



MEMO
Town of East Longmeadow
Department of Planning and Community Development

To: Jeanne Quaglietti, Town Clerk

From: Bethany Yeo, Planning & Community Development Director

Date: December 22, 2021

Re: ZN 2021-03: Ground-Mounted Photovoltaic Installations Bylaw Amendment

At the December 21, 2021 public hearing of the Planning Board, the Planning Board voted unanimously to submit the draft Ground-Mounted Photovoltaic Installations Bylaw amendment to Town Council.

The Vote carried as follows:

Case ZN 2021-03: Ground-Mounted Photovoltaic Installations Bylaw Amendment--For the purpose of amending and clarifying the Town of East Longmeadow Zoning Bylaws SECTION 7.5 Ground-Mounted Photovoltaic Installations and Schedule of Uses SECTION 3.041-GroundMounted Photovoltaic Arrays by adding language permitting ground-mounted photovoltaic installations in residence zoning districts. Petitioner: East Longmeadow Planning Board

Motion to recommend the draft Ground-Mounted Photovoltaic Installations Bylaw amendment with additional language requiring a visual buffer for small-scale solar arrays to the Town Council for review made by Board member Pete Punderson; second by Clerk Jonathan Torica and approved by a vote of five (5)-zero (0).

Chair Russell Denver-Yes
Clerk Jonathan Torcia- Yes
Pete Punderson - Yes

Vice Chair George Kingston - Yes
Cassandra Cerasuolo – Yes

Please find the Final DRAFT for presentation to Town Council.

Respectfully submitted.

7.5 Ground-Mounted Photovoltaic Installations

7.5.1 Purpose

The purpose of this bylaw is to promote the creation of new ground-mounted photovoltaic installations by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and to provide adequate financial assurance for the eventual decommissioning of such installations.

The provisions set forth in this section shall specifically apply to the location, removal and modifications of all ground-mounted photovoltaic installations. In the event that conflicts may appear in other sections of the zoning by-laws for the Town of East Longmeadow, the criteria set forth in this Section 7.5 take precedence.

7.5.1.1 Medium and Large-Scale Ground-Mounted Solar Photovoltaic Installations shall be subject Site Plan Review as specified in Section 7.4 of the zoning bylaws for the Town of East Longmeadow, and in accordance with additional requirements specified herein.

7.5.1.2. Accessory Use. If installed in a Residential District, all Ground-mounted Solar Photovoltaic installations shall be considered an accessory structure to the principal use and must adhere to the setbacks specified in Section 3.314 of the zoning bylaws for the Town of East Longmeadow. All ground-mounted solar energy systems in residential districts shall be installed either in the side yard or rear yard to the extent practicable.

7.5.1.3. Small-Scale Ground-Mounted Solar Photovoltaic Installations must adhere to the following Design and Operation Standards.

- (A) Utility Notification. No grid-intertie photovoltaic system shall be installed until evidence has been given to the Site Plan Review Authority that the owner has submitted notification to the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.
- (B) Compliance with Laws, Bylaws and Regulations. The construction and operation of all ground mounted photovoltaic installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements.
- (C) Building Permit and Inspection. No photovoltaic installation shall be constructed, installed or modified as provided in this section without first obtaining a building permit from the Building Inspector.
- (D) Visual Impacts and Glare. At minimum, vegetative buffers must be added to screen the length of the solar energy system and 50% of the total height. The solar energy system, including all accessories and appurtenant structures shall be designed to minimize visual impacts, including preserving natural vegetation to the maximum extent possible, blending in equipment with the surroundings and adding vegetative buffers to provide an effective visual barrier from adjacent roads and screen abutting residential properties,

regardless of development status. Siting shall be such that the view of the solar energy system from locations off site shall be minimal.

7.5.2 Applicability

This section applies to all ground-mounted photovoltaic installations proposed to be constructed after the effective date of this section. This section also pertains to physical modifications that materially alter the type, configuration, or size of these installations or related equipment. Projects cannot be prohibited, but can be reasonably regulated by the Planning Board for the purpose of zoning conformity and the health and safety of the public.

