

# Memo

**To:** Jim Lamphere  
**From:** Tony Santilli  
**cc:** Sherri Desjardins  
**Date:** 07/27/2020  
**Re:** 15 Frontier Rd solar project

7/27/2020

Dear Jim,

Please be advised that this office has reviewed the solar plans for 15 Frontier Road. This office reviewed the following items at your request regarding this proposed solar project:

1. The rear property line is the most distant point from the front as described in the zoning ordinance definitions. This particular parcel indicates the rear line as triangular in shape, which according to our regs, would suggest an assumed line at least 10 feet in length parallel to and at a maximum distance from the front property line.
2. All other property lines on this irregularly shaped parcel are considered side property lines.
3. This office does not consider the westerly maintenance road indicated on the proposal as an access road. Therefore, it should be removed from the plan and maintained as indicated as turf.
4. The footnote (2) indicated in section 6 of the zoning ordinance, Dimensional Regulations, seems clear that all setback areas abutting residential boundary shall be maintained in a vegetative state.  
However, the PSES ordinance itself, specifically states in Section C (1), paragraph 2, "Clearing of any existing vegetation within the front, rear and side setbacks areas is prohibited, unless explicitly approved by the planning board."
5. Drainage and detention ponds, swales, etc., may be constructed outside the setbacks as proposed. The drainage apparatus is allowed outside setback areas to ensure proper function as determined by professional engineers.





Memorandum

To: Jim Lamphere, Hopkinton Town Planner
From: Ralph A. Palumbo, President of Revity Energy, LLC
Date: July 27, 2020
Re: Frontier Road – Proposed Conditions

Proposed Conditions

Decommissioning security is set in the amount of \$293,254.85 [\$31,703.23/MW AC], to be held in the form of an interest-bearing escrow account, cash, or surety bond, as set forth in the Ordinance.

Table with 2 columns: Description and Amount. Rows include Crossman Decommissioning Estimate June 12, 2020 (minus 10% Contingency) \$434,603.88, Salvage Value (\$200,000.00), Subtotal \$234,603.88, Planning Board Contingency of 25% \$58,650.97, Net Current Decommissioning \$293,254.85^1, Proposed Megawatts AC 9.25, and Decommissioning Cost per MW AC \$31,703.23.

Approval of the engineered plan set submitted for the solar panel layout is contingent on the Applicant obtaining Rhode Island Department of Health (RIDOH) approval for panels in the area of the well located on site. Should RIDOH deny the Applicant the ability to place panels in this area, a two hundred (200) foot radius will be maintained around the well and no panels will be placed in the radius area. A plan depicting the increased radius is attached to this decision as Exhibit A. Any relocation of the well on the property shall be subject to RIDOH approval of well and panel location in the well buffer.

^1 Per the Crossman Engineering decommissioning estimate, for cost items based upon a per MW value, those total costs will vary if the MW value changes.



To the extent possible, the understory vegetation along Maxson Hill Road will remain in place and will be supplemented with additional planting of evergreen trees which shall be a minimum of 6' in height at the time of planting.

The Applicant will continue to comply with and abide by all applicable responsibilities and obligations of Hopkinton Zoning Ordinance, including but not limited to Chapter 246 entitled, Non-Residential Photovoltaic Solar Energy Systems Ordinance adopted January 22, 2019.

Sheet No.	Description
1	Overall Site Layout Plan
2	Site Plan
3	Site Plan
4	Site Plan
5	Site Plan
6	Site Plan
7	Site Plan
8	Site Plan
9	Site Plan
10	Site Plan
11	Site Plan
12	Site Plan

