

Article \_\_\_\_\_

To see if the Town will vote to amend the Zoning Bylaw by inserting a new Section, 11.15 entitled Wind Energy Conversion Facilities, which will regulate wind turbines and other types of structures that capture wind energy and convert it to electricity.

Section

11.15 Wind Energy Conversion Facilities (WECF)

11.15 1. Purpose and Applicability

Wind energy is an abundant, renewable and nonpolluting energy resource; its conversion into electricity will reduce our dependency on nonrenewable energy resources that adversely impact our air and water quality.

The purpose of this bylaw is to provide by Special Permit for the construction and operation of Wind Energy Conversion Facilities (WECF) and to provide standards for the placement, design, construction, monitoring, modification and removal of Wind Energy Conversion Facilities (WECF). These regulations are intended to protect public health and safety, minimize impacts on scenic, natural and historic resources of the town, while allowing wind energy technology to exist. These regulations also provide adequate financial assurance for the decommissioning of wind facilities.

This Bylaw applies to: (1) Utility-Scale, (2) Building Mounted and (3) Small Scale Ground Mounted WECF proposed to be constructed after the effective date of this Bylaw. Any physical modifications made after the effective date of this Bylaw to existing wind facilities that materially alter the type or increases the size of such facilities or other equipment shall require a Special Permit.

11.15 2. General Requirements

No WECF shall be erected, constructed, installed or modified, as provided in this Section, without first obtaining a Special Permit from the Zoning Board of Appeals. The construction of a WECF shall be permitted, subject to the issuance of a Special Permit, in compliance with Sections 10.10 Special Permits, Section 12.02 Site Plan Approval and the requirements of Sections 5.04 Schedule of Use Regulations. WECF must comply with all requirements set forth in this Bylaw. All such WECF shall be constructed and operated in a manner that minimizes any adverse, safety and environmental impacts. No Special Permit shall be granted unless the Special Permit Granting Authority, the Zoning Board of Appeals, makes findings in writing that:

- (a) the specific site is an appropriate location for such use;
- (b) there is not expected to be any serious hazard to pedestrians, vehicles or abutting properties from the use;
- (c) adequate and appropriate facilities will be provided for the proper operation of the use.

The Special Permit decision from the Zoning Board of Appeals may impose reasonable conditions and safeguards that may require the applicant to implement measures to mitigate adverse impacts of the WECF, if it is determined by the ZBA that they are likely to occur.

Wind monitoring or Meteorological Towers shall be permitted in all zoning districts that allow for WECF, as listed in Sections 5.04 Schedule of Use Regulations. Wind monitoring towers are subject to the issuance of a building permit for a temporary structure and are also subject to reasonable regulations concerning the height of structures, lot area and setback requirements.

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#### 11.15 3. Compliance with All Laws, Bylaws and Regulations

The construction and operation of all WECF facilities shall be in compliance with all applicable local, state and federal laws and regulations, including but not limited to all applicable safety, construction, environmental, electrical, communications and aviation requirements.

#### 11.15 4. Proof of Liability Insurance

The applicant shall be required to provide evidence of liability insurance in an amount and for a duration of time sufficient to cover loss or damage to persons and structures occasioned by the failure of the Facility.

#### 11.15 5. Site Control

At the time of an application for a Special Permit, the applicant shall submit documentation of actual or prospective control of the project site sufficient to allow for installation and use of the proposed Facility. Documentation shall also include proof of control over setback areas and access roads if required.

11.15. 6. General Siting Standards

11.15.6 1. Height

Wind Energy Conversion Facilities shall be no higher than 300 feet in elevation above the existing natural grade of the land. WECF may exceed 300 feet if:

- (a) the applicant demonstrates by substantial evidence that such height reflects industry standards for a similarly sited WECF;
- (b) the additional benefits of a higher tower outweigh any increased adverse impacts;
- (c) The Facility satisfies all other criteria for the granting of a Special Permit under the provisions of this Section;
- (d) The height of the Facility is approved by the FAA if required.

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11.15.6 2. Setbacks

Wind Energy Conversion Facilities shall be set back a distance equal to the overall blade tip height plus the required setback in the applicable Zoning District. The Zoning Board of Appeals may allow reduced setbacks for municipally owned Wind Energy Conversion Facilities if the abutting property is owned by another Town entity and that entity / agency agrees to allow the structure near property under their control. In no case will the setback be less than the height of the Facility to any existing structure.