7.5.3 Definitions

As-of-Right Siting: As-of-Right Siting shall mean that ground mounted photovoltaic installations may proceed without the need for a Special Permit or Variance in the areas so designated by Table 3-1 of the Schedule of Use Regulations.

Ground-Mounted Photovoltaic Installation: A photovoltaic system that is a structurally mounted on the ground and is not mounted on a roof or other previously existing structure.

On-Site Photovoltaic Installation: A photovoltaic installation that is constructed at a location where other uses of the underlying property occur.

Photovoltaic (PV) is a method of generating electrical power by converting solar radiation into direct current electricity using semiconductors that exhibit the photovoltaic effect. Photovoltaic power generation employs solar panels composed of a number of solar cells containing a photovoltaic material. Materials presently used for photovoltaics include mono-crystalline silicon, polycrystalline silicon, amorphous silicon, cadmium telluride, and copper indium gallium selenite/sulfide.

Rated Nameplate Capacity: The maximum rated output of electric power production of the commercial solar photovoltaic installation in Direct Current (DC).

Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by solar energy system.

Solar Photovoltaic Installation: A solar energy system that converts solar energy directly into electricity through an arrangement of solar photovoltaic panels.

Roof-Mounted Solar Photovoltaic Installation: A solar photovoltaic system that is structurally mounted to the roof of a building.

Small-scale Ground-Mounted Solar Photovoltaic Installation: a ground-mounted solar

photovoltaic installation that occupies 2,100 square feet or less of surface area of solar panels.

Medium-scale Ground-Mounted Solar Photovoltaic Installation: a ground-mounted solar photovoltaic installation that occupies more than 2,100 but less than 32,000 square feet of surface area of solar panels.

Large-scale Ground-mounted Solar Photovoltaic Installation: a ground-mounted solar photovoltaic installation that occupies 32,000 square feet or more of surface area of solar panels.

Photovoltaic Array: see Ground-Mounted Photovoltaic Installations

Zoning Enforcement Authority: The Building Commissioner is charged with enforcing all zoning bylaws of East Longmeadow.

Site Plan Approval Authority: The Planning Board.

7.5.4 General Requirements for all Power Generation Installations

The following requirements relate to Medium and Large-Scale ground-mounted photovoltaic installations:

7.5.5 Compliance with Laws, Bylaws and Regulations

The construction and operation of Medium or Large-Scale ground mounted photovoltaic installations shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a photovoltaic installation shall be constructed in accordance with the specific criteria set forth herein .

7.5.6 Building Permit and Building Inspection

No Medium or Large-Scale ground mounted photovoltaic installation shall be constructed, installed or modified as provided in this section without first obtaining a building permit, after approval of the Planning Board.

7.5.7 Fees

The application for a Site Plan Review for a Medium or Large-Scale ground mounted solar photovoltaic installation must be accompanied by the fee required for said Site Plan Review.

7.5.8 Site Plan Review and Approval

Medium and Large-Scale ground-mounted photovoltaic installations shall undergo Site Plan Review and approval by the Planning Board, as specially stated in the Zoning By-laws, prior to construction, installation or modification as provided in this section.

7.5.9 Plans and Maps

All plans and maps shall be prepared, stamped and signed by a Registered Professional Engineer licensed to practice in Massachusetts.

Required Documents

Pursuant to the site plan review process as set forth in section 7.4 of the Zoning By- laws, the project proponent shall provide the following documents:

- (a) A site plan shall be prepared by a Registered Professional Engineer and/or a Registered Land Surveyor at a scale of 1" = 20' or such scale as may be approved by the Planning Board on a standard 24" x 36" sheets and continuation on 8 ½" x 11" sheets necessary for narrative. The site plan shall include:

