YARMOUTH
MAINE

To: Planning Board

From: Erin Zwirko, Director of Planning & Development

Date: May 28, 2025

As described in a memo on solar siting sent to the Planning Board, Town Council, and Town Manager dated March 20, 2025, the Town needs to undertake a public process to adopt zoning amendments that define the commercial solar use, allow the use in the appropriate zoning districts, and adopt performance standards and a review procedure. At this time, following coordination with the Town's Sustainability Coordinator and the Yarmouth Climate Action Board, proposed amendments to Chapter 701, Zoning, Chapter 702, Site Plan Review, and Chapter 703, Character Based Development Code, are forwarded to the Planning Board for review. The review scheduled for June 25 is a workshop only. Public comment will be received.

The objectives for this effort include:

- Facilitate residential solar adoption by explicitly allowing accessory solar installations.
- Create standards for residential-scale ground-mounted solar that are balanced with reasonable setback and height restrictions.
- Allow commercial solar development in appropriate zones.
- Balance the siting and design of larger solar arrays with the conservation of local ecology.
- Create a standardized pathway for larger solar projects through the Planning Board.

In order to do so, we reviewed ordinances from nearby communities and model ordinances and best practices issued by Maine Audubon, SolSmart, NREL, Sabin Institute, American Planning Association, and Maine Farmland Trust. We have also reviewed the proposed amendments with legal counsel and will seek further legal review as needed.

The proposed amendments include defining principal and accessory solar energy systems (SES). Principal SES are ground-mounted installations that are categorized as small, medium, large, and utility scale as follows:

Type	Size	Where Allowed	Required Local Review
Small	Equal to or less than approx. 1 acre	Commercial Districts Industrial District MDR LDR RR	Site Plan Review and Special Exception

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Type	Size	Where Allowed	Required Local Review
Medium	Greater than approx. 1 acre, but less than approx. 2 acres	Commercial Districts Industrial District MDR RR	Site Plan Review and Special Exception
Large	Equal to or greater than approx. 2 acres, but less than approx. 10 acres	Commercial Districts Industrial District	Site Plan Review and Special Exception
Utility	Equal to or greater than approx. 10 acres	Not permitted anywhere	

Accessory SES include roof-mounted, building-mounted, and ground-mounted installations that don't meet the definitions of small, medium, large, or utility ground-mounted SES. Accessory SES are allowed anywhere as an accessory use, and accessory ground-mounted installations are further divided into two categories based on height with the maximum height allowed being the height allowed in the applicable zoning district as follows:

Type	Where Allowed	Required Local Review
Accessory ground-mounted SES equal to or less than 25 feet in height	All zoning districts	Building Permit
Accessory ground-mounted SES greater than 25 feet in height	Commercial Districts Industrial District LDR RR	Building Permit

The proposed amendments outline the additional items that must be submitted with a Site Plan Review and Special Exception application to the Planning Board, required performance standards, and required standards for decommissioning, abandonment, and financial surety. The goal for the additional submission requirements and the required performance standards is to ensure that the siting and design of the larger SES can be balanced with protection of important natural resources as outlined in the Comprehensive Plan, the Climate Action Plan, and the Open Space Plan. The proposed sizes allowed are also reflective of the goals and priorities of those plans that are unique to the community. Finally, ensuring that there is an appropriate decommissioning process, abandonment process, and financial protection for the Town is a best practice for any solar siting ordinance.

I appreciate the initial review facilitated by the Yarmouth Climate Action Board and look forward to receiving comments from the various stakeholders through the Planning Board review.

Attachment: Proposed Amendments to Chapter 701, Chapter 702, and Chapter 703 for Solar Energy Systems, May 28, 2025

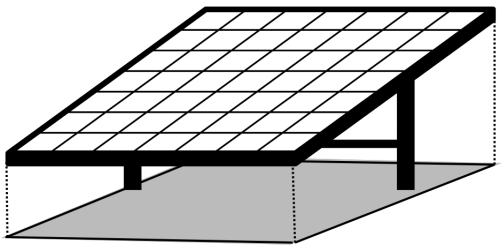
Amendments to Chapter 701, Zoning

Amend Chapter 701, Article I.D, to add the following definitions:

Solar Energy System (SES): A structure(s) that is used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power, including all associated equipment such as solar panels, mounting hardware, inverters, and wiring. A solar energy system consists of one (1) or more free-standing ground, roof, or building mounted solar arrays or modules, or solar related equipment and is intended to primarily reduce consumption of utility power or fuels.

