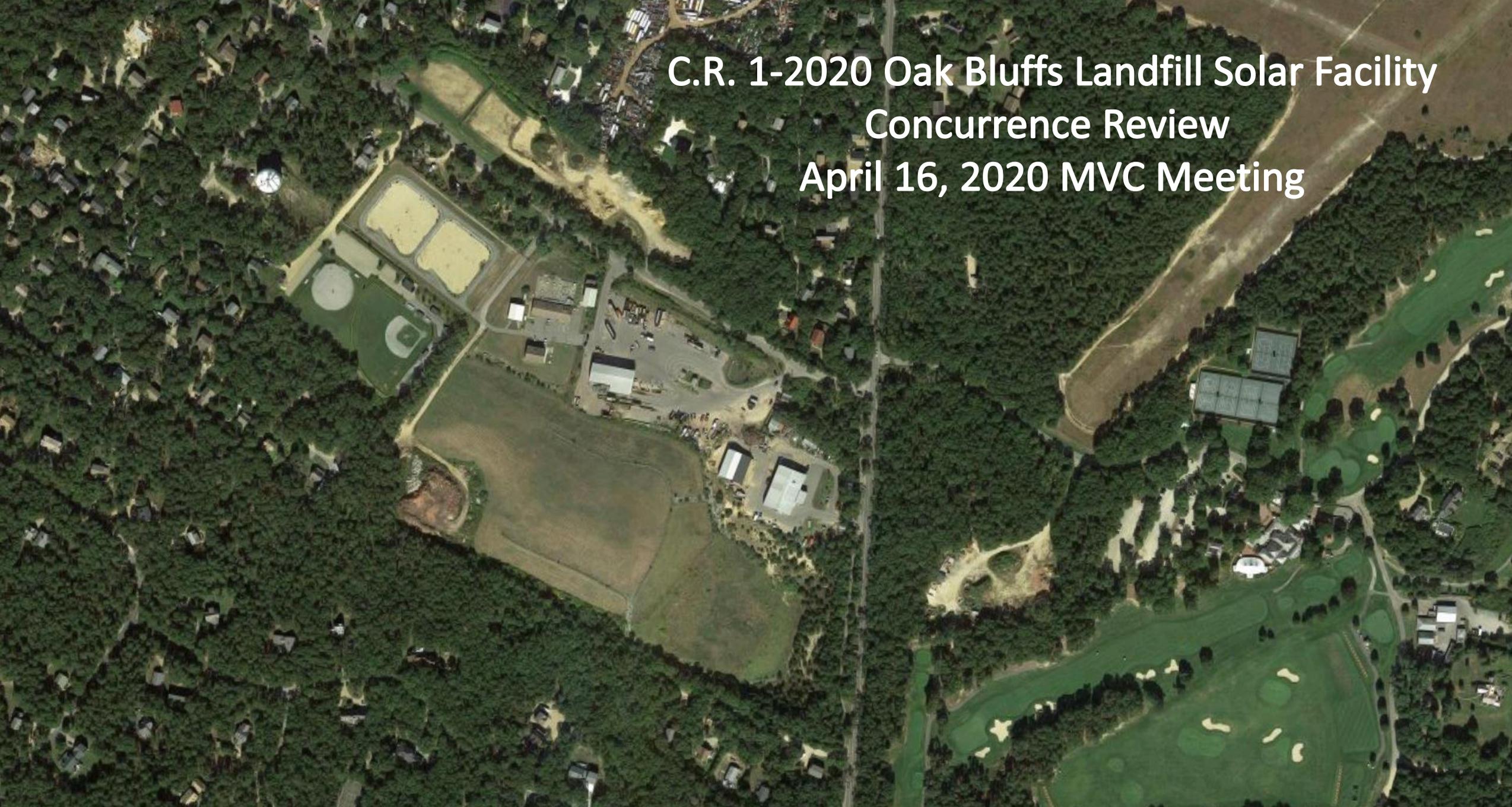