11.15.6 3. Setback Waiver

The Zoning Board of Appeals may reduce the minimum setback distance as appropriate based on site-specific considerations if the project satisfies all other criteria for the granting of a Special Permit under the provisions of this Section.

11.15.7 Design Standards

1. Color and Finish

The Zoning Board of Appeals shall have discretion over the turbine color. A neutral, non-reflective exterior color designed to blend with the

surrounding environment is encouraged. Color renderings of the proposed WECF shall be submitted to the Zoning Board of Appeals for review and approval.

## 2. Lighting and Signage

### 2.1. Lighting

Wind Energy Conversion Facilities shall be lighted only if required by the Federal Aviation Administration (FAA). Lighting of other parts of the WECF, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties.

### 2.2 Signage

Signs on the WECF shall comply with the requirements of the Town's sign regulations contained in Article VII of this Bylaw, and shall be limited to:

- (a) Those necessary to identify the owner, provide a 24-hour emergency contact phone number, and warn of any danger;
- (b) Educational signs providing information about the Facility and the benefits of renewable energy.

Wind Energy Conversion Facilities shall not be used for displaying any advertising except for identification of the manufacturer or operator of the wind energy Facility.

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## 3. Utility Services

All utility transmission lines from the WECF shall be located underground. The Zoning Board of Appeals may waive this requirement depending on soil conditions and topography of the site and any requirements of the utility provider. Electrical transformers, substations and disconnect devices for utility interconnections may be above ground if required by the utility provider.

## 4. Appurtenant Structures

All appurtenant structures to a WECF shall be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations shall be architecturally compatible with each other. Structures shall only be

used for housing of equipment for the subject property. Whenever feasible, structures should be screened from view by a solid fence, wall or evergreen vegetation and/or located in an underground vault and joined or clustered to avoid adverse visual impacts.

5. Support Towers

Monopole towers are the preferred type of support for the WECF.

11.15.8. Safety, Aesthetic and Environmental Standards

1. Emergency Services

The applicant shall provide a copy of the application package to the Department of Public Works, Fire and Police Departments. The applicant shall coordinate with those departments listed above in developing an emergency response plan.

2. Unauthorized Access

Wind Energy Conversion Facilities and other appurtenant structures shall be designed with a security barrier, structure, wall or fence at least 6' in height to prevent unauthorized access. To prevent access to the support tower by unauthorized persons, climbing apparatus shall be no lower than ten feet from the ground or by placing secure shielding over the climbing apparatus.

3. Shadow/Flicker

Wind Energy Conversion Facilities shall be sited in a manner that minimizes shadowing or flicker impacts. The applicant has the burden of proving that this effect will not have significant adverse impact on neighboring or adjacent uses through either siting or mitigation.

4. Noise

The WECF and associated equipment shall conform to the following requirements, whichever is more restrictive:

(a) Article XII Special Regulations Section 12.01 (10) of this Bylaw; or

(b) The provisions of the State Department of Environmental Protection (DEP), Division of Air Quality Noise Regulations (310 CMR 7.10). A source of sound will be considered to be violating these regulations if the source:

- (1) Increases the broadband sound level by more than 10 dB above ambient, or;
- (2) Produces a “pure tone” condition – when an octave band center frequency sound pressure level exceeds the two adjacent center frequency sound pressure levels by 3 decibels or more.

These criteria shall be measured at both the property line and at the nearest inhabited residence.

#### 11.15.8 5. Land Clearing, Soil Erosion and Habitat Impacts

Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the WECF. No site alteration, clearing activities or grading shall take place on the site prior to the issuance of a Special Permit, except for construction of a temporary Wind Monitoring Meteorological Tower.

#### 11.15.8 6. Monitoring and Maintenance

##### Facility Conditions

The applicant shall maintain the WECF in good condition in compliance with manufacturers’ specifications and all state electric code requirements. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the Police and Fire departments. The project owner shall be responsible for the cost of maintaining the WECF and any access road unless accepted as a public way, and for the cost of repairing any damage occurring to the access road as a result of construction and operation.

