Case No._____

APPLICATION FOR SMALL WIND ENERGY SYSTEMS
TOWN OF ELIOT PLANNING BOARD

☐ **General information**

Tax Map _____ Lot# _____ Lot Size _____ Zoning District: _____

Your Name _____ Your mailing address _____

City/Town _____ State: _____ Zip: _____ Telephone: _____

Who owns the property now? _____

Address (Location) of the property _____

Property located in a flood zone? _____Yes _____No
(If yes, please complete the attached Flood Hazard Development Application and return it with your completed application)

☐ **Establish your legal interest in the property**

Attach a copy of the Purchase and Sales Agreement, Deed, Tax records, Signed Lease, or other documents to the satisfaction of the Planning Assistant. If you are representing a corporation, provide documentation that you have authority to speak for the corporation.

☐ **Setbacks:** Will the tower be set back a distance equal to 110 percent of its small wind energy height from:

☐ Any public or private road right of way, unless written permission is granted by the town or state entity with jurisdiction over the road ____YES ___NO

☐ Any overhead utility lines, unless written permission is granted by the utility: ____YES ___NO

☐ All property lines, unless written permission is granted from the affected landowner or neighbor: ____YES _____NO

Note: The planning board may accept restrictive easements on abutting parcels to satisfy setback requirements

☐Small wind energy systems must meet all setbacks for principal structures for the zoning district in which the system is located. However, notwithstanding such district regulations, no part of the small wind energy system, including guy wire anchors, may extend closer than ten feet to the property boundaries of the installation site. Will the proposed small wind energy system meet this requirement? _____YES ____NO

☐**Tower Height:**

☐Proposed tower height _____

☐Provide evidence that the proposed tower height does not exceed the height recommended by the manufacturer of the system.

Note: For property sizes up to one acre tower height is limited to 80 feet. For property sizes of one acre or more there shall be no limitation on tower height except as imposed

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by FAA regulations and setback requirements. The Planning Board may accept restrictive easements on abutting parcels to satisfy acreage requirements.

☐**Design Requirements:**

Access:

☐ All ground mounted electrical and control equipment will be labeled and secured to prevent unauthorized access _____YES _____NO

☐The tower shall be designed and installed such that public access via step bolts or a ladder is prevented for a minimum of 12 feet above ground ____YES ____NO

Blade Clearance:

☐There will be a minimum distance between the ground and any protruding blades of 15 feet as measured at the lowest point of the arc of the blades _____YES ____NO

Appearance:

☐Tower will maintain a galvanized steel finish unless FAA standards require otherwise or if owner is attempting to conform the tower to the surrounding environment and architecture, in which case it may be painted to reduce visual obtrusiveness. Please explain the appearance of the proposed tower: _____

_____

_____

Signs:

☐There will be no permanent or temporary signs, writing, symbols, logos, or any graphic representation of any kind on the proposed tower ____TRUE _____FALSE

Lighting:

☐There will be no lighting associated with the tower unless required by the FAA ___TRUE ____FALSE

Noise:

☐The small wind energy system will comply with the town noise requirements in section 45-407 ____YES ____NO

☐ **Required Documents: Attach ten (10) copies of a sketch or plot plan showing the following (Section 45-461(e)(1)):**

☐ A title block showing Date ___, Scale ___, Arrow pointing North ___.
☐ The Zoning District in which the conditional use is planned.
☐ The setbacks of all existing and proposed structures or uses.
☐ The location of all existing and/or proposed structures or uses.
☐ The location of all existing and/or proposed entrances and exits.
☐ Any overhead utility lines.

Attach ten (10) copies of the following additional required documents per Section 45-461(e)(2-9)

☐ Wind system specifications, including manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed).

