

Town of Bolton
Planning Board
Legal Notice of Public Hearing

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, notice is hereby given that the Bolton Planning Board will hold a public hearing on **Wednesday, May 13, 2015 at 7:30 p.m.** in the Board of Selectmen Room of the Town Hall, 663 Main Street, Bolton, MA to hear and act upon the application of Syncarpha Still River, LLC and Renewable Energy Massachusetts, LLC for a proposed photovoltaic solar facility to be located on Lot 2A at 125 Still River Road, Bolton, MA 01740 in the Residential Zoning District. The applicant is seeking a Special Permit in accordance with The Code of the Town of Bolton, Section 250-26 Commercial Solar Photovoltaic Renewable Energy.

The application and plans are available for review at the Town Clerk's Office in the Town Hall, Monday, Wednesday, Thursday; 9a.m. – 2:30p.m.; Tuesday, 9a.m. to 4p.m. and Tuesday evening, 6p.m. to 8p.m.

Any person interested or wishing to be heard on the proposed plan, should appear at the time and place designated.

Advertised in the *Bolton Independent* on April 24, 2015 & May 1, 2015

**SITE PLAN REVIEW AND SPECIAL
PERMIT APPLICATION**
FOR
BOLTON 2 SOLAR PROJECT
125 STILL RIVER ROAD – 2A
BOLTON, MASSACHUSETTS
APRIL 3, 2015

Prepared for:

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AND

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Project Number:
C-763.01 BOLTON, MA

INTRODUCTION

On behalf of Syncarpha Still River LLC and Renewable Energy Massachusetts LLC (REM), our office is pleased to present plans and permit application materials developed to support the Special Permit Application and Site Plan Review for a proposed solar energy project. The project will consist of the development of a photovoltaic solar facility which will have a rated capacity of up to 2.4 megawatts (MW AC) and that will provide adequate electricity to power approximately 500 home each year over its estimated 30 -35 year lifespan. The electricity that is generated will be distributed to the three phase circuit operated by National Grid along Still River Road.

The Bolton 2 site will be located on Lot 2A at 125 Still River Road at the intersection of Main Street (Route 117) and Still River Road (Route 110) in the westerly portion of the Town of Bolton. The site is directly adjacent to the original 4.95 MW Bolton 1 solar energy facility that is currently operating on Lot 1A at 125 Still River Road. The division of the overall property into Lots 1A and 2A occurred as a result of an Approval Not Required Plan (ANR) dated November 2012 that the Bolton Planning Board approved on December 12, 2012, as recorded in the Worcester County Registry of Deeds at Book 898, Page 110, a copy of which is included in Attachment D. Davis Farms Trust, the current owners of the property, will retain ownership of both parcels and will lease the solar portion of Lot 2A to the applicant, Syncarpha Still River, LLC, a Delaware limited liability company which is an affiliate of Syncarpha Solar, LLC of New York City.

The applicant appeared before the Bolton Zoning Board of Appeals on October 1, 2014 and was granted a side yard setback variance to allow the Bolton 2 project to locate solar panels, fencing and other project related equipment along the side lot line of Lot 2A directly abutting Lot 1A along the common lot line of the two parcels only. All other setbacks remain in accordance with the Town of Bolton Zoning Ordinance. A copy of the variance approval is included as Attachment B.

1.0 PROJECT DESCRIPTION

1.1 OVERVIEW

The construction of the facility will consist of the installation of a pole-mounted photovoltaic system, equipment pads, underground electrical conduit, fencing, security signage, four above ground utility poles, and the interconnection of the resulting facility to the existing electrical circuit within the public right of way on Still River Road.

There will be approximately 10,800 solar panels installed on frames that are secured to the ground by helical augured posts. The panels will be interconnected through a series of underground electrical connections that will rise up to an above-ground utility pole to be located just east of the natural gas pipeline that runs north-south along the site's westerly edge.

The solar panels will be divided into five (5) zones. Four of these zones will each have a rated capacity of 500 kilowatts (kW) each, and the final zone will have a rated capacity of up to 400 kW. Each zone will transmit electricity directly to an inverter. The inverters convert the direct current (DC) energy into alternating current (AC) electricity. The AC power is then routed through a transfer station, which includes three (3) safety transformers that will step the power down to levels consistent with the capacity of the three-phase electricity circuits operated by National Grid on Still River Road.

The facility will also feature a security fence around the perimeter of the project. This fence will feature chain link fabric and will be eight (8) feet in height. There will be a gap at the bottom of the fence between the ground and the fence to allow small animals to crawl under the fence.

Upon completion of the installation of the panels, appurtenances and fencing, the entire disturbed area will be seeded with a mix of low growing vegetation which will help maintain a non-erosive soil cover, minimize dust, and require very little maintenance. In addition, there will be no use of fertilizers, pesticides or herbicides for this project.

Lot 2A will remain under the ownership of Davis Farm Trust and will be leased by the applicant, Syncarpha Still River, LLC. The parcel is currently part of the gravel extraction operation and will have modest additional gravel removed prior to the installation of the panels, as well as other grading work to prepare for the installation of the solar facility. The additional gravel removal is not considered part of this application since it is ongoing work within an existing facility.

As was the case with the Bolton 1 project, the Bolton 2 project area is in a low-lying portion of the overall property (Lot 1A and Lot 2A), effectively contained within a bowl that is formed by the reclaimed side slopes of the gravel operation to the south and west and the naturally overgrown side slopes to the north and east. The site is well screened from the residential properties on Still River Road and Main Street and is separated from the abutting Town of Bolton Landfill to the south by an 80+ foot hillside. The perimeter screening will not change during construction of this project.

1.2 NATURAL RESOURCES

During the planning and permitting for the Bolton 1 project, the property was reviewed for the presence of any regulated Natural Resource areas as defined in the Massachusetts Wetland Protection Act. There were no such areas found on the property, with the nearest adjacent protected area located on the northerly side of Still River Road, well in excess of 100 feet from the site. This was confirmed in an April 9, 2012 memo from Carol Gumbart to the Board of Selectmen. A copy of this memo is included in Attachment F.

The Natural Heritage maps were reviewed to determine the presence of habitat for any endangered or threatened species. There are no mapped areas on the property.

The current Federal Emergency Management Agency (FEMA) maps do not indicate the presence of any floodplains within the project site.

1.3 DRAINAGE

The proposed project site is located within the interior of a parcel of land that has been the site of a gravel extraction operation for approximately 45 years according to the site owner. During this time, the parcel has undergone significant excavation resulting in an area that is bowl shaped with reclaimed side slopes and natural buffers to abutting properties. In creating this shape, the resulting land features no natural outlet for any runoff generated.

The NRCS soils maps indicate the area of the proposed project is comprised of Windsor soils, a fine loamy sand that is within the Hydrologic Soil Group A soil class, resulting in a very well drained site that features a high amount of natural infiltration.

The project will consist of the installation of pole mounted solar panels at the height of approximately three (3) feet above the ground surface. The panels are supported by helical foundation posts that are screwed directly into the ground and do not make a permanent cover on the ground surface. This will shed runoff directly onto the ground resulting in a project that does not create any significant area of impervious cover.

The unique nature of the panel mounting system allows the project to be developed without high impacts to the ground surface due to foundation preparation or creation of impervious cover. There are other types of solar installations which utilize other foundation systems (mats, trays, etc.) that are considered impervious since they leave a semi-permanent footprint directly on the ground surface.

Upon completion of the installation, the disturbed area will be seeded with a low height growing vegetated cover that will help reduce dust and provide a low maintenance surface for the solar area. Since the Bolton 2 project effectively adds no impervious area, and the site is fully contained in an area where storm water runoff does not leave the property, our office feels that traditional storm water management calculations and designs are not necessary for this unique project.

1.4 TRAFFIC

Due to the nature of the project, it is expected that there will be no traffic generated by the ongoing operation of the proposed facility other than the occasional maintenance truck (pick-up truck or small van). The daily monitoring and operation of the facility is conducted remotely and there will be no service personnel onsite on a daily basis. Given the fact that there will be virtually no traffic, we are of the opinion that a traffic impact study would not be warranted.

2.0 CONFORMANCE WITH §250.26 COMMERCIAL SOLAR PHOTOVOLTAIC RENEWABLE ENERGY INSTALLATIONS

In order to assist review of the project, our office has prepared this summary, which provides relevant information pertaining to each of the criteria within the Town of Bolton regulations regarding these facilities. The sections below are set up in a manner that will allow the reviewer to read the requirement contained within the bylaw as well as a statement on how the project conforms to the requirement. The applicable finding from the Bolton 1 project is also included in **boldface** type.

2.1 C(1) LOT REQUIREMENTS

A commercial solar photovoltaic renewable energy installation may be permitted on a lot which contains an area of not less than four acres and meets the setbacks and maximum lot coverage under "Other Uses" of the Dimensional regulations in § 250-13.

The total area of Lot 2A is 48.00 acres, which is in excess of the requirement of four (4) acres. Conformance to §250-13 is demonstrated in the table below:

Criteria	Required	Provided
Minimum Frontage	200 feet	>1,300 feet
Minimum Front Yard	150 feet	190 feet ±
Minimum Other Yards	50 feet	16 feet (see variance)
Minimum Lot Width at 100' Depth	150 feet	>1,300 feet
Maximum Lot Coverage (buildings/impervious)	8%/50%	<1%/<10%

A variance request was heard and approved by the Town of Bolton Zoning Board of Appeals to allow the side yard setback for Lot 2A to be reduced to zero along the common boundary between Lot 1A and 2A. A copy of the ZBA approval is included in Attachment E.

2.2 C(2) VISUAL IMPACT

The visual impact of the commercial solar photovoltaic renewable energy installation, including all accessory structures and appurtenances, shall be mitigated. All accessory structures and appurtenances shall be architecturally compatible with each other. Structures shall be shielded from view and/or joined and clustered to avoid adverse visual impacts as deemed necessary by and in the sole opinion of the special permit and site plan approval granting authorities. Methods such as the use of landscaping, natural features and opaque fencing shall be utilized.

The proposed project is located in a low lying section of the property. The existing topography and dense natural vegetation effectively screen the project from adjacent properties. The Bolton 1 project is an excellent example of the use of natural visual screening of a project of this type.

Planning Board Original Bolton 1 Project Special Permit "Finding": the project area is in a low-lying portion of the overall site, contained within a bowl that is formed by the side slopes of the gravel

operation that is to the south and west and naturally overgrown side slopes to the north and east. The Project Site is well screened from the residential properties on Still River Road and Main Street and is separated from the abutting Bolton town landfill to the south by an 80+ foot hillside. The perimeter screening will not change during the construction of the Project.

