00KWH x \$0.009450	\$232.85
Renewable Enrgy Chrg	24640.00KWH x \$0.000500	\$12.32
Atty Genl consultant exp adj	24640.00KWH x \$0.000030	\$0.74
Storm recovery adjustment	24640.00KWH x \$0.001890	\$46.57
Revenue Decoupling Adj	24640.00KWH x - \$0.001350	-\$33.26
<b>Subtotal</b>		<b>\$1,258.56</b>

<b>Generation Detail</b>	<b>CON ED SOLUTIONS</b>	
Generation Srv Chrg	24640.00KWH x \$0.125700	\$3,097.25
<b>Subtotal</b>		<b>\$3,097.25</b>

Remit Payment To: Eversource, P.O.Box 650851, Dallas, TX 75265-0851

(continued on next page)



# TOWN OF GREENFIELD



**TOWN OF GREENFIELD**

**ZONING ORDINANCE**

**CODE OF THE TOWN OF GREENFIELD, MASSACHUSETTS**

As Amended through August 19, 2015

## ZONING

(b) Wireless communication facilities shall be removed within one (1) year of cessation of use at the owner's expense. The Building Inspector shall give the holder of the special permit ninety (90) days' written notice in advance of any demolition action.

### **~ 200-7.15. Large-Scale Ground-Mounted Solar Photovoltaic Installations. [Added by the Town Council on March 17, 2010 and amended by the Town Council on December 19, 2012]**

- A. Purpose. The purpose of this ordinance is to promote the creation of new large-scale ground-mounted solar photovoltaic installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations. The provisions set forth in this section shall apply to the construction, operation, and/or repair of large-scale ground-mounted solar photovoltaic installations.
- B. Applicability. This section applies to large-scale ground-mounted solar photovoltaic installations proposed to be constructed after the effective date of this section. This section also pertains to physical modifications that materially alter the type, configuration, or size of these installations or related equipment.
- C. General Requirements for all Large Scale Solar Power Generation Installations.
- (1) Compliance with Laws, Ordinances and Regulations. The construction and operation of all large scale solar photovoltaic installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a solar photovoltaic installation shall be constructed in accordance with the State Building Code.
  - (2) Building Permit and Building Inspection. No large scale solar photovoltaic installation shall be constructed, installed or modified as provided in this section without first obtaining a building permit.
  - (3) Site Plan Review. Large-scale ground-mounted solar photovoltaic installations with 250 kW or larger of rated nameplate capacity allowed by right shall undergo site plan review by the Planning Board prior to construction, installation or modification as provided in this section. Large-scale ground-mounted solar photovoltaic installations with 250 kW or larger of rated nameplate capacity allowed by special permit shall undergo site plan review by the Zoning Board of Appeals.
  - (4) All plans and maps shall be prepared, stamped and signed by a Professional Engineer licensed to practice in Massachusetts.
  - (5) Required Documents. In addition to the submittal requirements under ~ 200-8.4 of the Zoning Ordinance, the project proponent shall provide the following documents:
    - (a) Blueprints or drawings of the solar photovoltaic installation signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the system and any potential shading from nearby structures;
    - (b) One or three line electrical diagram detailing the solar photovoltaic installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices;
    - (c) Documentation of the major system components to be used, including the PV panels, mounting system, and inverter;
    - (d) Name, address, and contact information for proposed system installer;

## ZONING

- (e) Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any;
- (f) The name, contact information and signature of any agents representing the project proponent;
- (g) Documentation of actual or prospective access and control of the project site;
- (h) An operation and maintenance plan;
- (i) Zoning district designation for the parcel(s) of land comprising the project site (submission of a copy of a zoning map with the parcel(s) identified is suitable for this purpose);
- (j) Proof of liability insurance; and
- (k) Description of financial surety that satisfies Subsection (13)(c) of this ordinance.
- (l) A list of any hazardous materials proposed to be located on the site in excess of household quantities and a plan to prevent their release to the environment, as appropriate;
- (m) Documentation by an acoustical engineer of the noise levels projected to be generated by the installation;
- (n) Documentation of soil types on all land involved with the project;
- (o) Locations of wetlands and Priority Habitat Areas defined by the Natural Heritage & Endangered Species Program (NHESP);
- (p) Locations of floodplains or inundation areas for moderate or high hazard dams;
- (q) Provision of water including that needed for fire protection; and
- (r) Existing trees 6" caliper or larger.