Solar Energy System, Ground-Mounted (GM SES): A solar energy system that is structurally mounted on or affixed to the ground and is not directly connected to a building or structure. Ground-mounted solar energy systems are further categorized into four types based on the size of the facility. Facility size is measured by calculating the square footage of the projection of solar panels at maximum tilt on the ground below (see illustration below). Ground-Mounted Solar Energy Systems do not include any Solar Energy System that meets the definition of an Accessory Solar Energy System.

> **Small GM SES -** A system with a facility size equal to or less than 44,000 square feet (approximately equal to one acre).
>
> **Medium GM SES -** A system with a facility size greater than 44,000 square feet, but less than 88,000 square feet (approximately between 1 and 2 acres).
>
> **Large GM SES -** A system with a facility size equal to or greater than 880,000 square feet, but less than 440,000 square feet (approximately between 2 and 10 acres).
>
> **Utility GM SES -** A system with a facility size equal to or greater than 440,000 square feet (approximately 10 acres).



Projection of solar panels at maximum tilt

Solar Energy System, Roof Mounted: A solar energy system installed on the roof of a building or structure, or otherwise directly connected to a building or structure.

Solar Energy System, Accessory: Accessory solar energy systems may be roof, building, or ground-mounted:

a. Roof-mounted or building-mounted solar energy systems of any size are considered accessory.
b. Ground-mounted solar energy systems that do not meet the definitions of small, medium, large, or utility GM SES are considered accessory.
c. Accessory SES of any kind are intended to supply electrical or thermal power and/or reduce on-site consumption of utility power or fuels by the principal use or structure.

Tilt: The angle of the solar panels and/or solar collector relative to horizontal.

Amend Chapter 701, Article II, to add a new section:

FF. Solar Energy Systems

1. Purpose: The purpose of this ordinance is to promote renewable energy production, reduce fossil fuel dependence, and lower emissions while balancing environmental protection and climate resilience. Energy generated from solar energy systems (SES) can be used to offset energy demand on the grid, with benefits for system owners and other electricity consumers. The provisions of this ordinance are intended to regulate placement and construction of SES in appropriate locations while ensuring against unsafe conditions and undue adverse impacts on adjacent properties and critical natural resources.

2. Location of Ground-Mounted (GM) SES: A GM SES is a special exception use in the following zoning districts:

    a. Small GM SES is a special exception use in the Commercial, Commercial II, Commercial III, Industrial, Medium Density Residential, Low Density Residential, and Rural Residential districts.
    b. Medium GM SES is a special exception use in the Commercial, Commercial II, Commercial III, Industrial, Medium Density Residential, and Rural Residential districts.
    c. Large GM SES is a special exception use in the Commercial I and Industrial districts.
    d. Utility Scale GM SES is not permitted in any district.

3. Location of Accessory Ground-Mounted (GM) SES: Ground-mounted SES intended to provide on-site energy for a principal structure or use are considered accessory and are permitted as follows depending on the height of the system at maximum tilt:

    a. An accessory GM SES equal to or less than 25 feet in height is a permitted accessory use in all zoning districts.
    b. An accessory GM SES greater than 25 feet in height is a permitted accessory use in the Commercial, Commercial II, Commercial III, Industrial, Low Density, and Rural Residential districts.

4. Dimensional Standards: Ground-mounted (GM) SES are subject to the following dimensional standards:

a. Accessory GM SES:

i. Maximum height: Accessory GM SES shall not exceed the maximum building height restrictions in Commercial, Industrial, Low Density Residential, and Rural Residential districts. In all other districts, the maximum height is 25 feet at maximum tilt. The height of a ground-mounted SES shall be measured from the ground level at the base of the solar energy system to its highest point at maximum tilt, including the system's pedestal.
ii. Setbacks: Accessory GM SES shall meet the setback requirements for structures within the applicable zoning district.
iii. Where applicable, accessory GM SES shall not be included in calculations for open space or impervious coverage as long as the area under the panels remains vegetated and there is sufficient space between the panels to allow sunlight necessary to sustain live growth.

b. Small, Medium, and Large GM SES:

i. Maximum height: Twenty (20) feet when oriented at maximum tilt. The height of a GM SES shall be measured from the ground level at the base of the solar energy system to its highest point at maximum tilt, including the system's pedestal.
ii. Setbacks: GM SES shall conform to the setback requirements of the applicable zoning district, unless abutting a residential use, then the setback shall be increased to twice the setback requirements of the zoning district. The setback is measured from the property line to the perimeter fence.
iii. Where applicable, GM SES shall not be included in calculations for open space or impervious coverage as long as the area under the panels remains vegetated and there is sufficient space between the panels to allow sunlight necessary to sustain live growth.

