

**Modified 3.5 MW+/- DC Photovoltaic Solar Energy System Development  
Zone Change / Comprehensive Plan Amendment and  
Regulatory Compliance**

**'Crandall Lane Solar Development'  
10A Crandall Lane #B  
Assessor's Plat 2 , Lot 1**

Prepared for: Centrica Business Solutions

Prepared by: Pimentel Consulting, Inc.

13 August 2020

## **INTRODUCTORY STATEMENT**

Centrica Business Solutions (hereafter 'Applicant') has retained my professional land use planning and zoning consulting services, in order to evaluate the modified 3.5 MW+/- DC 'Photovoltaic Solar Energy System' (hereinafter 'PSES') development. This should be contrasted with the original proposal, which pre-dates this consultant's professional involvement, but has been thoroughly vetted. The original proposal was for a 3.9 MW+/- DC PSES. The current proposal amounts to a 10.3% reduction. The present proposal has also heeded the general commentary / voiced concerns of the community and public alike. The Applicant not only engaged the consultant in question, but literally directed the entire development team to redesign the PSES. The design changes in question, which will be elaborated upon later in this report, include: reducing the dedicated fenced-in area; minimizing overall vegetative clearance; significantly reducing massing and scale of the solar array area proper; and substantially increasing setbacks.

The Town Council did amend their solar ordinance as recently as 2019, however the subject proposal has been determined to be vested pursuant to the prior 2016 ordinance. This is important for two (2) reasons: first, there is no limitation on structural coverage; and secondly, requisite setbacks are firmly in accordance with the respective zoning designation. However, in order to realize the subject PSES development, either a use variance must be attained from the Zoning Board of Review (an absolute nullity), or the property properly rezoned to the Commercial Special District. This regulatory mechanism is not unique, providing greater oversight on both placement and installation. Not only does the Town Council have control over its initial inception, but secondarily reviewed by the Planning Board pursuant to the respective Development Plan Review [hereinafter 'DPR'] regulations.

There simply is not enough acreage associated with the Town's commercial and manufacturing zones to permit appropriately sized PSES developments. Furthermore, it cannot be the desire of the community to have such limited resources consumed in this manner. Thoughtfully configured commercial and manufacturing zones are required to accommodate those services and places of employment necessary to ensure a community's fiscal well-being. Therefore, this land use consultant must conclude, given the Comprehensive Plan's textual consistency, that a zone change is the Town's preferred regulatory method of controlling their placement.

Expressing the obvious, every proposal merits consideration, regardless of the manner of review. Those elements that are most note-worthy, massing, scale and resulting property disturbance, can be handled through the normal and anticipated negotiative DPR process. It is

for this reason why a conceptual proposal is forwarded to the attention of the Planning Board, prior to proceeding onto the Town Council. This conceptual plan discussion garners valuable input from both community representatives (board members, professional staff, etc.) and the public-at-large. Albeit, a negative recommendation was ultimately forwarded to the Town Council's attention, the hearing nevertheless garnered constructive criticism that was taken quite seriously and literally used in modifying the development proposal. Every consideration has been heeded in the redesign of the PSES, resulting in a much smaller solar facility; in certain instances the reduction approaching one-third in overall magnitude.

In order to properly introduce the proposed PSES development, the applicant is pursuing both a zone change and corresponding Future Land Use map land use classification amendment. The referenced development is not only to realize provision of clean efficient and affordable energy (both locally and regionally), in furtherance of the respective Comprehensive Plan and State Energy Plan / Statewide Planning Program goals and objectives, but also to foster economic development.

In light of the requested development proposal, this land use consultant has conducted a thorough analysis of the proposed PSES development and compared it to the goals and objectives of the following regulatory documents: Town of Hopkinton, RI, 2016 Comprehensive Plan - Town Council adopted 5 February 2018 [hereinafter 'Comprehensive Plan']; Town of Hopkinton Zoning Ordinance, inclusive of the prior (2016) Solar Ordinance amendment - Said amendment having been adopted by the Town Council on 18 July 2016 [hereinafter 'Ordinance']; Town of Hopkinton Land Development and Subdivision Regulations - Revised 3 September 2014 [hereinafter 'LD Regulations']; State Guide Plan Element Report No. 120 - Energy 2035 - Rhode Island State Energy Plan - Approved 8 October 2015 [hereinafter 'State Energy Plan']; RI Comprehensive Planning Standards Guidance Handbook Series - Guidance Handbook No. 9 - Planning for Energy - Revised June, 2018 [hereinafter 'Energy Guidance Handbook']; RI Comprehensive Planning Standards Manual - Revised 14 June 2018 [hereinafter 'Standards Manual']; as well as having conducted a thorough analysis of the general neighborhoods situated along Old Hopkinton Cemetery Road, Crandall Lane, Amelia Street, and Jacobson Trail. The purpose for the subject analysis is two-fold: evaluate the appropriateness of the proposed zone change and land use classification amendment, as well as consistency with the respective Ordinance 'PSES Regulations,' to include requisite DPR Regulations.

### **'SOLAR ENERGY' NEED**

This land use consultant has previously detailed on numerous occasions before both the Hopkinton Planning Board and Town Council alike, the importance of a well-balanced comprehensive energy program; realizing provision of energy from both fossilized and non-fossilized (renewable) sources. In order to realize this comprehensive energy program, the State of Rhode Island has put forth directives through a series of State Guide Plans, rendering it mandatory that all municipalities incorporate their individualized approach within their respective Comprehensive Plan. The Town of Hopkinton has not only successfully accomplished this task, but has since amended their Ordinance on two (2) separate occasions; illustrating the great length to which the Town values renewable energy, in particular solar energy. There is in fact foundational language within the Comprehensive Plan that suggests that residential districts might be appropriate for solar facility installations as a matter-of-right.

