

Special Permit – Section 1.5 - Conditions for Granting Worksheet

Permit #: SP 2015-13 and Site Plan Approval – Solar Farm – 207 Providence Road – CEC Solar #1056 (Applicant)

- Last Plan Set to be submitted: EXHIBIT
- Last GEI Review: EXHIBIT
- Site Walk:
- No public input received; Mr. Hassinger requested that the Applicant submit letters of support from direct abutters.

F#	Special Permit Conditions for Granting	Related Findings & Exhibits	Conclusive	Inconclusive
	1.5.5(a) - ingress and egress to the property and proposed structures, with particular reference to:			
	automotive safety		No applicable – periodic maintenance vehicles only.	
	pedestrian safety & convenience			
	traffic flow and control			
	access in case of fire or catastrophe		Fire Department has reviewed and approves of emergency access facilities; to be conditioned to ensure Knox Boxes.	
	1.5.5(b) – impacts / effects on adjoining properties and properties generally in the district with regards to:			
	off street parking where required		Not applicable – see above.	
	off street loading areas where required			
	economic effects			Not discussed at hearing.
	noise effects			Not discussed at hearing.
	glare effects			Not discussed at hearing.
	1.5.5(c) – refuse / service areas			
	refuse collection or disposal		Not applicable given nature of the use.	
	service areas			Not discussed at hearing.

Special Permit Conditions for Granting Worksheet - continued

F#	Special Permit Conditions for Granting	Related Findings & Exhibits	Conclusive	Inconclusive
	1.5.5(d) - screening and buffering with regards to:			
	Type, dimensions and character		Applicant had revised landscaping / screening plan to address staff comments pertaining to the view from the abutting golf course. Applicant will be required to submit revised plans as part of any approval.	
	1.5.5(e) - signs and exterior lighting with reference to			
	glare		Not applicable. No signs or exterior lighting proposed.	
	traffic safety			
	economic effect compatible and in harmony with properties in the district.			
	1.5.5(f) - yards and other open space			
	required yards		Not applicable given nature of the proposed use.	
	open space			
	1.5.5(g) – general compatibility			
	adjacent properties		Solar Farm proposed on property directly under the high tension wires in the National Grid easement.	
	other property in the district		Surrounding uses are all residential.	

Special Permit Conditions for Granting Worksheet - continued

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	1.5.5(h) - significant adverse impact on any public or private water supply .		Applicant has addressed earlier concerns about stormwater management and has met all requirements to the satisfaction of Graves Engineering.	
	1.5.5(i) – if site is located within the Water Supply Protection Overlay District : significant or cumulative impact upon municipal water supplies.		Not applicable. Site is not located in the WSPOD.	
	1.5.5(j) - resource protection			
	important historic & cultural resources		No material submitted to address these issues.	Not discussed at hearing.
	important scenic landscapes			