We are of the opinion that this finding would also apply to the Bolton 2 project.

2.3 C(3) COMPLIANCE WITH LAWS, ORDINANCES, AND REGULATIONS

The construction and operation of all commercial solar photovoltaic renewable energy installations shall be consistent with all applicable local regulations and bylaws, and state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a solar photovoltaic renewable energy installation shall be constructed in accordance with the State Building Code.

The project will be constructed by licensed construction personnel who are experienced in the construction of solar photovoltaic facilities of this type. All ongoing operation and maintenance will meet all local, state and federal regulations regarding the operation and maintenance of solar photovoltaic facilities. The applicant has successfully planned and constructed numerous similar facilities across Massachusetts and is familiar with the rules and regulations governing the operation and maintenance of these systems.

Planning Board Original Bolton 1 Project Special Permit “Finding”: The Proposed Project is in compliance with other Laws, Ordinances and Regulations

We are of the opinion that this finding would also apply to the Bolton 2 project.

2.4 C(4) UTILITY NOTIFICATION

No commercial solar photovoltaic renewable energy installation shall be constructed until evidence has been given to the special permit and site plan approval granting authorities that the utility company that operates the electrical grid where the installation is to be located has been informed of the solar photovoltaic installation owner's or operator's intent to install an interconnected customer-owned generator. Proof of a mutual agreement with the utility company shall be provided to the special permit and site plan approval granting authorities.

Off-grid systems shall be exempt from this requirement. If the commercial solar photovoltaic renewable energy installation goes on grid, it shall comply with this requirement.

A copy of the Interconnection Application to National Grid is included in Attachment F. This process is currently underway and the final agreement between the applicant and National Grid regarding interconnection will be forwarded to the Town upon completion.

Planning Board Original Bolton 1 Project Special Permit “Finding”: The Generating Facility Interconnect Application has been filed with National Grid. The Special Permit is conditioned requiring documentation of National Grid Approval which will be provided to the Town prior to the issuance of a building permit.

We are of the opinion that this finding would also apply to the Bolton 2 project.

2.5 C(5) MAINTENANCE

The commercial solar photovoltaic renewable energy installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief, Police Chief, emergency medical services and special permit and site plan approval granting authorities. The owner or operator shall be responsible for the cost of maintaining the solar photovoltaic installation and any access road(s), unless accepted as a public way.

Access to the project is controlled by the eight (8) foot high perimeter security fence. Gates in the fence will be locked at all times when the facility is unattended. Copies of keys and access codes for all gates and locks will be given to the appropriate local officials.

A draft Operations and Maintenance Agreement based on prior Syncarpha solar energy projects is included as Attachment H.

Planning Board Original Bolton 1 Project Special Permit “Finding”: Upon completion of the installation of the panels, appurtenances and fencing, the entire disturbed area will be seeded with a mix of low growing vegetation which will help maintain a non-erosive soil cover, minimize dust, and require very little maintenance. There will be no use of fertilizers, pesticides or herbicides. The applicant indicated that the area will be mowed a few times a year. The panels will be pressure washed with a hose hooked up to a truck as needed.

We are of the opinion that this finding would also apply to the Bolton 2 project.

2.6 C(6) EMERGENCY SERVICES

The commercial solar photovoltaic renewable energy installation owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the local Fire Chief. The owner or operator shall provide an emergency response plan. The emergency response plan is subject to the approval of the special permit and site plan approval granting authority, the Fire Department and the Police Department, and shall include, at a minimum, explicit instructions on all means of shutting down the commercial solar photovoltaic renewable energy installation, which shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.

An Emergency Response Plan has been included in the plan set. This plan provides the locations of all access gates, disconnect switches, load break switches, and interconnect points. As the project construction nears completion, the proponent will conduct a tour with Town of Bolton Public Safety officials to locate, point out and demonstrate all applicable switches and other appurtenances necessary to shut down the system in the event of an emergency.

Planning Board Original Bolton 1 Project Special Permit “Finding”: Prior to the issuance of a building permit the applicant will provide the Board with an emergency response plan that includes a site plan showing the key features on the site such as the Knox Box location and location of disconnect switches, an instructional manual that includes information on shutting down the facility during

emergencies, and a guided tour of the facility that will show the Town of Bolton emergency personnel the exact location and operation of the necessary features on the site.

We are of the opinion that this finding would also apply to the Bolton 2 project.

2.7 C(7) SAFETY AND SECURITY

Safety and measures of security shall be subject to the approval of the special permit and site plan approval granting authorities, the Fire Department and the Police Department, and the owner or operator shall be required to provide emergency services with training on all equipment and procedures referenced in the emergency response plan or which might otherwise be necessary for emergency services to operate or perform.

The owner or operator shall be required to provide a Knox Box (a secure, tamper-proof storage box for keys or other access tools) at each locked entrance to the facility and maintain a complete set of all keys or devices required to gain emergency access to all areas, buildings and equipment of the facility in each Knox Box.

As indicated in Section 2.6 above, all Town of Bolton Public Safety officials will be given a tour of the facility and made aware of the location and operation of all safety equipment that is part of the operation of the project. Similar to the Bolton 1 project, a Knox Box will be located on or adjacent to the main access gate to the project site.

Planning Board Original Bolton 1 Project Special Permit “Finding”: An 8’ security fence will be installed around the perimeter of the panels. There will be up to a 4” gap at the bottom of the fence between the ground and the fabric which will allow small animals to crawl under the fence.

We are of the opinion that this finding would also apply to the Bolton 2 project.

2.8 D(1) LIGHTING

Lighting of the commercial solar photovoltaic renewable energy installation, including all accessory structures and appurtenances, shall not be permitted unless required by the special permit and site plan approval granting authorities, special permit and site plan approval decision or required by the State Building Code. Where used, lighting shall be so arranged as to direct the light away from any street and from any premises residentially used or zoned. Such exterior lights shall be mounted and shielded, such that light sources and lenses shall not be visible from any residential district. Luminaries shall be cutoff (down light type), with the mounting height not to exceed 20 feet. Light overspill shall not create shadowing discernible without instruments on any residentially zoned premises.

The proposed project does not include any lighting of any kind for the ongoing operation and maintenance of the facility. In the event that maintenance needs to be conducted outside of daylight hours, truck mounted or handheld lights will be utilized.

Planning Board Original Bolton 1 Project Special Permit “Finding”: No pole mounted luminaires are proposed.

We are of the opinion that this finding would also apply to the Bolton 2 project.

2.9 D(2) SIGNS AND ADVERTISING

Section 250-18, Sign regulations, of the Zoning Bylaw does not apply to this section. Signage for commercial solar photovoltaic renewable energy installations shall be limited in size as determined by the special permit and site plan approval granting authorities.

Commercial solar photovoltaic renewable energy installations shall not be used for displaying any advertising except for reasonable identification of the owner or operator of the commercial solar photovoltaic renewable energy installation and emergency contact information.

There are no proposed signs intended to advertise or otherwise draw attention to the project other than applicable regulatory warning signs placed on the fence line and at the locations of the inverters and transfer stations.

Planning Board Original Bolton 1 Project Special Permit “Finding”: Any signs and advertising must be approved by the Board of Selectmen.

We are of the opinion that this finding would also apply to the Bolton 2 project and that similar signage as was used in the Bolton 1 project will be used again for this project (see Attachment I).

2.10 D(3) UTILITY CONNECTIONS

All utility connections from the commercial solar photovoltaic renewable energy installations shall be underground unless specifically permitted otherwise by a special permit and site plan approval decision. Electrical transformers, inverters, switchgear and metering equipment to enable utility interconnections may be above ground if required by the utility provider.

As with the Bolton 1 project, all electrical connections for the panels, electrical runs from panels to inverters and transfer switches, and the initial run to the first pole will be underground. The interconnection with the National Grid circuits will require approximately four (4) poles as shown on the project plans.

Planning Board Original Bolton 1 Project Special Permit “Finding”: The project will be connected to two different circuits owned and operated by National Grid and will provide electric energy to those circuits through transfer stations and underground interconnect lines.

We are of the opinion that this finding would also apply to the Bolton 2 project with the exception being that this project will feed one circuit, not two.

2.11 D(4) LAND CLEARING, SOIL EROSION AND HABITAT IMPACTS

Clearing of natural vegetation and trees shall be limited to what is necessary for the construction, operation and maintenance of the commercial solar photovoltaic renewable energy installation or otherwise prescribed by applicable laws, regulations and bylaws and meets the soil erosion and habitat impacts as required under the Solar Regulations.

The project is located in the interior portions of an active gravel pit. As such, the clearing and removal of vegetation is mainly limited to scrub growth that has emerged when areas of the pit have been

dormant. There will be no mature trees removed for this project, and the natural screening that forms the perimeter of the site will be maintained. As the Bolton 1 project has proven, this is an ideal location for this type of facility.

Planning Board Original Bolton 1 Project Special Permit “Finding”: The project site is currently an ongoing gravel operation and the owner will undertake final gravel removal and will maintain a six to eight foot cover above groundwater elevations. A mix of low growing vegetation will be planted to maintain a non-erosive soil cover and minimize dust. There will be up to a 4” gap at the bottom of the fence between the ground and the fabric which will allow small animals to crawl under the fence.

We are of the opinion that this finding would also apply to the Bolton 2 project.

2.12 D(5) STRUCTURES AND PANELS

All structures and panels and all associated equipment and fencing including commercial solar photovoltaic renewable energy installations shall be subject to all applicable bylaws and regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking and building and lot coverage requirements and may not exceed 50% of the total lot area.

As indicated in Section 2.1 above, the project meets all applicable bylaws and regulations relating to the bulk and height of structures, lot area, setbacks, and other applicable provisions, except where altered by a variance approved by the Town of Bolton Zoning Board of Appeals.

Planning Board Original Bolton 1 Project Special Permit “Finding”: There will be approximately 25,000 (no more than 26,000) solar panels installed on frames that are secured to the ground, equipment pads, underground electrical conduit, fencing and interconnection to two existing electrical circuits within the public right of way.

We are of the opinion that this finding would also apply to the Bolton 2 project with two exceptions: (i) the number of panels will be approximately 10,800 (no more than 12,000) and (ii) there will only be one (1) point of interconnection to a single circuit in the public right of way.

2.13 D(6) MODIFICATIONS

All substantive material modifications to a commercial solar photovoltaic renewable energy installation made after issuance of the special permit and site plan approval decision shall require modification to the special permit and site plan approval decision.

The project proponents acknowledge this requirement. For the original Bolton 1 project, there was a provision in the approval which defined the term “substantive material modification” as follows:

- Increases the rated capacity
- Expands the perimeter fenceline
- Increases the number of inverter sheds
- Increases the number of transfer station sheds
- Increases the number of interconnect lines
- Alters the general location of interconnect lines.