5. Permitting Requirements:

a. The installation or expansion of all ground-mounted SES, or installation of any associated facilities, shall be approved under this section and shall obtain site plan approval as required by Chapter 702, Site Plan Review, and any other necessary Town or state approvals prior to its installation.
b. Any physical modification to an existing ground-mounted SES that alters the facility size, type, or location of the system or its associated equipment shall require approval under this section and will require an amendment to the site plan per Chapter 702, Site Plan Review. Like-kind replacements or nonstructural maintenance and repair shall not require approval under this section but shall require any other necessary Town or state approvals.
c. Accessory SES are not subject to Chapter 702, Site Plan Review, but must comply with the standards set forth in paragraph 7 below and shall obtain any necessary Town or state approvals prior to the installation or alteration of any such systems.
d. Phasing a project to exceed the size limitations of a ground-mounted SES on a single lot is prohibited.

6. Required Submissions for Small, Medium, and Large Ground-Mounted SES: In addition to the site plan review submission requirements listed in Chapter 702, the following submissions shall be required unless waived by the Planning Board:

    a. Supplemental information on Right, Title, and Interest:

        i. Name, address, and contact information of the proposed system installer, the project proponent, project proponent agent, and all co-proponents or property owners, if any.
        ii. If the operator is leasing the site, a copy of the lease agreement or a copy of the lease option agreement (minus financial compensation) and any and all related easements clearly outlining the relationship of the respective parties, inclusive of the rights and responsibilities of the operator, landowner, and any other responsible party with regard to the large-scale solar energy system and the term or duration of the agreement. Further, the operator shall identify any and all agreements or obligations of the landowner to the operator regarding any premises that are not specifically subject to the lease agreement, but which the operator has certain rights to use as part of the operation of the solar energy system.
        iii. A description of the anticipated quantity of energy to be produced and the entity to which it will be sold.
        iv. Certification that the project complies with the utility notification requirements contained in Maine law and accompanying regulations through the Maine Public Utility Commission, unless the applicant intends, and so states on the application, that the system will not be connected to the electricity grid.
        v. Evidence that the owner or operator has applied for any and all non-municipal permits that may be required for the installation of the proposed system
        vi. Evidence of meeting the local electric utility's transmission and distribution interconnection requirements for generation, including a copy of the executed Interconnection Agreement, when available.

    b. Supplemental information on Financial Capacity:

        i. Evidence of financial capacity to construct, operate, and decommission the proposed facility, including the abandonment guarantee as required in this Ordinance.

    c. Additional Site Plan Requirements:

        i. Site plan of the solar energy system showing the proposed layout of the system, any potential shading from nearby structures, the distance between the proposed system and all property lines and existing and proposed on-site buildings and structures, and the tallest finished height of the solar energy system.
        ii. Documentation of the major system components to be used, including the panels, mounting system, and inverter(s).
        iii. A one- or three-line electrical diagram detailing the solar installation, associated components, and electrical interconnection methods.

