

Wetland Conservation Overlay District 175-61 B Criteria for Conditional Use Permit Approval:

We believe the 4 Criteria required for approval by the Planning Board and Conservation Commission of a Conditional Use Permit have been met, in addition to the general standards for conditional uses and any performance standards for the particular use:

1. There is in fact no alternative location on the parcel that is outside of the WCOD, as the entirety of the cleared space available is within the WCOD. The barn roof is in poor condition, and will not be replaced in the near future, and the house roof is heavily shaded. Making use of the rest of the available cleared space on the property is complicated by the placement of the septic system and leach field, as well as the limited size of the parcel.
2. As has been illustrated, the amount of soil disturbance on the site will be the absolute minimum necessary for the construction and operation of the solar system. We will be installing pre-cast ballast blocks, which will not need to be excavated into the landscape, and consequently should not create any significant risk of silt runoff or erosion.
3. Due to the delicate location, all appropriate measures will be taken to mitigate risk to the nearby wetland. These measures, as has been stated, include but are not limited to, Pre-Cast Ballast Blocks, the use of a “ditch-witch” or similar smaller machine to do the trenching between the array and the house, and a silt-fence installed between the proposed array location and the wetland directly to the south of it.
4. The grade of the site will remain unchanged, so the condition of the site will, as closely as possible, resemble the condition of the site prior application for the Conditional Use Permit.