##### 7. Modifications

All material modifications to a WECF made after issuance of the Special Permit shall require approval by the Zoning Board of Appeals as provided in this Section.

#### 11.15.9 Abandonment or Decommissioning

##### 1. Removal Requirements

Any WECF which has reached the end of its useful life or has been abandoned shall be removed. When the WECF is scheduled to be decommissioned, the

applicant shall notify the Town by certified mail of the proposed date of discontinued operations and plans for removal. The owner/operator shall physically remove the WECF no more than 150 days after the date that operations are discontinued. At the time of removal, the WECF site shall be restored to the state it was in before the Facility was constructed. More specifically, decommissioning shall consist of:

- (a) Physical removal of all WECF structures, equipment, security barriers and transmission lines from the site;
- (b) Disposal of all solid and hazardous waste in accordance with local and state waste disposal regulations;
- (c) Stabilization or re-vegetation of the site as necessary to minimize erosion.

The Zoning Board of Appeals may allow the owner to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

## 2. Abandonment

Absent notice of a proposed date of decommissioning, the Facility shall be considered abandoned when the Facility fails to operate for more than one year without the written consent of the Zoning Board of Appeals. If the applicant fails to remove the WECF in accordance with the requirements of this Section within 150 days of abandonment or the proposed date of decommissioning, the Town shall have the authority to enter the property and physically remove the Facility.

## 3. Financial Surety

The Zoning Board of Appeals shall require the applicant for a Utility Scale WECF to provide a form of surety that will be available for use for the operating life of the WECF, either through escrow account, bond or other acceptable form of surety. The surety bond will be sufficient to cover the cost of removal in the event the Town or its contractor must remove the Facility, in an amount and form determined to be reasonable by the Zoning Board of Appeals. In no event shall the surety bond exceed more than 125 percent of the estimated cost of removal. Such surety will not be required for municipally or state-owned facilities. The applicant shall submit a fully inclusive estimate of the costs associated with removal prepared by a qualified engineer. The amount shall include a mechanism for Cost of Living Adjustment.

## 4. Term of Special Permit

A Special Permit issued for a WECF shall be valid for 25 years, unless extended or renewed. The time period may be extended or the permit renewed by the Zoning Board of Appeals upon satisfactory operation of the Facility. Request for renewal must be submitted at least 180 days prior to expiration of the Special Permit. Submitting a renewal request shall allow for continued operation of the Facility until the Zoning Board of Appeals acts. At the end of the term (including extensions and renewals), the WECF shall be removed as required by this Section.

The applicant or Facility owner shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project.

#### 11.15.10 Application Process & Requirements

##### 1. General

The application for a WECF shall be filed in accordance with the rules and regulations of the Zoning Board of Appeals concerning Special Permits, Article X Administration and Enforcement Section 10.10 and Article XII Special Regulations Section 12.02 Site Plan Approval. All applications for Special Permits shall be filed by the applicant with the Town Clerk pursuant to Chapter 40A Section 9 of the Massachusetts General Laws.

##### 2. Required Information

The applicant shall provide the Zoning Board of Appeals with 16 copies of the application. All plans and maps shall be prepared, stamped and signed by a professional engineer licensed to practice in Massachusetts. The following information shall be included in the application:

- (a) Name, address, phone number and signature of the applicant, as well as all co-applicants and property owners;
- (b) The name, contact information and signature of any agents representing the applicant;
- (c) Documentation of the legal right to use the WECF property.

##### 3. Siting and Design

The applicant shall provide the Zoning Board of Appeals with a description of the property which shall include a location map from a copy of a portion of the most recent USGS Quadrangle Map, at a scale of 1:25,000, showing the



proposed WECF site and the area within a two mile radius from the proposed WECF.