We request that similar provisions be included in the final approval language for this project.

Planning Board Original Bolton 1 Project Special Permit “Finding”: All substantive material modifications made after issuance of the Special Permit and Site Plan approval will require modification to the Special Permit and Site Plan Approval Decision.

We are of the opinion that this finding would also apply to the Bolton 2 project.

2.14 D(7) ABANDONMENT AND REMOVAL

Abandonment. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the commercial solar photovoltaic renewable energy installation shall be considered abandoned when it fails to operate for more than one year without the written consent of the special permit and site plan approval granting authorities. If the owner or operator of the commercial solar photovoltaic renewable energy installation fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the Town may enter the property and physically remove the installation.

Removal requirements. Any commercial solar photovoltaic renewable energy installation, which has reached the end of its useful life or has been abandoned shall be removed. The owner or operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner or operator shall notify the special permit and site plan approval granting authorities by certified mail of the proposed date of discontinued operations and plans for removal.

Decommissioning shall consist of:

Physical removal of all commercial solar photovoltaic renewable energy installation structures, equipment, security barriers and transmission lines from the site.

Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.

Stabilization or revegetation of the site as necessary to minimize erosion. The special permit and site plan approval granting authorities may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

The project proponents acknowledge this requirement. Notes that reflect these requirements have also been added to the plans.

Planning Board Original Bolton 1 Project Special Permit “Finding”: The Applicant must comply with the Bylaw Section 2.5.8.6

We are of the opinion that this finding would also apply to the Bolton 2 project except that the Bylaw Section should be updated.

2.15 D(8) FINANCIAL SURETY

Proponents of commercial solar photovoltaic renewable energy installation projects shall provide a noncancellable surety bond or other form of surety approved by the Planning Board to cover the cost of

removal in the event the Town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the special permit and site plan approval granting authorities, but in no event to exceed more than 150% of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

Before issuance of any building permits for the commercial solar photovoltaic renewable energy installation, such construction and installation shall be secured in accordance with this bylaw and/or any regulations adopted pursuant to the Commercial Solar Photovoltaic Renewable Energy Installation Bylaw for this purpose.

For the original Bolton 1 project, the applicant agreed to the following condition as part of the approval:

“Prior to the issuance of a building permit the Applicant shall provide a non-cancellable surety bond or other form of surety approved by the Planning Board, in an amount determined to be adequate by the Planning Board to cover the cost of removal and site restoration. The Applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include an escalator for calculating increased removal costs due to inflation. The surety shall be maintained by the developer for the lifespan of the facility, with annual certification notices from the surety company submitted to the Planning Board”.

Based on the applicant’s solar decommissioning experiences in Bolton and other locations in Massachusetts, the applicant makes the following two requests for modification of the decommissioning requirements in connection with the Bolton 2 project:

- (I) Given the substantial challenge applicant faced in Bolton 1 project of engaging a qualified firm to provide an estimate opinion of theoretical cost related to an unbuilt facility, rather than a contract for actual removal of a facility, applicant respectfully requests that the Board permit the original Bolton 1 net removal cost to serve as the basis for the decommission surety amount in this project, adjusted for the scale of this project at roughly 48.5% of the size of Bolton1, (2.4/4.95MW AC = 48.48%);
- (II) That the Board consider applicant’s additional request to follow the structure of the draft decommission agreement included in Attachment I). The draft agreement calls for an initial cash escrow deposit equal to 20% of the total decommission surety prior to the issuance of a building permit, followed by annual 5% installments over the course of 16 anniversaries, using project revenues to fully fund the surety amount long before the 30+ year lifespan is completed.

A draft decommission agreement is included in Attachment J.

3.0 ENVIRONMENTAL IMPACT ASSESSMENT

In accordance with Section 250-23.F(4)(k)[1][a] of the Town of Bolton Zoning Bylaw, we have included a brief Environmental Impact Assessment of the project.

3.1 LIGHT

The proposed project does not include the installation of any pole mounted luminaires and will not contribute to nighttime glare. In addition, the solar panels are not reflective since the object is to absorb as much light and solar energy as possible. The project will not cast shadows on neighboring property since the elevation is below the abutting residences and well screened by existing vegetation.

3.2 SOUND

The project does not involve the creation of a significant sound generator. There will be no idling trucks or heavy equipment operated on the site upon completion of construction. The project does not involve the installation of large scale noise generating machinery. The solar panels operate in a silent manner. The inverters, which only operate during daylight hours, generate a sound level similar to a household window air conditioner at ten feet away; however, it should be noted that as the distance from the sound source increases, the attenuation effect serves to reduce sound exponentially as it travels over distance. When the natural buffers are combined with this distance, it is our opinion that there will be no sound impact due to the inverters on the neighboring private properties, and we expect that no such impacts have occurred in connection with the Bolton 1 project.

3.3 STORMWATER

Refer to Section 1.3 above.

3.4 GROUNDWATER

The project will not have any impacts on groundwater. The proposed project does not involve the withdrawal of any groundwater for any purpose. The project does not include subsurface wastewater disposal of any kind. The proposed project will not create significant impervious areas and will allow infiltration of stormwater to occur in the same manner as the current condition.

3.5 UTILITIES

The project will not utilize public utilities such as water, sewer, gas, or telecommunications. The project will be connected to a circuit owned and operated by National Grid and will provide electric energy to those circuits through transfer stations and underground interconnect lines.

3.6 ODOR

The project will not create any odors over the operation and maintenance period of the facility.

3.7 VIBRATION

The operation of the facility will not create any vibration. The panels collect solar energy without any movement of any components. The inverter sheds, which are wholly enclosed modular units, may experience a small amount of vibration on the wall surfaces from typical machinery operation. This vibration will not be experienced unless one were to place their hand on the shed walls.

3.8 SIGHT LINES

The project will not have any impact on significant sight lines. Due to the project's location in a low lying section of the property and the elevated location of the abutting properties, it is our opinion that sight lines will not be adversely affected.

4.0 FISCAL IMPACT ASSESSMENT

In accordance with Section 250-23.F(4)(k)[1][b] of the Town of Bolton Zoning Bylaw, we have included a brief Fiscal Impact Assessment of the project.

4.1 MUNICIPAL FACILITIES AND SERVICES

The project will not require additional police and fire protection. Municipal utilities will not be required to serve the site. The traffic on the public roadway system will not be impacted by this project.

4.2 SCHOOL POPULATION

The proposed project does not create additional housing units; therefore, the school population will not be impacted by the project.

4.3 IMPACT ON ADJACENT PUBLIC AND PRIVATE PROPERTIES

Due to the project's location in a low lying area, as well as the existing of dense natural screening and the distance to abutting properties there is no supporting evidence to indicate that there will be an impact on adjacent public or private properties.

5.0 COMMUNITY IMPACT ASSESSMENT

In accordance with Section 250-23.F(4)(k)[1][c] of the Town of Bolton Zoning Bylaw, we have included a brief Community Impact Assessment of the project.

5.1 OPEN SPACE PRESERVATION

As a privately owned parcel of real estate, the site does not currently offer any open space opportunities as it is an operational gravel pit. The proposed Bolton 2 project would not change the open space opportunities since the facility will be encircled by an eight foot high chain link security fence.

5.2 RESIDENTIAL PRIVACY

The proposed project will not have an impact on residential property. The project does not involve the removal of significant trees or existing natural buffers to adjacent property. The project does not involve the construction of elevated structures nor introduce residential or regular maintenance personnel that would allow new view sheds onto adjacent private property.

5.3 RECREATION AND PEDESTRIAN IMPACT

Since there will be no additional housing units created by this project, nor any traffic generated, there will be no impact on existing recreation or pedestrian facilities in the community.

5.4 SCALE AND CHARACTER

The proposed project does not involve the construction of any structures that would be readily visible to public ways. In addition, the solar portion of the site, when combining the 26± acres of the Bolton 1 project with the approximately 13.5± acres to host the Bolton 2 project, will result in a total of 40± of the 105± acres of the site being developed to generate solar energy. It is our opinion that the scale and character of other community elements will not be negatively impacted by this project, given the location of the combined facilities and their absence of public visual impact on the surrounding community.

6.0 ATTACHMENTS

6.1 ATTACHMENT A – FORMWORK

- Application Form
- 3rd Party Billing Form
- Draft Public Notice

From: Ch. 40A § 9 "Each application for a special permit shall be filed by the petitioner with the city or town clerk and a copy of said application, including the date and time of filing certified by the city or town clerk, shall be filed forthwith by the petitioner with the special permit granting authority.

**LIMITED BUSINESS DISTRICT / BUSINESS DISTRICT
Application Form for Special Permit**

Bolton, Mass: April 3, 2015
(Date of Filing)

Name of Applicant: Syncarpha Still River, LLC.

Renewable Energy Massachusetts, LLC.

Address: 645 Madison Avenue, 14th Floor New York, NY 10022;

17 Arlington Street Cambridge, MA 02140

Name of Registered Engineer or Surveyor: Todd P. Morey, P.E. Beals Associates, Inc.

Address: 2 Thirteenth Street, Charlestown, MA 02129

Deed or property Recorded in: Book No. 3586 Page 437 of the Worcester Registry of Deeds.

Location and Description of Property (include zoning district(s)): Construction of a Solar Energy Facility in the Residential District – See attached narrative for description.

Lot Frontage: 4309± feet
(3123 ± on Main Street)
(1186 ± on Still River Road)

Lot Area: 3,090,880 (48.0 acres) Square Feet

Proposed Land Use(s) Requiring a Special Permit: Construction of a Solar Energy Facility

Please include all materials listed in the Rules and Regulations for Limited Business Districts and Business Districts (see attached checklist) if required by the Board. Failure to include all required materials could delay processing of the application.