- Site Layout Notes:**
1. THE SITES TO BE REMOVED BY SUEVA ARE NOT INTENDED TO BE RE-DEVELOPED FOR OTHER USES.
  2. ALL ELECTRICAL CONNECTIONS AND UNDERGROUNDINGS SHALL BE FACILITY OWNED AND MAINTAINED BY THE FACILITY OWNER. THE FACILITY OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL ELECTRICAL CONNECTIONS TO BE MADE TO THE SITES TO BE REMOVED.
  3. ALL ELECTRICAL INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
  4. THE PROPOSED SUEVA IS LIMITED TO SECURITY SUEVA (FOR SUEVA) UNDER THE PROVISIONS OF THE SUEVA ACT. THE SUEVA ACT DOES NOT REQUIRE THE FACILITY OWNER TO PROVIDE SECURITY SUEVA FOR THE SITES TO BE REMOVED.
  5. THE FACILITY OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SECURITY SUEVA TO BE PROVIDED TO THE SITES TO BE REMOVED.
  6. THE FACILITY OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SECURITY SUEVA TO BE PROVIDED TO THE SITES TO BE REMOVED.
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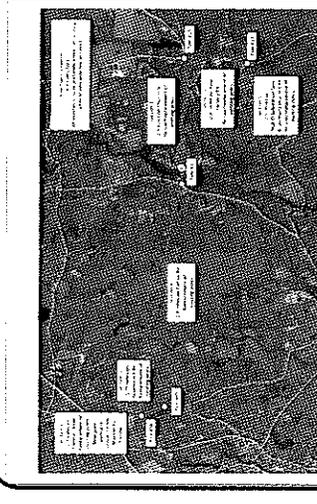
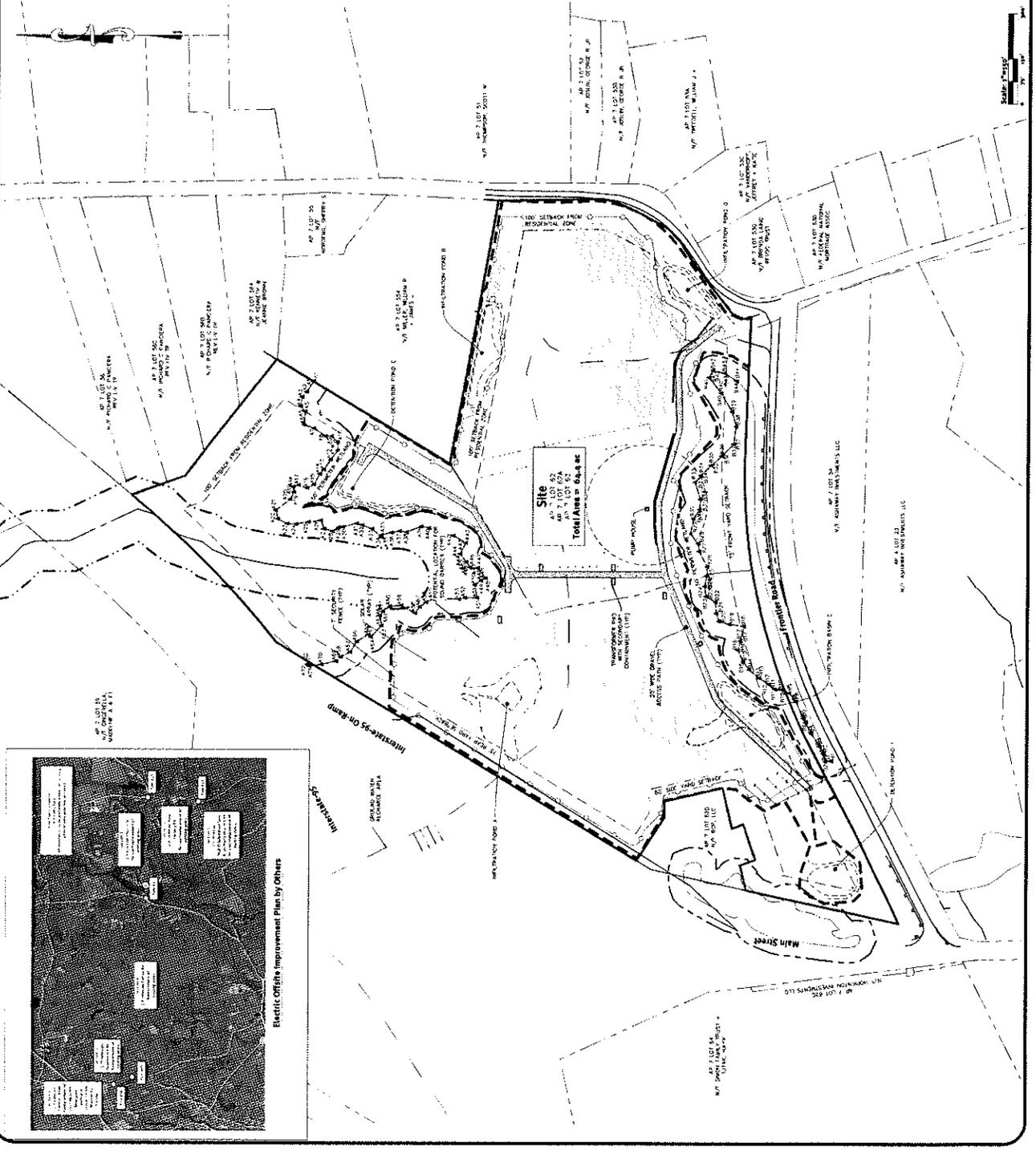
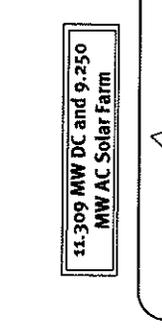
**Dimensional Regulations:**