iv. A description of any off-site work to be completed by the Applicant or other entity required for the project, including power line upgrades.
v. Location of critical natural resources and habitat, including:
    a. Important plant and animal habitats or rare and irreplaceable natural areas, such as rare and exemplary natural communities, rare plant populations and habitat, threatened and endangered species habitat, essential and wildlife habitat, aquatic habitat, and habitat "connectors" as identified by the Maine Department of Inland Fisheries and Wildlife's Beginning with Habitat Program or the Maine Natural Areas Program.
    b. "Prime Farmland" and "Soils of Statewide Importance" as defined by the USDA's Natural Resource Conservation Service.
    c. High Value Undeveloped Habitat Blocks, High Value Plant and Animal Habitats and Focus Areas of Ecological Significance as mapped by the Maine Department of Inland Fisheries and Wildlife's Beginning with Habitat Program;
    d. All habitats identified as "Significant Wildlife Habitats" under Maine's Natural Resources Protection Act;
    e. Other sensitive habitats, including cold-water fish habitat, wetland areas of any size identified through wetland delineation, eelgrass beds, and forested areas that have not previously been cleared for agriculture.
    f. Location of, and setback distances to, wetlands of any size, vernal pools, streams, shoreland areas, areas of potential tidal marsh migration as mapped by the Maine Natural Areas Program, and coastal bluffs and their relative stability as mapped by the Maine Geological Survey.
    g. Location of slopes greater than twenty percent (20%) on the project site.
vi. If some or all of the SES, critical equipment, or associated buildings will be located in the floodplain, provide information for how the SES will be resilient to flood impacts, such as elevating electrical components (inverters, controllers, batteries) above the Base Flood Elevation (BFE) with additional freeboard for future precipitation projections, using corrosion-resistant materials, and/or an adaptive site plan for flood-prone areas.
vii. Locations of local or National Historic Districts and other historic or archaeological features.
viii. Photographs of existing conditions and renderings of vegetative screening.
ix. A detailed description for how the project is consistent with the goals of the Town of Yarmouth's Comprehensive Plan (2024), Climate Action Plan (2024), and Open Space Plan (2019).

d. Supplemental information on Operations:

i. An operations and maintenance plan, which shall include measures for maintaining safe access to the installation as well as other general procedures for operational maintenance for the projected operating life of the system.
ii. A vegetation management plan indicating how vegetation growth will be maintained under and around the installation at levels needed to reduce the risk of ignition from the electrical system while minimizing mowing to the extent practicable.

iii. An emergency management plan that identifies all potential hazards and the response to such hazards.
iv. A decommissioning plan that addresses applicable standards as identified in this section.
v. A construction plan and timeline that identifies all known contractors, site control, when the project construction will commence and the anticipated date that the system will be on-line.

7. Performance Standards for Accessory SES:

a. Roof-mounted, building-mounted, and accessory ground-mounted solar energy systems and equipment are permitted by right in conformance with this section, unless they are determined by the Code Enforcement Officer to present one or more unreasonable safety risks, including, but not limited to, weight load, wind resistance, ingress or egress in the event of fire or other emergency, and proximity of a ground-mounted system relative to buildings.
b. All SES shall be installed in compliance with applicable local and state building codes.
c. Reasonable efforts shall be made to minimize undue visual impacts by preserving existing native vegetation.
d. Each SES shall be maintained as necessary to ensure that it is operating safely and as designed over its useful lifetime.

8. Performance Standards for Small, Medium, and Large Ground-Mounted SES: In addition to the standards in paragraph 7 above, small, medium, and large ground-mounted solar energy systems shall comply with the following standards:

a. Siting

i. Solar panels are designed to absorb (not reflect) sunlight; and, as such, solar panels are generally less reflective than other varnished or glass exterior housing pieces. However, SES shall be sited to minimize or negate any solar glare onto nearby properties or roadways, without unduly affecting the functionality or efficiency of the SES.
ii. In order to minimize visual impacts on abutting properties, a buffer of at least 25 feet shall be maintained in its natural state along all property lines to provide year-round buffering for the lifetime of the SES. Where no natural buffer exists, and to accommodate varying site conditions, landscaping, berming, walls, or a combination thereof, may be used. The Planning Board may require that a natural state buffer be supplemented with additional planting or other features to provide a sufficient year-round buffer.
iii. To the extent practical, SES shall be located on previously developed, degraded, or marginally productive portions of the property. Projects should avoid where practical, and minimize as much as possible, impacts to existing mature vegetation.

b. Design

i. Utility connections from the solar energy system shall be placed underground. The Planning Board has the authority to waive this requirement based on soil and subsurface conditions, shape and topography of the site, and any requirements of the utility provider. Co-locate new transmission lines with existing man-made linear features, wherever possible. If co-location is not possible, utilize routes that have the least overlap with high value natural resources and habitats.