#### **Public Services and Facilities - Goals, Policies and Recommendations [Page 55]**

**Policy PSF 17 - "Encourage renewable energy projects in the private sector."**

**Recommendation 18 - "Consider expanding the current zoning regulations to allow photovoltaic installations in residential districts."**

The asserted statements are corroborated below, as excerpted from a variety of state law and regulatory documents. Addressing provision of renewable energy is mandatory within a community's Comprehensive Plan, as evidenced by the following:

#### **§ 45-22.2-6 Required content of a comprehensive plan.**

**(b)** *"The comprehensive plan must be internally consistent in its policies, forecasts, and standards, and shall include the content described within this section. The content described in subdivisions (1) through (10) may be organized and presented as deemed suitable and appropriate by the municipality. The content described in subdivisions (11) and (12) must be included as individual sections of the plan."*

**(8) Services and facilities.** *"The plan must be based on an inventory of existing physical infrastructure such as, but not limited to, educational facilities, public safety facilities, libraries, indoor recreation facilities, and community centers. The plan must describe services provided to the community such as, but not limited to, water supply and the management of wastewater, storm water, and solid waste. **The plan must consider energy production and consumption.** The plan must analyze the needs for future types and levels of services and facilities, including, in accordance with § 46-15.3-5.1, water supply system management planning, which includes demand management goals as well as plans for water conservation and efficient use of water concerning any water supplier"*

The Town of Hopkinton has a fairly new Comprehensive Plan, and it does indeed address both production and consumption of a variety of energy sources, inclusive of solar. It is the professional opinion of this land use consultant that permitting rezones in certain locales to

realize provision of appropriately sited solar energy systems is not inconsistent with the overall goals and objectives of the Comprehensive Plan, albeit an amendment to the Future Land Use map will be necessary to legitimize the site in question. It is my professional opinion that the Town of Hopkinton has taken this somewhat unique approach, unlike the typical community that imposes permission by means of the granting of a special use permit, to provide greater oversight on their placement. It is also quite typical for communities to consider specified 'land use' amendments in conjunction with specific project proposals - permitting the private sector to take the lead in such endeavors.

**Recommendation 9.4** - *"Include implementation actions within the Implementation Program that address: Enabling the Development of Renewable energy production facilities by the private sector."*

*"Municipal policies and regulations can have a direct effect on how easy or difficult it is for the private sector to develop renewable energy facilities. Municipalities should consider how to enable the development of renewable energy production facilities by the private sector. When determining appropriate methods for enabling renewable energy production, it may be beneficial for municipalities to look back at how existing municipal policies have previously shaped private energy production..." [Energy Guidance Handbook - Page 14]*

The proposed zone change and comprehensive plan amendment reflects typical zoning methodology, permitting introduction in the lower-density zoning designation for pertinent development reasons. Although, solar energy, unlike other sources of renewable energy, are rather innocuous given their extremely low installation profile, they nevertheless require a reasonable quantity of land area to realize an economically productive proposal. The lower-density zoning designations are typically imposed upon the larger acreage, more rural portions of a community, areas in which solar energy installations are most appropriate. And yet, are prevented from being used for such purposes in a reasonably regulatory manner, thus the reason for necessitating Town Council action.

**Standard 9.2.b** - *"Include one or more implementations action within the Implementation Program that address: Adopting zoning policies and siting standards for renewable energy production facilities." [Energy Guidance Handbook - Page 10]*

