

EXHIBIT B

Zoning By-Law Amendment: Large-Scale Ground-Mounted Solar Energy Systems (Sections 10.7.7 & 10.7.13)

To amend the Wilbraham Zoning By-Law in the following manner:

A. Amend Section 10.7.7.B.2. (Screening), by amending the 3rd paragraph as shown below:

If additional plantings are required for screening, a planting plan shall be submitted showing the types, sizes and locations of material to be used which shall be subject to the approval of the Planning Board. Trees and shrubs shall be a minimum of six (6) feet in height at planting and staggered to better screen the solar arrays from view. Native non-invasive trees and shrubs that are low maintenance, adaptable to variations in climate, and not susceptible to known insect or plant diseases shall be used whenever feasible. Plants shall be maintained and replaced if unhealthy by the owner or operator of the Large-Scale Ground-Mounted Solar Energy System for the life of the installation.

B. Amend Section 10.7.7.J (Emergency Access) as shown below:

J. Emergency Access & Fire Protection. Large-Scale Ground-Mounted Solar Energy Systems and access roads shall be constructed and maintained to allow for safe year-round access by local emergency vehicles. Access roads shall be planned and constructed in consultation with the Department of Public Works to provide proper stormwater drainage control and to minimize grading, removal of stone walls or street trees and adverse impacts to environmental or historic resources. The operator shall be responsible for maintaining adequate access for emergency vehicles and maintenance equipment throughout the year. Fire cisterns shall be installed when required by the Fire Department in accordance with applicable laws and regulations.

C. Amend Section 10.7.13 (Decommissioning) subsection A.3 as shown below:

3. Restoration of the site to its natural pre-existing condition, including re-forestation where appropriate and stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping, designated below-grade foundations, and access roads in place in order to minimize erosion and disruption of vegetation.