MINIMUM LOT AREA: 100,000 SQ. FT.  
 MINIMUM LOT WIDTH: 100 FT.  
 MINIMUM FRONT YARD SETBACK: 25 FT.  
 MINIMUM SIDE YARD SETBACK: 5 FT.  
 MINIMUM REAR YARD SETBACK: 5 FT.

**Proposed Totals:**

ACRES: 27.7 ACRES  
 SUEVA: 1.5 SUEVA

**11.309 MW DC and 9.250 MW AC Solar Farm**



**Independent Conceptual Cost Estimate of Solar Decommissioning (9.25 MW)**  
**June 10, 2020, Revised June 12, 2020**

Item	Unit	Quantity	Unit Price	Total
R&D Chain Link Fence	LF	5000	\$ 2.00	\$ 10,000.00
R&D Solid Board Fence	LF	2335	\$ 2.00	\$ 4,670.00
R&D Utility Poles	EA	6	\$ 500.00	\$ 3,000.00
Trimming & Fine Grading Disturbed Areas	SY	156875	\$ 0.50	\$ 78,437.50
4 Inch Loam Supplement	SY	10000	\$ 4.00	\$ 40,000.00
Seeding	SY	58080	\$ 1.20	\$ 69,696.00
Erosion Control & Erosion Repairs	LS	1	\$ 17,500.00	\$ 17,500.00
Remove Rack Wiring	MW	9.25	\$ 1,229.50	\$ 11,372.88
Remove Panels	MW	9.25	\$ 1,225.00	\$ 11,331.25
Dismantle Racks	MW	9.25	\$ 6,175.00	\$ 57,118.75
Remove Electrical Equipment	MW	9.25	\$ 925.00	\$ 8,556.25
Remove Concrete and Ballasts	MW	9.25	\$ 750.00	\$ 6,937.50
Remove Racks	MW	9.25	\$ 3,900.00	\$ 36,075.00
Remove Cables	MW	9.25	\$ 3,250.00	\$ 30,062.50
Trucking to Recycle	MW	9.25	\$ 1,125.00	\$ 10,406.25
As-Built Survey	EA	1	\$ 10,000.00	\$ 10,000.00
Inspections	hrs	120	\$ 95.00	\$ 11,400.00
Final Report	hrs	32	\$ 95.00	\$ 3,040.00
Infiltration System Maintenance/Repair	LS	1	\$ 15,000.00	\$ 15,000.00
				\$ 434,603.88
		10% Contingency		\$ 43,460.39
		Current Total		\$ 478,064.26
		Estimated Salvage Value		\$ 200,000.00
		<b>Net Current Value**</b>		<b>\$ 278,064.26 **</b>

- \*\*Notes:**
1. The cost value does not include the cost of reforestation of existing wooded areas.
  2. For cost items based upon a MW value, those total costs will vary if the MW value changes.