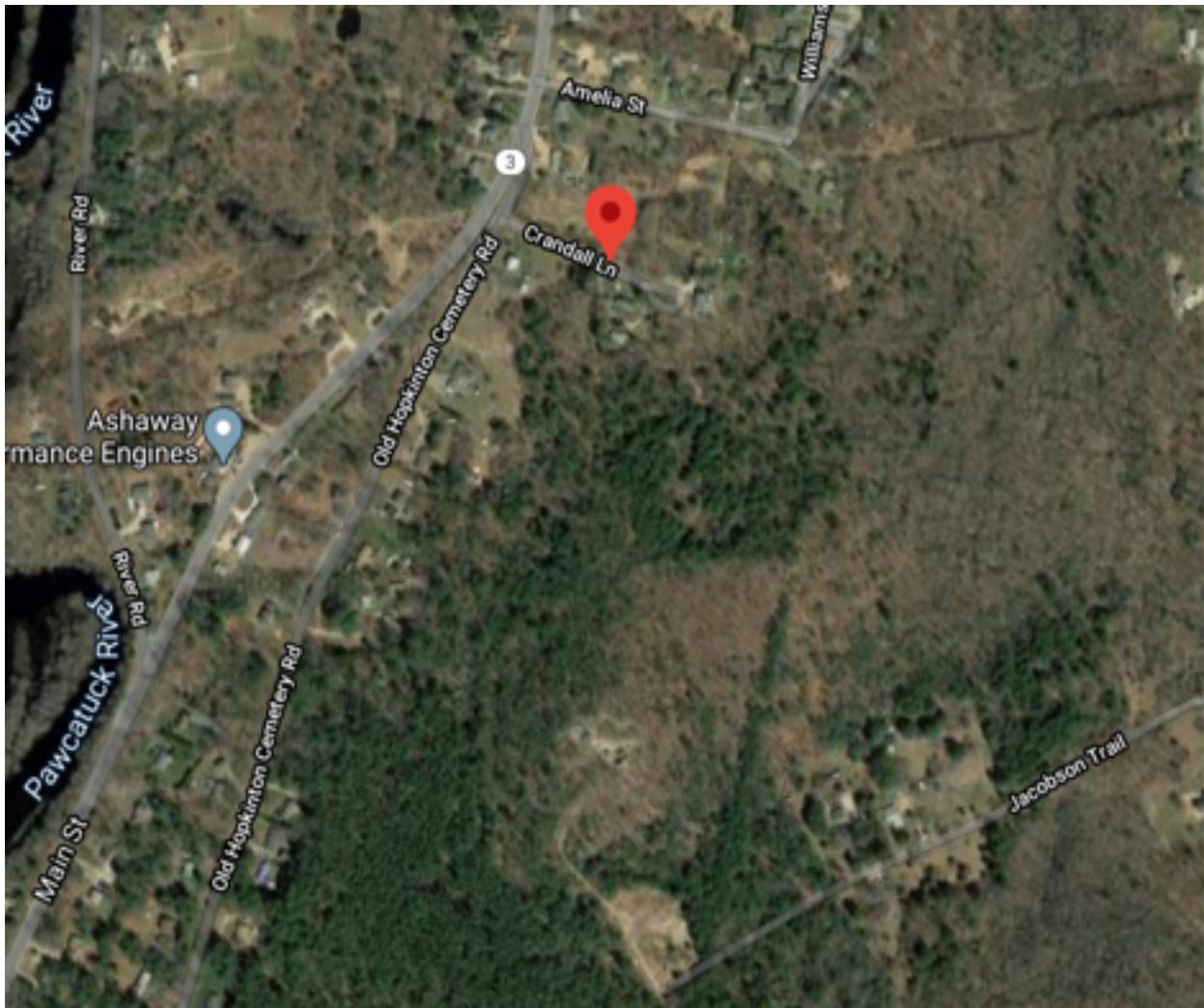
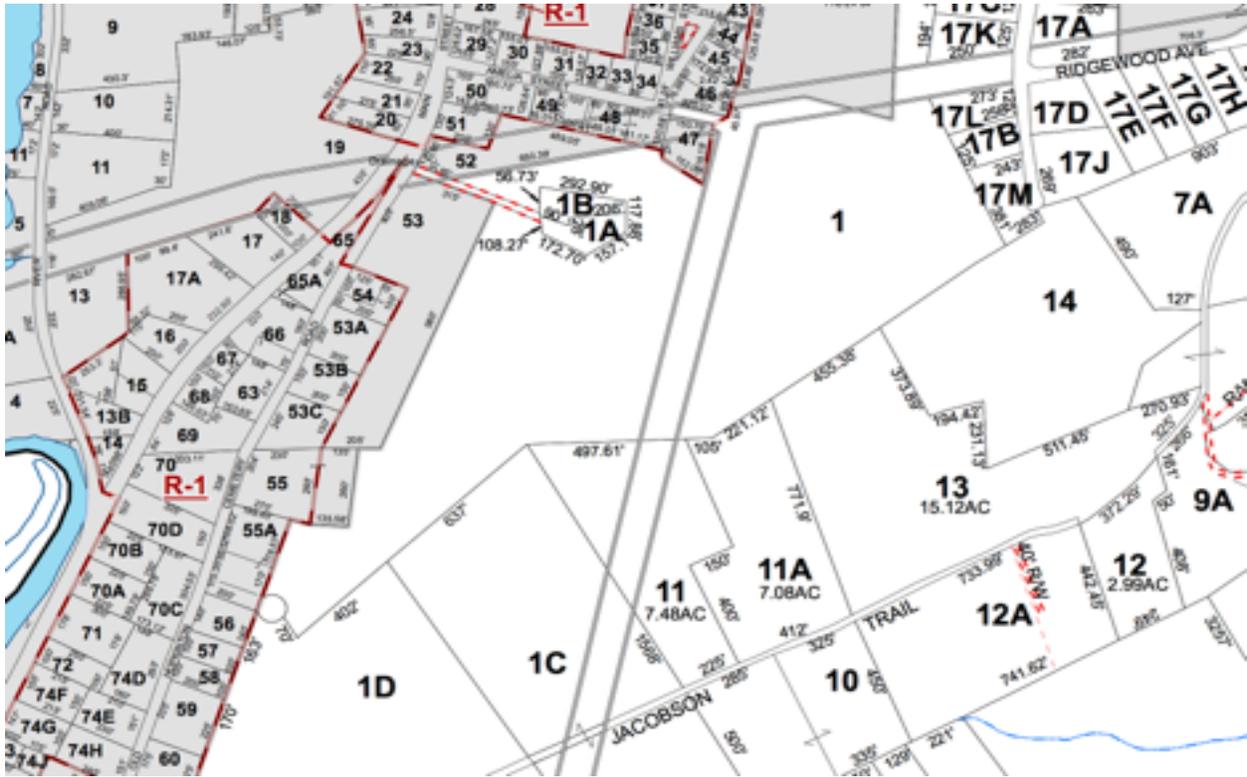
*"When considering which actions may be appropriate for your municipality, consider the following guiding questions: [Energy Guidance Handbook - Page 10]*

- o *"What are the general lot sizes for the municipality's zoning districts and what types of renewable energy production facilities may be appropriate for lots of that size?"*
- o *"What siting standards should the municipality place on renewable energy production facilities to minimize impacts to surrounding properties?"*

Prior to this land use consultant describing the modified project details, some personal observations are in order. I have been involved in recent projects that in my humble opinion would have been well received, were it not for the solar fatigue that has clearly materialized. Had the referenced projects been submitted early on, this land use consultant feels quite confident that they would not have even remotely encountered the consternation now vehemently exhibited. The subject project being one such proposal. This land use consultant feels quite confident in deriving such a conclusion, based upon the elements of good design repeatedly expressed by Planning Board and Town Council members alike. These elements include proportionate relationship of solar facility to overall property, minimal vegetative disturbance, introduction of reasonable buffer(s) / setback(s), and most importantly, appropriate visual considerations (i.e. screening the solar facility). The initial development, and even more-so the present modified proposal (as detailed in the next section of this report), well exhibit all of these conditions. However, the now more appropriate and compatible proposal will never be realized unless a successful rezone action is achieved.

### **GENERAL PROPERTY AND NEIGHBORHOOD DESCRIPTION**

The property that is the focus of the PSES development, is addressed 10A Crandall Lane #B, otherwise designated Assessor's Plat 2, Lot 1, and containing approximately 47-acres [hereinafter 'Property']. The Property is presently improved with two (2) separate and distinct single-family residences, referenced residences to be retained on their own distinct parcel pursuant to a two (2) lot subdivision. The Property is basically land-locked, being accessed by a private right-of-way, namely Crandall Lane. A high transmission line traverses the Property along its northerly border and a wetlands pocket occupies the entire easterly corner. The Property is literally already naturally buffered in a layered fashion. Main Street and Old Hopkinton Cemetery Road are configured such that they parallel one another. The referenced roadways physically front the Property, thereby providing great separation from the majority of vehicular travel. In addition, the area in between the two (2) roadways is almost undisturbed, being improved with a thick forested canopy. The next layer is comprised of a smattering of residences situated on somewhat sizable parcels, likewise being partially forested. Finally, there is a naturally vegetated layer situated between said residences and the proposed array installation proper. The same consideration is true in regard to the few residences staggering Jacobson Trail. The vast presence of these naturally vegetated neighborhood attributes, both on and off Property, all contribute to the appropriateness of introducing a passive solar facility. The referenced Property and neighborhood characteristics are well illustrated below, being excerpted from the Town's Tax Assessment records and Google Earth, respectively.



