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July 19, 2021

Town of Northfield
Mr. Stephen Seredynski, Chair
Northfield Planning Board
69 Main Street
Northfield, MA 01360

RE: Special Permit Conditions for Pine Meadow Road Solar Array "C", Assessor Map 54, Lot A8

Dear Chairman Seredynski :

Beacon Integrated Solutions ("Beacon") was engaged by the Town of Northfield, Planning Board to develop Conditions in connection with the Decision approving the Special Permit and Site Plan filed by BWC Pine Meadow Brook, LLC. The Special Permit Conditions presented herein pertain to Pine Meadow Road Solar Array C.

Background:

On February 8, 2021, Beacon submitted its findings resulting from its review of the Special Permit application and Site Plan submitted by Field Engineering on behalf of BWC Pine Meadow Brook, LLC ("Applicant") to construct a large-scale, dual-use ~0.567-megawatt DC/0.5-megawatt AC solar photovoltaic array, paired with 0.5-megawatt DC-coupled lithium-ion battery (the "Project"). The Project seeks qualification under the Solar Massachusetts Renewable Target ("SMART") Program.

On May 20, 2021, the Northfield Planning Board conducted its deliberative session following three Public Hearings. The initial Public Hearing was held on February 18, 2021, followed by two continued Public Hearings on March 18 and April 15, 2021. The Public Hearing was closed for Pine Meadow Road Solar Array C on February 18, 2021.

In the aforementioned report to the Planning Board, Beacon noted several Conditions for the Planning Board's consideration. Additional considerations were offered during the various Public Hearings, Planning Board deliberations and follow-on comments from Planning Board members.

We present the following recommended Conditions for consideration by the Planning Board.

Administrative:

1. Applicant shall notify and provide documentation to the Planning Board within sixty (60) days of any assignment, transfer or sale of BWC Pine Meadow Brook LLC throughout the entire operation of the Project. Such documentation shall include the then-current identification information of the owner/operator, along with a Certificate of Good Standing from the Commonwealth of Massachusetts.
2. Within thirty (30) days after naming the Engineering, Procurement and Construction (“EPC”) firm it selects to construct the Project, Applicant shall provide the Planning Board all required identification information, along with a Certificate of Good Standing from the Commonwealth of Massachusetts.
3. Within sixty (60) days prior to applying for the Building Permit, Applicant shall provide to the Planning Board:
 - a. documentation that the Decommissioning Plan has been accepted by the Property Owner, and
 - b. an updated decommissioning budget that fully addresses the work scope and procedures proposed by Applicant to remove and restore the entire area impacted by the Project.

Such updated decommissioning budget shall at minimum include a contingency of fifteen (15) percent and an annual cost-of-living escalator for the entire life of the Project.

The form of decommissioning assurance shall be limited to a funded escrow account, an irrevocable bond or letter of credit from a financial institution lawfully authorized to do business in Massachusetts and having a rating no lower than A- (Excellent).

4. Within thirty (30) days of the issuance of the Special Permit Decision, Applicant shall amend its Post Construction Stormwater Operation and Maintenance Plan to include annual monitoring of the catch basins along Pine Meadow Road in the vicinity of the Project and annual snow management requirements.
5. Within sixty (60) days prior to applying for the Building Permit, Applicant shall provide to the Planning Board written documentation from the Northfield Fire Department approving the fire protection and suppression systems, in addition to any protocols required to mitigate and/or address any fluids release in connection with the lithium-ion battery storage system.

General:

1. All work on the site shall be permitted during the Work Hours defined as 7:00 AM through 5:00 PM, Monday through Friday. Any desired change of Work Hours shall be

requested in writing to, and approved by, the Town Administrator at least forty-eight (48) hours prior to such desired change. The Town Administrator shall have full authority to temporarily modify the Work Hours.

2. Deliveries of major equipment and supplies, and deliveries made by tractor-trailers or other large vehicles shall only be allowed during Work Hours.
3. Year-round access to the equipment pads shall be provided to Town public safety officials.
4. Applicant shall use general industry best practices to minimize dust, debris and noise during the construction and operations/maintenance periods.
5. Vehicle idling shall be kept to a minimum.
6. Whenever possible, local labor and materials shall be used.

Zoning and Setback:

1. As required in the Zoning Bylaw, Applicant shall reconfigure and relocate gravel access roads and security fencing to be sited outside of the one hundred (100) foot property line setback. Applicant shall provide the Planning Board with an updated Site Plan within thirty (30) days of the issuance of the Special Permit Decision. Alternatively, prior to applying for the Building Permit, Applicant may seek a variance from the Zoning Board of Appeals to remain within the one hundred (100) foot property line setback.

Vegetation and Visual Mitigation:

1. All equipment sited on equipment pads that are visible from Pine Meadow Road shall be screened with native species to New England including but not limited to 7 to 8-foot eastern red cedar junipers (*Juniperus Virginiana*) vegetation, or equivalent.
2. Utility poles and aboveground wiring shall be sited to minimize visual impacts from abutters. Tree removal shall be minimized.
3. All vegetative screenings shall be warranted and properly maintained during the growing season, and throughout the entire operating term of the Project.
4. Pollinator habitats shall be considered in areas under Applicant's control. If a pollinator habitat is not feasible, a seed mix comprised of low growing cool and warm seasonal grasses and legumes shall be considered.
5. No less than forty-five (45) days prior to applying for the Building Permit, Applicant shall provide to the Planning Board a Pollinator Habitat Feasibility Report addressing the feasibility and approach to integrating a pollinator habitat into the Project and/or surrounding land.

Eversource Interconnection Siting:

1. Applicant shall obtain Planning Board approval prior to applying for the Building Permit for any material changes to the utility interconnection design and construction plan, as provided on the December 28, 2020 Site Plan and approved by the Planning Board, including location, material disturbance of vegetation or soils, pole placement, overhead wiring and underground conduits.

Project Modifications:

1. Applicant shall obtain Planning Board approval prior to applying for the Building Permit for any material changes to the Project, including but not limited to:
 - a. capacity, location, area or equipment height,
 - b. equipment changes impacting noise or contaminants and ground disturbance,
 - c. changes required as a result of any additional geotechnical studies, and
 - d. changes required to comply with the findings from the archaeological studies and sampling.

Post-Construction:

1. Applicant shall demonstrate on an annual basis compliance with its Post Construction Stormwater Operation and Maintenance Plan, as amended.
2. Within sixty (60) days prior to Commercial Operations, Applicant shall provide safety and emergency training to Town staff, public safety and first responder personnel.
3. Within thirty (30) days of receiving the Certificate of Occupancy from the Building Inspector, Applicant shall provide to the Planning Board:
 - a. as-built documentation stamped by a Massachusetts licensed engineer
 - b. safety manuals and emergency protocols
 - c. documentation from the Northfield Fire Department approving fire suppression systems and emergency protocols
 - d. proof of insurance in amounts as required by the Town
 - e. decommissioning surety instrument in amounts and form approved by the Planning Board



Beacon very much appreciates the opportunity to support the Northfield Planning Board in its review of the Project. If you have any questions or need additional information, please do not hesitate to contact me directly at 617-469-2172.

Best regards,

Beth S. Greenblatt

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