

SOLAR ORDINANCE DRAFT 7/12/19

This document is intended as a first draft from the Plan Commission to the City Council for consideration as new business for the month of July

1 **Section 17.24.020. Solar energy systems**

2 A. **PURPOSE.** The purpose of this section is to regulate solar energy systems (SES's) by providing
3 standards for application requirements specific to SES's, permitting & review processes,
4 placement, design, construction, operation, monitoring, modification, visual screening,
5 interconnection and removal of such systems. These standards are intended to ensure that SES's
6 are sited appropriately with consideration of project type and scale, are compatible with or are
7 effectively screened from the surrounding area, provide for public safety, minimize impacts on
8 scenic, natural, and historic resources, and are consistent with the City's Comprehensive Plan, as
9 amended.

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11 B. **APPLICABILITY.** The provisions of this section shall apply, as specified herein, to all SES's in the
12 City of Cranston that have been certified as complete after DATE _____. The provisions of
13 this section shall not apply to any SES certified complete before February 18th, 2019, except that
14 all proposed modifications to legal nonconforming SES's will be subject to City Code Chapter
15 17.88 – *Nonconforming Uses and Structures*.

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17 C. **DEFINITIONS & TERMS**
- 18 1. **Abandoned Solar Energy System.** A solar energy system (SES) that has either reached the
19 end of its useful life or is disconnected.
 - 20 2. **Accessory Solar Energy System.** A SES that is incidental and subordinate to the principal
21 use(s) of the parcel(s) or development. There are two categories of Accessory SES's,
22 Minor Accessory SES and Major Accessory SES.
 - 23 3. **Approving Body.** The entity which has the authority bestowed by the City Charter and
24 City Code to make final decisions on SES applications. The Approving Body is determined
25 by the type/category of any given SES application as prescribed in Section 17.24.020 (E).
 - 26 4. **Building-integrated Solar Energy System.** A SES that is incorporated into or onto a
27 building or structure.
 - 28 5. **City.** The City of Cranston, Rhode Island.
 - 29 6. **Contaminated site solar energy system.** A principal solar energy system located on a
30 contaminated site pending remediation or a remediated and restricted contamination
31 site.
 - 32 7. **Contaminated site pending remediation.** A property that has been identified and
33 confirmed by RIDEM as being contaminated through issuance of a "Letter of
34 Responsibility", but which has not yet been remediated to the satisfaction of RIDEM.
 - 35 8. **Decommissioning / Restoration Plan.** A plan for dismantling a solar energy system, along
36 with, a plan for the site restoration of the land where the system is located, and a financial
37 guarantee for the completion of the dismantling and restoration after the system is no
38 longer operational.
 - 39 9. **DEM.** Rhode Island Department of Environmental Management.
 - 40 10. **DPRC.** Development Plan Review Committee of the City of Cranston.