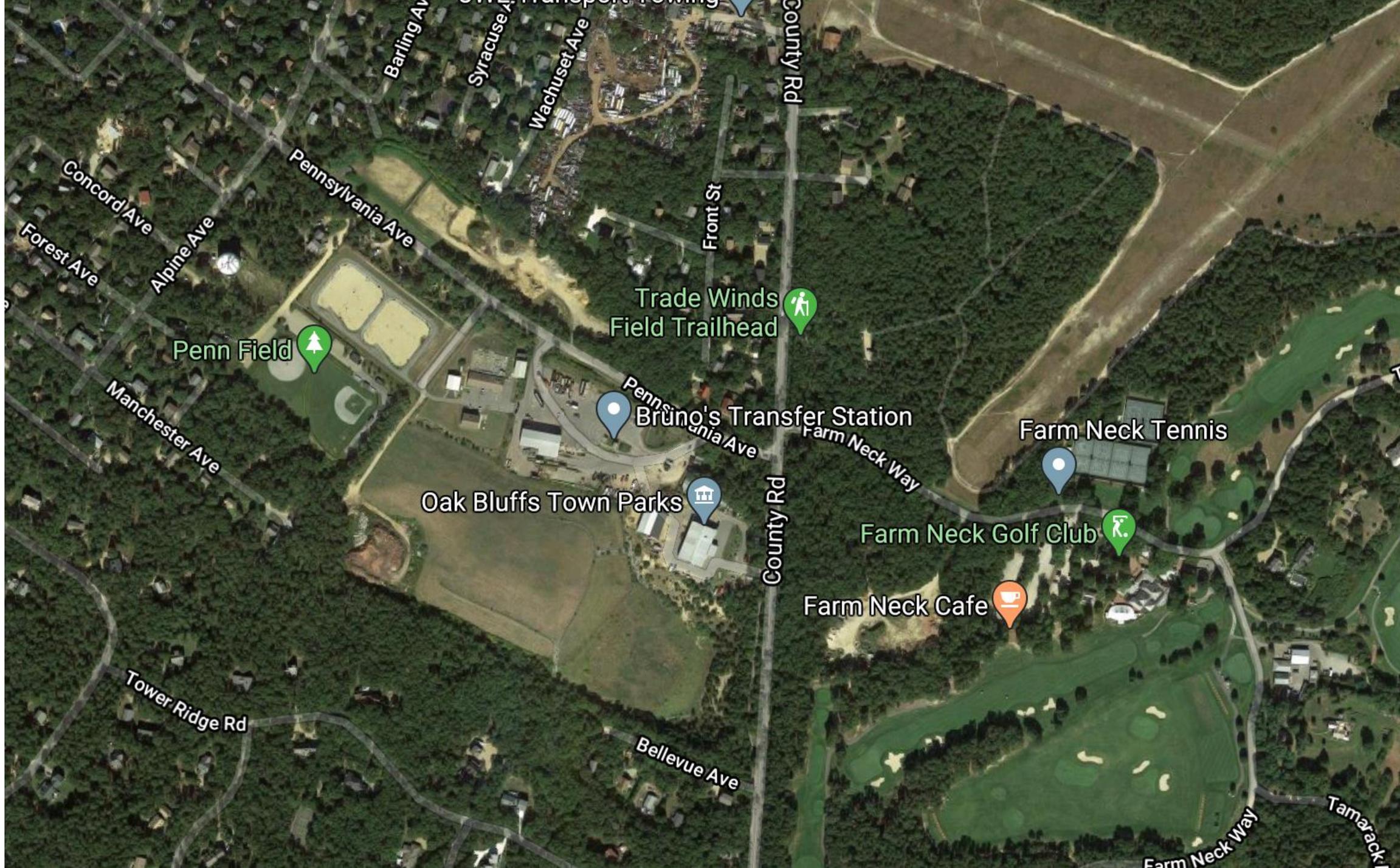


