

TOWN OF EASTHAM
PLANNING BOARD
2500 State Highway
Eastham, MA 02642



Case Number: PB _____
Date Submitted: _____
Hearing Date: _____

Received by Town Clerk:

SITE PLAN APPROVAL –
WIND TURBINE APPLICATION

Map _____ Parcel _____
FEE: \$250.00

- Form must be completed in its entirety in order to avoid delay.
- Form must be received by the Planning Board, with appropriate fee, prior to the filing deadline posted in the Planning Department.
- File original plus twenty (20) copies of this form and original plus twenty (20) sets of current 11x17” plans with the Planning Board. The original signatures are filed with the Town Clerk.

OWNER: _____ APPLICANT* _____

Owner’s Address: _____ Applicant’s Address: _____

Owner Signature: _____ Applicant Signature _____

Contact Person*: _____ Phone: _____

Location: _____ Lot #(s): _____ Block # _____

Total Acreage: _____ sq. ft.

Public Ways to be Used: _____

Existing Private Ways to be Used: _____

Briefly describe the scope and purpose of this project: _____

Building Inspector’s Letter of Denial: Attached: Yes ___ No ___ Date Issued: _____

**If applicant is not the owner of record of the property, written authorization from the owner must accompany this application.*

PLEASE BE ADVISED THAT BY MAKING THIS APPLICATION, YOU ARE AUTHORIZING BOARD MEMBERS AND THEIR AGENTS TO MAKE SITE INSPECTION OF YOUR PROPERTY. IT IS IMPERATIVE THAT THE STREET AND PROPERTY IN QUESTION ARE MARKED.

THIS FORM MUST BE FILLED OUT COMPLETELY. PLEASE CONTACT TOWN PLANNER WITH ANY QUESTIONS PRIOR TO FILING DEADLINE. FAILURE TO INCLUDE ALL INFORMATION &/OR PLANS AND DOCUMENTATION COULD CAUSE A DELAY OR DENIAL OF YOUR PROJECT.

Application Instructions: Special Permit – Wind Turbine
Town of Eastham Zoning By-laws Section XX

Completed forms, plans and supporting information must be received by the filing deadlines posted in the Planning Board's office with the appropriate fee to be assigned to the earliest possible meeting at which the case can be heard. The Planning Board shall hold a hearing within sixty-five (65) days of receipt of a completed application and shall make a decision within ninety days (90) of opening the public hearing.

Abutter notification will be done by the Planning Board office. Associated fees for this application are \$250.00 filing fee, \$25.00 for the certified list and labels, plus \$8.00 per abutter for the meeting notice by certified mail and notice of final decision by regular mail.

APPLICATION CHECKLIST

- Original plus twenty (20) copies of the application along with original plus twenty (20) sets of plans

All site plans shall be current and prepared by a Registered Professional Land Surveyor and a Registered Professional Civil Engineer.

1. Type of Tower? _____
2. Is this a Building Mounted Turbine? _____ If yes, attach written certification by a licensed structural engineer that states that the structure to which the turbine is to be fastened is sound and safely able to withstand the installation and continued operation of the turbine.
3. Zoning District? _____
4. Height? _____
5. Setbacks from Property Lines? (list all setbacks here)

6. Attach Maintenance Plan to Application – Maintenance Plan should address the following:
 - a. Planned shutdowns. All planned shutdowns for more than three (3) months shall be outlined in the maintenance plan. The WF will not be considered abandoned during these planned shutdown periods.
 - b. General maintenance. The general maintenance of the WF as recommended by the manufacturer shall be included in the maintenance plan.
 - c. Maintenance of appearance of exterior of the WF.
7. Are you aware of the possibility that your project may be subject to Professional consulting fees? _____ The SPGA may retain a technical expert / consultant to review and verify information submitted by the applicant. The cost for such a technical expert / consultant shall be at the expense of the applicant pursuant to Section XII.G of the Eastham Zoning By-laws.

Your project will be reviewed relative to the following criteria. Please prepare comments/documentation addressing each point and submit with your application.

Design Standards

1. Visual Impact. The applicant shall demonstrate through project siting, facility design and proposed mitigation that the WF minimizes any impact on the visual character of surrounding neighborhoods and the community. This may include, but not be limited to, information regarding site selection, turbine design, buffering and lighting. All electrical conduits shall be underground.
2. Color. WFs shall be of non-reflective muted colors that blend with the sky, without graphics or other decoration. A single color shall be used on the blades and a single color on the tower.
3. Equipment Shelters. All equipment necessary for monitoring and operation of the WF shall be contained within the turbine tower. If this is infeasible, at the discretion of the SPGA, ancillary equipment may be located outside the tower, provided it is either contained within an underground vault or enclosed within a structure or behind a year-round landscape or vegetated buffer.
4. Lighting and Signage.
 - a. Wind turbines shall be lighted only if required by the Federal Aviation Administration (FAA). The applicant shall provide a copy of the FAA's determination to establish the required markings and/or lights for the structure.
 - b. Lighting of equipment, structures and any other facilities on site (including lighting required by the FAA, if possible) shall be shielded from abutting properties.
 - c. No signage except as allowed by the SPGA.
5. Guy Wires. Guy wires utilized in the construction of any tower shall be left totally unadorned. Nothing shall be hung from or attached to said wires, except that, in order to prevent unintended contact by persons who may be on the site, they may be wrapped with a colored sleeve only, which shall extend to a height not greater than ten (10) feet above grade.

F. Environmental Standards.

1. Sound. The WF and associated equipment shall not generate sound in excess of ten (10) decibels (DB) above ambient sound level at the property line. In order to demonstrate compliance with these sound standards, the applicant shall provide to the SPGA, as part of the special permit application, an analysis which is consistent with Massachusetts Department of Environmental Protection guidance for sound measurement (310 CMR 7.10).
2. Shadow/Flicker Impact. WF shall be sited in a manner that does not result in significant shadowing or flicker impact. The applicant has the burden of proving that this effect does not have significant adverse impact on neighboring or adjacent uses either through shadow/flicker modeling and/or siting and/or landscaping mitigation.

G. Safety Standards.

1. No hazardous materials or waste shall be discharged on the site of any WF. If any hazardous materials or waste is to be used on site, there shall be provisions for full containment of such materials or waste. The provisions of this by-law regarding Groundwater Protection Districts shall apply.
2. Climbing access to any tower shall be limited by placing climbing apparatus no lower than ten (10) feet from the ground.
3. A Clear Area, being the distance from the lowest point of the blade tip to the ground, shall not be less than fifteen (15) feet.
4. The wind turbine shall conform to FAA Safety Standards, as amended.
5. Building mounted turbines may require a safety fence as determined by the SPGA

I acknowledge that the above information is included in the application OR I have indicated items seeking waivers (W).
Omitting an item or indicating could result in a delay from the Planning Board. N/A is not an acceptable answer.

X (please sign) _____

Questions regarding the applicability of any of the above requirements to a specific project can be addressed to the Zoning Officer (Building Inspector) or Town Planner. Applicable fees must be submitted with the application.