As reflected in the above illustration, a vast portion of the Property, as well as surrounding properties, are well forested. This is a very important consideration when determining development appropriateness, because it greatly assists in averting visual intrusion, by far the most pertinent design element. Direct line-of-sight is a common angst expressed by those in opposition; noting that a worthy objective is rendering them as invisible as possible.

It is difficult at this early stage of review to factually detail just how invisible the solar installation can be rendered, because this entails a great deal of engineering and expense. Without any vested development rights, no applicant will entertain such an investment. It is for this reason why a basic zone change is needed, even if levied with reasonable conditions of approval. Only then can the Applicant proceed onto the Planning Board and evidence just how appropriate the subject proposal can be designed; in a manner acceptable to all regulatory bodies. However, given the 'solar fatigue' that has most assuredly permeated the community, any reasonable development proposal going forward may not be given the attention to detail so reasonably deserved. Once again, if early on in the submission onslaught, the subject development (in the humble opinion of this land use consultant) would have been well received. In order for the subject development to receive the fair review it now deserves (given the sites great qualities), this land use consultant believes a 'site visit' should be instituted. Only then will a proper and just decision be rendered.

The property is presently zoned Rural Farming Residential-80 District (hereinafter 'RFR-80 District'), as is the entire surrounding neighborhood.

The Town of Hopkinton is overwhelmingly zoned residential, and more specifically the RFR-80 District designation. 'Map 14 - Existing Zoning Map' (illustrated on the following page), as excerpted from the Comprehensive Plan [Page 109], clearly corroborates this point. In fact, visually speaking, the RFR-80 District appears to be imposed on no less than 80% to 90% of all town-wide land resources. Furthermore, considering PSES developments are prohibited in all of the residential districts, inclusive of the neighborhood business district, it is quite apparent that concessions will be required to accommodate reasonably sized solar facilities.

### **GENERAL 'PSES' DEVELOPMENT PROPOSAL**

The applicant seeks permission to introduce a modified 3.5 MW+/- DC PSES development (as contrasted with the prior 3.9 MW+/- DC PSES development) in a fully dimensionally compliant manner. However, in order to accomplish this worthy endeavor, both a zone change and corresponding Comprehensive Plan land use classification amendment is required. Introduction

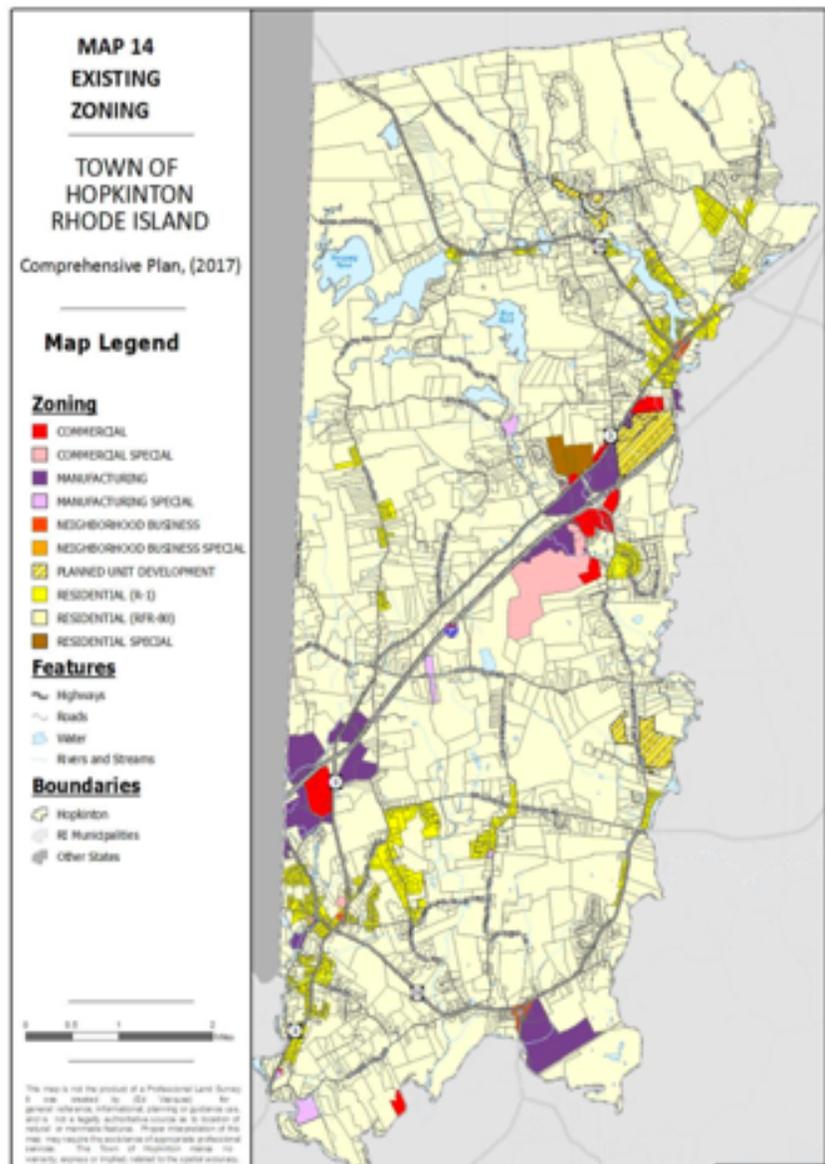
of the PSES is in direct accordance with the Comprehensive Plan [Page 29], as evidenced by the following”

**Goals, Policies and Recommendations -  
Natural Resources Goals**

**Policy NR-5: “Promote energy self-sufficiency using renewable energy and energy conservation.”**

Once again, a two-lot subdivision is proposed. The two (2) pre-existing single-family residential dwellings will be maintained on their own respective, approximately 2.30-acre parcel. All remaining acreage, approximately 44.70-acres in total, will be directed in part towards the PSES development, with the vast majority remaining in an undisturbed state (upwards

of 60% of the overall property). Given the great effort put forth, post the advisory Planning Board hearing, to modify the proposal in light of the concerns expressed by regulatory officials and community members alike, this land use consultant believes a comparative analysis is in order. Only then can the Town Council understand the great lengths to which the Applicant has listened to all commentary, and in-turn reconfigured their proposal. It must be emphasized that the modified (much-reduced) proposal was entirely for purposes of addressing immediate neighbor's concerns regarding solar array proximity and potential visual intrusion. The modified solar facility layout has been reduced in all aspects, and in most directions, realizing much greater separation and vegetative preservation.