C.R. 1-2020 Oak Bluffs Landfill Solar Facility
Concurrence Review
April 16, 2020 MVC Meeting





Barling Av

Syracuse Av

Wachusset Ave

County Rd

Front St

Concord Ave

Pennsylvania Ave

Forest Ave

Alpine Ave

Penn Field

Trade Winds Field Trailhead

Manchester Ave

Bruno's Transfer Station

Farm Neck Tennis

Oak Bluffs Town Parks

Farm Neck Golf Club

Farm Neck Cafe

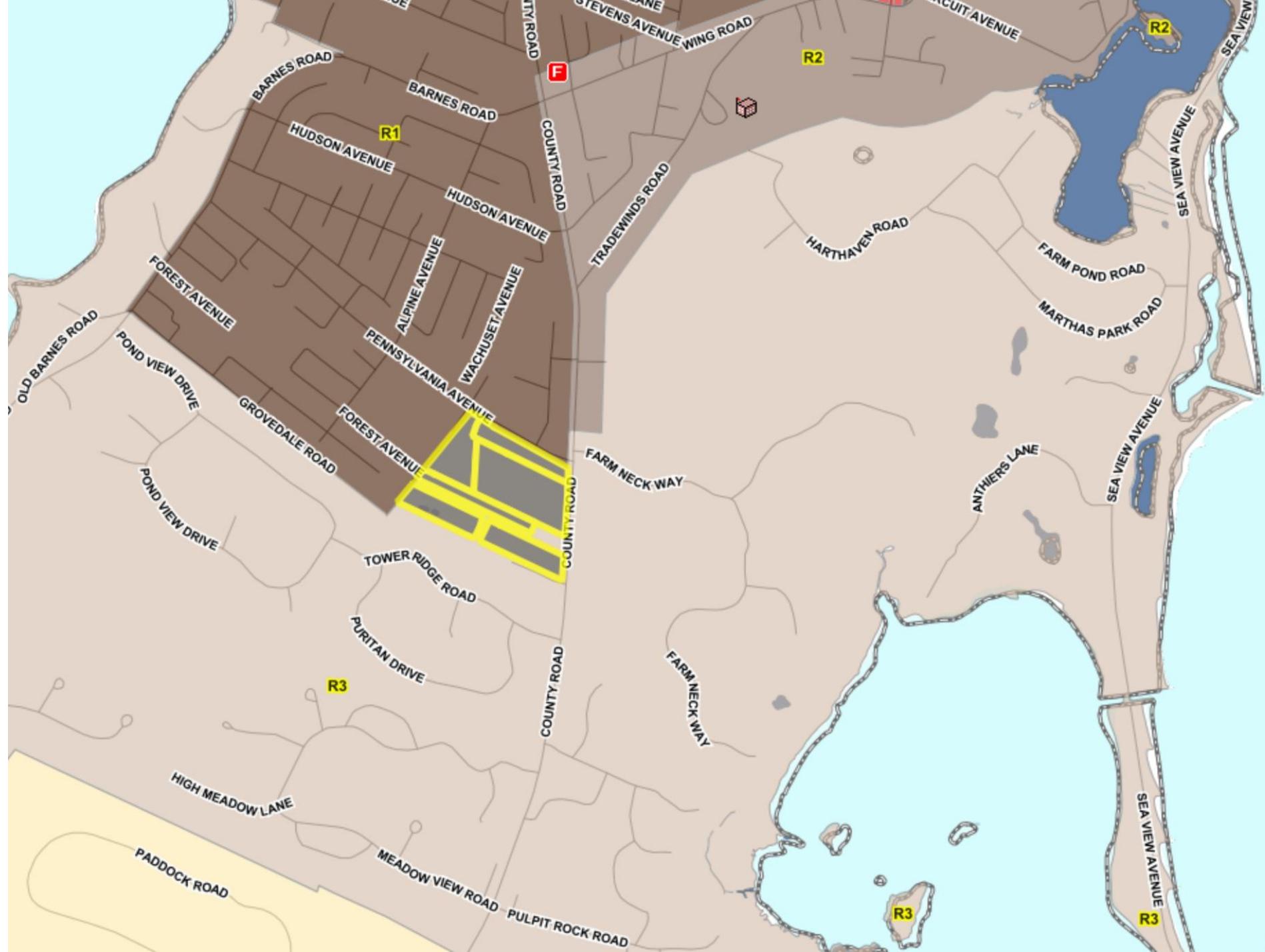
Tower Ridge Rd

Bellevue Ave

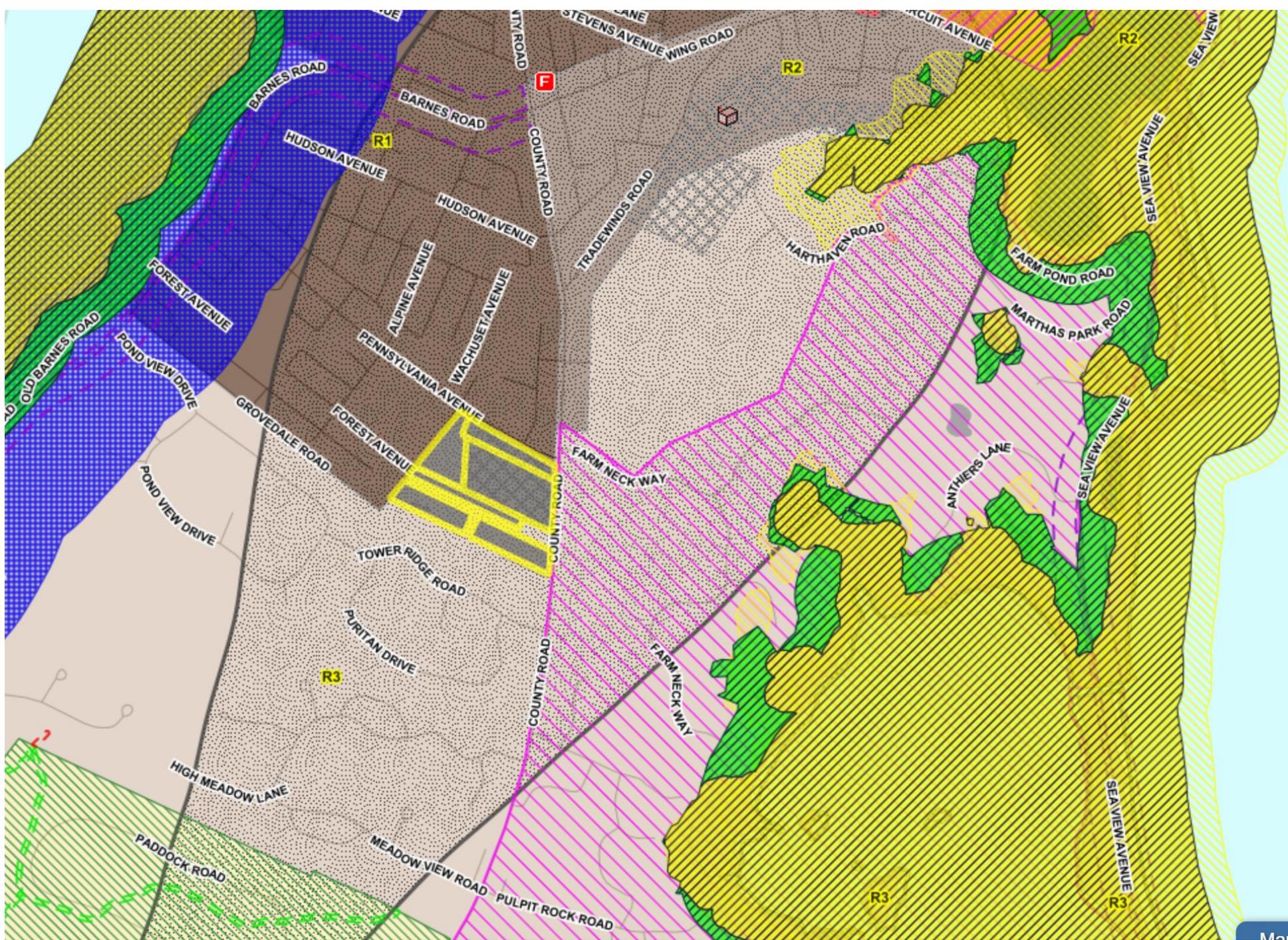
Farm Neck Way

Tamarack

- In R3 Residential District
- Abuts R1 Residential District
- R2 Residential District nearby
- R4 Residential District to the south