1. Name and address of project, locus, boundaries, date and scale of plan;

2. Name and address of the record owner, developer, and seal of the engineer or surveyor;
3. Names and addresses of all record owners within three hundred (300) feet of property lines;
4. All existing lot lines, easements, rights-of-way, size in acres or square feet, abutting land uses and location and use of structures within three hundred (300) feet of the site;
5. Property lines and physical features, including roads, characteristics of vegetation (trees-mature, old growth, shrubs, open field, etc.), wetlands, streams, ledge, for the project site;
6. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, driveways, snow storage, exterior lighting, screening vegetation or structures and storm water management systems; including total acreage of disturbed area, total vegetation cleared, not including mowed fields;
7. Location and details of all security measures for the site;
8. Location of all existing and proposed roads, both public and private on the site;
9. Location of existing structures on the site;
10. Location of the ground mounted photovoltaic installation, type of mounting devices, access roads, lighting, ground equipment, fencing, electrical infrastructure, and associated equipment;
11. Plans for accessory buildings or other structures, and location and details of all planned security measures;
12. All existing overhead utility lines, if applicable;
13. Blueprints or drawings of the photovoltaic installation signed by a Registered Professional Engineer licensed to practice in the Commonwealth of Massachusetts showing the proposed layout of the system and any potential shading from nearby structures;
14. One or three line electrical diagrams detailing the photovoltaic installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and overcurrent devices;
15. Documentation of the major system components to be used, including the PV panels, mounting system, and inverter;
16. Name, address, and contact information for proposed system installer;
17. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any; and,
18. The name, contact information and signature of any agents representing the project proponent.
19. Trees with a DBH of 20" or greater within project parcel(s) shall be identified to determine tree loss, along with inventorying of diseased or hazard trees slated to be removed due to proposed development;

Documentation establishing legal access and control of the project site. The project proponent shall submit documentation of actual or prospective ownership, access and control of the project site sufficient to allow for construction and operation of the proposed photovoltaic installation to the Planning Board and the Building Commissioner.

- (b) Operation and maintenance plan. The project proponent shall submit a plan to the Planning Board for the operation and maintenance of the ground-mounted photovoltaic installation, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operational maintenance of the installation.
- (c) Zoning district designation for the parcel(s) of land comprising the project site (submission of a copy of a zoning map with the parcel(s) identified is suitable for this purpose).
- (d) Description of financial surety that satisfies Section 7.5.19.3.
- (e) Proof of liability insurance
- (f) Pre-constructions photos from the right-of-way and nearest abutters. These photos should include tree coverage.
- (g) Zoning district designation for the parcel(s) of land comprising the project site.
- (h) Visualization of post-construction solar development, including perspectives from right-of-way(s), nearest abutting properties or residential structures, and tree coverage.

The Planning Board may hire, at the expense of the applicant, consultants to review the plans submitted if it determines independent expert review is appropriate for the interest of the neighborhood and/or the community. In such event, the Planning Board shall select an expert to perform the review. The applicant shall pay the estimated cost of said expert to the Town Treasurer prior to any review being undertaken. No site plan shall be approved until the total cost of said review has been paid by the applicant.

The Planning Board may waive the submittal of various required documents for cause established in the site plan review record and its written finding that the documents are not necessary for the Board to perform the review set forth herein.

7.5.10 Utility Notification

No grid-intertie photovoltaic system shall be constructed until written evidence has been given to the Planning Board that the utility company that operates the electrical grid where the installation is to be located has been informed of the photovoltaic installation owner or operator's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

7.5.11 Pollinator-Friendly Certification

No Large-Scale Solar Photovoltaic Installation shall be constructed until proof has been given to the Site Plan Approval Authority that the project proponent has obtained Pollinator-Friendly Certification for the solar photovoltaic installation through the UMass Clean Energy Extension Pollinator-Friendly Certification Program at a minimum of the Silver Certification Level, or other equivalent certification as determined by the Site Plan Approval Authority. This certification must be maintained throughout the life of the installation.

