TOWN OF CHELSEA
WIND ENERGY SYSTEM ORDINANCE

A. LARGE WIND ENERGY SYSTEMS

A large wind energy system means a system of equipment that has an aggregate rated capacity of more than 100 kW that converts and then stores or transfers energy from the wind into usable forms of energy.

For the purpose of this ordinance, no large wind energy systems are allowed in the Town of Chelsea.

B. SMALL WIND ENERGY SYSTEM REQUIREMENTS

A small wind energy system means a system of equipment located on a single lot that has an aggregate rated capacity of not more than 100 kW that converts and then stores or transfers energy from the wind into usable forms of energy. For the purpose of this ordinance, Small Wind Energy Systems shall be considered a structure and shall meet all dimensional requirements of applicable districts.

1. Minimum Lot Size: No wind energy system shall be erected on any lot less than two acre in size.

2. Total Height: For property sizes between two and five acres, the total height shall not exceed 45 feet. For property sizes five acres and larger, the total height shall not exceed 60 feet.

3. Number of Systems: For property sizes equal to or greater than five acres the total number of small wind energy systems shall not exceed two. Each system shall be separated at its base by 1.2 times its total height.

4. Setbacks:

a. Property lines: A small wind energy system shall be set back from the nearest property line not less than 1.5 times its total height except when that system is designed to be mounted on a structure then it must meet dimensional requirements of the respective zone.

b. Structures: A small wind energy system shall be set back from the nearest building not less than 1.5 times its total height.

5. Design Standards.

a. Monopole Design: The design of the wind energy system shall be of a monopole design without guy wires.

b. Minimum Blade Height: The minimum height of the lowest extent of a turbine blade shall be 20 feet above the ground or 20 feet above the highest point of any structure or obstacle within 20 feet from base of the turbine.

c. Access: No tower shall have a climbing apparatus within 12 feet of the ground. All access doors or access ways to towers and electrical equipment shall be lockable.

d. Visual Appearance: Small wind energy systems shall be finished in a rust resistant, non-obtrusive finish and color that is non-reflective. No small wind energy system shall be lighted unless required by the FAA. No advertising signs of any kind or nature whatsoever shall be permitted on any small wind energy system.

e. Electrical Interconnections: All electrical interconnection or distribution lines shall be underground and comply with all applicable codes and public utility requirements.

f. Signal Interference: Efforts shall be made to site small wind energy systems to reduce the likelihood of blocking or reflecting television and other communication signals. If signal interference occurs, both the small wind energy system owner and individual receiving interference shall make reasonable efforts to resolve the problem. No small wind energy system shall cause permanent and material interference with television or other communication signals.

g. Over speed Controls: Every small wind energy system shall be equipped with both manual and automatic over speed controls.

6. Permit Applications. Application for a small wind energy system shall include the following information.

a.: Site plan to scale showing the location of the proposed small wind energy system and the locations of all existing buildings, structures, and property lines along with distances.

b. Elevations of the site to scale showing the height, design and configuration of the small wind energy system and the height and distance to all existing structures, buildings, electrical lines and property lines.

c. Standard drawings and an engineering analysis of the systems tower including weight capacity.

d Tower foundation blueprints from manufacturer or licensed engineer showing foundation and anchor design along with specifications for soil conditions at the site.

e. Specific information on the type, size, rotor material, rated power output, performance, safety and noise characteristics of the system including the name and address of the manufacturer, model and serial number.

f. Emergency and normal shutdown procedures.

g. A line drawing of the electrical components of the system in sufficient detail to establish that the installation conforms to all applicable electrical codes.

h. Evidence that the provider of electrical service of the property has been notified of the intent to install an interconnected electricity generator unless the system will not be connected to the electricity grid.

i. Abandonment. If the CEO determines that the small wind energy system has

been abandoned, the owner of the small wind energy system shall remove the wind generator and the tower at the Owner's sole expense within 6 months after the Owner receives the Notice of Abandonment. In the event the owner fails to remove the abandoned small wind energy system, the Town shall remove the system and bill the owner for the cost.