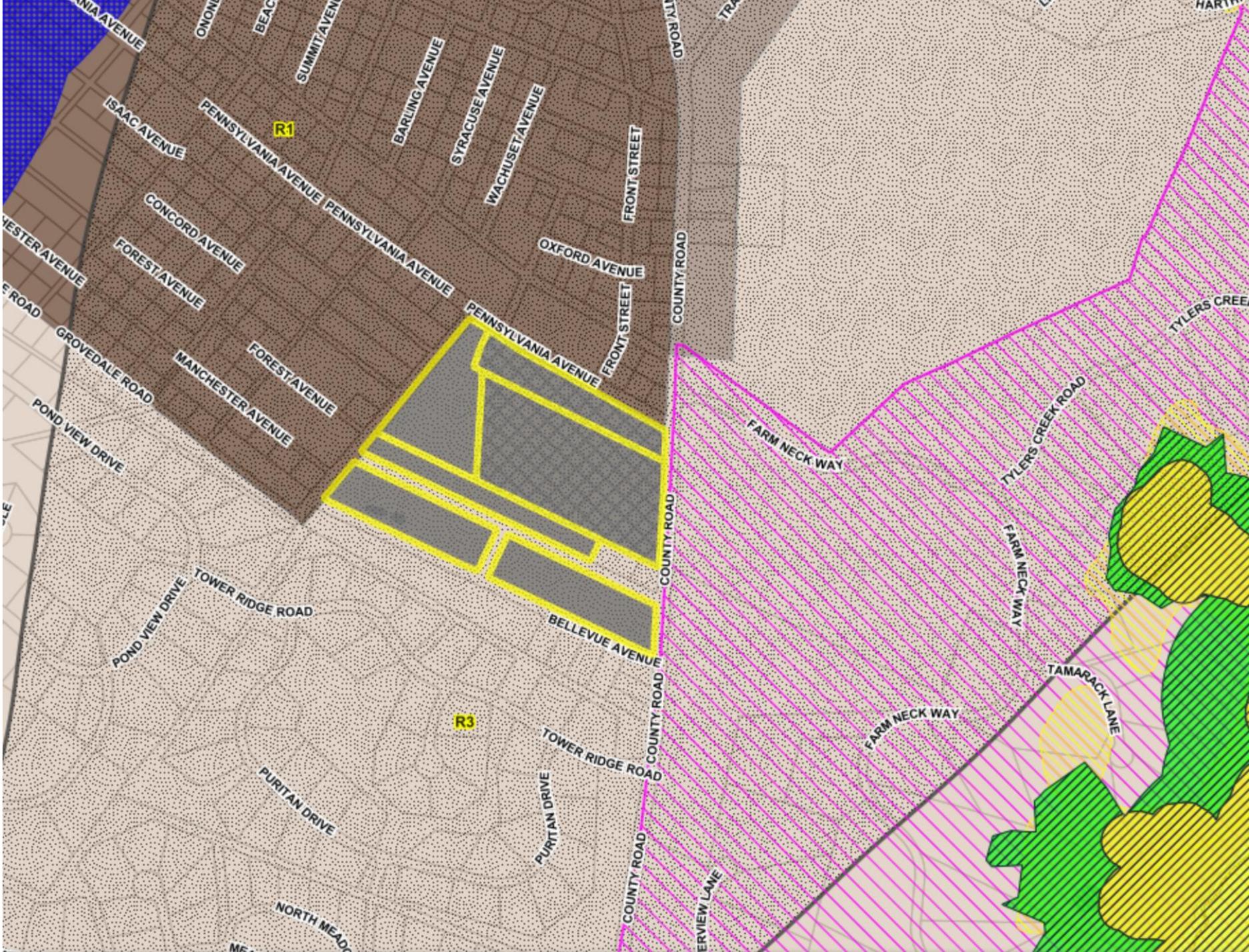


- Within Water Protection Overlay District and Wireless Communications District
- Abuts Sengekontacket Pond District
- Coastal Districts and Southern Woodlands District nearby



Oak Bluffs Zoning for Solar:

- R3 District: 50 ft front, side and rear setbacks for solar equipment
- Site Plan Review required for >10,000 sf ground-mounted solar panels
 - Visual impact
 - Grading & clearing
 - Consistency with planning objectives
 - Design standards for lighting and signage
 - Safety and Environmental standards
- ZBA Special Permit required
 - Impact on neighborhood character
 - Erosion, drainage, and runoff
 - Screening
 - Access & clearing
- ZBA Variance may be necessary for setback

















Oak Bluffs
Landfill
from bike path







Bellevue
Ave



County Road



Upper Transfer
Station entrance

Road elevation
80 feet,
Top of hill 118
feet



Penn
Field



Halfway between
Bend in the Road and
Big Bridge

Approximately 2.5
miles from landfill site



