

Town of Damariscotta  
Small Wind Energy Conversion System Ordinance

**CHECK LIST**  
**For a Complete Application**

- \_\_\_ Fully executed and signed copy of the application for a windpower facility.
- \_\_\_ Evidence of right, title or interest in the property such as a deed, option to purchase, lease or agreement.
- \_\_\_ Site Plan at a scale sufficient for review, but not more than 50 feet to the inch for that portion proposed for development. (North arrow; graphic scale; Planning Board signature box; Area for Notes?)
- \_\_\_ Names and addresses of all abutters on the plan.
- \_\_\_ Names and addresses of all abutters on a separate listing.
- \_\_\_ Sketch map showing general location of the site within Town (aka Location Map).
- \_\_\_ Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.
- \_\_\_ The bearings and distances of all property lines and the source of this information. (The Board may waive the requirement of a formal boundary survey when sufficient information is available to establish, on the ground, all property boundaries.)
- \_\_\_ Classification(s) of the property and the location of zoning district boundaries as applicable.
- \_\_\_ Location of existing and proposed buildings, deeded easements, other legal restrictions.
- \_\_\_ Copies of any proposed or existing easements, covenants, deed restrictions, etc.
- \_\_\_ Evidence that roof-mounted wind generator meets manufacture's standards and the roof is certified by a structural engineer to hold the generator securely in winds below 100 mph.
- \_\_\_ Scenic assessment. A visual analysis showing proposed structures and simulated visual impacts and mitigation from color treatments and/or screening.
- \_\_\_ A landscaping plan for facility that locates significant site features, types and locations of plans and fencing.
- \_\_\_ Photo simulations of proposed facility from perspectives determined by the Planning Bd..

- \_\_\_ Signed statement that the owners of the windpower facility agree to pay for removal after 18 months abandonment.
- \_\_\_ Proposed windpower facility meets (or is less than) the maximum rated capacity in kilowatts (kW) for the Zoning District. {Sect. 8}
- \_\_\_ Setbacks of windpower facility is 1.1 or more times its total height from property lines, public right-of-ways, easements and habitable buildings. {Sect. 9}
- \_\_\_ Maximum height of windpower facility tower or pole is 85 feet or less in the General Residential District. {Sect. 9}
- \_\_\_ Maximum height of the vertical top of blade, rotor or other (moving or stationary) component of a windpower facility is 100 feet or less in height in the General Residential (R) District. {Sect. 9}
- \_\_\_ Maximum height of windpower facility tower or pole is 100 feet or less in the Commercial (C2) and Rural (Ru) Districts. {Sect. 9}
- \_\_\_ Maximum height of the vertical top of blade, rotor or other (moving or stationary) component of a windpower facility is 140 feet or less in height in the Commercial (C2) and Rural (Run) Districts. {Sect. 9}
- \_\_\_ If a project includes construction other than a wind generator, it may also need to comply with other applicable Damariscotta ordinances. {Sect. 10}
- \_\_\_ Windpower facility composed of non-reflective surfaces and blends into surrounding landscape to the maximum extent possible. {Sect. 10A}
- \_\_\_ System designed and located to minimize negative visual impacts. {Sect. 10B}
- \_\_\_ No exterior lighting except required lighting by the FAA. {Sect. 10C}
- \_\_\_ All on-site electrical wiring to be underground except for tie-ins to public utility company utility poles or as excepted by the Planning Board. {Sect. 10D}
- \_\_\_ The windpower facility does not cause disruptive electromagnetic interference with signal transmission or reception beyond its property lines. {Sect. 10E}
- \_\_\_ Towers (not pole-mounted windpower facilities) have appropriate access control: climbing apparatus 12 feet or higher off the ground; locked anti-climb device on the tower; locked protective fence 6 feet or higher enclosing the tower. {Sect. 10F}

- \_\_\_ Appropriately located guy wires and guy wire anchors; location(s) for Fire Department to cut electricity going into a house or other habitable building. {Sect. 10G}
- \_\_\_ Proof that the windpower facility complies with all applicable FAA rules and regulations. {Sect. 10H}.
- \_\_\_ Proof that windpower facility is installed and operated to not interfere with the operation of any aviation facility or helicopter pad. {Sect. 10I}
- \_\_\_ Certification by the manufacturer that conformance of rotor and over-speed control design and fabrication conforms with good engineering practice. {Sect. 10J}
- \_\_\_ Noise. Proof that the noise level of the windpower facility meets or is less than the dBa levels specified in the Ordinance. {Sect. 10K}
- \_\_\_ If the application is wholly or partially within the Shoreland Zone, it shall be reviewed concurrently with the windpower ordinance. {Sect. 12C}
- \_\_\_ All approvals under the windpower ordinance expire after one year unless work is substantially started within one year. {Sect. 12D}
- \_\_\_ The owner of a windpower generator tower (or pole-mounted facility) is responsible for recording the fall zone of the tower (or pole) on his/her deed, site plan or subdivision plan at the Lincoln County Registry of Deeds
- \_\_\_ Building Permit Application – Building plans showing, at a minimum, floor plans and all elevations clearly indicating the type, color and texture of all exterior surfacing materials of all proposed buildings and structures, if any.
- \_\_\_ Payment of **Small Wind Power Conversion System Ordinance** application fee.