The totality of clearance will now approach approximately 14.8-acres, thereby retaining upwards of two-thirds (66%) of the entire Property in its original, natural state. This must be contrasted with the prior proposal that anticipated in excess of 40% clearance, and slightly under 60% land resource preservation. The overall 'clearance' reduction, between proposals, is approximately **17.3%**.

The fenced-in solar array area proper has now been reduced as well, to approximately 14.3-acres (or approximately 32% of the overall property). Therefore, the modified proposal now precludes greater than two-thirds of the Property (approximately 68%) from usage of solar array purposes proper. Once again, this must be contrasted with the prior proposal that entertained a fenced-in area that approached 17.9-acres in overall size, or 40%. The overall 'fenced-in array area' reduction, between proposals, is approximately **20.1%**.

The greatest reduction, specifically for the purpose of providing much greater separation between solar array installation and proximate residences (as directly expressed by said residents) is the physical quantity of solar array area. The physical solar array area proper has now been reduced to approximately 9.3-acres (or approximately 20.8% of the overall property). Therefore, the modified proposal now precludes almost four-fifths of the Property (approximately 79.2%) from physical solar array installation. Once again, this must be contrasted with the prior proposal that actually included an additional four (4) physical acres of solar panels, realizing a total of 13.3-acres of total solar panels (or approximately 30% of the overall property). The 'physical solar-array area' has now been reduced by **greater than 30%**, over the prior proposal.

Finally, is the increased setbacks from all residences; once again in direct response to their expressed concerns. To reiterate, there are only a smattering of residences in close proximity. Nevertheless, their concerns were well-received and taken quite seriously, resulting in the vastly increased setbacks and corresponding preserved vegetation, as individually described below.

**1. Southerly Orientation:** The setback realizing the greatest increase is from the South, because it is the greatest concentration of residences. The referenced residences being situated along both Old Hopkinton Cemetery Road and Jacobson Trail. The initially proposed minimum southerly setback was 176-feet. This has now been increased to an approximate minimum 695-feet, or an almost 300% increase. In addition to averting usage of the area for solar facility installation, the area will now remain in it's naturally forested condition.

**2. Westerly Orientation:** The setback realizing the next greatest increase is from the West, because of the presence of several residences situated mid-point along Old Hopkinton

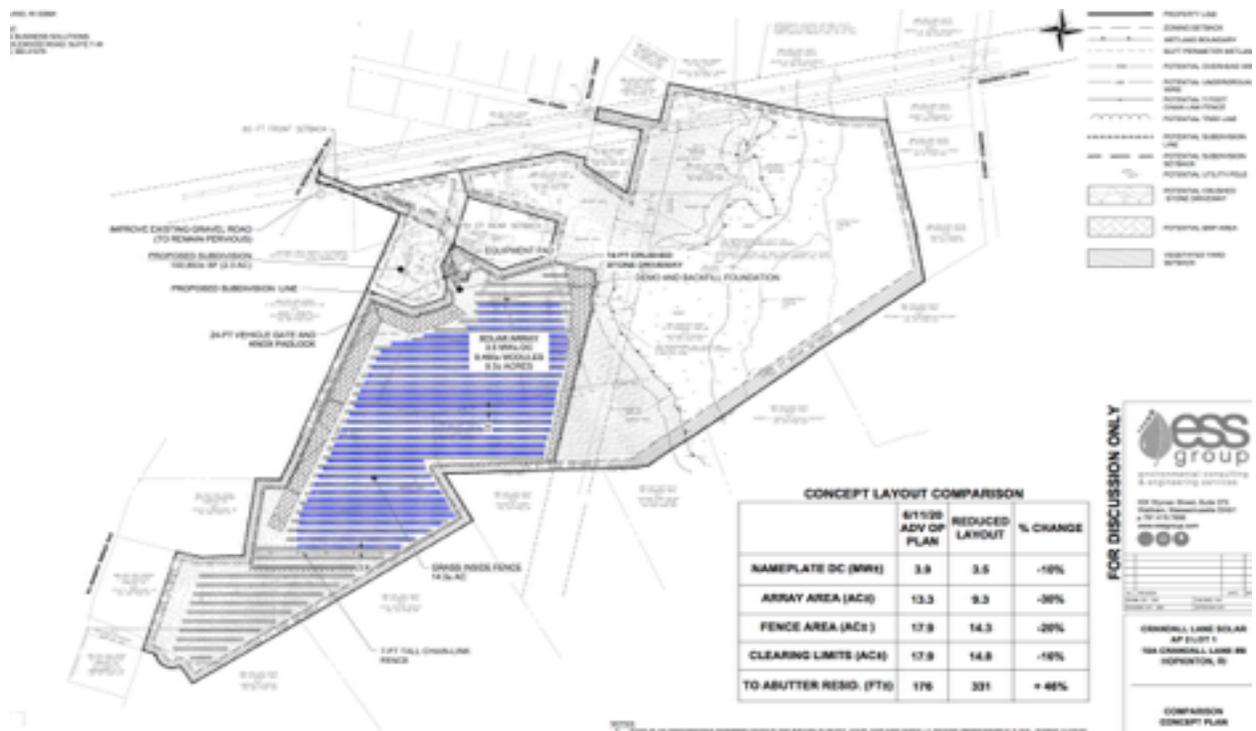
Cemetery Road. The initially proposed minimum westerly setback was 231-feet. This has now been increased to an approximate minimum 331-feet, or an additional 100-feet (approximately 50% increase).