ii. Projects shall avoid disturbance, encroachment, or degradation to natural resources to the greatest extent practicable. Reasonable efforts, as determined by the Planning Board, shall be made to protect wetlands, watersheds, working agricultural lands, surface waters, vernal pools, slopes greater than twenty percent (20%) as well as:
    a. Important plant and animal habitats or rare and irreplaceable natural areas, such as rare and exemplary natural communities, rare plant populations and habitat, threatened and endangered species habitat, essential and wildlife habitat, aquatic habitat, and habitat "connectors" as identified by the Maine Department of Inland Fisheries and Wildlife's Beginning with Habitat Program or the Maine Natural Areas Program.
    b. High Value Undeveloped Habitat Blocks, High Value Plant and Animal Habitats and Focus Areas of Ecological Significance as mapped by the Maine Department of Inland Fisheries and Wildlife's Beginning with Habitat Program.
    c. All habitats identified as "Significant Wildlife Habitats" under Maine's Natural Resources Protection Act.
    d. Other sensitive habitats, including cold-water fish habitat, wetland areas of any size identified through wetland delineation, eelgrass beds, and forested areas that have not previously been cleared for agriculture.
    e. Areas of potential tidal marsh migration areas as defined by the Maine Natural Areas Program.
    f. Coastal bluffs as mapped by the Maine Geological Survey.

iii. The Planning Board may allow limited crossings for driveways or utilities to provide access to an upland area that is otherwise deemed to meet all other standards for the development of a SES.

iv. Clearing of natural vegetation shall be limited to what is necessary for the construction, operation, and maintenance of the SES, and shall follow low-impact development principles. Adherence to the provisions of the Maine Department of Environmental Protection's Maine Erosion and Sediment Control Best Management Practices is mandatory. The erosion and sedimentation control plan and narrative required by Site Plan Review must comply with requirements set forth in Chapter 601, Subdivision, Appendix D, in addition to the following standards:
    a. No Prime Farmland and Soils of Statewide Importance, as defined by the USDA's Natural Resource Conservation Service, or significant volume of topsoil shall be removed from the site to install a Solar Energy System or its accompanying infrastructure.
    b. Utilize Stream Smart road/stream crossings, proper erosion control techniques, and minimize the number of stream and wetland crossings to the greatest degree possible.

v. In the event that a site's vegetation is disturbed or must be removed to provide for solar access during the construction of the project, a revegetation plan is required and must be prepared by a qualified professional including:
   a. The plan shall indicate the existing nature of the vegetation to be removed and describe revegetation activities.
   b. Native, pollinator- friendly seed mixtures shall be used in the vegetation of the site. Whenever possible, the area surrounding the SES shall be planted with native wildflower meadow seed mix or native shrubs to stabilize the soil, encourage infiltration of runoff and increase pollinator habitat.
   c. Herbicide and pesticide application is prohibited during construction and maintenance.

vi. The SES shall be surrounded by a perimeter fence. The fence shall be constructed of high-quality, long-lasting materials and be an unobtrusive color and style so as to blend into the environment as well as possible. Where chain link fence is determined to be appropriate, the fence shall be either painted a dark color or coated with dark vinyl. The fence shall be wildlife-friendly by being elevated by a minimum of six inches to allow for passage of small terrestrial animals and including the placement of five-inch or larger diameter wooden escape poles in two or more corners of the perimeter fence as an alternative means for wildlife to escape the enclosed area.

vii. Signs shall comply with all applicable standards in this zoning ordinance. All sites shall be required, at a minimum, to identify the system owner and provide a 24-hour emergency contact phone number at the entrance of the site.

viii. The SES shall not be artificially lighted except to the extent required for safety or applicable federal, state, or local authority. Where lights along property lines are visible to adjacent residents, lights shall be shielded and meet the standards of Chapter 702.

