

December 31, 2020

Re: Plat 2 Lot 73 Comolli Solar

Dear Mr. DiOrio:

As you are aware, the Town Council in rezoning Plat 2 Lot 73 Unit 2, set conditions for the conveyance of a conservation easement on all of Unit 2, to be achieved in two steps, to Hopkinton Land Trust (HLT). There is also a condition for HLT consultation in development of the reforestation plan. Below are points that should be put in place by the Planning Board to meaningfully implement the general conditions set by the Town Council. HLT will look to develop more exact wording on these points following the Pre-Application Major Land Development Project meeting(s).

- Convey all portions of Unit 2 outside the solar fence enclosure prior to connection to the grid
- Convey the area within the solar fence enclosure at decommissioning
- Allow the reforestation plan to include a native wildflower meadow for parts of Unit 2
- HLT and its agents, but not the general public, shall have use of the private street system of the condominium for access from Chase Hill Road to include access to Unit 2 and their nearby properties and rights-of-way
- HLT will own, manage and have full control of the easement areas including such things as allowing public access as HLT deems fit
- The owner of Unit 2 has access to the solar project within the solar fence enclosure during its life for operating and maintaining the solar system
- The owner of Unit 2 has access to the designated shade clearing area outside the solar fence enclosure for needed maintenance of the shade clearing for the life of the solar project
- The owner of Unit 3 shall continue to have access from Chase Hill Road via the designated interior road system for all legal purposes
- The owners of Units 1 and 3 shall have the same rights to use the areas of Unit 2 outside the designated interior road system as is allowed by HLT for members of the public

Thank you for considering these important points that will implement the conditions set by the Town Council. Please convey this letter to the Planning Board, Applicant and any others as appropriate.

Sincerely,

Marilyn Grant, Chairman