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*ph: 508-430-7506*

**TO:** Zoning Board of Appeals  
**FROM:** Rachel Lohr, Zoning Compliance Officer  
**DATE:** January 16, 2024  
**RE:** ZB2024-03 0 Depot Rd Site Summary

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The existing commercial property located at **0 Depot Rd, Map:64 Parcel: S1** in the RR Zoning District, is a vacant lot that directly abuts the Town of Chatham, with approximately 17.120 acres, according to Town Assessing records. The applicants are requesting a Use Variance to construct a large-scale ground mounted solar array in a residential district. This application has been before the Board previously in 2020 and was approved at the August 26, 2020, public hearing. The applicants are re-applying since the approved Variance has expired.

**Project History:**

- August 26, 2020, a use variance was granted by the Board for a large-scale ground mounted solar array.
- August 26, 2021, the previously granted variance expired.
- December 21, 2023 a building permit was applied for, and applicants were notified that their variance had expired and would need to return to the Board to seek a new approval.
- January 02, 2024, a complete ZBA application was submitted.
- January 5, 2024, comments received from the Town Planner indicating they are being heard before the Planning Board to request an extension of their Site Plan review that had previously been approved.
- January 8, 2024, the Health Department submitted comments stating they had no concerns with the project.
- Police and Historic returned the request for input with no concerns.

According to the engineered site plan provided by BSC Group, dated July 17, 2020, the applicants are proposing a large-scale ground mounted solar array, the vacant lot in question does not have frontage in the Town of Harwich but does gain access from the east side of the lot the directly abuts the Town of Chatham. The proposed plans do not include building or site coverage information, but the solar panels and accompanying structures and equipment will all be 50ft from any lot line.