

## **8 Conditional Use General Criteria:**

1. **Site Suitability:** This site is suitable for the proposed use. Site includes:
  - a. Adequate vehicular and pedestrian access for the intended use: Can drive or walk to Ground array.
  - b. Public Services, as such, are not required for safe operation of the solar system. Interconnected to municipal electric system.
  - c. As outlined in our letter of intent, we will implement adequate measures to mitigate environmental impacts on the site.
  - d. Electricity will be required, but no other municipal services will be needed for the solar installation.
  
2. **External Impacts:** The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone. The solar system will not emit any odors, or noise, or lights, or fumes, and will in fact be free of glare as well, (due to a factory anti-glare coating present on all solar monocrystalline solar panels. In addition, this ballasted system will be low in stature, and should not propose any aesthetic compromise to any of the surrounding abutters or neighboring properties. Furthermore, there is a buffer of forest between the Browns' property and their nearest Southerly neighbor, so visibility of the system should be minimal or nonexistent.
  
3. **Character of the Development:** The proposed layout and design of the site is not, in our view, incompatible with the established character of the neighborhood, because it is both an installation that signals progress, and at the same time is unobtrusive in its location and scale, meaning that it should not negatively impact the aesthetic of the neighborhood.
  
4. **Character of the Buildings and Structures:** The proposed design will not be incompatible with the house or barn on the property, because the proposed ground mount will be effectively closing the loop, providing the balance of power used at the Brown Residence. As stated above, we do not believe there will be any negative impact either to the property or to the neighborhood.
  
5. **Preservation of natural, cultural, historic, and scenic resources:** The proposed solar system design will preserve identified natural, cultural, historic, and scenic resources on the site, and shall not degrade those same identified resources on abutting properties. The primary applicable part of this provision relates to preserving the integrity of the wetland, which, as outlined in our Letter of Intent, is a primary consideration in the execution of this proposed installation. As indicated above, we do not believe we will adversely impact the views of abutting properties, and therefore will preserve the cultural heritage of the community.
  
6. **Impact on Property Values:** As illustrated above, we do not expect the solar system to have a visible impact on the neighboring properties either in a positive or negative way, so we expect

neighboring property values to remain constant. 253 Durham Point Rd, however, should see their property value increase.

7. **Availability of Public Services & Facilities:** The proposed system will not put a load on any of the municipal services, but rather will supply an important one in the form of generated electricity, which of course will represent a local, renewable supply of power, rather than an additional load on the grid.
8. **Fiscal Impacts:** The proposed solar array will not have a negative fiscal impact on the town, but rather will increase homeowners' property value, ultimately generating additional tax revenue for the town in the process. Ultimately, the Browns' will have their own power, thus effectively having more money each month to spend in town. Consequently, if there are fiscal impacts associated with this project, they are inherently positive, both for the homeowner and for the town.