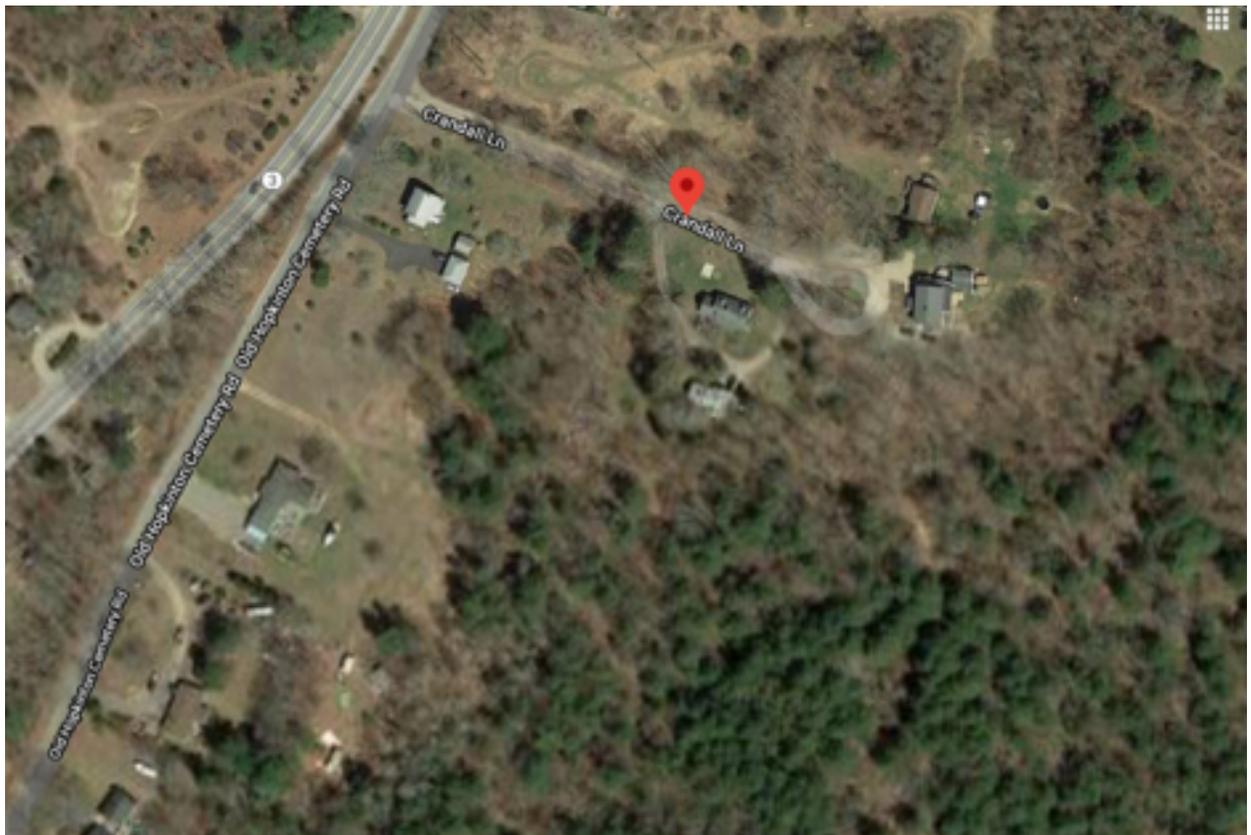
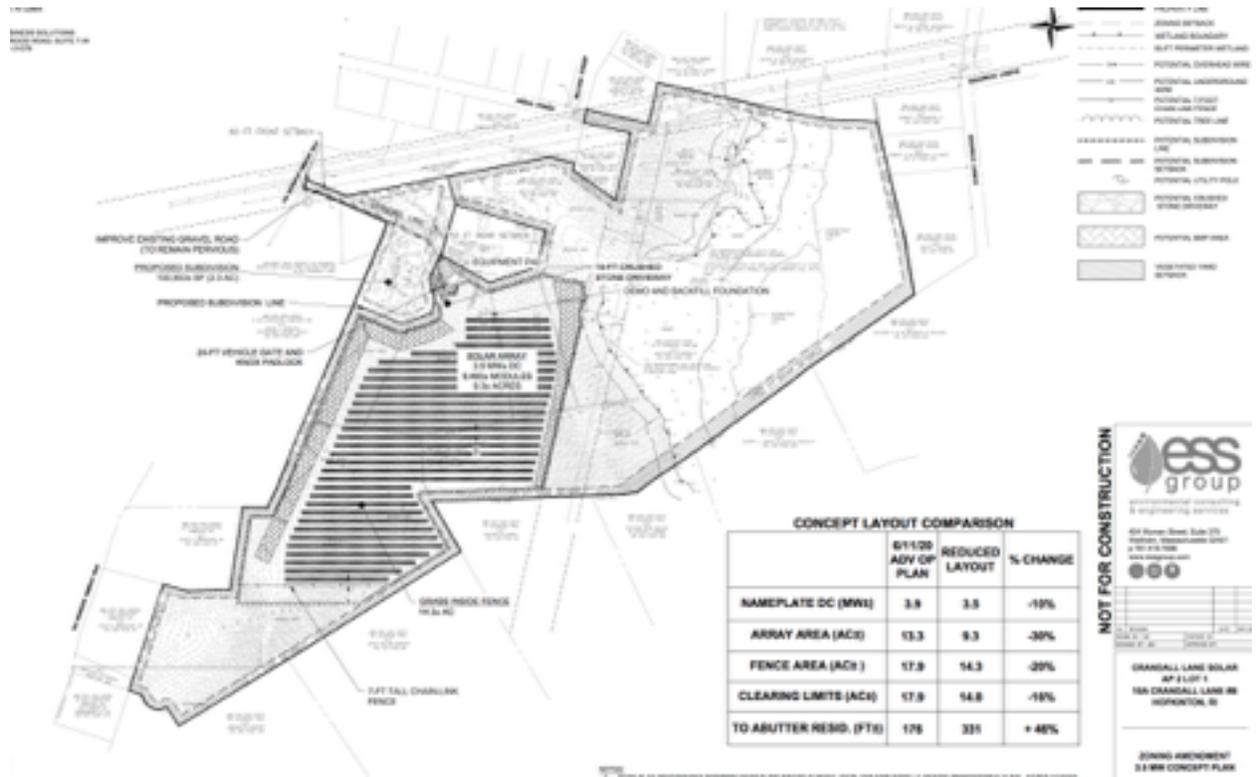
**3. Northerly Orientation:** The setback realizing the next greatest increase is from the North, because of the presence of several residences situated off of Crandall Lane. The initially proposed minimum westerly setback was 89-feet. This has now been increased by an additional approximately minimum 76-feet, to 165-feet, or an almost 85% increase.