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- 41 11. **Fenced Area.** The area within the perimeter of the safety fence that surrounds a SES and
42 associated infrastructure.
- 43 12. **Ground-mounted Solar Energy System.** A SES that is structurally appended to the
44 ground and is not supported by a structure or building.
- 45 13. **Inclusive Approach.** A cooperative and open process in which a SES developer/applicant
46 works with the abutting property owners within 400' of the project site to design and
47 develop SES plans which take the abutter's concerns into account to the greatest
48 reasonable extent possible.
- 49 14. **Interconnection.** The point at which the solar system is connected to the electric
50 distribution system. The interconnection of the system by the utility will generally be
51 located at the street or along an access driveway outside of the fenced area.
- 52 15. **Inverter.** A piece of equipment that converts Direct Current (DC) electricity from the solar
53 panels into Alternating Current electricity on which the utility distribution grid operates.
- 54 16. **Major Accessory Solar Energy System.** Any Accessory SES which is not a Minor Accessory
55 SES and whose Solar Lot Coverage does not exceed the maximum allotted in the zoning
56 category which it is sited.
- 57 17. **Major Land Development Plan (MLD).** Any development plan not classified as a minor
58 land development plan.
- 59 18. **Minor Accessory Solar Energy System.** A category of SES's which applies to all roof-
60 mounted SES's, building-integrated SES's, and Solar Canopies, as well as all accessory
61 ground-mounted SES's that do not produce more than 125% of the total electricity
62 consumed by the use(s) on site.
- 63 19. **Minor Land Development Plan.** A development plan for a residential project as defined
64 in local regulations, provided that the development does not require waivers or
65 modifications as specified in this act. All nonresidential land development projects are
66 considered major land development plans.
- 67 20. **MLD.** See *Major Land Development Plan*.
- 68 21. **Preliminary Interconnection Study.** A study indicating the anticipated route and
69 associated costs for interconnection of a solar energy system to the electric distribution
70 system.
- 71 22. **Principal Solar Energy System.** A ground-mounted SES that is not a Minor or Major
72 Accessory Solar Energy System.
- 73 23. **Remediated and Restricted Contamination Site.** A property (1) that has been identified
74 and confirmed by RIDEM as having contained a hazardous material contamination; (2)
75 on which remediation activities were conducted to the satisfaction of RIDEM as
76 documented within a "Letter of Compliance" or an "Interim Letter of Compliance", and
77 (3) for which RIDEM has required the use of the property to be restricted through an
78 Environmental Land Use Restriction.
- 79 24. **Roof-mounted Solar Energy System.** A SES that is structurally appended onto the roof
80 of a building or structure.
- 81 25. **SES.** See *Solar Energy System*.
- 82 26. **Solar Canopy.** A SES which is elevated as to allow for the traversing or parking of
83 vehicles and/or people underneath. Solar Canopies in residential zones shall be
84 considered and regulated as Building-mounted SES's.
- 85 27. **Solar Energy.** Radiant energy received from the sun that can be collected in the form of
86 heat or light by a solar panel.

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- 87 28. **Solar Energy System (SES).** The components and subsystems required to convert solar
 88 energy into electric energy suitable for use.
- 89 29. **Solar Energy System Operator.** The agent or entity that conducts the daily operation
 90 and maintenance of the solar energy system under contractual agreement with the
 91 solar energy system owner.
- 92 30. **Solar Energy System Owner.** The owner of equipment and appurtenances comprising
 93 the solar energy system; said entity may also be the solar energy system operator.
- 94 31. **Solar Lot Coverage.** The amount of upland land area allowed to be occupied by ground-
 95 mounted solar panels and associated ground-mounted equipment, exclusive of fencing,
 96 but inclusive of inter-row and panel spacing. The area of abutting lots under common
 97 ownership may be combined in the calculation of the total upland site area. Solar Lot
 98 Coverage is calculated entirely separately from building lot coverage as defined by the
 99 Cranston City Code, as amended.
- 100 32. **Tree Disturbance.** The removal or topping of living trees with a 3” caliper or greater for
 101 the purposes of the SES development. All removal or topping of living trees within 5 years
 102 preceding the submittal of a SES application, as determined by aerial photographs or
 103 other documentation, shall count as Tree Disturbance. Tree trimming for purposes of
 104 forest management is exempt, as well as tree clearing or trimming conducted solely for
 105 the agricultural purposes. Tree removal, trimming or topping that may occur offsite as
 106 part of the interconnection is not included as part of the Tree Disturbance Maximum on
 107 the project site.
- 108 33. **Tree Disturbance Maximum.** The maximum percentage of the total upland area of a site
 109 from which Tree Disturbance shall be permitted for the development of a SES. The area
 110 of abutting lots under common ownership may be combined in the calculation of the total
 111 upland site area. Tree removal or trimming that may occur offsite as part of the
 112 interconnection does is not calculated as part of the Tree Disturbance Maximum
- 113 34. **Upland Area.** Land area which is not wetland or any other body of water or is constrained
 114 by utility easement(s).

