

Overview of Proposed Zoning Amendment

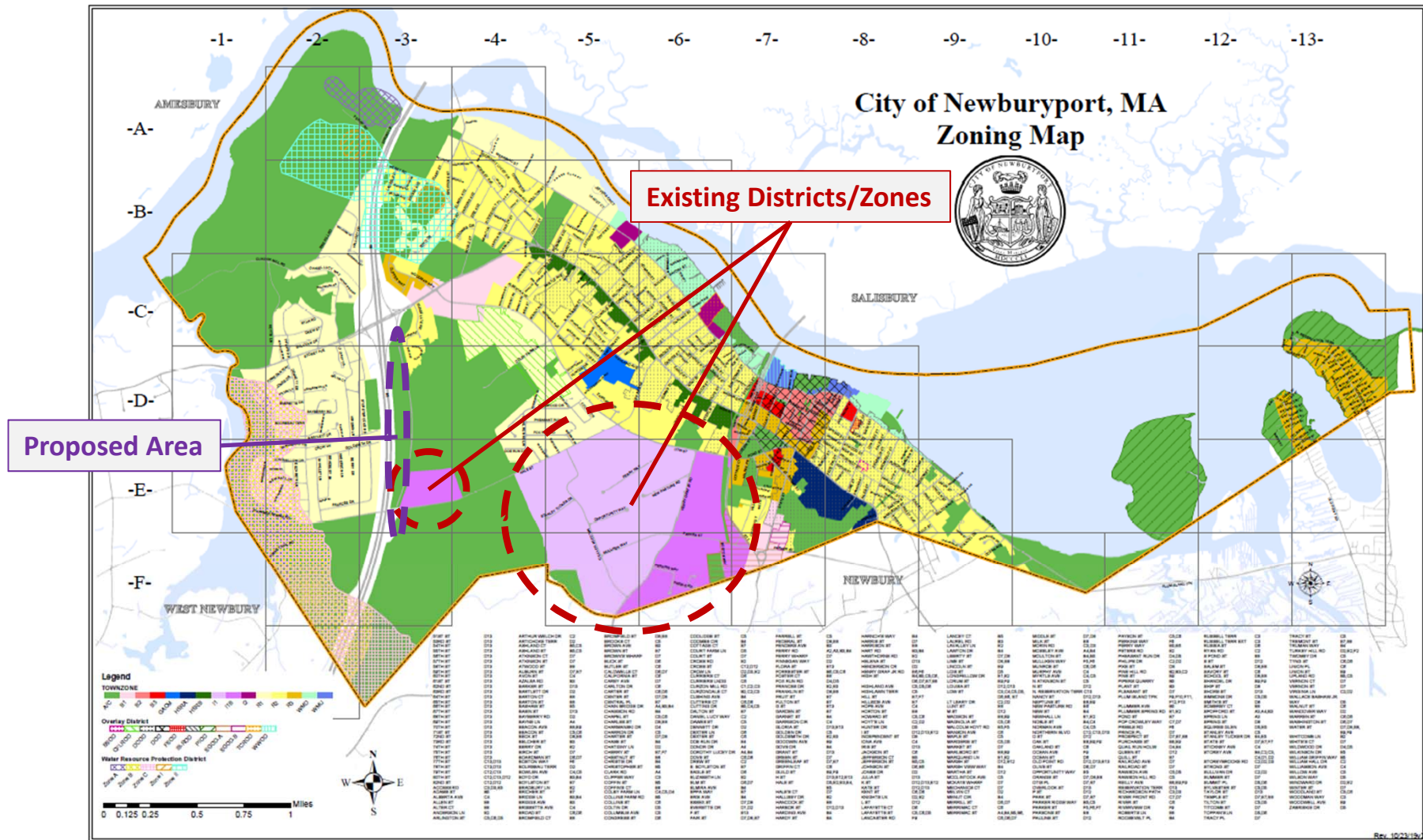


Andrew R. Port
Director of Planning & Development

Existing Zoning for Wind Turbines

- Newburyport Zoning Ordinance Section XXVI
“Wind Energy Conversion Facilities”
- Allowed by Special Permit in the Business Park
- Requires grant of a Special Permit from the ZBA
(to address potential impacts of any proposed installation)
(and Conservation Commission approval near resource areas)
- Minimum Setbacks/Buffer Zones (illustrative maps)
- Zoning Requirements vs. (&) Wetland Regulations

