



One Town House Road, Hopkinton, RI 02833

Dear Mr. Lamphere,

8 February 2021

Prior to the 6 January 2021, Planning Board meeting, a letter from the Hopkinton Land Trust (31 Dec 20) was forwarded by the town planner to the ESS Comolli group referencing earlier (2 Nov 20) conditions placed by the town council on the Comolli project.

At that 6 January meeting, the ESS Comolli group responded to the HLT letter about those conditions by saying that they'd prefer to discuss these points directly with the land trust in the following few weeks. As of this date, we have received no contact from the group.

It also appears, that they are proceeding with a revised plan, having sent one Fed-Ex print copy of Drawing C-1 Master Plan Concept Plan dated 29 January 2021, to the Hopkinton Conservation Commission, only, and requested their comments.

Has your office received this plan or other correspondence since the 6 January meeting relevant to open space concerns?

We respectfully request that the Master Plan application not be accepted as complete until Mr. Comolli has met with the Land Trust to work out open space items of concern.

Cynthia Johnson

A handwritten signature in blue ink that reads 'Cynthia Johnson'. The signature is fluid and cursive, written over a light blue horizontal line.

Board Member  
Hopkinton Land Trust

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