116 **D. DISTRICT USE REGULATIONS**

117 The Schedule of Uses in Sec. 17.20.030 of the City Code shall incorporate SES’s
 118 accordingly:

SES Category	DISTRICT															
	A-80	A-20	A-12	A-8	B-1	B-2	C-1	C-2	C-3	C-4	C-5	M-1	M-2	S-1	EI	G
Minor Accessory	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Major Accessory	Y	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y
Principal	S	N	N	N	N	N	N	N	N	N	N	Y	Y	S	N	N

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- 120 The symbols have the following meanings:
- 121 Y = use allowed by right
- 122 N = use not allowed
- 123 S = special use permit

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E. PERMIT REQUIREMENTS

1. All SES’s are subject to the following approval procedures:

SES Use Category	Zone	Development Plan Review Committee (DPRC)	Major Land Development (MLD)	Special Use Permit	Building & Electrical Permit
Minor Accessory	All	N*	N	N	Y
Major Accessory	A-80, S-1	Y	Y**	N	Y
	C-4, C-5, M-1, M-2, EI, G	Y	N	N	Y
Principal	A-80, S-1	Y	Y	Y	Y
	M-1, M-2	Y	Y	N	Y

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*Solar Canopies over 200 kW are subject to DPRC.

**Any Major Accessory SES project incorporating less than five (5) acres of Solar Lot Coverage is exempt.

Y = Yes
N = No

2. All SES applications located within the City of Cranston and/or National Historical District(s) shall receive approval from the applicable district prior to submittal of a building permit.
3. Final Plans shall be approved and recorded before any SES that required DPRC, and/or MLD approval can submit a building permit to the City.
4. Issuance of a building permit (local and/or state) is required prior to any installation of a SES.

F. GENERAL REQUIREMENTS.

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1. **Location.**
- a. SES’s shall be allowed under zoning in accordance with the Cranston City Code Use Table Section 17.20.030.
 - b. SES’s shall not be allowed on land held under conservation easement or land for which the development rights have been sold, transferred, or otherwise removed from the parcel, unless the conditions of the easement, deed or other applicable legal document specifically allows for such facility.
 - c. SES panels and equipment shall, to the greatest extent possible, be sited within the project site in the area(s) which are anticipated to minimize potentially adverse impacts to nearby properties, communities and natural resources with reasonable considerations to site conditions and other use(s) on site as applicable. Include in narrative

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2. **Building permit and inspection.** No solar energy facility shall be constructed, installed, or modified without first obtaining a building permit and such facility shall be subject to periodic inspections as deemed necessary by the building official and/or electrical inspector.
3. **Height.**
 - a. Roof-mounted and building-integrated SES's are exempt from building height regulations.
 - b. No Solar Canopy shall exceed the height limitation of the zoning district on which the SES which it is located.
 - c. No individual panel within a ground-mounted SES shall exceed 12 feet in height. The approving body may grant relief from this requirement at its discretion should uses(s) be proposed underneath the panels which are allowed under zoning and are compatible and appropriate uses on the site.
4. **Minimum Lot Area.**
 - a. There are no addition minimum lot area requirements for SES's in any zone other than A-80.
 - b. In A-80 zones:
 - i. There is no additional minimum lot area requirement for Minor Accessory SES's.
 - ii. Major Accessory SES's shall only be permitted on lots with a minimum of 10 acres of Upland Area. The area of abutting lots under common ownership may be combined to meet this requirement. If the Administrative Officer determines that it is not clear whether this requirement is met, a Class I survey and RIDEM verification of the wetland boundary may be required as part of the Master Plan submittal.
 - iii. Principal SES's shall only be permitted on lots with a minimum of 30 acres of Upland Area. The area of abutting lots under common ownership may be combined to meet this requirement. If the Administrative Officer determines that it is not clear whether this requirement is met, a Class I survey and RIDEM verification of the wetland boundary may be required as part of the Master Plan submittal.
5. **Solar Lot Coverage.**
 - a. **Definition.** The amount of upland land area allowed to be occupied by ground-mounted solar panels and associated equipment, exclusive of fencing, but inclusive

