

**City of Salem**  
**First Passage**

On May 12, 2022, the Salem City Council adopted for first passage as amended a Zoning Ordinance relative to Green Infrastructure by a roll call vote of 11 yeas, 0 nays and 0 absent. Due to the length of the amendment, and in accordance with City Ordinances and the General Laws, a summary of the amendment follows. The complete text of the proposed Zoning Ordinance is on file at the office of the City Clerk, 93 Washington Street and is available for inspection during regular business hours.

**AMENDMENT SUMMARY**

1. Amend Section 3.1 Table of Principle and Accessory Use Regulations by inserting the following uses within C. Commercial Uses and E. Accessory Uses:

<i>C. Commercial Uses</i>	RC	R1	R2	R3	B1	B2	B4	B5	BPD	NRCC	I
Medium-Scale Ground Mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Large-Scale Ground Mounted Solar Energy System	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
<i>E. Accessory Uses</i>											
Canopy Mounted Solar Energy System	Y	Y	Y	Y	Y	N	N	N	N	-	PB
Roof-Mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Small-Scale Ground Mounted Energy System	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Medium-Scale Ground Mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

2. Amend Section 4.1.2 Notes to Table of Dimensional by adding that roof mounted solar shall not count toward the height of buildings, setting a 10-foot setback for accessory small and medium scale ground mounted energy systems, and adding that covered ground mounted solar systems do not count toward lot coverage calculations.
3. Create a new section 6.12 Solar Energy Facilities by adding language relative to applicability as outlined in the table above and paragraph 8 below, a siting preference that prioritizes preventing loss of land and natural resources and encourages rooftop siting, dimensional regulations including those covered in Section 4.1 and that ground mounted solar shall not count towards building coverage, designating the Planning Board with Special Permit Granting Authority, and establishing site plan review documentation requirements that are in addition to the requirements of Section 9.5:

-Scaled drawings or designs of the solar energy system, documentation of the major system components to be used, additional requirements for large scale ground mounted solar energy systems to include a diagram detailing the solar photovoltaic installation, associated components, and electrical interconnection methods, with all Massachusetts Electric Code (527 CMR 12.00) compliant

disconnects and overcurrent devices, documentation of actual or prospective access and control of the project site, an operation and maintenance plan, proof of liability insurance, and a decommissioning plan.

Section 6.12 also establishes that any material modifications shall be reviewed by the Planning Board. The abandonment or decommissioning requires the units be removed by the owner within 150 days of discontinued operations and the decommissioning shall include:

-Physical removal of all solar energy systems, structures, equipment, security barriers and transmission lines from the site, disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations, stabilization and re-vegetation of the site as necessary to minimize erosion.

This section further provides an energy system shall be considered abandoned when, absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the large-scale ground-mounted solar energy system fails to operate for more than one year without the written consent of the Planning Board.

The last subsection of 6.12 exempts solar panels from non-conforming uses restrictions.

4. Amend Section 8.4.15 North River Canal Corridor Site Plan Review by adding a net-zero energy plan requirement to site plans reviews, a net-zero energy plan outlines how the development may become a net-zero energy site, or why achieving net-zero energy site is not possible through renewable resources on-site, given site or other constraints.
5. Amend Section 9.4 Special Permit Criteria by adding a greenhouse gas emissions as an Natural environment impact to be considered.
6. Amend Section 9.5 Site Plan Review by adding that site plan review shall be required for large scale ground mounted solar energy system in the R3, B2, B4, B5, BPD, NRCC, or I zoning district and for medium scale ground mounted solar energy system in the RC, R1, R2, or R3 zoning districts, adding additional details such as property lines, roads, landscape, grading changes, vegetation clearing, lighting, nearby active farmland, wetlands, floodplains, national historic districts, any roof mounted or small ground mounted solar energy systems to be included on plan sheets, including sustainability in the project narrative, adding the Head of the Sustainability Department to the project distribution list, and solar energy systems and net-zero-energy plans to the review criteria.
7. Amend Section 10 Definitions by inserting: Net-zero energy site, net-zero energy plan, Photovoltaic system, Rated Nameplate Capacity, Solar Access, Solar Collector, Solar Energy, Solar Energy System, and Solar Thermal System.

ATTEST:

ILENE SIMONS  
CITY CLERK

Adv: May 18, 2022