



# Progeneration Energy

Progeneration Energy is a company built around service to our customers. Our goal is to advise our customers in a way that leaves them more profitable than when we started. At Progeneration, we "Build Energy, Into Business".



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## Summary

Progeneration Energy is a solar development company with over 15 years of experience developing, investing, and building renewable energy assets. Progeneration Energy is seeking to build two separate 5MW or less solar farms in Sutton and Grafton, Massachusetts through the Massachusetts SMART program. The first property is known as 5R Leland Hill Road in Sutton (Map-Lot 7-24), which contains approximately 23.43-acres and includes a small parcel of land known as 30 Ferry Street in Grafton. The second property is known as 48R Peach Tree Drive in Sutton (Map-Lot 7-22). Access to both Sutton properties is through the 30 Ferry Street parcel. The properties in Sutton are located in the Residential-Rural (R-1), in which Large Ground-Mounted Solar Photovoltaic Installations (250kW+) are currently prohibited. The proposed solar farms will deliver energy to the local power grid in an effort to provide a less expensive and cleaner source of electricity to local communities.

## Request for Amendment of Zoning Bylaw

Progeneration Energy is requesting to amend the Zoning Bylaw by amending Table 1 of the Table of Use Regulations in Article III.A.4 to add a footnote to indicate that Large Ground-Mounted Solar Photovoltaic Installations (250kW+) are allowed by grant of a special permit in the Solar Photovoltaic Overlay District (SPOD); and further by adding to Article V a new paragraph F, with language added by said amendments being set forth in the underlined text as follows:

	R-1	R-2	V	B-2	I	OLI
1. Small Hydropower Installations	S*	S*	S*	S*	S*	S*
2. Small Wind Turbines	S*	S*	--	S*	S*	S*
3. Small Solar Photovoltaic Installations (less than 250kW)	P	P	P	P	P	P
4. Large Ground-Mounted Solar Photovoltaic Installations (250kW+) <sup>2</sup>	-	-	-	-	P	-

<sup>2</sup> (S\*) Permitted by grant of a special permit in the SPOD.





#### F. SOLAR PHOTOVOLTAIC OVERLAY DISTRICT

1) Purpose: The Solar Photovoltaic Overlay District (the “SPOD”) is intended to encourage and enable the development of large ground-mounted solar energy sources in areas in which such facilities can be developed without adverse impact on otherwise permitted uses.

2) The SPOD is an overlay to the underlying zoning district in which Large Ground-Mounted Solar Photovoltaic Installations are allowed by grant of a special permit by the Planning Board, and subject to the provisions of Section VI.O – Large Scale Solar Photovoltaic of the Zoning Bylaw. The uses and requirements of the underlying district shall remain in effect unless they are in conflict with the provisions of Section VI.O, in which case the provisions of Section VI.O shall apply. The minimum frontage requirement for Large Ground-Mounted Solar Photovoltaic Installations in the SPOD shall be 50 feet.

3) In addition to other land as may be included within the SPOD pursuant to amendments to the Zoning Bylaw and Map as voted by Town Meeting, the SPOD includes the land known as 5R Leland Hill Road and/or 48R Peach Tree Dr and being designated by tax assessor Map-Parcel 7-24/Map-Parcel 7-22, the location and boundaries of which are hereby established as shown on a map currently on file in the Office of the Town Clerk.

#### Justification

The current Zoning Bylaw only allows Large Ground-Mounted Solar Photovoltaic Installations within the Industrial (I) zoning district, which district is a relatively small area of land that is already substantially developed. This leaves very few, if any, properties at which Large Ground-Mounted Solar Photovoltaic Installations can actually be developed. By creating a new solar photovoltaic overlay district at the subject Sutton properties, the proposed project will have a path in which Progeneration Energy can complete its project design and engineering and seek discretionary zoning permits and approvals. The proposed zoning bylaw amendment, if approved, would ensure that any Large Ground-Mounted Solar Photovoltaic Installation would need to be reviewed, vetted and approved by Sutton’s local board(s) before any such project could be constructed. The proposed zoning bylaw amendment complies with M.G.L. c. 40A, Section 3, which provides that “[n]o zoning ordinance or by-law shall prohibit or unreasonably regulate the installation of solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect the public health, safety or welfare.” The project will increase capacity and improve overall reliability of electric service, which will contribute to and promote the health, welfare, safety, economic growth and vitality and social welfare of the community. The nature and purpose of the project is for the public good and benefit. The project is consistent with the general purpose and intent of the Zoning Bylaw, and will not interfere with or negatively impact the resources protected thereby. The property will continue to be assessed real estate taxes, and will not require City services, such as public water, sewer, rubbish removal, schools or roadway infrastructure.