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- 197 of inter-row and panel spacing. Solar Lot Coverage is calculated entirely separately
- 198 from building lot coverage, as defined by the Cranston City code, as amended.
- 199 b. **Applicability.** Solar Lot Coverage applies to all Major Accessory and Principal SES’s.
- 200 Minor Accessory SES’s are exempt from Solar Lot Coverage.
- 201 c. The Solar Lot Coverage of all ground-mounted SES’s are as follows:
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	A-80	M-1 & M-2	C-4 & C-5	EI & G
Major Accessory	25%	30%	20%	20%
Principal	60%	85%	N/A	N/A

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204 **6. Conservation & Tree Canopy.**

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206 a. **Definitions.**

- 207 i. **Tree Disturbance.** The removal or topping of living trees with a 3” caliper or
- 208 greater or the purposes of the SES development. All removal or topping of
- 209 living trees within 5 years preceding the submittal of a SES application shall
- 210 count as Tree Disturbance. Tree trimming for the purposes of forest
- 211 management is exempt. Tree removal, topping or trimming that may occur
- 212 offsite as part of the interconnection does is not calculated as part of the
- 213 Maximum Tree Disturbance on the project site.
- 214 ii. **Tree Disturbance Maximum.** The maximum percentage of the total upland
- 215 area of a site from which Tree Disturbance shall be permitted for the
- 216 development of a ground-mounted SES. The area of abutting lots under
- 217 common ownership may be combined to in the calculation of the total upland
- 218 site area. Tree removal or trimming that may occur offsite as part of the
- 219 interconnection does is not calculated as part of the Tree Disturbance
- 220 Maximum.

221 iii. **Tree Disturbance Setback.** Areas where Tree Disturbance is restricted.

- 222 b. **Applicability.** Tree Disturbance regulations only apply to all Major Accessory and
- 223 Principal SES’s in A-80 zones. Minor Accessory SES’s are exempt.
- 224 c. Nothing in this section shall be interpreted to override or grant relief from
- 225 landscaping requirements. 4
- 226 d. The Tree Disturbance Setback shall be 400’ measured from off-site primary
- 227 residential structures, 100’ measured from all public rights-of-way and 100’
- 228 measured from all property boundaries of all off-site lots that have been allocated
- 229 residential land use codes by the City Tax Assessor. The minimum necessary
- 230 disturbance for the interconnection and ingress/egress is exempt from the Tree
- 231 Disturbance Setback, but is not exempt from the Tree Disturbance Maximum.
- 232 e. The Tree Disturbance Maximum for Major Accessory SES’s in A-80 is 10%.
- 233 f. The Tree Disturbance Maximum for Principal SES’s in A-80 is 60%.
- 234 g. **Relief.** The Tree Disturbance Maximum may be exceeded if and only if relief is
- 235 granted by the approving body. In order to request relief, a Tree Disturbance plan
- 236 and mitigation plan must be submitted as part of the application package that

237 provides plantings on a designated area on the project site equal to twice the area
238 exceeding the maximum. For example, if a proposal includes the request to disturb
239 trees on an area 15% of the project site for a Major Accessory SES in an A-80 zone
240 (exceeding the Tree Disturbance Maximum by 5%), request for relief would include
241 a mitigation plan including plantings on a minimum of 10% of the total site area.
242 Compliance with the submittal requirements does not guarantee relief from the
243 Tree Disturbance Maximum requirement, relief is at the discretion of the approving
244 body. The approving body, among other factors, shall consider the applicant's
245 hardship and/or justification for exceeding the Maximum Tree Disturbance
246 requirement as well as the perceived benefit of the location, species, and number of
247 proposed plantings compared to the impacts to the proposed disturbed area
248 beyond the Tree Disturbance Maximum requirement.