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☐ Tower foundation blueprints or drawings.
☐ Tower blueprint or drawing
☐ Standard drawings and an engineering analysis of the systems tower, and certification by a professional engineer. This analysis shall include standards for ice and wind loading.
☐ A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the current edition of the national electric code on file in the office of the code enforcement officer.
☐ Data on approval from any small wind certification program that may apply.
☐Information showing that the generators and alternators to be used are constructed so as to prevent the emission of radio and television signals.
☐The applicant shall provide evidence that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement

Other required State and Federal documents per Section 45-461(f):
☐ Small wind energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Evidence of compliance or non-applicability shall be submitted with the application.
☐ Small wind energy systems must comply with applicable building code, national electric code, and other state and federal requirements

☐ **Sign the application (both owner and applicant must sign and date the application) and submit fee with preliminary plans ($100 per acre for first 5 acres and $50 per acre after five plus $150 for advertising and public hearing fees)**

Applicant _____ Date _____

Property Owner _____ Date _____

☐ **Application received by Planning Assistant**

Date received by the PA _____ PA initials _____

☐ **The Planning Assistant will review the application and if complete, will place your application on a future Planning Board agenda**

☐ **The applicant or representative of the applicant must attend the Planning Board meeting. Applicant will be notified by mail of the date and time of the meeting.**

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Full Text of Section 45-461. Small wind energy systems ordinance.

(a) *Purpose.* The purpose of this section is to promote the safe, effective and efficient use of small wind energy systems. This section describes the requirements for obtaining a permit to install a small wind energy system.

(b) *Setbacks.*

(1) A tower for a small wind energy system shall be set back a distance equal to 110 percent of its small wind energy system height from:

a. Any public or private road right of way, unless written permission is granted by the town or state entity with jurisdiction over the road;

b. Any overhead utility lines, unless written permission is granted by the utility;

c. All property lines, unless written permission is granted from the affected landowner or neighbor;

d. The planning board may accept restrictive easements on abutting parcels to satisfy setback requirements.

(2) Small wind energy systems must meet all setbacks for principal structures for the zoning district in which the system is located. However, notwithstanding such district regulations, no part of the small wind energy system, including guy wire anchors, may extend closer than ten feet to the property boundaries of the installation site.

(c) *Tower height.*

(1) For property sizes up to one acre the tower height shall be limited to a maximum of 80 feet.

(2) For property sizes of one acre or more there shall be no limitation on tower height except as imposed by FAA regulations and setback requirements.

(3) The planning board may accept restrictive easements on abutting parcels to satisfy acreage requirements.

(4) The applicant shall provide evidence that the proposed tower height does not exceed the height recommended by the manufacturer of the system.

(d) *Design requirements.*

(1) *Access.*

a. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

b. The tower shall be designed and installed such that public access via step bolts or a ladder is prevented for a minimum of 12 feet above the ground.

(2) *Blade clearance.* For all systems the minimum distance between the ground and any protruding blades shall be 15 feet as measured at the lowest point of the arc of the blades.

(3) *Appearance.* Towers shall maintain a galvanized steel finish unless FAA standards require otherwise or if owner is attempting to conform the tower to the surrounding environment and architecture, in which case it may be painted to reduce visual obtrusiveness.

(4) *Signs.* Towers shall not display any permanent or temporary signs, writing, symbols, logos, or any graphic representation of any kind.

(5) *Lighting.* No tower shall be lighted unless required by the FAA.

(6) *Noise.* Small wind energy systems shall comply with the town noise requirements in section 45-407.

(e) *Documents required.* The following documents must be submitted with the application for a small wind energy system:

(1) Plot plan showing:
   a. A title block showing date, scale and arrow pointing north;
   b. The zoning district in which the small wind energy system is proposed;
   c. The setbacks of all existing and proposed structures or uses;
   d. The location of all existing and/or proposed structures or uses; and
   e. Any overhead utility lines.

(2) Wind system specifications, including manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed).

(3) Tower foundation blueprints or drawings.

(4) Tower blueprint or drawing.

(5) Standard drawings and an engineering analysis of the systems tower, and certification by a professional engineer. This analysis shall include standards for ice and wind loading.

(6) A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the current edition of the national electric code on file in the office of the code enforcement officer.

(7) Data on approval from any small wind certification program that may apply.

(8) Information showing that the generators and alternators to be used are constructed so as to prevent the emission of radio and television signals.

(9) The applicant shall provide evidence that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

(f) *State and federal requirements.*

(1) Small wind energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Evidence of compliance or non-applicability shall be submitted with the application.

(2) Small wind energy systems must comply with applicable building code, national electric code, and other state and federal requirements.

(g) *Removal of unsafe small wind energy systems.* Any small wind energy system found unsafe by the code enforcement officer shall be shut down immediately and repaired by the owner to meet all federal, state, or local safety standards or removed within six months. If the owner fails to remove the system as directed the code enforcement officer may pursue legal action to have the system removed at the owner's expense.