**3. Northerly Orientation:** The setback realizing the next greatest increase is from the North, because of the presence of several residences situated off of Crandall Lane. The initially proposed minimum westerly setback was 89-feet. This has now been increased by an additional approximately minimum 76-feet, expanding to 165-feet, or an almost 85% increase.

**4. Easterly Orientation:** The setback realizing the least increase is from the East, because the Property indents inward as it extends in a northerly direction, naturally distancing itself from the few residences situated along Jacobson Trail. The initially proposed minimum easterly setback was 232-feet. This has now been increased by an additional approximately minimum 24-feet, expanding to 256-feet, or an almost 10% increase.

All of the preceding development modifications are reflected below, as excerpted from the Applicant's resubmission package. In addition, various aerial close-ups (as excerpted from Google Earth) have been provided to illustrate the limited quantity and proximity of residences, and thus reasoning for increasing setbacks (separation) and preservation of present well-forested land resources.







The proposed PSES development, unlike other 'permissible' land uses, such as a 'by-right' residential subdivision, will occupy the property for some period of time, but is not permanent disturbance. It also averts the need for public resources, such as is required by a residential development.

Although, it is true that some quantity of vegetation will be removed, this quantity has now been considerably diminished. However, the Applicant cannot even provide the necessary information and documentation on what this land use consultant deems a very well suited site for solar installation, until attaining the zone change. It is for this reason why serious knowledge of the site is invaluable, the type of information that is garnered through a site visit. Otherwise, the Town Council will not be capable of a reaching a truly informed decision.

In reiteration, albeit a negative recommendation was forwarded to the attention of the Town Council from the Planning Board, the expressed commentary was well-received resulting in the drastically reduced solar facility installation described above; modifications that approach one-third reduction in total solar array area proper and a 300% increase in separation from residences.

### **COMPREHENSIVE PLAN CONSISTENCY ANALYSIS**

A thorough analysis of the Comprehensive Plan was personally completed, and it is the professional opinion of this land use consultant that other than the need for a zone change and land use classification amendment, the proposed PSES development is not only internally consistent with all goals and objectives, but also quite appropriate for the property in question. The following goals, objectives, policies, and general language, as excerpted from the Comprehensive Plan, corroborate this conclusion.

**Consistency with State Guide Plans** *"This plan has been prepared to be consistent with the State Guide Plan, including:"* [Page 2]

#### **o Energy 2035 (Report 120)**

**Energy** [Pages 40 - 41]

*"Rhode Island's Energy Plan, Energy 2035 (Report 120), aims to create sustainable and affordable energy infrastructure that can meet the State's energy demands and stimulate economic growth. One of the primary strategies to achieve these goals is to increase fuel diversity by developing local renewable energy production facilities rather than relying on out-of-state energy sources."*

*"Reduction of energy consumption through community involvement and strategic municipal planning can also make a significant impact in the State's energy demand."*

**Strategic Energy Planning** [Page 41]

*“Global energy consumption has increased substantially over the last century due to economic growth and a changing standard of living. Increased land use creates a need for growing transmission infrastructure to meet the energy needs of expanding development. Although Hopkinton has remained rural, its energy demand has increased significantly in the past several decades, making energy an essential component of The Town’s strategic planning process.”*

*“...Hopkinton’s Energy Plan will coincide with the state’s goals as well as The Town’s Land Use plan goals discussed in the Land Use Section of this Comprehensive Plan. Statewide Planning’s Land Use 2025, developed in 2006, promotes a “rural-urban plan” to be used by Rhode Island cities and towns as a guide for future development...”*

**Renewable Energy** [Page 43]

*“The majority of the energy consumed nationally is generated from nonrenewable foreign resources. Global competition for fuel sources creates unstable and unpredictable prices, with the potential for local supply shortages. **This indicates a need for locally generated renewable energy in order to ensure economic security. Renewable energy technology has evolved to allow rising global energy demands to be met in a more sustainable way, but it is crucial for this to be implemented on a community level.**”*

*“**The Town of Hopkinton can benefit from renewable energy generating technologies as a way to decrease long term energy costs, increase The Town’s energy independence, and reduce greenhouse gas emissions. Renewable energy projects also have the potential to create local jobs, particularly in the fields of construction and professional and technical services.**”*

**Challenges** [Page 44]

- o *“**Public awareness and support** of climate change, energy efficiency, and **renewable energy alternatives.**”*

**ZONE CHANGE: ‘RFR-80 DISTRICT’ to ‘COMMERCIAL DISTRICT’**  
**and**  
**FUTURE LAND USE MAP AMENDMENT - LAND USE RECLASSIFICATION:**  
**‘LOW DENSITY RESIDENTIAL’ to ‘COMMERCIAL’**

The Comprehensive Plan does expressly reference alternative energy sources, and as such supports their development, as evidenced by the Ordinance statute regarding solar energy systems. However, they are regulated to such an extent that the only viable means of actually realizing their development is solely by means of appropriately imposed zone changes. The Town’s land resources are predominantly zoned residential, and more specifically the RFR-80 designation. And yet, the Ordinance solely permits their placement within limited commercial and manufacturing zones. This land use consultant must therefore reemphasize that there

simply is not enough acreage associated with the Town's commercial and manufacturing zones to permit appropriately sized PSES developments. Furthermore, it cannot be the desire of the community to have such limited resources consumed in this manner. Thoughtfully configured commercial and manufacturing zones are required to accommodate those services and places of employment necessary to ensure a community's fiscal well-being. Therefore, this land use consultant must conclude, given the Comprehensive Plan's textual consistency, that a zone change is the Town's preferred regulatory method of controlling their placement.