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250 **7. Setbacks.**

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- 252 a. All roof-mounted and building integrated SES's are exempt from building setbacks
253 so long as they do not encroach into any setback beyond the building on which they
254 are proposed.
 - 255 b. Solar Canopies and ground-mounted Minor Accessory SES's shall be setback a
256 minimum the setback requirements of the applicable zoning district. The setbacks
257 for Accessory structure setbacks in City Code Section 17.60.010 shall not apply.
 - 258 c. All Major Accessory SES's in nonresidential zones and Principal SES's in M-1 and M-2
259 zones including electrical equipment shall comply with the setback requirements of
260 the applicable zoning district, or the distance necessary to accommodate required
261 visual screening, whichever is greater, as determined by the Approving Body(s).
 - 262 d. All Major Accessory and Principal SES's in A-80 zoning including electrical equipment
263 shall be setback a minimum 100' from all property lines, or the distance necessary
264 to accommodate required visual screening, whichever is greater, as determined by
265 the Approving Body(s). The setbacks for Accessory structure setbacks in City Code
266 Section 17.60.010 shall not apply.

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268 **8. Visual Screening / buffering.**

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- 270 a. **Applicability.** This section applies to Major Accessory and Principal SES's and does
271 not apply to Minor Accessory SES's.
 - 272 b. **Longevity.** Required visual screening shall be maintained for the life of the SES. The
273 property owner and/or facility owner shall be required to replant any section of the
274 buffer/screening found not to meet the requirements of this section as determined
275 by the City Zoning Official.
 - 276 c. **A-80 zones.**
 - 277 i. Visual screening (aka buffering) will be required for all ground-mounted SES's
278 abutting residential zones or properties with a residential use, including mixed

279 use zones. The widths of the buffers will be required to be as wide as necessary
280 to effectively screen the solar panels and equipment. Required widths may vary
281 depending on topography or other site conditions. The Approving Body shall
282 have the authority to set site specific width of buffers, height of plants at
283 planting, and to require an opaque screen adjacent to properties and/or public
284 roads.

285 ii. Pollinator- friendly seed mixtures shall be used along with native coniferous and
286 deciduous species to the maximum extent possible. All plants and seeds should
287 be native to the greatest extent practicable, and no plants known or suspected
288 (e.g. aggressive spreading non-natives) to be invasive should be used.

289 iii. Major Accessory and Principal SES applicants shall use an Inclusive Approach
290 with the abutters within 400' of the project site to develop an effective visual
291 screening plan. The applicant shall demonstrate that they have considered the
292 abutter's request for buffer widths, both the understory and canopy so as to
293 appear naturalized, the minimum height of plantings at the time of installation,
294 planting species, maturities and heights at the time of installation.

295 iv. To incentivize SES's on already cleared sites, buffer depth requirements will be
296 flexible as to an appropriate extent based on site conditions while still achieving
297 effective visual screening. Where appropriate, stockade fencing shall be used to
298 satisfy the screening where the existing screening is insufficient. A stockade
299 fence alone will not suffice for visual screening from the right-of way or abutting
300 properties. Plantings shall be required in between the project fencing and the
301 property lines as determined during the inclusive process.

302 d. **M-1 & M-2 Zones.** To incentivize SES's in M-1 and M-2 zones, no additional visual
303 screening will be required unless the project abuts an incompatible use or a
304 residential zone. Where a project abuts incompatible use or a residential zone, the
305 applicant shall use an Inclusive Approach with the abutters within 400' of the
306 project site do develop an effective visual screening plan. Buffer depth
307 requirements will be flexible as to an appropriate extent based on site conditions
308 while still achieving effective visual screening. Where appropriate, stockade fencing
309 shall be used to satisfy the screening where the existing screening is insufficient. A
310 stockade fence alone will not suffice for visual screening, from the right-of way or
311 abutting properties Plantings shall be required in between the project fencing and the
312 property lines as determined during the Inclusive Approach.

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314 **9. Fencing.**

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316 a. **Applicability.** This section shall apply to all ground-mounted SES's. This section shall
317 not apply Solar Canopies and Building-mounted SES's.

