

- 4) All such Systems in \_\_\_\_\_ districts shall be installed in the side or rear yards [DW9].
- 5) Ground-Mounted Solar Energy Systems that use the electricity primarily onsite shall be exempt from site plan review under the local zoning code or other land use regulations. [DW10]

## 6. Approval Standards for Large-Scale Solar Systems as a Special Use

- A. Large-Scale Solar Energy Systems are permitted through the issuance of a special use permit within [Insert District(s)], [DW11] subject to the requirements set forth in this Section, including site plan approval. Applications for the installation of a Large-Scale Solar Energy System shall be reviewed by the Zoning Enforcement Officer and referred, with comments, to the [Insert Regulatory Body Here] for its review and action, which can include approval, approval on conditions, and denial.
- B. Special Use Permit Application Requirements. For a special permit application, the site plan application is to be used as supplemented by the following provisions.
  - 1) If the property of the proposed project is to be leased, legal consent between all parties, specifying the use(s) of the land for the duration of the project, including easements and other agreements, shall be submitted.
  - 2) Blueprints showing the layout of the Solar Energy System signed by a Professional Engineer or Registered Architect shall be required.
  - 3) The equipment specification sheets shall be documented and submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
  - 4) Property Operation and Maintenance Plan. Such plan shall describe continuing photovoltaic maintenance and property upkeep, such as mowing and trimming.
  - 5) Decommissioning Plan. To ensure the proper removal of Large-Scale Solar Energy Systems, a Decommissioning Plan shall be submitted as part of the application. Compliance with this plan shall be made a condition of the issuance of a special use permit under this Section. The Decommissioning Plan must specify that after the Large-Scale Solar Energy System can no longer be used, it shall be removed by the applicant or any subsequent owner. The plan shall demonstrate how the removal of all infrastructure and the remediation of soil and vegetation shall be conducted to return the parcel to its original state prior to construction. The plan shall also include an expected timeline for execution. A cost estimate detailing the projected cost of executing the Decommissioning Plan shall be prepared by a Professional Engineer or Contractor. Cost estimations shall take into account inflation. Removal of Large-Scale Solar Energy Systems must be completed in accordance with the Decommissioning Plan. The applicant shall post and maintain a bond [DW12] in an amount and form approved by the [Town Board to cover the costs [DW13] of decommissioning. If the Large-Scale Solar Energy System is not decommissioned