#### 4. Site Plan

Applicants shall submit a detailed site plan, stamped by a Massachusetts licensed professional engineer, showing the proposed WECF property and the following site features:

- (a) Property lines for the site parcel and adjacent parcels within 300 feet;
- (b) Outline of all existing buildings, identifying their use (e.g. residence, garage, etc.) on the subject property and all abutting properties;
- (c) Location of all existing and proposed access roads, public and private on the site and adjacent parcels within 300 feet and proposed roads or driveways either temporary or permanent;
- (d) Existing areas of tree cover, including the predominant height of trees, on the site parcel and adjacent parcels;
- (e) Proposed location and design of WECF, including all turbines, ground equipment, appurtenant structures, transmission infrastructure, access and fencing etc;
- (f) Location of all vantage points referenced below in Section 11.15.10.5.;
- (g) Location of all resource areas, wetlands, Natural Heritage and Endangered Species Estimated and Priority Habitat areas, prominent and natural and historical site features;
- (h) All proposed grading shown in two-foot contour intervals;
- (i) All proposed lighting shall be shown on the site plan. All lighting shall be designed to minimize glare on abutting properties and be directed downward with full cut-off fixtures to reduce light pollution, except as required by the FAA;
- (j) Drainage calculations for the storm water management system for all proposed impervious surfaces;
- (k) Zoning District;

(l) Existing site topography at two foot contour intervals.

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11.15.10. 5. Visual Simulations

1. Photo Simulations

The Zoning Board of Appeals shall select between three and six sight lines, including from the nearest building with a view of the WECF, for pre- and post-construction view representations. Sites for the view representations shall be selected from populated areas or public ways within a 2-mile radius of the WECF. Computer generated photo simulations shall have the following requirements:

- (a) Photo simulations shall be in color and shall include actual pre-construction photographs and accurate post-construction simulations of the height and breadth of the WECF;
- (b) All view representations shall include existing and proposed vantage points, distances and angles, WECF structures, buildings and tree coverage;
- (c) A description of the technical procedures used in producing the photo simulations vantage points, distances and angles.

2. Balloon Test

The applicant shall conduct a balloon test to help visualize the height of the proposed WECF. A large, brightly colored balloon that can be seen from a distance shall be raised to the same height as the highest point of the blade of the proposed WECF. The time and date of the balloon test shall be determined at the first public hearing and advertised by the applicant in a newspaper of general circulation in Marshfield. A second date for the test shall be provided in the event of poor weather / visibility. Balloon tests shall be scheduled between the hours of 9:00 AM and 5:00 PM. All balloon tests shall be conducted during daylight hours and clear weather conditions.

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11.15.10. 6. Landscape Plan

A landscape plan shall be provided that shows the location of all existing and proposed plantings. The landscape plan shall specify the size, type and location of all proposed plantings. The WECF shall be screened from adjacent properties by one or a combination of the following: (1) a minimum 6' high evergreen vegetative buffer, (2) a 6' high solid fence or (3) a 6' high wall.

7. Operation & Maintenance Plan

The applicant shall submit a plan for maintaining access roads and the storm water management system, as well as general procedures for operational maintenance of the WECF in accordance with manufacturer's specifications.

#### 8. Compliance Documents

The applicant shall provide the following information as part of the Special Permit application:

- (a) A description of financial status of the owner of the proposed WECF;
- (b) Proof of liability insurance;
- (c) Certification of structure height approval from the FAA if required by applicable Federal regulations;
- (d) A statement certified by an acoustical engineer that demonstrates compliance with Section 11.15.8.4 of this Bylaw and provides the existing ambient sound levels and maximum projected noise levels from the WECF;
- (e) Design plans of the WECF foundation and manufacturers' design plans for the structure, stamped by a Massachusetts licensed professional engineer;
- (f) One or three line electrical diagram detailing the WECF components and electrical interconnection methods, including all National Electrical Code compliant disconnects and over current devices;
- (g) Documentation of the WECF manufacturer and model, rotor diameter, tower height and tower type.

#### Section

##### 11.15.11 Independent Consultants

Upon submission of an application for a Special Permit, the Zoning Board of Appeals will be authorized to hire outside consultants, as needed, to advise them on technical issues related to the WECF application, pursuant to Chapter 44 Section 53G of Massachusetts General Laws. The applicant will be required to pay this consultant's fees.

#### Section

##### 11.15.12 Building Mounted Wind Energy Conversion Facilities

###### 1. Building Mounted

Building Mounted Wind Energy Conversion Facilities are allowed subject to a building permit and a Special Permit issued by the Zoning Board of Appeals as an accessory use. Applications for a Building Mounted WECF shall comply with the requirements of Article X Section 10.10 Special Permits of this Bylaw.

