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August 21, 2020

Mr. Jim Lamphere, Town Planner
Planning Board
Hopkinton Town Hall
1 Town House Road
Hopkinton, RI 02833

**Re: Advisory Opinion – Comolli Solar, 3.4± MW Solar Array
0 Chase Hill Road, Hopkinton, RI 02804
AP 2 Lot 2-73
ESS Project C640-000**

Dear Mr. Lamphere,

An application for a Zoning Ordinance Amendment and Comprehensive Plan Change for the above reference project was submitted to the Town Council on August 5, 2020 and consequently referred to the Planning Board for an advisory opinion. Ten copies (full size and half size) of the following materials submitted to the Town Council as well as additional supporting documents for presentation purposes are enclosed:

1. Application to the Town Council for a Comprehensive Plan Change;
2. Application to the Town Council for a Zoning Ordinance Amendment;
3. Plan set submitted to the Town Council, dated August 5, 2020 (Drawings C-1 and C-2); and
4. Plan set submitted for presentation purposes, dated August 21, 2020 (Drawings C-1, P-1 and P-2). A duplicate of Drawing C-1 is also included in this plan set to facilitate the audio only presentation.

A brief narrative of the existing conditions and proposed project is provided below.

Existing Conditions

The proposed project will be located on Land Condominium Unit 2 of Assessor Plat 2 Lot 73. The 38.9± acre Site is located on the southern side of Chase Hill Road and is accessed by an existing gravel road that passes through Unit 1. While the Site is zoned Residential, Farming, and Rural-80 (RFR-80), it's current pre-existing non-conforming use is an aggregate and quarry operation. The Site was historically used as an automobile junkyard for approximately 50 years.

Wetlands were delineated by ESS on June 4, 2019. The Site is not located within a mapped Natural Heritage Area (NHA) or Wellhead Protection Area according to the Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Map. It is located within a Primary Protection Zone per Hopkinton GIS "Map 3 Groundwater and Wellhead Protection Areas, Hopkinton, RI."





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Conceptual Project

The Applicant proposes to construct a 3.4± MW direct current (DC) ground-mounted Photovoltaic Solar Energy System (PSES) occupying 7.81± acres, associated electrical equipment and 9 new utility poles. A 7-foot high chain link fence encompassing 9.48± acres will surround the solar array and two proposed stormwater detention basins. The array will be accessed via an existing gravel road to be widened and improved as necessary. The area within the fence will be cleared, grubbed, loamed and seeded. Shade trees outside the fence will be cut in the area shown on the enclosed plans. Stumps and existing ground cover will remain in this area.

The proposed array is located at least 989± feet south of Chase Hill Road, is no closer than 666± feet to the nearest residence, and is surrounded by substantial woods and wetlands. As demonstrated on Drawing P-2, the existing topography will obstruct view of the array from Chase Hill Road along the existing driveway.

Please do not hesitate to call or email Jason Gold at 781-419-7726 or Jgold@ESSGroup.com with any questions or comments.

Sincerely,
ESS GROUP, INC.

A handwritten signature in black ink that reads "Jason Gold".

Jason M. Gold, P.E.
Manager, Civil/Site Engineering Services

Enc.

CC: Colleen DeBenedetto, Centrica Business Solutions
William Nardone, Orsinger, Nardone & Lallo