## Exhibits

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Exhibit 1: Plot map of 5R Leland Hill Rd., 30 Ferry St. and 48R Peach Tree Dr

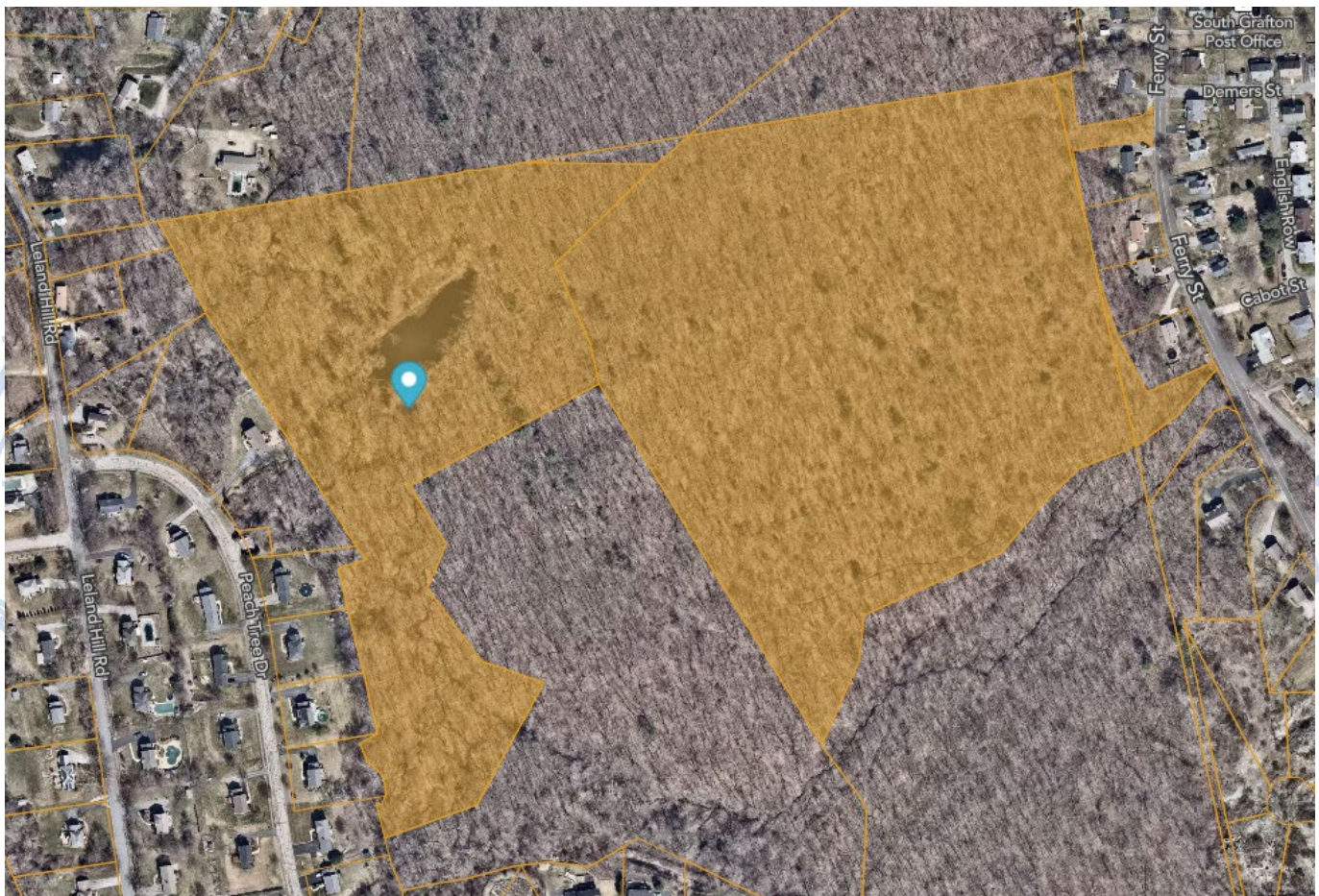