2. Turbine Size  
The blade tip of a Building Mounted WECF shall be no lower than 15' from the ground elevation and no higher than 20' above the ridge line of the roof.
3. Noise  
The WECF shall comply with the noise regulations listed in Section 11.15.8.4 of this Bylaw.
4. Number Allowed  
One WECF is allowed per building.
5. Additional submission requirements  
Applicants shall submit architectural elevation drawings of the building showing the proposed WECF. Detailed manufacturer's specifications for the WECF shall be submitted.
6. Shadow/Flicker  
Building Mounted Wind Energy Conversion Facilities shall comply with Section 11.15.8.3 Shadow/Flicker of this Bylaw.
7. Discontinuance  
WECF that are not functionally operating for more than one year or have been determined to be a safety hazard by the Building Commissioner shall be removed within 30 days of an order from the Building Commissioner to remove the WECF.
8. Location  
Building Mounted WECF are not permitted on the front side of the building facing a public or private way.
9. Setbacks  
Building Mounted Wind Energy Conversion Facilities shall be set back from the property line a distance equal to the length of the turbine blades plus the minimum setback required in the applicable Zoning District.

Section  
11.15.13

1. Small Scale Ground Mounted Wind Energy Conversion Facilities  
Small Scale Ground Mounted Wind Energy Conversion Facilities are allowed as an accessory use subject to a building permit and a Special Permit issued by the Zoning Board of Appeals. Applications for a Small Scale Ground Mounted WECF shall comply with the requirements of Article X Section 10.10 Special Permits and Article XII Special Regulations Section 12.02 Site Plan Approval of this Bylaw.
2. Turbine Size

The blade tip of the WECF shall be no lower than 15' from the existing ground elevation. The maximum height of a Small Scale WECF is 150' above the existing ground elevation.

3. Noise

The WECF shall comply with the noise regulations listed in Section 11.15.8.4 of this Bylaw.

4. Additional submission requirements

Applicants shall submit an elevation drawing of the proposed WECF that illustrates the ground mounted WECF on the property in relation to existing buildings, landscaping and other prominent site features. Detailed manufacturer's specifications for the WECF shall be submitted.

5. Shadow/Flicker

Building Mounted WECF shall comply with Section 11.15.8.3 Shadow/Flicker of this Bylaw.

6. Discontinuance

Ground mounted WECF that are not functionally operating for more than one year or have been determined to be a safety hazard by the Building Commissioner shall be removed within 30 days of an order from the Building Commissioner to remove the WECF.

7. Location

Ground mounted turbines are not permitted within the front setback area of the lot, facing a public or private way.

8. Setbacks

Ground mounted WECF shall comply with the setback requirements for the Zoning District, as required in Article VI Dimensional and Density Regulations Section 6.10. The setback distance shall be measured from the tip of the blade to the lot line.

9. Security

All ground mounted WECF shall comply with the requirements of Section 11.15.8.2 of this Bylaw.

Or act on anything relative thereto.

Article \_\_\_\_\_

To see if the Town will vote to amend the Zoning Bylaw, Article II Definitions, by inserting the following new defined terms, in alphabetical order, that relate to Wind Energy Conversion Facilities.

## Article II Definitions

**Ambient Sound Level:** The background A-weighted sound level that is exceeded 90% of the time, measured during operation of equipment.

**Building Mounted WECF:** A device that is mounted on a building that converts kinetic wind energy into rotational energy that drives an electrical generator.

**Height:** The height of a WECF measured from natural grade to the tip of the rotor blade at its highest point, or blade-tip height.

**Municipal Wind Energy Conversion Facility:** A Wind Energy Conversion Facility constructed by the Town. The primary purpose of the Municipal Wind Energy Conversion Facility is to provide power for municipal uses or to sell electricity to wholesale markets.

**Small Scale Ground Mounted Wind Energy Conversion Facilities:** A device that is mounted on the ground, supported by a monopole type tower, that converts kinetic wind energy into rotational energy, which drives an electrical generator. Small Scale Ground Mounted WECF are not intended for commercial sale of electricity. Energy generated from a Small Scale Ground Mounted WECF is primarily for the principal use structure on the same property. Any surplus electricity not used on the property can be sold back to the electric utility. Small Scale Ground Mounted Wind Energy Conversion Facilities are accessory uses and are limited in height to a maximum of 150 feet above the existing ground elevation.