The subject proposal is to realize a zone change from the present non-supportive RFR-80 District to a Commercial District designation, thereby rendering appropriate usage of the property for PSES development purposes. The act of rezoning the property is well supported by the Comprehensive Plan as evidenced by the following:

**Public Services and Facilities - Goals, Policies and Recommendations [Page 55]**

**Policy PSF 17 - "Encourage renewable energy projects in the private sector."**

**Recommendation 18 - "Consider expanding the current zoning regulations to allow photovoltaic installations in residential districts."**

**Economic Development - Goals, Policies and Recommendations [Pages 66 - 68]**

**Goal ED 1:** *"To provide for the expansion of the town's tax base by encouraging development of new and existing light and/or heavy industrial & office/commercial business."*

**Recommendation 4:** *"Identify and zone new areas for manufacturing and commercial sites."*

Although, the pursued zone change to a Commercial District is quite appropriate given the identified property and neighborhood characteristics, as well as detailed Comprehensive Plan goals and objectives, there still remains an inconsistency between the proposed zone change and present property land use classification. The applicant is required by law, when pursuing a zone change, to evidence consistency with the Comprehensive Plan, and more importantly the "Future Land Use" map. R.I.G.L. 45-24-50(a) – "Consistency with Comprehensive Plan", specifically grants local communities the authority to amend their Ordinances, when it is done so for the purpose of promoting the public health, safety, morals and general welfare. An Ordinance amendment, including change to the official zoning map, must first evidence consistency with the Comprehensive Plan, inclusive of the 'Future Land Use' map. The current 'Future Land Use' map mirrors the present zoning designation, which is not surprising considering that this is customary practice. Nevertheless, given the present inconsistency, an amendment from the present 'Low Density Residential' to a 'Commercial' land use

classification will likewise be pursued, thereby assuring full internal Comprehensive Plan consistency - both textually and with the Future Land Use map. This amendment is likewise mandated by the Comprehensive Plan.

**Land Use - Goals, Policies and Recommendations [Page 118]**

**Goal LU 7:** *"Use the Future Land Use Plan to update and improve the Zoning Ordinance."*

**Policy LU 20:** *"The Zoning Ordinance should be consistent with the Future Land Use Map."*

**CONCLUSION**

It is the professional opinion of this land use and planning consultant that the proposed Zone Change and Land Use Classification amendment to realize introduction of a PSES development amidst the subject property and general surrounding neighborhood, will be consistent with the goals and objectives of the Comprehensive Plan and State Energy Plan, and therefore appropriate. My professional opinion is based upon the manner in which the proposed system can be well incorporated into the overall fabric of the surrounding neighborhood; a non-intrusive land use that will be practically invisible, while providing clean efficient and less costly energy, and realizing another much-needed revenue stream.

PIMENTEL CONSULTING, INC.  
Edward Pimentel, AICP  
26 Avon Road  
Cranston, Rhode Island 02905

(401) 529-0647 – Cellular  
Tax ID No. 56-2331684  
on-line: [edaicp@yahoo.com](mailto:edaicp@yahoo.com)

### **SUMMARY of QUALIFICATIONS**

Forward-thinking, pragmatic urban planning professional with twenty (20+) years of practical experience. Skilled in a variety of neighborhood and commercial planning and zoning activities, frequently in a supervisory or managerial capacity. Solid track records with proven effectiveness in, but not limited to, the following areas:

- ⇒ **Zoning Boards of Review**
- ⇒ **Community Planning and Consulting**
- ⇒ **Planning Boards / Commissions**
- ⇒ **Subdivision Review and Planning**
- ⇒ **City / Town Councils**
- ⇒ **Superior Court**
- ⇒ **Code Enforcement**
- ⇒ **Residential, Commercial and Industrial Development**

### **SELECTED EXAMPLES of ACCOMPLISHMENT**

- Testified before numerous boards, commissions and councils on matters of residential, commercial, and industrial development, as well as changes / amendments to Zoning Ordinances and Comprehensive Plans.
- Testified before Municipal and Superior Court on matters of code enforcement and general land use planning.
- Authored various documents including Cost of Community Services Study, Revitalization Plans, Zoning Ordinances, Comprehensive Plan Amendments and the first Telecommunications Ordinance in the State of Rhode Island.
- Responsible for reviewing all development associated with the Quonset Point / Davisville Industrial Park, an approximately 3,500 acre industrial park, site of the former Sea Bee Navy Base, numerous mill rehabilitation projects, including Pocasset Mill, Johnston, RI (Comprehensive Plan Amendments).
- Responsible for reviewing numerous residential subdivisions, especially expert in the field of Comprehensive Permits (Affordable Housing). Work product cited by the Rhode Island Supreme Court.
- Represented clients before numerous Zoning Boards of Review throughout the State of Rhode Island, on a variety of variance and special use permit petitions, with a greater than 90% success rate.
- Extensive energy and renewable energy projects, including solar, wind and gas-fired eccentric generating assets.

**EDUCATION**

MASTERS OF COMMUNITY PLANNING AND DEVELOPMENT  
University of Rhode Island - Masters Received 1994

University of Florida - Studied City Planning - 1991 / 1992

BACHELOR OF ARTS – URBAN AFFAIRS; MINORS IN MATHEMATICS AND PHILOSOPHY  
University of Rhode Island - BA Received 1990

ACCREDITATION: AMERICAN INSTITUTE of CERTIFIED PLANNERS – May 1996

**PROFESSIONAL EXPERIENCE**

**Land Use Consultant**  
East Providence, Rhode Island

PIMENTEL CONSULTING, INC.

**Zoning Officer**  
East Providence, Rhode Island

CITY OF EAST PROVIDENCE

**Consulting Town Planner**  
Barrington, Rhode Island

TOWN OF BARRINGTON

**Town Planner**  
Wayland, Massachusetts

TOWN OF WAYLAND

**Principal Planner**  
North Kingstown, Rhode Island

TOWN OF NORTH KINGSTOWN

**Assistant Planner**  
East Providence, Rhode Island

CITY OF EAST PROVIDENCE

**Planning Consultant**  
Newport, Rhode Island

NEWPORT COLLABORATIVE

**Planning Intern**  
Orange City, Florida

CITY OF ORANGE CITY

**RHODE ISLAND AIR NATIONAL GUARD**

Plans and Implementation Communications Specialist  
Rhode Island Air National Guard      1995 – Retired 2013

Security Police Officer  
Rhode Island Air National Guard      1987 – 1990

**CIVIC**

WGBH – Community Advisory Board Member  
Cambridge, Massachusetts 2000 - 2003

**SPECIAL SKILLS AND TRAINING**

- Fluent in Portuguese