Signature of Owner or Agent Jael CO Jobe

Address PO Box 76 Windsor Bol. Bolton MA 01740

Phone Number 978-779-6631

Date Received _____

By _____

Fee Paid _____



Town of Bolton

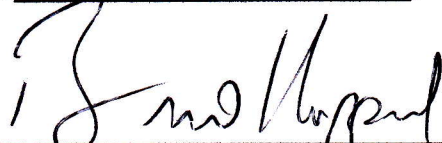
Town Hall, 663 Main Street, Bolton, MA 01740
Phone 978-779-3308 Fax 978-779-5461
planner@townofbolton.com

3rd Party Billing Form

Date: April 3, 2015

To: Gate House Media (Bolton Common)
Legal Notice Department

I hereby authorize Gate House Media to bill me directly for the legal notice to be published in the Bolton Common on _____ and _____
on May 13, 2015. This legal notice pertains to a hearing being held


Signed: Applicant/Authorized Agent

4/1/15
Date

Print Name: Brian Kopperl

Address: Renewable Energy Massachusetts, LLC

17 Arlington Street

Cambridge, MA 02140

Phone: 617.875.4259

**Town of Bolton
Planning Board**

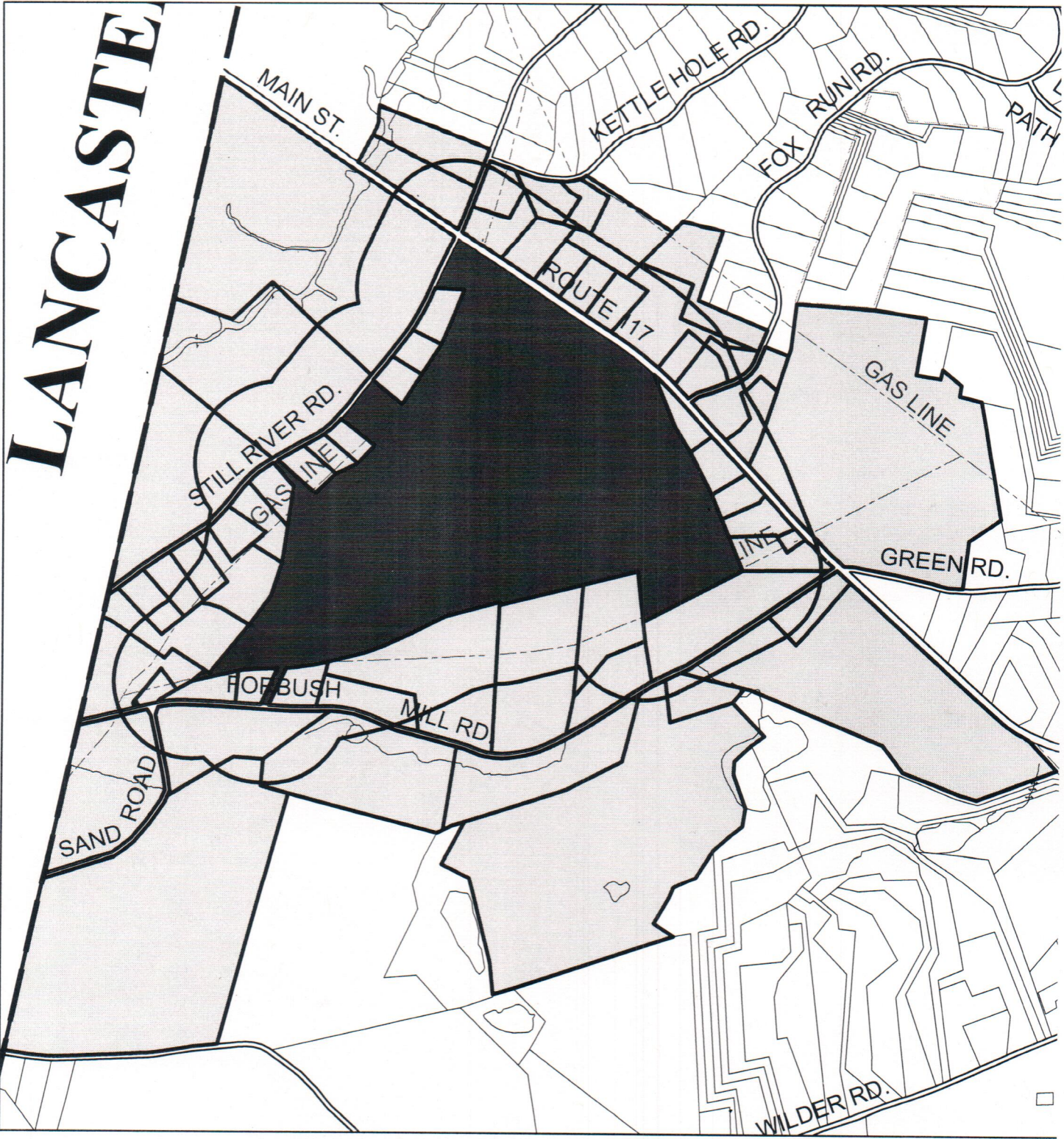
Notice of Public Hearing

The Planning Board will hold a public hearing on Wednesday, May 13, 2015 at 7:30 p.m. at Town Hall, 663 Main Street, Bolton, MA 01740 to consider the application of Syncarpha Still River, LLC and Renewable Energy Massachusetts LLC, which will be located at 125 Still River Road – Lot 2A, Bolton MA 01740 for a Special Permit pursuant to Chapter 250.26 of the Town of Bolton Zoning Bylaw.

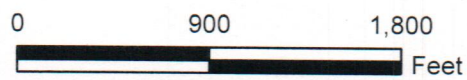
The application and plans are available for review at the Town Clerk's Office in the Town Hall, Tuesday, 9 a.m. to 4 p.m. and 6 p.m. to 8 p.m., and Monday, Wednesday and Thursday, 9 a.m. to 2:30 p.m. Any person interested or wishing to be heard on the application and plans, should appear at the time and place designated.