The Reviewing Authority may waive documentary requirements that are not applicable to the project under consideration.

- (6) Site Control. The project proponent shall submit 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.
- (7) Operation & Maintenance Plan. The project proponent shall submit a plan for the operation and maintenance of the large- scale ground-mounted solar photovoltaic installation, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operational maintenance of the installation.
- (8) Utility Notification. No large- scale ground –mounted solar photovoltaic installation shall be constructed until evidence has been given to the Site Plan Review Authority that the utility company that operates the electrical grid where the installation is to be located has been informed of the solar photovoltaic installation owner or operator’s intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
- (9) Dimension and Density Requirements.
  - (a) Setbacks. For large - scale ground-mounted solar photovoltaic installations, front, side and rear setbacks shall be as follows:
    - i Front yard: The front yard depth shall be at least 50 feet.
    - ii Side yard. Each side yard shall have a depth at least 25 feet.
    - iii Rear yard. The rear yard depth shall be at least 25 feet.
  - (b) Appurtenant Structures. All appurtenant structures to large- scale ground-mounted solar photovoltaic installations shall be subject to reasonable regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage

## ZONING

- requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other. Structures should be screened from view by vegetation and/or joined or clustered to avoid adverse visual impacts.
- (c) Height of Structures. The height of any structure associated with a Large-Scale Ground-Mounted Solar Electric Installation shall not exceed 20 feet.
  - (d) Project Area. The total project area of any structure and improvements associated with a large-scale ground-mounted solar photovoltaic installation shall not exceed ten (10) acres.
- (10) Design and Performance Standards.
- (a) Lighting. Lighting of solar photovoltaic installations shall be consistent with local, state and federal law. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Lighting of the solar photovoltaic installation shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.
  - (b) Signage. Signs on large-scale ground-mounted solar photovoltaic installations shall comply with ~ 200-6.7. A sign consistent with ~ 200-6.7 shall be required to identify the owner and provide a 24-hour emergency contact phone number. Solar photovoltaic installations shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the solar photovoltaic installation.
  - (c) Utility Connections. Reasonable efforts, as determined by the Planning Board, shall be made to place all utility connections from the solar photovoltaic installation underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for utility interconnections may be above ground if required by the utility provider.
  - (d) Control of Vegetation. Herbicides shall not be used to control vegetation at the solar electric installation. Mowing, grazing or using geotextile materials underneath the solar array are possible alternatives.
  - (e) Noise. Noise generated by Large-Scale Ground-Mounted Solar Electric Installations and associated equipment and machinery shall conform to applicable state and local noise regulations, including the DEP's Division of Air Quality noise regulations, 310 CMR 7.10. A source of sound will be considered in violation of said regulations if the source:
    - i. Increases the broadband sound level by more than 10 db(A) above ambient; or
    - ii. Produces a "pure tone" condition, when an octave band center frequency sound pressure level exceeds the two (2) adjacent center frequency sound pressure levels by three (3) decibels or more. Said criteria are measured both at the property line and at the nearest inhabited residence. "Ambient" is defined as the background A-weighted sound level that is exceeded 90% of the time measured during equipment hours, unless established by other means with the consent of the DEP. Noise generated shall further comply with Section 200-6.8 of the Greenfield Zoning Ordinance.
  - (f) Impact on Agricultural and Environmentally Sensitive Land. The facility shall be designed to minimize impacts to agricultural and environmentally sensitive land and to be compatible with continued agricultural use of the land.
    - i. If documentation of soil types under Subsection C(5)(o) above identifies any Prime Agricultural soils or soils of statewide importance, as identified by the USDA's Natural Resource Conservation Service, on the property or the property is being actively farmed, then a copy of all application materials shall be forwarded to the Agricultural Commission for their review and recommendations. Failure of the