7.5.12 Area, Dimension and Density Requirements

- a. Medium-scale Ground-mounted Solar Photovoltaic Installation shall be no less than 2,100 and no more than 32,000 square feet of surface area of solar panels. Installations within the Commercial, Business and Residence districts shall be, roof-mounted, parking canopy, or ground-mounted as ancillary use to an allowable use, only.
- b. Large-scale Ground-mounted Solar Photovoltaic Installation shall be 32,000 square feet or more of surface area of solar panels. Installations within the Commercial, Business and Residence districts shall be, roof-mounted, parking canopy, or ground-mounted as ancillary use to an allowable use, only.

Setbacks:

Medium and Large-Scale ground-mounted solar photovoltaic installations front, side and rear setbacks shall be as follows:

- (a) Front yard: The front yard shall have a depth that is consistent with the existing requirements of the District where it is located.
- (b) Side yard: Each side yard shall have a depth that is consistent with the existing requirements of the District where it is located, unless said site abuts a Residential District or a Residence. Where such a lot abuts a Residential District or a Residence, the side yard shall not be less than 50 feet. (See also section 7.5.13 Buffer Strips)
- (c) Rear yard: Each rear yard shall have a depth that is consistent with the existing requirements of the District where it is located. Where such a lot abuts a Residential District or a Residence, the rear yard shall not be less than 50 feet (See also Section 7.5.13 Buffer Strips).

Lot Coverage

Lot coverage shall be the same as allowed in the District in which it is to be located.

7.5.13 Buffer Strips

1. For Medium and Large-Scale ground-mounted solar photovoltaic installations abutting a Residential District or a Residence, the fifty (50) foot setback for either side or rear yards shall consist of twenty-five (25) feet of a landscaped buffer. Said buffer is to consist of plantings a minimum of six (6) feet in height at planting and staggered so as to fill that twenty-five (25) foot buffer area and keep the arrays from view year round.
2. Every abutting property shall be visually screened from the Project Area through any one or combination of the following: location, distance, plantings, existing vegetation and fencing (not to exceed 6 feet in height)"

Height

The height must be measured by the elevation of the landscape and no mounds will be allowed to change that elevation other than those allowed for the planting of trees in the buffer strip.

For all ground-mounted photovoltaic installations abutting a Residential District or a Residence, the height will be limited to fifteen (15) feet.

For all other ground-mounted solar photovoltaic installations, the height will be limited to twenty-five (25) feet.

7.5.14 Appurtenant Structures

All appurtenant structures to Median and Large-scale ground-mounted photovoltaic installations shall be subject to the accessory regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage requirements for the District in which it is to be located. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other. Structures should be shaded from view by vegetation and/or joined or clustered to avoid adverse visual impacts and meet the zoning setback requirements of the specific district in which said structure is to be located.

All appurtenant structures are to be located within the setback requirements of the district in which the project is proposed.

7.5.15 Design and Performance Standards

7.5.14.1 Lighting

Lighting of photovoltaic installations shall comply with applicable laws. Lighting of other parts of the installation, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be shielded from abutting properties. Lighting of the photovoltaic installation shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution and shall not shine on abutting property. Any lighting on the site will require submittal of a lighting plan and written approval from the Planning Board with the recommendations from the Fire and Police Departments.

7.5.14.2 Signage

Signs on all ground-mounted photovoltaic installations shall identify the owner and provide a 24-hour emergency contact phone number. Said signage shall not exceed six (6) square feet and shall be visible at all times.

Photovoltaic installations shall not be used for displaying any advertising except for identification of the operator or responsible person of the solar photovoltaic installation.

7.5.14.3 Utility Connections

All utility connections from the photovoltaic installations shall be placed underground. However, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider, the applicant may seek relief from this requirement from the Planning Board. Electrical transformers for utility interconnections may be above ground if required by the utility provider, however, placement on the site

must be approved as part of its existing standard procedures.

7.5.14.4 Roads

Access roads shall be constructed to minimize grading, removal of stone walls or street trees and minimize impacts to environmental or historic resources.