6.2 ATTACHMENT B – ABUTTERS DATA

- Request for List of Abutters
- List of Abutters



Abutters List - 500 Ft / Map 6A-4 / 125 Still River Rd - Davis Farm
Bolton



3/24/2015



Certified: Cynthia Bradley

TOWN OF LANCASTER
EASTWOOD CEMETERY
P O BOX 293
LANCASTER, MA 01523

MCNULTY LAWRENCE E JR
50 PEABODY DR
STOW, MA 01775

KENNEDY JOHN W
CONSTANCE J KENNEDY
71 STILL RIVER RD
BOLTON, MA 01740

COMMONWEALTH OF MASSACHU
DIVISION OF CAPITAL PLANNING
OLD COMMON RD
LANCASTER, MA 01523

TOWN OF BOLTON ACTING
BOLTON CONSERVATION COMMISS
663 MAIN ST
BOLTON, MA 01740

BATSON HERBERT R
PANTIVA BATSON
61 STILL RIVER RD
BOLTON, MA 01740

TOWN OF BOLTON
SOCCER FIELD
663 MAIN ST
BOLTON, MA 01740

TOWN OF BOLTON ACTING
BOLTON CONSERVATION COMMISS
663 MAIN ST
BOLTON, MA 01740

MORTIMER THOMAS E & SUSAN P
P O BOX 155
LANCASTER, MA 01523

TOWN OF BOLTON
GRAVEL PIT
663 MAIN ST
BOLTON, MA 01740

TOWN OF BOLTON
663 MAIN ST
BOLTON, MA 01740

JOSEPH BARRY S & GAYLE D
138 STILL RIVER RD
BOLTON, MA 01740

JENSEN BERNHARD M
CAROL E JENSEN
131 FORBUSH MILL RD
BOLTON, MA 01740

TOWN OF BOLTON
663 MAIN ST
BOLTON, MA 01740

POREDA NANCY
C/O HEIDI CESARE
7006 RIDGE CREST TERRACE
BROOKLYN, NY 11209-1118

NASHOBA VALLEY REALTY INC
P O BOX 25
BOLTON, MA 01740

TOBIN ROBERT E
PHYLLIS J TOBIN
P O BOX 243
BOLTON, MA 01740

TOWN OF BOLTON
DOYLE LOT
663 MAIN ST
BOLTON, MA 01740

BECKER BENNET B & MINOTTI
167 FORBUSH MILL RD
BOLTON, MA 01740

DAVIS FARM TRUST
JONATHAN DAVIS
P O BOX 305
BOLTON, MA 01740

GEORGE JAMES B & KATHRYN M
3 KETTLE HOLE RD
BOLTON, MA 01740

FOSTER KEVIN M
JACKY-ANN FOSTER
173 FORBUSH MILL
BOLTON, MA 01740

BROOMFIELD DONNA M
99 STILL RIVER RD
BOLTON, MA 01740

PATTEN JOHN C EST OF & LAUREN F
1181 MAIN ST
BOLTON, MA 01740

WEEKS CAROLYN
189 FORBUSH MILL RD
BOLTON, MA 01740

BROOMFIELD THOMAS L
P O BOX 157
BOLTON, MA 01740

FANTANA ANTONIU & SAMANTH
1173 MAIN ST
BOLTON, MA 01740

TAGGART PAULETT L TR
WM KENNETH STOUT & P L TAGGA
27 EDITH ST
SAN FRANCISCO, CA 84133

LEBARON MARC A
DONNA LEBARON
91 STILL RIVER RD
BOLTON, MA 01740

SANTOS DIANA & JESSE
1165 MAIN ST
BOLTON, MA 01740

CONWAY GEORGE T JR
TERESITA A CONWAY
P O BOX 303
BOLTON, MA 01740

MILLER DANIEL M & CHRISTINE A
P O BOX 640
BOLTON, MA 01740

ODONNELL JOANNE A
1100 MAIN ST
BOLTON, MA 01740

NAPOLI PATRICK T & KATHRYN B
31 BARNES HILL RD
BERLIN, MA 01503

MISSAGGIA PAUL M & STACI L
59 STILL RIVER RD
BOLTON, MA 01740

LAMONTAGNE ROBERT L EST OF
1108 MAIN ST
BOLTON, MA 01740

SUSI MICHAEL A & REBECCA REILL
15 KETTLE HOLE RD
BOLTON, MA 01740-2001

LONG ZHENGYU & MIN QIU
33 STILL RIVER RD
BOLTON, MA 01740

DAVIS ROBERT DAVIS SANDRA WA
DAVIS SARAH TRUSTEES DAVIS FA
P O BOX 305
BOLTON, MA 01740

GOUTTE LYSIANE R & RENE
21 KETTLE HOLE RD
BOLTON, MA 01740

BLANCHETTE SCOTT R & GISELLA L
40 FORBUSH MILL RD
BOLTON, MA 01740

RCR HOLDINGS LLC
52 MARCY ST
SOUTHBRIDGE, MA 01550

TOWN OF BOLTON
P O BOX 278
BOLTON, MA 01740

TOWN OF BOLTON
HIGHWAY DEPT YARD
P O BOX 278
BOLTON, MA 01740

NASHOBA REGIONAL SCHOOL
BOLTON-STOW-LANCASTER
12 GREEN RD
BOLTON, MA 01740

BUSHMAN SUZANNE K
5 STILL RIVER RD
BOLTON, MA 01740

NASHOBA VALLEY RTY INC
PACKAGE STORE
P O BOX 25
BOLTON, MA 01740

MA LINGFENG & XUAN ZHONG
17 FOX RUN RD
BOLTON, MA 01740

FRYE BRIAN T & KRISTEN M
11 STILL RIVER RD
BOLTON, MA 01740

MARDIROSIAN MILTON M&SEVAN
THE MARDIROSIAN REVOCABLE 20
P O BOX 353
WATERTOWN, MA 02471-0353

PRUDENTE KEVIN & JAIME A
7 FOX RUN RD
BOLTON, MA 01740

FREY ROBERT D JR
KAREN D FREY
19 STILL RIVER RD
BOLTON, MA 01740-1260

1084 MAIN STREET RTY TRUST
C/O REMAX TRADITIONS
1084 MAIN ST
BOLTON, MA 01740

GRANN GARY & JIMMIE
7032 HEARST DR
EL DORADO HILLS, CA 95762-5485

TEMPLE MARK P & CHERYL A
27 STILL RIVER RD
BOLTON, MA 01740

KATSIS MIHAEL
MK REALTY TRUST
11 PETERS AVE
MARLBORO, MA 01752

RADZIEWICZ CHARLES T & CYNTH
PO BOX 823
BOLTON, MA 01740-0023

WINKLER JEFFERY L
43 STILL RIVER RD
BOLTON, MA 01740

NASHOBA PARK REALTY TR D F SO
NASHOBA PARK CONDOMINIUM
216 NORTH HOLLAND POINT DR
STELLA, NC 28582

CNC BUILDERS INC
18 FRANKLIN CIRCLE
NORTHBOROUGH, MA 01532

CNC BUILDERS INC
18 FRANKLIN CIRCLE
NORTHBOROUGH, MA 01532

Abutters List Report

Town of Bolton, MA

March 24, 2015

Subject Properties:

006.A-0004.0

DAVIS FARM TRUST
JONATHAN DAVIS
P O BOX 305
BOLTON, MA 01740

006.A-0000-0004.0
125 STILL RIVER RD

Parcel Number: 005.A-0007.0

Mailing Address: TOWN OF LANCASTER
EASTWOOD CEMETERY
P O BOX 293
LANCASTER, MA 01523

Cama Number: 005.A-0000-0007.0
Property Address: 353 WILDER RD

Parcel Number: 005.A-0008.0

Mailing Address: COMMONWEALTH OF MASSACHU
DIVISION OF CAPITAL PLANNING
OLD COMMON RD
LANCASTER, MA 01523

Cama Number: 005.A-0000-0008.0
Property Address: 0 FORBUSH MILL RD

Parcel Number: 005.A-0009.0

Mailing Address: TOWN OF BOLTON
SOCCER FIELD
663 MAIN ST
BOLTON, MA 01740

Cama Number: 005.A-0000-0009.0
Property Address: 0 FORBUSH MILL RD

Parcel Number: 005.A-0011.0

Mailing Address: TOWN OF BOLTON
GRAVEL PIT
663 MAIN ST
BOLTON, MA 01740

Cama Number: 005.A-0000-0011.0
Property Address: 95 FORBUSH MILL RD

Parcel Number: 005.A-0012.0

Mailing Address: JENSEN BERNHARD M
CAROL E JENSEN
131 FORBUSH MILL RD
BOLTON, MA 01740

Cama Number: 005.A-0000-0012.0
Property Address: 131 FORBUSH MILL RD

Parcel Number: 005.A-0012.A

Mailing Address: NASHOBA VALLEY REALTY INC
P O BOX 25
BOLTON, MA 01740

Cama Number: 005.A-0000-0012.A
Property Address: 0 FORBUSH MILL RD

Parcel Number: 005.A-0012.B

Mailing Address: BECKER BENNET B & MINOTTI
167 FORBUSH MILL RD
BOLTON, MA 01740

Cama Number: 005.A-0000-0012.B
Property Address: 167 FORBUSH MILL RD 2

Parcel Number: 005.A-0012.C

Mailing Address: FOSTER KEVIN M
JACKY-ANN FOSTER
173 FORBUSH MILL
BOLTON, MA 01740

Cama Number: 005.A-0000-0012.C
Property Address: 173 FORBUSH MILL RD 1

Parcel Number: 005.A-0013.0

Mailing Address: WEEKS CAROLYN
189 FORBUSH MILL RD
BOLTON, MA 01740

Cama Number: 005.A-0000-0013.0
Property Address: 189 FORBUSH MILL RD

Parcel Number: 005.A-0014.0

Mailing Address: TAGGART PAULETT L TR
WM KENNETH STOUT & P L TAGGA
27 EDITH ST
SAN FRANCISCO, CA 84133

Cama Number: 005.A-0000-0014.0
Property Address: 0 FORBUSH MILL RD

Subject Properties:

006.A-0004.0

006.A-0000-0004.0
125 STILL RIVER RDDAVIS FARM TRUST
JONATHAN DAVIS
P O BOX 305
BOLTON, MA 01740Parcel Number: 005.A-0016.0
Cama Number: 005.A-0000-0016.0
Property Address: 0 FORBUSH MILL RD AMailing Address: MCNULTY LAWRENCE E JR
50 PEABODY DR
STOW, MA 01775Parcel Number: 005.A-0017.0
Cama Number: 005.A-0000-0017.0
Property Address: 0 FORBUSH MILL RDMailing Address: TOWN OF BOLTON ACTING
BOLTON CONSERVATION COMMISS
663 MAIN ST
BOLTON, MA 01740Parcel Number: 005.A-0018.0
Cama Number: 005.A-0000-0018.0
Property Address: 0 FORBUSH MILL RDMailing Address: TOWN OF BOLTON ACTING
BOLTON CONSERVATION COMMISS
663 MAIN ST
BOLTON, MA 01740Parcel Number: 005.A-0019.0
Cama Number: 005.A-0000-0019.0
Property Address: 97 FORBUSH MILL RDMailing Address: TOWN OF BOLTON
663 MAIN ST
BOLTON, MA 01740Parcel Number: 005.A-0020.0
Cama Number: 005.A-0000-0020.0
Property Address: 0 FORBUSH MILL RDMailing Address: TOWN OF BOLTON
663 MAIN ST
BOLTON, MA 01740Parcel Number: 006.A-0001.0
Cama Number: 006.A-0000-0001.0
Property Address: 65 STILL RIVER RD 2Mailing Address: TOBIN ROBERT E
PHYLLIS J TOBIN
P O BOX 243
BOLTON, MA 01740Parcel Number: 006.A-0002.0
Cama Number: 006.A-0000-0002.0
Property Address: 0 RTE 110 -FORSYTHMailing Address: DAVIS FARM TRUST
JONATHAN DAVIS
P O BOX 305
BOLTON, MA 01740Parcel Number: 006.A-0003.0
Cama Number: 006.A-0000-0003.0
Property Address: 99 STILL RIVER RDMailing Address: BROOMFIELD DONNA M
99 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.A-0005.0
Cama Number: 006.A-0000-0005.0
Property Address: 113 STILL RIVER RDMailing Address: BROOMFIELD THOMAS L
P O BOX 157
BOLTON, MA 01740Parcel Number: 006.A-0006.0
Cama Number: 006.A-0000-0006.0
Property Address: 91 STILL RIVER RDMailing Address: LEBARON MARC A
DONNA LEBARON
91 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.A-0007.0
Cama Number: 006.A-0000-0007.0
Property Address: 71 STILL RIVER RDMailing Address: KENNEDY JOHN W
CONSTANCE J KENNEDY
71 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.A-0008.0
Cama Number: 006.A-0000-0008.0
Property Address: 61 STILL RIVER RD 1Mailing Address: BATSON HERBERT R
PANTIVA BATSON
61 STILL RIVER RD
BOLTON, MA 01740

Subject Properties:

006.A-0004.0

006.A-0000-0004.0
125 STILL RIVER RDDAVIS FARM TRUST
JONATHAN DAVIS
P O BOX 305
BOLTON, MA 01740Parcel Number: 006.A-0009.0
Cama Number: 006.A-0000-0009.0
Property Address: 0 FORBUSH MILL RDMailing Address: MORTIMER THOMAS E & SUSAN P
P O BOX 155
LANCASTER, MA 01523Parcel Number: 006.A-0012.0
Cama Number: 006.A-0000-0012.0
Property Address: 138 STILL RIVER RDMailing Address: JOSEPH BARRY S & GAYLE D
138 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.A-0013.0
Cama Number: 006.A-0000-0013.0
Property Address: 146 STILL RIVER RD 2Mailing Address: POREDA NANCY
C/O HEIDI CESARE
7006 RIDGE CREST TERRACE
BROOKLYN, NY 11209-1118Parcel Number: 006.A-0016.0
Cama Number: 006.A-0000-0016.0
Property Address: 0 FORBUSH MILL RDMailing Address: TOWN OF BOLTON
DOYLE LOT
663 MAIN ST
BOLTON, MA 01740Parcel Number: 006.A-0022.0
Cama Number: 006.A-0000-0022.0
Property Address: 3 KETTLE HOLE RD 5AMailing Address: GEORGE JAMES B & KATHRYN M
3 KETTLE HOLE RD
BOLTON, MA 01740Parcel Number: 006.A-0023.0
Cama Number: 006.A-0000-0023.0
Property Address: 1181 MAIN ST 4AMailing Address: PATTEN JOHN C EST OF & LAUREN F
1181 MAIN ST
BOLTON, MA 01740Parcel Number: 006.A-0024.0
Cama Number: 006.A-0000-0024.0
Property Address: 1173 MAIN ST 3Mailing Address: FANTANA ANTONIU & SAMANTH
1173 MAIN ST
BOLTON, MA 01740Parcel Number: 006.A-0025.0
Cama Number: 006.A-0000-0025.0
Property Address: 1165 MAIN ST 2Mailing Address: SANTOS DIANA & JESSE
1165 MAIN ST
BOLTON, MA 01740Parcel Number: 006.A-0026.0
Cama Number: 006.A-0000-0026.0
Property Address: 1157 MAIN ST 1Mailing Address: CONWAY GEORGE T JR
TERESITA A CONWAY
P O BOX 303
BOLTON, MA 01740Parcel Number: 006.A-0027.0
Cama Number: 006.A-0000-0027.0
Property Address: 11 KETTLE HOLE RD 54AMailing Address: NAPOLI PATRICK T & KATHRYN B
31 BARNES HILL RD
BERLIN, MA 01503Parcel Number: 006.A-0028.0
Cama Number: 006.A-0000-0028.0
Property Address: 15 KETTLE HOLE RD 53BMailing Address: SUSI MICHAEL A & REBECCA REILL
15 KETTLE HOLE RD
BOLTON, MA 01740-2001Parcel Number: 006.A-0029.0
Cama Number: 006.A-0000-0029.0
Property Address: 21 KETTLE HOLE RDMailing Address: GOUTTE LYSIANE R & RENE
21 KETTLE HOLE RD
BOLTON, MA 01740