**Special Permit Granting Authority:** The Special Permit Granting Authority shall be the Zoning Board of Appeals as designated by the Zoning Bylaw for the issuance of Special Permits and Site Plan Approval for the construction and operation of all Wind Energy Conversion Facilities.

**Substantial Evidence:** Such evidence as a reasonable mind might accept as adequate to support a conclusion.

**Utility-Scale Wind Energy Conversion Facility:** A device that is mounted on a monopole structure that converts kinetic wind energy into rotational energy that drives an electrical generator. Utility-Scale Wind Energy Conversion Facilities

are for commercial electricity production, where the primary use of the Facility is electricity generation to be sold to the wholesale electricity markets.

**Wind Energy Conversion Facility (WECF):** A device that converts kinetic wind energy into rotational energy that drives an electrical generator. Wind Energy Conversion Facilities include all equipment, machinery and structures utilized in connection with the conversion of wind to electricity. This includes, but is not limited to: transmission, storage, collection and supply equipment, substations, transformers, service and access roads.

**Wind Monitoring or Meteorological Tower:** A temporary tower equipped with devices to measure wind speeds and direction, used to predict the amount of electricity a site can be expected to generate through wind energy production.

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Or act on anything relative thereto.

Article \_\_\_\_\_

To see if the Town will vote to amend the Zoning Bylaw Article V. Use Regulations, Section 5.04 Table of Use Regulations, by inserting the following new uses related to Wind Energy Conversion Facilities.

Section 5.04

**TABLE OF USE REGULATIONS**

Principal Uses	Residential				Business					Industrial		Overlay	
	R-1	R-2	R-3	RB	B-1	B-2	B-3	B-4	OP	I-1	A	PMUD	WRPD
<b><u>RESIDENTIAL</u></b>													
4. Small Scale Ground Mounted Wind Energy Conversion Facilities	S	S	S	S	S	S	S	S	S	S	-	S	P
5. Building Mounted Wind Energy Conversion Facilities	S	S	S	S	S	S	S	S	S	S	-	S	P

Principal Uses	Residential				Business					Industrial		Overlay	
	R-1	R-2	R-3	RB	B-1	B-2	B-3	B-4	OP	I-1	A	PMUD	WRPD
<b><u>COMMUNITY FACILITIES</u></b>													
18. Municipal Utility-Scale Wind Energy Conversion Facility	S	S	S	S	S	S	S	S	S	S	-	S	P
19. Municipal Building Mounted Wind Energy Conversion Facilities	S	S	S	S	S	S	S	S	S	S	-	S	P
20. Municipal Small Scale Ground Mounted Wind Energy Conversion Facilities	S	S	S	S	S	S	S	S	S	S	-	S	P

**Key**

S = Special Permit Required

P = Use Permitted

- = Prohibited Use



Principal Uses	Residential				Business					Industrial		Overlay	
	R-1	R-2	R-3	RB	B-1	B-2	B-3	B-4	OP	I-1	A	PMUD	WRPD
<b><u>WHOLESALE, TRANSPORTATION AND INDUSTRIAL</u></b>													
17. Utility Scale Wind Energy Conversion Facility	S	S	S	S	S	S	S	S	S	S	-	S	S
19. Building Mounted Wind Energy Conversion Facilities	S	S	S	S	S	S	S	S	S	S	-	S	P
20. Small Scale Ground Mounted Wind Energy Conversion Facilities	S	S	S	S	S	S	S	S	S	S	-	S	P

Principal Uses	Residential				Business					Industrial		Overlay	
	R-1	R-2	R-3	RB	B-1	B-2	B-3	B-4	OP	I-1	A	PMUD	WRPD
<b><u>ACCESSORY USES</u></b>													
27. Small-Scale Wind Energy Conversion Facility	S	S	S	S	S	S	S	S	S	S	-	S	P
28. Building Mounted Wind Energy Conversion Facilities	S	S	S	S	S	S	S	S	S	S	-	S	P

Or act on anything relative thereto

**Key**

S = Special Permit Required

P = Use Permitted

- = Prohibited Use