318 b. The applicant shall be required to install a minimum of an 8-foot fence around the
319 perimeter of all ground-mounted SES's. In instances where the applicant can show
320 that the surrounding area and site do not require fencing for protection or trespass,

321 or to allow agricultural production within the array area, the Planning Board may
322 waive the fencing requirements.

- 323 c. Barbed wire, razor or anything similar is prohibited.
324 d. Where chain-link fencing is allowed, it must be black vinyl-coated.
325 e. Additional requirements in A-80 zones.

326 1. Fences shall be installed a minimum of 6-8 inches off the ground to allow
327 small animals to pass underneath.

328 2. Portions of any fence visible from the public right-of-way or other private
329 property shall be required to be stockade fencing.

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331 **10. Grading & Topsoil**

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333 a. All ground-mounted SES's shall keep with the existing contours of the land to the
334 greatest extent possible, and only pile driven or ballast block footing are to be used
335 so as to minimize the disturbance of soils during installation. The minimum grading
336 necessary to install appropriately sited access roads and equipment pads will be
337 allowed.

338 b. No unnecessary disturbance of topsoil is permitted as part of the installation or
339 maintenance. Any topsoil that must be moved shall be stored and stabilized on-site
340 for future use.

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342 **11. Stormwater Management and Erosion and Sediment Control.**

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344 1. Site alterations must conform to the most recent edition of the RIDEM Stormwater
345 Design and Installation Standards Manual and any other applicable agencies of
346 jurisdiction and the RI Soil Erosion and Sediment Control handbook, as well as
347 applicable City regulations.

348 2. All applicable erosion and sediment controls must be in place prior to construction,
349 including site work, begins.

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351 **12. Utilities.**

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353 a. All utility cables on the project site shall be underground. The Approving Body may,
354 at its discretion, grant relief from this requirement if there are physical barriers to
355 underground utilities as found by National Grid which are entirely separate from
356 matters of cost. The Approving Body may deny a project based on the aesthetic
357 impacts of aboveground utilities.

358 b. All electrical equipment associated with the SES shall be pad-mounted.

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360 **13. Parking and circulation.** Adequate access, parking and turnarounds shall be provided for
361 service and emergency vehicles.

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- 363 14. **Lighting.** Lighting of a SES's shall be consistent with applicable local, state and federal law.
364 Lighting of other parts of the facility, such as appurtenant structures, shall be limited to
365 that required for safety and operational purposes, and shall be reasonably shielded from
366 abutting properties. Where feasible, lighting of the facility shall be directed downward
367 and shall incorporate full cut-off fixtures to reduce light pollution.
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- 369 15. **Noise.** Applicants for a building permit to construct a solar power facility must submit a
370 noise study as part of their application. The noise study assesses the potential impacts at
371 any off-site noise receptors (e.g. residences) due to sound emitted by the solar power
372 facility's electrical equipment including, but not limited to, inverters and transformers. The
373 noise study is required to demonstrate that the facility, as designed, does not exceed a
374 forty (40) decibel noise level (approximately the noise level experienced in a quiet office
375 or library). The city's review engineer will assess the noise study to determine acceptable
376 distance from the solar facility to any off-site receptor.
377
- 378 16. **Glare.** All solar energy facilities shall be designed and located to prevent reflective glare
379 toward any inhabited buildings or adjacent properties. Glare generated from solar panels
380 shall not interfere with traffic or create a safety hazard. Racks shall have a matt finish to
381 reduce glare and glimmer.
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- 383 17. **Prime Farmland.** In any areas of the site where prime farmland or farmland of statewide
384 importance, as determined by the United States Department of Agriculture Natural
385 Resource Conservation Service within the most recent Rhode Island Soil Survey, and
386 where the solar facility or a portion of is proposed, the following is required:
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- 388 a. If soils need to be disturbed in areas of the site for installation purposes, the soils
389 must be stored on site for future reclamation and areas under the panels are to be
390 replanted with grass or low growth vegetation that is listed in the University of
391 Rhode Island's native plant database;
 - 392 b. Siting of the facility overall and individual panels shall keep with the existing
393 contours of the land, and only pile driven or ballast block footing are to be used, so
394 as to minimize the disturbance of soils during installation; and
 - 395 c. Required vegetative buffers are to be composed of plant materials listed in the
396 University of Rhode Island's native plant database (except as otherwise permitted in
397 this ordinance), with a preference for pollinator-friendly materials to the maximum
398 extent practicable
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- 400 18. **Manufacturing.** SES's shall be manufactured and designed to comply with applicable
401 industry standards, as may amended for time to time, including but not limited to, the
402 American National Standards Institute (ANSI), Underwriters Laboratories (UL), the
403 American Society for Testing and Materials (ASTM), and other appropriate certifying
404 organizations as may be required by Federal, or State Laws or utility regulations.