Subject Properties:

006.A-0004.0

006.A-0000-0004.0
125 STILL RIVER RDDAVIS FARM TRUST
JONATHAN DAVIS
P O BOX 305
BOLTON, MA 01740Parcel Number: 006.A-0037.0
Cama Number: 006.A-0000-0037.0
Property Address: 0 MAIN STMailing Address: TOWN OF BOLTON
P O BOX 278
BOLTON, MA 01740Parcel Number: 006.A-0038.0
Cama Number: 006.A-0000-0038.0
Property Address: 5 STILL RIVER RD LOT 1 & AMailing Address: BUSHMAN SUZANNE K
5 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.A-0039.0
Cama Number: 006.A-0000-0039.0
Property Address: 11 STILL RIVER RD 2Mailing Address: FRYE BRIAN T & KRISTEN M
11 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.A-0040.0
Cama Number: 006.A-0000-0040.0
Property Address: 19 STILL RIVER RD 3Mailing Address: FREY ROBERT D JR
KAREN D FREY
19 STILL RIVER RD
BOLTON, MA 01740-1260Parcel Number: 006.A-0041.0
Cama Number: 006.A-0000-0041.0
Property Address: 27 STILL RIVER RD 4Mailing Address: TEMPLE MARK P & CHERYL A
27 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.A-0042.0
Cama Number: 006.A-0000-0042.0
Property Address: 43 STILL RIVER RD 6Mailing Address: WINKLER JEFFERY L
43 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.A-0043.0
Cama Number: 006.A-0000-0043.0
Property Address: 51 STILL RIVER RD 7 & PAR EMailing Address: MILLER DANIEL M & CHRISTINE A
P O BOX 640
BOLTON, MA 01740Parcel Number: 006.A-0044.0
Cama Number: 006.A-0000-0044.0
Property Address: 59 STILL RIVER RD 8 & PARCEL FMailing Address: MISSAGGIA PAUL M & STACI L
59 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.A-0045.0
Cama Number: 006.A-0000-0045.0
Property Address: 33 STILL RIVER RD 5Mailing Address: LONG ZHENGYU & MIN QIU
33 STILL RIVER RD
BOLTON, MA 01740Parcel Number: 006.B-0000.0
Cama Number: 006.B-0000-0000.0
Property Address: 40 FORBUSH MILL RDMailing Address: BLANCHETTE SCOTT R & GISELLA L
40 FORBUSH MILL RD
BOLTON, MA 01740Parcel Number: 006.B-0001.0
Cama Number: 006.B-0000-0001.0
Property Address: 12 FORBUSH MILL RDMailing Address: TOWN OF BOLTON
HIGHWAY DEPT YARD
P O BOX 278
BOLTON, MA 01740Parcel Number: 006.B-0002.0
Cama Number: 006.B-0000-0002.0
Property Address: 25 FORBUSH MILL RDMailing Address: NASHOBA VALLEY RTY INC
PACKAGE STORE
P O BOX 25
BOLTON, MA 01740

Subject Properties:

006.A-0004.0

006.A-0000-0004.0
125 STILL RIVER RDDAVIS FARM TRUST
JONATHAN DAVIS
P O BOX 305
BOLTON, MA 01740

Parcel Number: 006.B-0003.0

Mailing Address: MARDIROSIAN MILTON M&SEVAN
THE MARDIROSIAN REVOCABLE 20
P O BOX 353
WATERTOWN, MA 02471-0353

Cama Number: 006.B-0000-0003.0

Property Address: 0 MAIN & FORBUSH M

Parcel Number: 006.B-0004.0

Mailing Address: 1084 MAIN STREET RTY TRUST
C/O REMAX TRADITIONS
1084 MAIN ST
BOLTON, MA 01740

Cama Number: 006.B-0000-0004.0

Property Address: 1084 MAIN ST

Parcel Number: 006.B-0005.0

Mailing Address: KATSIS MIHAEL
MK REALTY TRUST
11 PETERS AVE
MARLBORO, MA 01752

Cama Number: 006.B-0000-0005.0

Property Address: 1076 MAIN ST

Parcel Number: 006.B-0006.0

Mailing Address: NASHOBA PARK REALTY TR D F SO
NASHOBA PARK CONDOMINIUM
216 NORTH HOLLAND POINT DR
STELLA, NC 28582

Cama Number: 006.B-0000-0006.0

Property Address: 1092 MAIN ST

Parcel Number: 006.B-0007.0

Mailing Address: O'DONNELL JOANNE A
1100 MAIN ST
BOLTON, MA 01740

Cama Number: 006.B-0000-0007.0

Property Address: 1100 MAIN ST

Parcel Number: 006.B-0008.0

Mailing Address: LAMONTAGNE ROBERT L EST OF
1108 MAIN ST
BOLTON, MA 01740

Cama Number: 006.B-0000-0008.0

Property Address: 1108 MAIN ST

Parcel Number: 006.B-0009.0

Mailing Address: DAVIS ROBERT DAVIS SANDRA WA
DAVIS SARAH TRUSTEES DAVIS FA
P O BOX 305
BOLTON, MA 01740

Cama Number: 006.B-0000-0009.0

Property Address: 0 MAIN ST

Parcel Number: 006.B-0010.0

Mailing Address: RCR HOLDINGS LLC
52 MARCY ST
SOUTHBRIDGE, MA 01550

Cama Number: 006.B-0000-0010.0

Property Address: 1141 MAIN ST

Parcel Number: 006.B-0012.0

Mailing Address: NASHOBA REGIONAL SCHOOL
BOLTON-STOW-LANCASTER
12 GREEN RD
BOLTON, MA 01740

Cama Number: 006.B-0000-0012.0

Property Address: 12 GREEN RD

Parcel Number: 006.B-0117.0

Mailing Address: MA LINGFENG & XUAN ZHONG
17 FOX RUN RD
BOLTON, MA 01740

Cama Number: 006.B-0000-0117.0

Property Address: 17 FOX RUN RD 1

Parcel Number: 006.B-0118.0

Mailing Address: PRUDENTE KEVIN & JAIME A
7 FOX RUN RD
BOLTON, MA 01740

Cama Number: 006.B-0000-0118.0

Property Address: 7 FOX RUN RD 2

Parcel Number: 006.B-0119.0

Mailing Address: GRANN GARY & JIMMIE
7032 HEARST DR
EL DORADO HILLS, CA 95762-5485

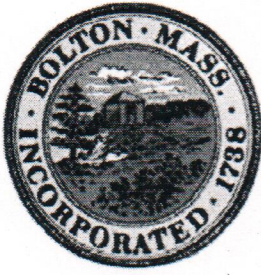
Cama Number: 006.B-0000-0119.0

Property Address: 16 FOX RUN RD 3

Subject Properties:

006.A-0004.0

006.A-0000-0004.0
125 STILL RIVER RDDAVIS FARM TRUST
JONATHAN DAVIS
P O BOX 305
BOLTON, MA 01740Parcel Number: 006.B-0120.0
Cama Number: 006.B-0000-0120.0
Property Address: 6 FOX RUN RD 4Mailing Address: RADZIEWICZ CHARLES T & CYNTH
PO BOX 823
BOLTON, MA 01740-0023Parcel Number: 006.B-0121.0
Cama Number: 006.B-0000-0121.0
Property Address: 0 MAIN ST 22Mailing Address: CNC BUILDERS INC
18 FRANKLIN CIRCLE
NORTHBOROUGH, MA 01532Parcel Number: 006.B-0137.0
Cama Number: 006.B-0000-0137.0
Property Address: 26 FOX RUN RD 21Mailing Address: CNC BUILDERS INC
18 FRANKLIN CIRCLE
NORTHBOROUGH, MA 01532



TOWN OF BOLTON
ASSESSORS OFFICE
TOWN HALL
663 MAIN STREET
BOLTON, MASSACHUSETTS 01740
PHONE (978) 779-5556 FAX (978) 779-5461

Date of Application To Be Determined

3/24/15

REQUEST FOR LIST OF ABUTTERS

Effective August 24, 2004, anyone requesting a list of abutters must give at least three (3) working days notice. This notice will allow the Assessors Office sufficient time necessary to prepare the list of Abutters.

Effective July 1, 2004, the fee schedule is \$15 per certified abutters list.

**Please note that these fees apply to preparation of new list or verification or reverification of an existing list.*

Please indicate with a check

- ☐ Immediate Abutters (Board of Selectmen)
- ☐ Board of Appeals, Planning Board, Site Plan review - within 300 feet
- ☐ Conservation Commission within 100 feet or distance = _____ feet
- ☒ Planning Board for sub division - 500 feet
- ☐ Abutter to Abutter within distance of _____ feet

Map 006.A Parcel(s) 0004.0

Tyler R. Glode, E.I.T.
Applicant (please print)

125 Still River Road
Location of Property

Tyler R. Glode
Signature of Applicant

2 Thirteenth Street
Charlestown, MA 02129
Mailing Address of Applicant

(617) 242-1120
Telephone Number

(617) 242-1190
FAX Number

PLEASE NOTE: THIS ABUTTERS LIST IS VALID FOR SIX MONTHS

6.3 ATTACHMENT C – INDEX OF DRAWINGS

ATTACHMENT C INDEX OF DRAWINGS

Cover	C-000
General Notes and Legend	C-001
Existing Conditions Plan	C-100
Overall Site Plan	C-200
60 Scale Site Plan	C-201
Grading Plan	C-300
Erosion and Sediment Control Plan	C-301
Emergency Response Plan	C-400
Details	C-500
Details	C-501
Details	C-502
One-Line Diagram (By Others)	E-1.1
One-Line Diagram (By Others)	E-1.2

6.4 ATTACHMENT D – RECORDED ANR PLAN

6.5 ATTACHMENT E - APPROVED VARIANCE FROM TOWN OF BOLTON ZONING
BOARD OF APPEALS DATED OCTOBER 15, 2014



TOWN OF BOLTON

ZONING BOARD OF APPEALS

Town Hall, 663 Main Street, Bolton, MA 01740
Phone: 978-779-3308 Fax: 978-779-5461

VARIANCE FINDINGS AND DECISION

Petitioner: Davis Farms Trust, d/b/a Bolton Orchards
125 Still River Road
Bolton, MA 01740

Premises: Lot 2A, 125 Still River Road, Bolton, MA 01740
Bolton Assessor's Map 6.A Parcel 4

Owner: Davis Farms Trust, d/b/a Bolton Orchards
125 Still River Road
Bolton, MA 01740

Deed Reference: Worcester District Registry of Deeds, Book 3586 Page 427

Date Petition filed with Town Clerk of Bolton, MA: August 14, 2014

Type of Application: Variance

Applicable Zoning Bylaw of the Code of the Town of Bolton, MA:
Sections 250-26.C.(1) and Section 250-13.B

Hearing Date: October 1, 2014

Members Present: Chairman, Gerard Ahearn, Andy Kischitz, Bradley Reed
Kay Stoner, Associate, Jack Sargent

Decision: On October 1, 2014 at 7 p.m., the Board of Appeals voted unanimously to approve the Variance request seeking relief from a side yard setback.

