

Squam Lakes Conservation Society (SLCS)

G. With prior written approval of Easement Holder, Landowner may construct, repair, maintain, and use small, low to the ground structures related to renewable energy generation (such as a solar array, or geothermal equipment enclosure, but not including windmills or other towers), on the Conservation Area to serve the Landowner's permitted uses on the Conservation Area and/or non-commercial uses on other adjacent land of the Landowner. To obtain Easement Holder approval for such structures Landowner must conclusively demonstrate in writing that each of the following conditions has been met:

1. all reasonable attempts to contain such renewable energy structures, service lines, and related equipment within the non-easement excluded part of the tract, or on adjacent land of the Landowner, have been exhausted;
2. all reasonable attempts have been made to minimize any adverse impacts to the conservation values as outlined in the Conservation Purposes of this Easement, including the use of mitigation techniques to minimize visual impacts where necessary;
3. the structure is sized and designed appropriately for the primary benefit of permitted structures and/or uses on the Conservation Area and/or a single dwelling on adjacent land of the Landowner;

Upper Valley Land Trust (UVLT)

3) With prior written approval of Grantee, Grantor may construct, repair, maintain, and use small structures or facilities related to non-commercial renewable energy generation (such as a solar array or windmill) on the Protected Property, provided the structure is (a) consistent with all then-current federal, state and local laws and regulations, (b) sized appropriately for power generation for the *primary* benefit of structures or uses on the premises, and (c) all reasonable attempts to contain such renewable energy structures and facilities within the ***Homestead/Farmstead Area portion of the premises have been exhausted, and (d) all reasonable attempts have been made to minimize any adverse impacts to the conservation values as outlined in the Purposes of this Easement.

Ausbon Sargent Land Preservation Trust (ASLPT)

- A. [The Grantor reserves the right to install, maintain, utilize, repair or replace wind, solar, geothermal or other renewable power generating equipment (referred to hereinafter as "Renewable Power Equipment") to provide energy for agricultural, forest management and conservation activities on the Property[, and for household and residential use on the EXCLUDED AREAS shown on the Plan and described in Appendix ##, below], provided that the location of any such Renewable Power Equipment, associated utility line and equipment has been approved in advance and in writing by the Grantee as described in this Section 3.##., below. In addition, the Grantor reserves the right to connect said Renewable Power Equipment to the local power grid and to sell incidental, excess power back to the power grid through a net-metering or similar program.
- i. Grantor shall obtain written approval from the Grantee prior to commencing any tree clearing, excavation, construction or other activity or use associated with the reserved right in this Section 3.##., pertaining to Renewable Power Equipment, in accordance with the following procedure:

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- The Grantor shall provide the Grantee with a written request for approval, in accordance with Section 5, below, and with sufficient information, such as maps, plans

and narratives, to identify the purpose, equipment type, location, design, scope and timetable of the proposed equipment, with reasonable specificity, including but not limited to site plans, design specifications, elevations, and construction schedule (hereinafter the "Request"). The Grantee shall have sixty (60) days from receipt of the Request to approve, disapprove, seek additional information, or negotiate alternative terms or conditions agreeable to the Grantor and Grantee for the proposed equipment and its location, by written notice of its decision ("Notice of Decision").

Harris Center

See pages 8 and 9 (duBois CE) in workshop handout from Stephen Froling.

NRCS ALE 2016 Minimum Terms

- 2 (B) *Industrial or Commercial Uses* – Industrial or commercial activities on the Protected Property are prohibited except for the following:
 - (i) agricultural production and related uses conducted as described in the ALE Plan;
 - (ii) the sale of excess power generated in the operation of renewable energy structures and consistent with the conservation purposes of this Easement;
- 3 (C) *Construction on the Protected Property* – All new structures and improvements must be located within the Building Envelopes, containing approximately acres and described in EXHIBIT _ , which is appended to and made a part of the ALE.

[Include the following subparagraph if future building envelope adjustments may be considered: The boundaries and location of the Building Envelopes may be adjusted if Grantee and the Chief of NRCS provide prior written approval of the adjusted boundaries and location. The Building Envelopes may not increase in size and the adjusted Building Envelopes must provide equal or greater protection of the [SELECT ONE: *agricultural use and future viability* OR *the grassland, grazing uses*], and related conservation values of the Protected Property.]

Agricultural structures and utilities to serve approved buildings or structures, including on-farm energy structures allowed under Section I, Paragraph (4)(C) that neither individually nor collectively have an adverse impact on the [SELECT ONE: *agricultural use and future viability* OR *grassland, grazing uses*] and related conservation values of the Protected Property, may be built outside of the Building Envelope with prior written approval of the Grantee provided that the utilities or agricultural structures are consistent with the ALE Plan described Section I, Paragraph 1.

- 4 (C) *On-Farm Energy Production* – Renewable energy production is allowed for the purpose of generating energy for the agricultural and residential needs of the Protected Property. Renewable energy sources must be built and maintained within impervious surface limits, with minimal impact on the conservation values of the Protected Property and consistent with the purposes of the ALE.

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Vermont Housing and Conservation Board (VHCB)

See workshop handout from Kris Hammer and

[vhcb Renewable-energy-guidelines.pdf](#) and [VHCB On-Farm-Energy.pdf](#)

Society for the Protection of NH Forests (SPNHF)

See workshop handout from Tom Howe