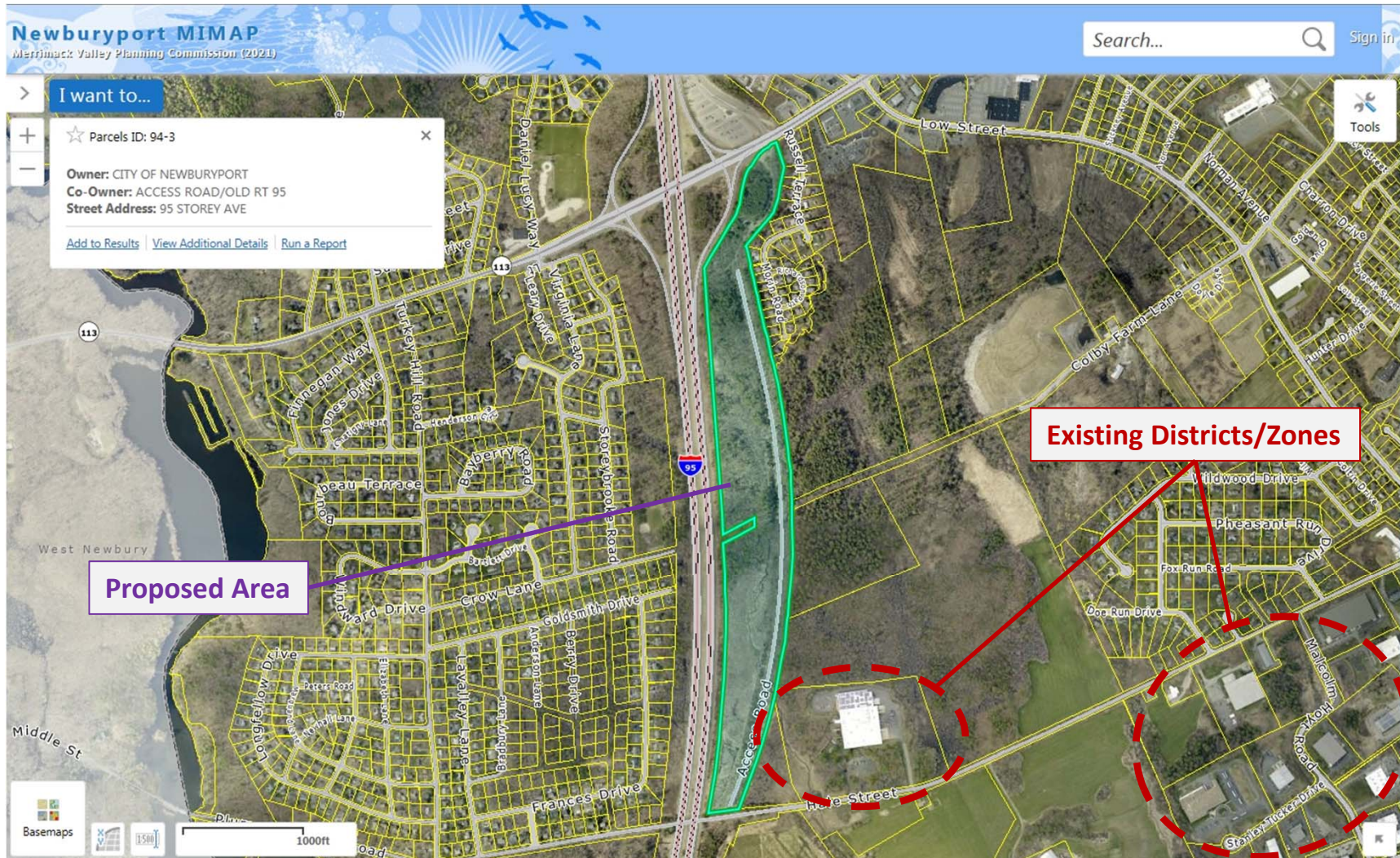
Newburyport Zoning Map – Wind Turbines



Newburyport Aerial Photo – Wind Turbines



Aerial Photo – I-95 Corridor



Zoning Setback Requirements for Wind Turbines

- Clear Area (no habitable structures): radius equals blade height
- Setback from any residential zoning district: 300'
- Setback from any property line: 150'
- Maximum blade height above existing grade: 300/400' (ZBA)
- Setback from Residential Structures: 3 x proposed hub height

(illustrative maps)

Review & Mitigation of Potential Impacts

- Shadowing / Flicker:

“Wind energy conversion facilities shall be sited in a manner that does not result in significant shadowing or flicker impacts. The proponent has the burden of proving that this effect does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.”