PROCEDURAL HISTORY

1. On August 14, 2014 Davis Farms Trust, a Massachusetts business trust d/b/a Bolton Orchards, (hereinafter, the Applicant), applied to the Zoning Board of Appeals (ZBA) for a Variance for the Premises located on Lot 2A at 125 Still River Road, Bolton, MA 01740 from the dimensional zoning requirement for side yard setback as set forth in Sections 250-26.C.(1) and 250-13.B of the Code of the Town of Bolton. The Premises is identified on the Bolton Assessor's Map 6.A as Parcel 4 located in the Residential Zoning

District. The Applicant sought relief for a side yard setback that abuts Lot 1A as follows:

	Current	Required
A. Side Yard Setback	None	50

2. The Applicant intends to construct a 2MW AC commercial solar photovoltaic renewable energy installation on Lot 2A at 125 Still River Road, Bolton, MA 01740.
3. A duly posted public hearing was held on October 1, 2014 at 7 p.m. at the Bolton Town Hall, 663 Main Street, Bolton, MA 01740. Chairman Gerard Ahearn read the Notice of Public Hearing for the request for Variance pursuant to Section 250-13.B of the Code of the Town of Bolton. The Board closed the hearing the same evening.

RECORD DOCUMENTS

The petition to the Board is dated August 14, 2014. The application contained the following items:

1. Application to ZBA;
2. Letter of Request for Setback Variance at 125 Still River Road, Bolton dated August 14, 2014;
3. Certified Abutters List from Bolton's Assessor's Office;
4. Aerial Photo of First Solar Project, Eastern/Northern Slopes taken November 14, 2013;
5. Aerial Photo of First Solar Project From South Ridge Line taken November 14, 2013;
6. Photo of Northern Slope taken August 8, 2014;
7. Photos of Eastern Slope, taken August 8, 2014;
8. ANR Plan entitled "Plan of Land in Bolton, Mass. Owned by Davis Farms Trust" prepared by David E. Ross Associates, Inc. dated 12/12/12, recorded at the Worcester Registry of Deeds - Plan Book 898, Plan 110;
9. Overall Site Plan entitled "Zoning Board of Appeals Plans Solar Energy Facility 125 Still River Road, Bolton, Massachusetts" prepared by Beals Associates, Inc. for Davis Farm Trust d/b/a Bolton Orchards, dated August 8, 2014; and
10. 60 Scale Site Plan entitled "Zoning Board of Appeals Plans Solar Energy Facility 125 Still River Road, Bolton, Massachusetts" prepared by Beals Associates, Inc. for Davis Farm Trust d/b/a Bolton Orchards, dated August 8, 2014.

FINDINGS

1. The Premises is located on Lot 2A at 125 Still River Road, Bolton, MA 01740, identified on Bolton Assessor's Map 6.A as Parcel 4, and is owned by Davis Farms Trust (d/b/a Bolton Orchards), 125 Still River Road, Bolton, MA 01740. The Premises is located in

the Residential Zoning District. Lot 2A has greater than 1,900 feet of frontage along Main Street and greater than 400 feet of frontage along Still River Road.

2. Lot 2A is part of an existing 100 acre gravel pit located at 125 Still River Road, Bolton MA 01740. The gravel pit consists of two lots labeled as Lot 2A and Lot 1A as shown on the approved ANR Plan entitled "Plan of Land in Bolton, Mass. Owned by Davis Farms Trust" prepared by David E. Ross Associates, Inc. dated 12/12/12, recorded at the Worcester Registry of Deeds - Plan Book 898, Plan 110. Lot 2A is approximately 48 acres and Lot 1A is approximately 53 acres.
3. Lot 1A is currently used for a 4.95MW AC commercial solar photovoltaic renewable energy installation which went on-line in December 2013. The existing solar facility is located on approximately 25 acres of Lot 1A.
4. The Applicant intends to construct a 2MW AC commercial solar photovoltaic renewable energy installation on approximately 12 acres of Lot 2A. For this purpose, the Applicant sought relief from a portion of the side yard setback required along the portion of Lot 2A that directly abuts Lot 1A.
5. Based upon the information submitted at the public hearing, including the record documents and comments received from the public, the Board makes the following specific findings with regard to the request for Variance:

a. VARIANCE

The requested Variance and the requirement set forth in Sections 250-26.C.(1) and 250-13.B of the Code of the Town of Bolton is as follows:

	Current	Required
A. Side Yard Setback	None	50

**CRITERIA AND FULLFILLMENT OF REQUIREMENTS
AND FINDINGS FOR REQUESTED VARIANCES**

The Board finds that the criteria for the grant of Variances, set forth in G.L. c. 40A, Section 10, have been met for the following reasons:

1. **That there are circumstances that exist relating to the soil conditions, shape, or topography of the land or structures that uniquely affect such land or structures but that do not affect generally the zoning district in which such land or structure is located;**

The topography of Lot 2A is comprised of a wide variation in slopes with substantial grades that reach in excess of 30%. The northern slope of Lot 2A is over 30%. The eastern slope is additionally challenging as a solar host site because of the shading impacts suffered when panels are located on an eastern slope that causes the loss of morning sun exposure and solar energy production. In addition to the grade challenges, the eastern slope suffers from major undulations and ledge below the surface, interspersed with runoff areas that are sufficiently unstable. Development of a commercial solar photovoltaic renewable energy installation cannot be completed in the current condition of these areas. In conclusion, solar installation cannot proceed on either of the northern or eastern slopes of Lot 2A without a large and costly re-grading effort to level the topography and meet the solar installation standard of no greater than a 15% grade.

2. Literal enforcement of the provisions of the bylaw would involve substantial hardship financial or otherwise to the Applicant;

The middle of Lot 2A is a predominantly flat and sun-exposed area that extends over all of the land directly abutting the boundary line with Lot 1A. To require a second 50 foot setback on Lot 2A (i.e., in addition to the existing 50 foot setback on Lot 1A) would remove a substantial portion of Lot 2A's flat, sun-exposed area from its valuable use as a host for solar panels. Denying the location of solar panels in Lot 2A's setback area would cause a significant economic harm to the Applicant because it would require the Applicant to grade a large swath of the northern and eastern slopes down to a 15% grade in order to meet the solar installation standards. The cost of this re-grading was estimated by the Applicant's long term and on-site earth moving contractors to be in excess of \$130,000. Requiring this substantial six-figure cost would be an unnecessary hardship that poses a threat to the economic viability of the proposed project, which unlike the existing commercial solar photovoltaic renewable energy installation located on Lot 1A does not benefit from its large economies of scale (2MW vs. 4.95MW) nor the favorable 2013 state solar energy incentives that benefited the facility on Lot 1A.

3. The desired relief may be granted without substantial detriment to the public good.

The existing 50 foot setback along the perimeter of Lot 1A provides the necessary setback land area that is needed to protect the Town's interests in terms of emergency responder access and land use zoning conformity.

Both Lots 1A and 2A will have solar energy panels located in the middle of the gravel pit. There will be no differentiation in development types between the two abutting lots. None of the typical development density concerns will apply that might otherwise be presented if these lots were being developed for residential use. In addition, the entire gravel pit area is out of view from most abutters due to the existing hillside and tree cover. The only abutter with any direct visual or property impact is the Applicant who owns both lots.

Finally, the development of a 2MW AC commercial solar photovoltaic renewable energy installation on Lot 2A provides substantial tax revenues over the 25-30 year life of the project under the terms of a personal property tax agreement. In addition, a meaningful portion of Lot 2A would be reassessed to reflect the new solar installation and its impact on the real property value of the approximately 12 acres that would be developed on Lot 2A.

The Board finds the interests of the Town, the abutters and the public are sufficiently protected by the existing 50 foot setback on Lot 1A such that there is no zoning need to enforce an additional 50 foot setback on Lot 2A.

4. The desired relief may be granted without nullifying or substantially derogating from the intent and purpose of the Bolton Zoning Bylaws.

The desired relief will not nullify or substantially derogate from the intent and purpose of the Bolton Zoning Bylaws. Allowing the pre-existing 50 foot setback on Lot 1A to serve as the de facto joint setback for both Lots 1A and 2A is supported for the following reasons:

- The existing setback on Lot 1A runs the entire length of Lot 2A;
- Essentially identical solar photovoltaic facilities are to be constructed on both lots, with the effect that from a larger perspective the entire site comprising both lots will be one large solar host site;
- The solar facilities on both lots are hidden from view in all directions due to the existing hillsides and tree cover;
- Both lots are owned by the Applicant, which consents to a single setback;
- There is substantial setback of both solar facilities from all frontage areas on Still River Road and Main Street; and
- The Town public safety interests are adequately protected through access to the existing 50 foot setback on Lot 1A (as well through the main security gates at the entrances to each lot).

DECISION

Pursuant to G.L. c. 40A, Section 10 and Section 250-6 of the Code of the Town of Bolton, the Board, after public hearing and findings of fact, hereby grants the Petitioner's request for Variance, as follows:


Variance from Sections 250-26.C.(1) and 250-13.B of the Code of the Town of Bolton to permit the construction of a new commercial solar photovoltaic renewable energy installation on Lot 2A at 125 Still River Road, Bolton, MA allowing for the following dimensional Variance from the zoning bylaw:

	Current	Required
A. Side Yard Setback	None	50

2014 OCT 15 PM 12:21

RECORD OF VOTE

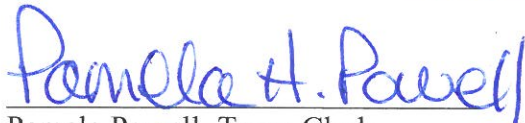
The following members of the Zoning Board unanimously voted to grant the subject to the above-stated terms: Chairman, Gerard Ahearn, Andy Kischitz, Bradley Reed, Kay Stoner, and Jack Sargent.



Gerard Ahearn, Chairman
(On behalf of the Zoning Board of Appeals)

FILED WITH THE TOWN CLERK

Filed with the Town Clerk on October 15, 2014.