Exhibit 2: MASS GIS Map 30 Ferry St Grafton, MA

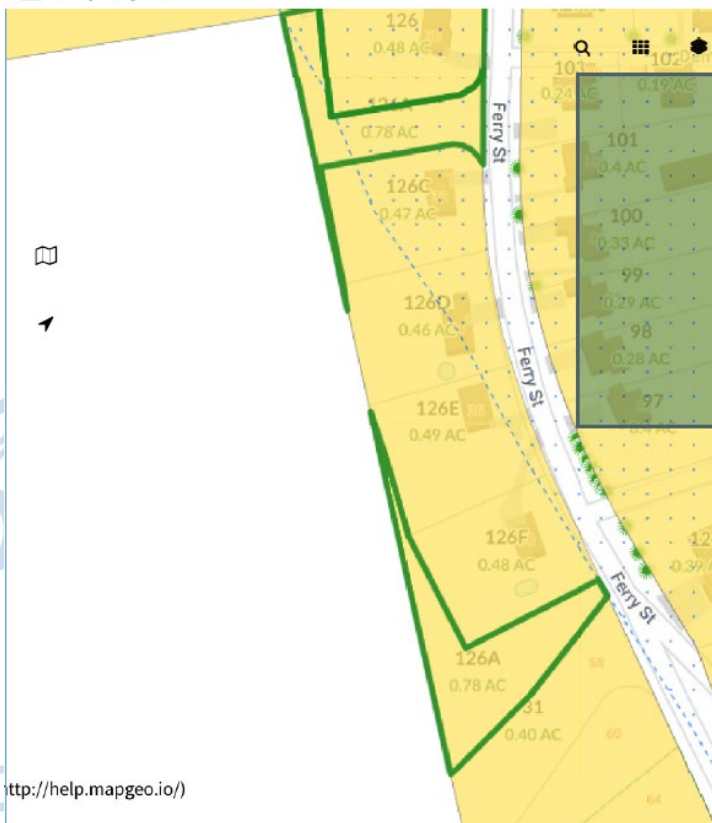




Exhibit 3: Preliminary solar array design for 5R Leland Hill Rd

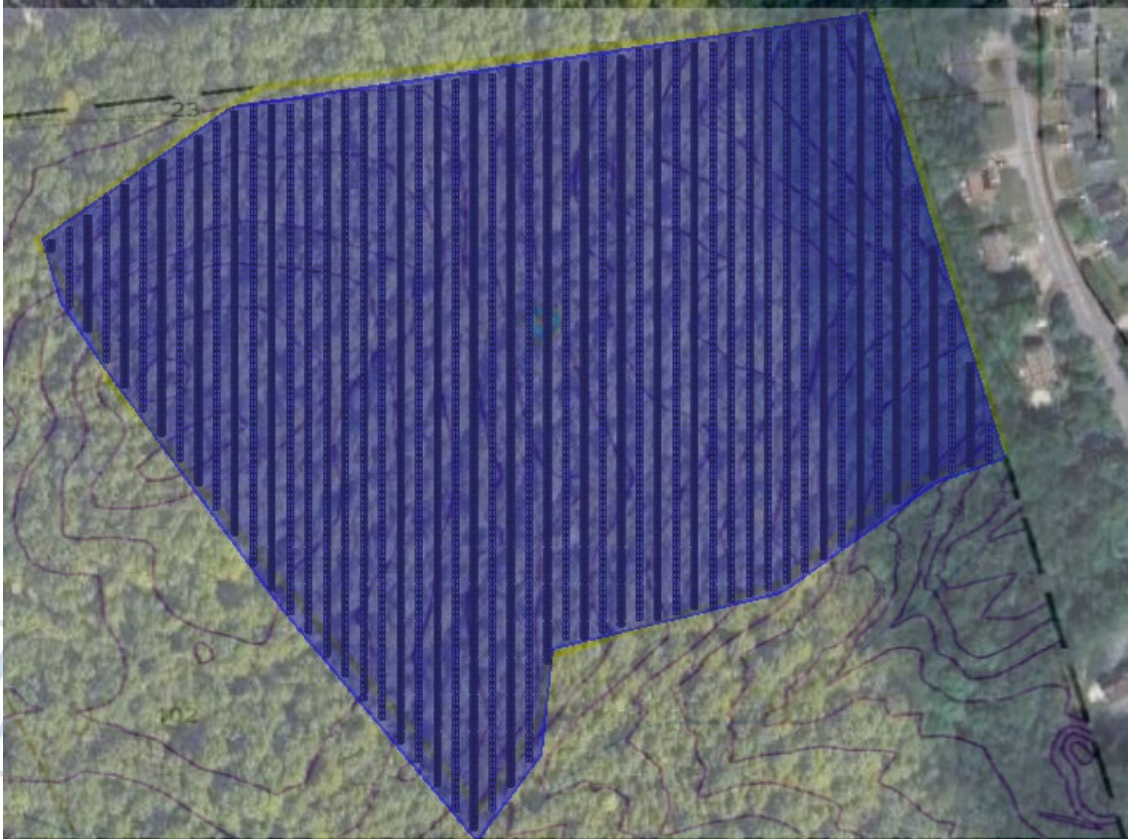