## ZONING

- Agricultural Commission to comment within 30 days after receipt shall be deemed as no objection to the proposal.
- ii. Identified Prime Agricultural soils or soils of statewide importance, as identified by the USDA's Natural Resource Conservation Service, on the property shall not be removed from the property.
  - (g) Screening. Large-Scale Ground-Mounted Solar Photovoltaic Installations shall be screened from view by a minimum fifteen (15) foot wide staggered and grouped planting of shrubs and small trees. Such plantings shall use native plants and a mix of deciduous and evergreen species and may be located within the setback area.
- (11) Safety and Environmental Standards.
- (a) Emergency Services. The large scale solar photovoltaic installation owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Greenfield Fire Chief. Upon request the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the solar photovoltaic installation shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
  - (b) Land Clearing, Soil Erosion and Habitat Impacts. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the large – scale ground-mounted solar photovoltaic installation or otherwise prescribed by applicable laws, regulations, and bylaws.
- (12) Monitoring and Maintenance.
- (a) Solar Photovoltaic Installation Conditions. The large - scale ground-mounted solar photovoltaic installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the Greenfield Fire Chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the solar photovoltaic installation and any access road(s), unless accepted as a public way.
  - (b) Modifications. All material modifications to a solar photovoltaic installation made after issuance of the required building permit shall require approval by the Planning Board.
- (13) Abandonment or Decommissioning.
- (a) Removal Requirements. Any large-scale ground-mounted solar photovoltaic installation which has reached the end of its useful life or has been abandoned consistent with Subsection (13)(b) of this ordinance shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
    - i Physical removal of all large- scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
    - ii Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
    - iii Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or

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- designated below-grade foundations in order to minimize erosion and disruption to vegetation.
- iv Soil decompaction in areas where Prime Agricultural Soils or soils of statewide importance, as identified by the USDA's Natural Resource Conservation Service, have been identified or areas that are or have been actively farmed prior to the installation of the facility.
  - (b) Abandonment. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the solar photovoltaic installation shall be considered abandoned when it fails to operate for more than one year without the written consent of the Planning Board. If the owner or operator of the large- scale ground-mounted solar photovoltaic installation fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the Town may enter the property and physically remove the installation.
  - (c) Financial Surety. Proponents of large-scale ground-mounted solar photovoltaic projects shall provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal in the event the Town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Planning Board, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent. Such surety will not be required for municipally- or state-owned facilities. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

### **~ 200-7.16. Non-Commercial Scale Solar Energy Installations. [Added by the Town Council on December 19, 2012]**

- A. Purpose  
The purpose of this ordinance is to allow orderly development of non-commercial scale solar energy installations and facilities and to minimize the impacts on scenic, natural, and historic resources of the Town. The provisions set forth in this section shall take precedence over all other sections when considering applications related to the construction, operation, and/or repair of non-commercial scale solar energy installations.
- B. Accessory Installations, Building-mounted  
Building-Integrated Solar Energy Systems are permitted in all zoning districts. The installation shall have an automatic and manual means of shutdown with clear instructional signage.
- C. Accessory Installations, Ground-mounted  
Small-Scale, Ground-Mounted Solar Energy Systems are permitted by right within the Health (H), Central Commercial (CC), Limited Commercial (LC), General Commercial (GC), Office (O), General Industry (GI), and Planned Industry (PI) Districts and permitted by special permit from the Zoning Board of Appeals within the Rural Residential (RC), Suburban Residential (RB), Urban Residential (RA), and Semi-Residential (SR) Districts subject to Section 8.3 of the Zoning Ordinance in addition to the following requirements:
  - (1) All installations shall have an automatic and manual means of shutdown with clear instructional signage.