7.5.18.5 Hazardous Materials

Hazardous materials stored, used, or generated on site shall not exceed the amount for a Very Small Quantity Generator of Hazardous Waste as defined by the DEP pursuant to MassDEP regulations 310 CMR 30.000 or any amendment or replacement and shall meet all requirements of the DEP including storage of hazardous materials in a building with an impervious floor that is not adjacent to any floor drains to prevent discharge to the outdoor environment. If hazardous materials are utilized within the solar electric equipment then impervious containment areas capable of controlling any release to the environment and to prevent potential contamination of groundwater are required. A full inspection report establishing compliance prepared by the Fire Department will be required before the site plan can be approved.

7.5.18.6 Noise

Sound or noise levels may not exceed 50 DBA, at the boundary of the property.

7.5.18.7 Day-time Visual Distraction

All Ground-Mounted Photovoltaic Installations must be positioned to minimize glare on any residence or public way, and must not create a visual obstruction on a public roadway, such as blocking intersections or creating blind curves. The applicant should submit a ratings and technical specifications for the solar panels to ensure minimal reflectivity.

7.5.15 Safety and Environmental Standards

7.5.15.1 Emergency Services

The Ground-Mounted Photovoltaic installation owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the East Longmeadow Fire Chief. Upon request from the East Longmeadow Fire Chief, the owner or operator shall cooperate with local emergency services in developing an emergency response plan and provide a copy to the Fire Department. All means of shutting down the photovoltaic installation shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.

7.5.15.2 Land Clearing, Soil Erosion and Habitat Impacts

Clearing of natural vegetation shall be limited to what is necessary for the construction, operation and maintenance of the ground-mounted photovoltaic

installation or otherwise prescribed by applicable laws, regulations, and bylaws, including any requirements of the Conservation Commission.

7.5.15.3 Fencing

A chain link fence no more than one-quarter solid shall be installed around the installation at the setback line with a gate that is locked at all times, which lock is to be approved by the Fire Department. The Fire and Police Departments shall have 24 hour access to the site. The fence shall be at least six inches above the ground to allow for wildlife crossing under fence.

7.5.15.4 Fencing. There shall be a fence built surrounding the solar array and ancillary equipment. The fence shall be knuckled selvage chain link fence unless determined otherwise by the Site Plan Approval Authority. There shall be a gap along the bottom of the fence that complies with UMass Clean Energy Extension Pollinator-Friendly Certification Program standards, in order to allow for wildlife crossing under fence.

7.5.16 Monitoring and Maintenance

7.5.16.1 Photovoltaic Installation Conditions

The ground-mounted photovoltaic installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained as required by the Zoning By-law and applicable laws. The owner or operator shall be responsible for the cost of maintaining the photovoltaic installation, any access road(s) and ground maintenance.

7.5.18.2 Modifications

No building permit for modifications to a Medium or Large-Scale ground-mounted photovoltaic installation shall be issued after the issuance of the initial building permit unless an amended site plan for said modification has been approved by the Planning Board.

7.5.16.2 Annual Reporting

The owner or operator of the installation shall submit an Annual Report which certifies compliance with the requirements of this bylaw and their approved site plan including control of vegetation, noise standards, and adequacy of road access. The annual report shall also provide information on the maintenance completed during the course of the year and the amount of electricity generated by the facility. The report shall be submitted to the Planning Board, Fire Chief, Emergency Management Director, Building Commissioner and Conservation Commission (if Wetlands Permit was issued) no later than 45 days after the end of the calendar year. Failure to provide such an annual report will result in a fine of \$100 per day until said report is received.

7.5.17 Abandonment or Decommissioning

7.5.17.1 Removal Requirements

Any ground-mounted photovoltaic installation which has reached the end of its useful life or has been abandoned consistent with Section 7.5.19.2 of this bylaw shall be removed. The owner or operator shall physically remove the installation no more than ninety (90) days after the date of discontinued operations or determination of the Building Commissioner that the installation is not being actively used for meaningful photovoltaic generation. The owner or operator shall notify the Building Commissioner with a copy to the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal.