- Noise, lighting, landscaping
- Before/after sight line comparisons (4+ for ZBA)
- Balloon or Crane Test



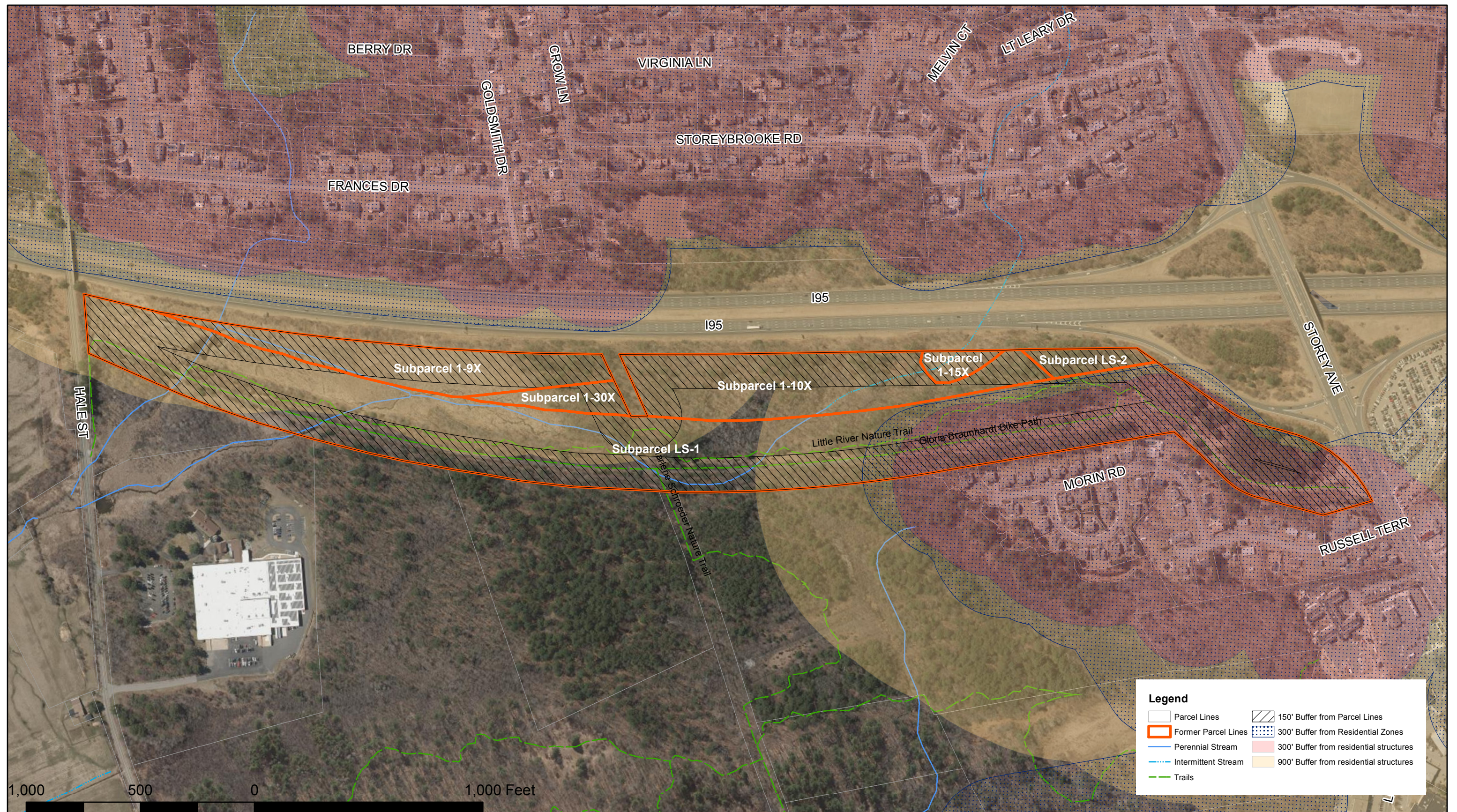
Proposed Zoning Change **Old Route I-95 Right of Way / Access Road (Assessor's Map 94 Lot 3)** **Estimated Wetland Resource Areas**