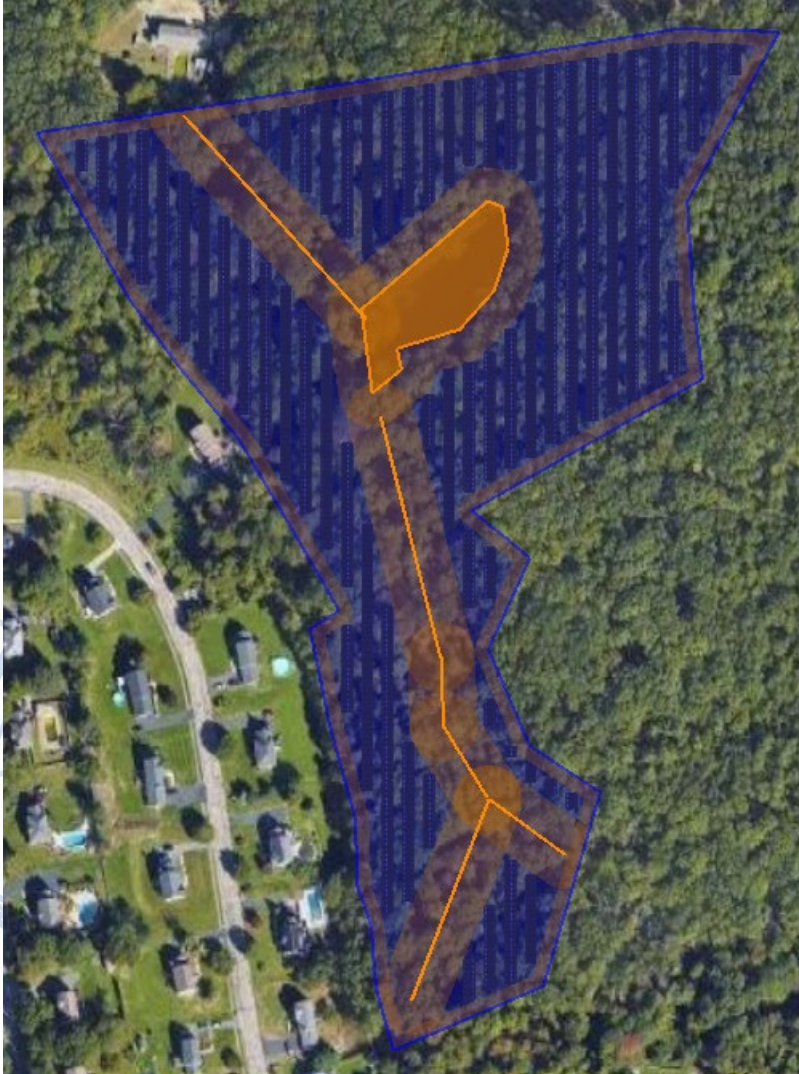




Exhibit 4: Preliminary solar array design for 48R Peach Tree Dr



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Exhibit 5: Notification mailer for abutting properties