Decommissioning shall consist of:

- (a) Physical removal of all ground-mounted photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
- (b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
- (c) Stabilization or re-vegetation of the site as necessary to minimize erosion. The Building Commissioner may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

7.5.17.2 Abandonment

Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the photovoltaic installation shall be considered abandoned when it fails to operate for more than six months without the written consent of the Planning Board. If the owner or operator of the ground-mounted photovoltaic installation fails to remove the installation in accordance with the requirements of this section within ninety (90) days of abandonment or the proposed date of decommissioning, the town may seek an order from an appropriate court to enter the property and physically remove the installation, at a cost to the owner or operator of the installation and use the bond money being held and/or place a municipal charges lien on the property for the costs of removal site restoration and all other related costs, including attorney fees if not covered by the cash bond being held by the town.

7.5.17.3 Financial Surety

Prior to any construction, petitioners of Large-Scale ground-mounted photovoltaic projects shall provide surety in a cash bond, to cover the cost of removal in the event the town must remove the installation and remediate the landscape, in an amount determined to be reasonable by the Planning Board, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein, as agreed upon by the project proponent and the Planning Board or its agents. Such surety will not be required for municipally-or state-owned facilities. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer, which estimate must be reviewed and approved by the Planning Board or its

agent. The amount shall include a mechanism for calculating increased removal costs due to inflation.

7.6 6 AMENDMENT

This Bylaw, and all the maps incorporated in it, may be amended as provided in Chapter 40A of the Massachusetts General Laws.

7.7 VALIDITY

The invalidity or deletion of any section or provision of this Bylaw shall not invalidate any other section or provision thereof.

7.8 PREVIOUS BYLAWS

Any existing Bylaws or any parts thereof inconsistent with this Bylaw are hereby repealed.

7.9 PREVIOUS PERMITS

Nothing in this Bylaw shall require a change in the plans, construction or designated use of any structure on land for which a Special Permit is in effect at the time of adoption of this bylaw, or on which a building permit has been issued; subject, however, to any expiration term of such a Special Permit or to Chapter 40A, Section 5, of the General Laws. The Special Permit Granting Authority may require any such Special Permit to conform with some or all requirements of this Bylaw, if it is reviewed, amended, modified or transferred.

Table 3-1 (Continued)														
Bylaw Number	Land Use Classification	Standards and Conditions	AA	A	B	C	ER	COM	BUS	I	IGP	GR	PUR	PAR
	Residential Uses (Continued)													
3.031	Multi-family dwelling	Permitted in the Elderly Residential District	N	N	N	N	Y	N	N	N	N	N	N	N
3.032	Multiple dwelling town property	Managed by the Housing Authority in conformity with Chapter 121 of the Massachusetts General Laws, including dwellings for the aged	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	Y
3.033	Mobile Home	A mobile home is not a single-family dwelling. The owner or occupier of a residence which has been destroyed by fire or disaster may place a trailer or mobile home on the site of such residence and may, by right, reside in such trailer or mobile home for a period not to exceed twelve (12) months while the residence is being rebuilt. Any such trailer or mobile home shall be subject to the provisions of the State Sanitary Code.	N	N	N	N	N	N	N	N	N	N	N	N
3.034	Mobile Home Park		N	N	N	N	N	N	N	N	N	N	N	N
3.04	COMMUNITY AND PUBLIC SERVICE USES													
3.040	Town buildings, playgrounds and parks and associated accessory buildings	As may be ordered by the Board of Public Works or Town Officials having charge of the land upon which said accessory buildings are or will be erected.	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	N
3.041	Ground Mounted Photovoltaic Arrays	See Section 7.5	NY	NY	NY	NY	N	NY	NY	Y	Y	N	N	N
3.042	Public or non-profit School and College	See Section 7.34	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
3.043	Childcare Facility		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.044	Family Home Day Care and Large Family Home Day Care	See Section 7.2	SP	SP	SP	SP	SP	SP	N	N	N	N	SP	N
3.045	Church or other place of worship	See Section 7.34	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N