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- 406 19. **Herbicides and pesticides.** SES's shall be constructed and maintained in a way that
- 407 minimizes or refrains from the use of herbicides and pesticides.
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- 409 20. **Decommissioning & Restoration.** Any SES shall be removed within 180 days from the date
- 410 of discontinued operations. Decommissioning and restoration shall consist of:
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- 412 a. Physical removal and recycling of all solar energy facility structure, equipment,
- 413 security barriers, fencing and overhead and underground electrical lines from the
- 414 site.
- 415 b. Disposal of all solid and hazardous waste in accordance with all federal, state and
- 416 local laws, regulations and ordinances.
- 417 c. Disposal of all components, wiring, and/or foundations in accordance with the
- 418 provisions of the City's solid waste regulations.
- 419 d. Stabilization and re-vegetation of the site in compliance with all state and local laws,
- 420 regulations, and ordinances necessary to minimize erosion. The site shall be
- 421 inspected by the Zoning Inspector and/or his/her designee in coordination with the
- 422 Planning Director.
- 423
- 424 G. **Specific Review Requirements for Major Accessory and Principal SES.** Major Accessory and
- 425 Principal SES applications must include the following:
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- 427 1. Required at Master Plan stage
- 428 a. A site plan showing the Tree Disturbance Setbacks and the proposed limits of tree
- 429 disturbance with area calculations;
- 430 b. A copy of the Preliminary Interconnection Feasibility Study from National Grid or the
- 431 applicable utility company.
- 432
- 433 2. Required at Preliminary Plan stage
- 434 a. A thorough explanation of any transmission lines access or upgrade required as a
- 435 result of the project, including but not limited to the route starting and end points,
- 436 potential impacts to street trees, and right-of-way width;
- 437 b. A thorough explanation of any new or proposed upgrades to electrical substations
- 438 that are related to the proposed project. Information necessary is including but not
- 439 limited to location, screening, setbacks and noise impacts;
- 440 c. Diagrams detailing the solar energy facility, associated components and electrical
- 441 interconnection methods, with all current state electrical code compliant
- 442 disconnects and over current devices;
- 443 d. Documentation/details of major system components to be used, including the
- 444 energy panels, mounting system and inverter;
- 445 e. An operation and maintenance plan which addresses site access maintenance,
- 446 vegetation management, equipment and fence maintenance and any other

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- 447 maintenance that may be needed to address town requirements imposed as a result
448 of unique site conditions;
- 449 f. Decommission/restoration plan including an itemized cost estimate for the
450 decommissioning and restoration of the site; *(required at Preliminary Stage)*
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- 452 3. As part of the Final Plan, a decommissioning estimate, prepared by a RI licensed engineer,
453 must be approved by the building inspector. Each element of the decommissioning cost
454 estimate must include verifiable source with contact information.
- 455 4. Prior to the issuance of a building permit for a Major Accessory or Principal SES, a cash bond,
456 escrow agreement or escrow fund to cover 125% of the cost of decommissioning, as
457 approved by the Approving Body, shall be posted with the City of Cranston.
- 458 5. Following the construction of a SES, the applicant will submit an annual report providing
459 updates on the status of all operations to the Department of Public Works.

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