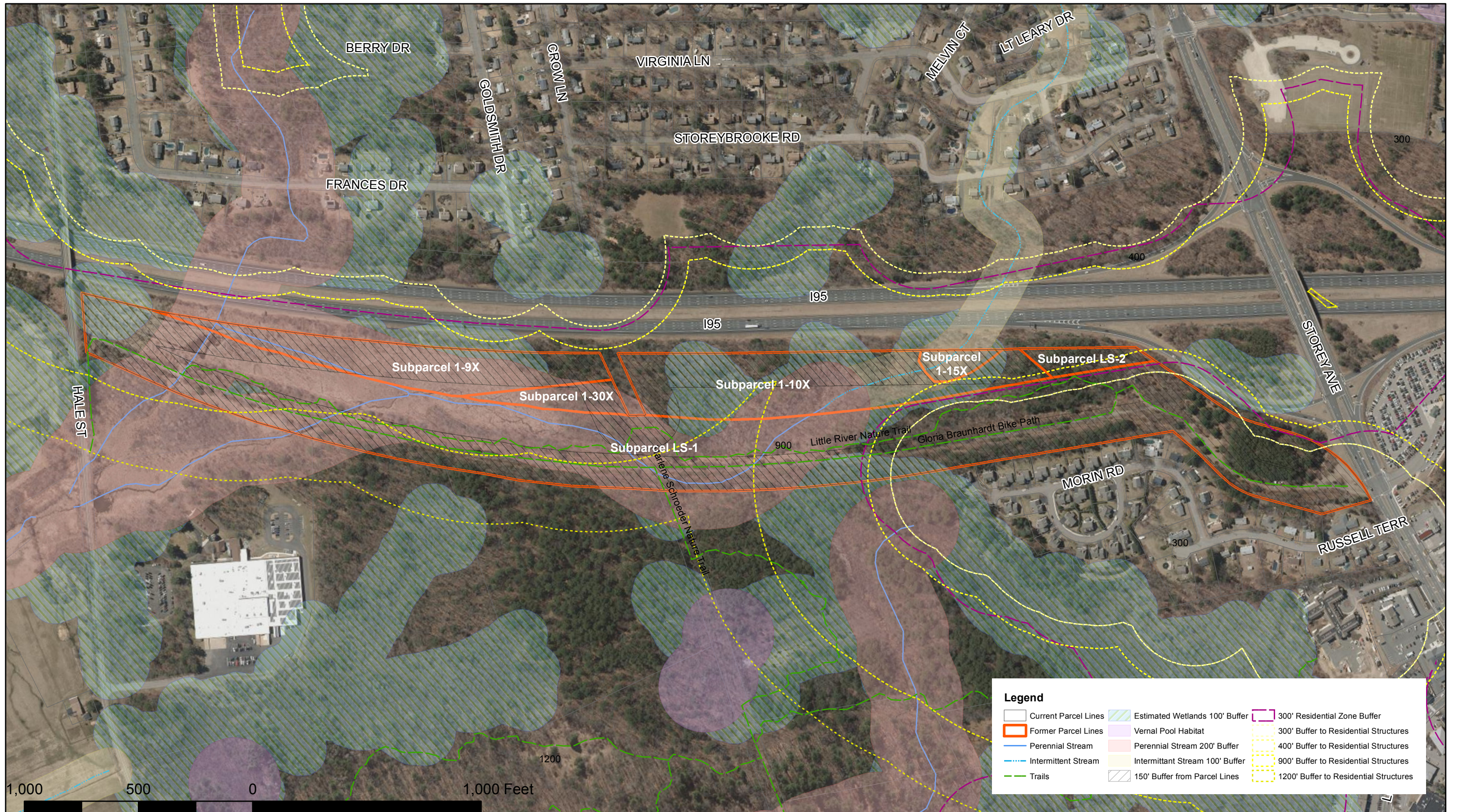
Proposed Zoning Change **Old Route I-95 Right of Way / Access Road (Assessor's Map 94 Lot 3)** **Estimated Conservation Commission Jurisdiction**





Proposed Zoning Change **Old Route I-95 Right of Way / Access Road (Assessor's Map 94 Lot 3)** **Zoning Buffers for Wind Turbines**





Proposed Zoning Change **Old Route I-95 Right of Way / Access Road (Assessor's Map 94 Lot 3)**