9. Abandonment of Use, Decommissioning, and Removal

   a. Any non-accessory GM SES that has reached the end of its useful life or has been abandoned shall be removed consistent with this section. The system owner shall physically remove the installation no more than 180 days after the date of discontinued operations. The owner and/or operator shall notify the Code Enforcement Officer and Town Engineer by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

      i. Physical removal of all Solar Energy Systems, structures, equipment, perimeter fencing, and transmission lines for the site.
      ii. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
      iii. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Code Enforcement Officer, in consultation with the Town Engineer, may allow the system owner to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation. Native, pollinator-friendly seed mixtures shall be used in revegetation.

b. Once the owner and/or operator have properly removed all components of the SES and associated structures, the owner and/or operator shall notify the Code Enforcement Officer (CEO) in writing and request an inspection. The CEO shall have the authority to employ the services of the Town Engineer or other qualified professionals, at the owner/operator's expense, to verify that the abandonment complies with all applicable standards. If the CEO, in consultation with the Director of Planning and Development and Town Engineer, determines that such removal is satisfactory, the CEO shall notify the Town Engineer in writing to release the surety.

c. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, a SES shall be considered abandoned if it fails to generate electricity for more than one (1) year without first obtaining the written consent of the Code Enforcement Officer. The determination of abandonment shall be made by the Code Enforcement Officer.

d. If the owner or operator of the SES fails to remove the installation in accordance with the requirements of this section within one hundred and eighty (180) days of the abandonment of the proposed date of decommissioning, the Town shall use reasonable effort to notify the party that the Town intends to use the surety and any and all legal or available means necessary to cause an abandoned, hazardous, or decommissioned solar energy system to be removed.

e. The applicant shall provide financial surety for the decommissioning costs and/or abandonment, in the form of a cash escrow or an irrevocable letter of credit, for the total cost of decommissioning. Other forms of financial surety may be approved by the Town Engineer in consultation with the Town Manager. The financial surety mechanism shall be effective prior to the commencement of construction. The financial surety amount shall be determined as follows:

    i. The value of the surety shall be based on a professional engineer's estimate submitted by the applicant and approved by the Town Engineer. The Town Engineer may hire, at the applicant's expense, a qualified professional to review the engineer's estimate.
    ii. If the applicant is required to establish and maintain a financial surety for abandonment by another governmental entity, such as the Maine Department of Environmental Protection, the applicant shall ensure that the posting of the financial performance guarantee for abandonment complies with Town standards to streamline the administrative process.
    iii. Every five years subsequent to the initial effective date of the surety, the owner shall submit an updated engineer's estimate and surety to the Town Engineer for review and approval. The Town may hire, at the applicant's expense, a qualified professional to review the engineer's estimate.

Amend Chapter 701, Article IV.F, "RR" – Rural Residential, to add the following uses:

Permitted Use
Accessory Solar Energy Systems

Special Exception
Small and Medium Ground-Mounted Solar Energy Systems

Amend Chapter 701, Article IV.G, "LDR" – Low Density Residential, to add the following uses:

Permitted Use
Accessory Solar Energy Systems

Special Exception
Small Ground-Mounted Solar Energy Systems

Amend Chapter 701, Article IV.H, "MDR" – Medium Density Residential, to add the following uses:

Permitted Use
Accessory Solar Energy Systems

Special Exception
Small and Medium Ground-Mounted Solar Energy Systems

Amend Chapter 701, Article IV.J, "IND" – Industrial, to add the following uses:

Permitted Use
k. Accessory Solar Energy Systems

Special Exception
~~none~~Small, Medium, and Large Ground-Mounted Solar Energy Systems

Amend Chapter 701, Article IV.K, "C" – Commercial, to add the following uses:

Permitted Use
ii. Accessory Solar Energy Systems

Special Exception
Small, Medium, and Large Ground-Mounted Solar Energy Systems

Amend Chapter 701, Article IV.L, Commercial – II District, to add the following uses:

Permitted Uses
Accessory Solar Energy Systems

Special Exception
Small, Medium, and Large Ground-Mounted Solar Energy Systems

Amend Chapter 701, Article IV.O.1, Village – II District, to add the following use:

g. Accessory Solar Energy Systems

Amend Chapter 701, Article IV.P, "WOC I" – Water Oriented Commercial, to add the following use:

p. Accessory Solar Energy Systems

Amend Chapter 701, Article IV.X, Village III District, to add the following use:

s. Accessory Solar Energy Systems

Amendments to Chapter 702, Site Plan Review

Amend Chapter 702, Article I.B.1, to add:

i. Small, Medium and Large Ground-Mounted Solar Energy Systems

Amendments to Chapter 703, Character Based Development Code

Amend Chapter 703, Table 5.J.1, to add:

Permitted Districts	CD4	CD4-C	SD1
OTHER UTILITIES			
Accessory Solar Energy Systems (Subject to 701.II.FF)	X	X	X