Pamela Powell, Town Clerk

CERTIFICATE OF NO APPEAL

The undersigned, being the Town Clerk of the Town of Bolton, certifies that the 20-day appeal period on this decision has passed and there have been no appeals made to this office.

Date: _____, 2014.

Pamela Powell, Town Clerk

Copy of Variance Findings and Decision mailed to:
Abutters
Surrounding Towns
Bolton Boards and Committees
Applicant

6.6 ATTACHMENT F – APRIL 9, 2012 MEMO FROM CAROL GUMBART TO BOARD OF SELECTMEN



663 Main Street, Bolton, Ma 01740
(978) 779-3304

MEMORANDUM

DATE: April 9, 2012

TO: Board of Selectmen

FROM: Carol Gumbart, Conservation Administrator

RE: Syncapha Solar LLC and Renewable Energy Massachusetts at Davis Farms Gravel Pit located to the rear of 125 Still River Road

On April 5, 2012, I conducted a site inspection of the proposed solar energy facility shown on plans entitled "Overall Site Plan" sheet 4 of 7 and dated February 16, 2012 with Todd Morey a representative of Beals Associates, Inc., the property owner and the Town Planner. We looked at the boundary of the proposed facility and the access to the site for construction and maintenance. I did not observe any areas of wetland jurisdiction.

The facility will be entirely enclosed by an 8 foot high chain linked fence. A small 3" high gap is proposed at the bottom of the fence for wildlife. Although the site is not documented as habitat for rare or endangered species it is likely that wildlife is using the vast open space. A slightly higher gap might be more suitable for turtles and other local wildlife to move through the facility.

In my opinion the site appears to be suitable for this type of development.

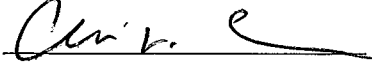
6.7 ATTACHMENT G – INTERCONNECT APPLICATION TO NATIONAL GRID

Generating Facility Expedited/Standard Process Interconnection Application**Contact Information:**Date Prepared: 2/25/2015**Legal Name and address of Interconnecting Customer (or, Company name, if appropriate)**Customer or Company Name: Syncarpha Still River LLC Contact Name: Derek DjeuMailing Address: 645 Madison Avenue, 14th FloorCity: New York State: NY Zip Code: 10022Telephone (Daytime): 212-419-4841 (Evening): _____Facsimile Number: _____ E-Mail Address: derek.djeu@syncarpha.com**Alternative Contact Information (e.g. system installation contractor or coordinating company):**Name: David Colombo, P.E. - Power Engineers, LLCMailing Address: 37 Fox Den RoadCity: Kingston State: MA Zip Code: 02364-2150Telephone (Daytime): 508-612-0382 (Evening): 508-612-0382Facsimile Number: 781-936-8641 E-Mail Address: Dave@PowerEngineersLLC.com**Ownership** (include % ownership by any electric utility): _____**Confidentiality Statement:** "I agree to allow information regarding the processing of my application (without my name and address) to be reviewed by the Massachusetts DG Collaborative that is exploring ways to further expedite future interconnections." ☐ Yes ☒ No**Generating Facility Information:**Address of Facility (if different from above): 125 Still River RoadCity: Bolton State: MA Zip Code: _____Electric Service Company: National Grid Account Number: new Meter Number: newWork Request Number (For Upgrades or New Service): N/a MTC ID: N/aType of Generating Unit: ~ Synchronous ☐ Induction ☐ Inverter ☒Manufacturer: SMA Model: 500CP-USNameplate Rating: 2400 (kW) 0 (kVar) _____ (AC Volts) Single ☐ or Three ☒ PhasePrime Mover: Fuel Cell ☐ Recip Engine ☐ Turbine ☐ Photo Voltaic ☒ Other ☐Energy Source: Solar ☒ Wind ☐ Hydro ☐ Diesel ☐ Natural Gas ☐ Fuel Oil ☐ Other ☐ Specify: _____For Solar PV provide system DC-STC rating: 3348 (KW)Need an air quality permit from the DEP? ☐ Yes ☒ No ☐ Not Sure If "yes", have you applied for it? ☐ Yes ☐ NoIEEE 1547.1 (UL 1741) Listed? ☒ Yes ☐ No Generating system already exists on current account? ☐ Yes ☒ NoPlanning to Export Power? ☒ Yes ☐ No A Cogeneration Facility? ☐ Yes ☒ NoAnticipated Export Power Purchaser: Mass. Government Entity via Net MeteringExport Form: Simultaneous Purchase/Sale ☐ Net Purchase/Sale ☐ Net Metering ☒ Other ☐ Specify: _____

Est. Install Date: _____ Est. In-Service Date: _____ Agreement Needed By: _____

Application Process

I hereby certify that, to the best of my knowledge, all of the information provided in this application is true:

Interconnecting Customer Signature:  Title: Managing Member of LLC Date: 2/25/2015
Manager

National Grid Signature: _____ Title: _____ Date: _____

Generating Facility Expedited/Standard Process Interconnection Application

Generating Facility Technical Detail

Date: 2/25/2015

Information on components of the generating facility that are currently Listed:

	Equipment Type	Manufacturer	Model	National Standard
1.	PV Inverter	SMA	500CP-US	UL1741
2.	PV panels	Canadian Solar	310W	IEC-61215
3.	Protective Relays	SEL	SEL-351 & 547	ANSI C37
4.	Transformer	-	-	ANCI C57
5.				
6.				

Total Number of Generating Units in Facility? 5 Inverters (4x500kW, 1x400kW) = 2400kW totalGenerator Unit Power Factor Rating: 1.0 unityMax adjustable Leading Power Factor? 0.95 Max Adjustable Lagging Power Factor? 0.95

Generator Characteristic Data (for all inverter-based machines)

1300A at 270V AC perMax Design Fault Contribution Current? inverter Instantaneous ☒ or RMS ☐Harmonics Characteristics: Below limits of IEEE 519Start-up power Requirements: None

Generator Characteristic Data (for all rotating machines)

Rotating Frequency: n/a (rpm) Neutral Grounding Resistor (If Applicable) n/a

Additional Information for Synchronous Generating Units

Synchronous Reactance, X_d :	<u>(PU)</u>	Transient Reactance, X'_d :	<u>(PU)</u>
Subtransient Reactance, X''_d :	<u>(PU)</u>	Neg Sequence Reactance, X_2 :	<u>(PU)</u>
Zero Sequence Reactance, X_0 :	<u>(PU)</u>	kVA Base:	<u>(PU)</u>
Field Voltage:	<u>(volts)</u>	Field Current:	<u>(Amps)</u>

Additional information for Induction Generating Units

Rotor Resistance, R_r :	<u></u>	Stator Resistance, R_s :	<u></u>
Rotor Reactance, X_r :	<u></u>	Stator Reactance, X_s :	<u></u>
Magnetizing Reactance, X_m :	<u></u>	Short Circuit Reactance, X_d'' :	<u></u>
Exciting Current:	<u></u>	Temperature Rise:	<u></u>
Frame Size:	<u></u>		
Total Rotating Inertia, H :	<u></u>	Per Unit on kVA Base:	<u></u>
Reactive Power Required in Vars (No Load):	<u></u>		
Reactive Power Required in Vars (Full Load)	<u></u>		

Additional information for Induction Generating Units that are started by motoring:

Motoring Power: Design Letter:

Complies with M.D.P.U. No. 1176 for MA || R.I.P.U.C No. 2007 For RI || N.H.P.U.C. No.17 For NH

Generating Facility Expedited/Standard Process Interconnection Application**Interconnection Equipment Technical Detail**Date: 2/25/2015Will a transformer be used between the generator and the point of interconnection? ☒ Yes ☐ NoWill the transformer be provided by Interconnecting Customer? ☒ Yes ☐ No**Transformer Data (if applicable, for Interconnecting Customer-Owned Transformer):**Nameplate Rating: 1000 & 500 kVA Single ☐ or Three ☒ PhaseTransformer Impedance: 5.75 (%) on a 1000 kVA Base

If Three Phase:

Transformer Primary: 13800 (Volts) Delta ☐ Wye ☐ Wye Grounded ☒ Other ☐Transformer Secondary: 270 (Volts) Delta ☒ Wye ☐ Wye Grounded ☐ Other ☐**Transformer Fuse Data (if applicable, for Interconnecting Customer-Owned Fuse):****(Attach copy of fuse manufacturer's Minimum Melt & Total Clearing Time-Current Curves)**Manufacturer: Cooper Type: Bay-o-netSpeed: C Size: C14 65A**Interconnecting Circuit Breaker (if applicable):**Manufacturer: TBD Type: Thermal-mag Load Rating: 1600 (Amps)Interrupting Rating: 35kA (Amps) Trip Speed: 3(Cycles)**Interconnection Protective Relays (if applicable):**

(if microprocessor controlled)

List of Functions and Adjustable Setpoints for the protective equipment or software:

	Setpoint Function	Minimum	Maximum
1.	See One-Line Diagram		
2.			
3.			
4.			
5.			
6.			

(If discrete components)

(Enclose copy of any proposed Time-Overcurrent Coordination Curves)

Manufacturer:	Type:	Style/Catalog No.:	Proposed Setting:
Manufacturer:	Type:	Style/Catalog No.:	Proposed Setting:
Manufacturer:	Type:	Style/Catalog No.:	Proposed Setting:
Manufacturer:	Type:	Style/Catalog No.:	Proposed Setting:
Manufacturer:	Type:	Style/Catalog No.:	Proposed Setting:
Manufacturer:	Type:	Style/Catalog No.:	Proposed Setting:

Current Transformer Data if applicable):

Manufacturer:	Type:	Accuracy Class:	Proposed Ratio Connection:
Manufacturer:	Type:	Accuracy Class:	Proposed Ratio Connection:

Potential Transformer Data (if applicable):

Manufacturer:	Type:	Accuracy Class:	Proposed Ratio Connection:
Manufacturer:	Type:	Accuracy Class:	Proposed Ratio Connection:

Complies with M.D.P.U. No. 1176 for MA || R.I.P.U.C No. 2007 For RI || N.H.P.U.C. No.17 For NH

Generating Facility Expedited/Standard Process Interconnection Application**General Technical Details:**Date: 2/25/2015E-mail a copy of the following to Distributed.Generation@us.ngrid.com

- Site electrical One-Line Diagram (relay settings should appear on one-line when applicable) showing the configuration of all generating facility equipment, current and potential circuits, and protection and control schemes with a stamp from a professional engineer (PE) registered in the state of the facility.
- Site plan that indicates the precise physical location of the proposed generating facility, external utility disconnect, and the utility meter (refer to the sample site plan on the National Grid website).
- Three-line diagram for non UL-1741 certified generator, stamped by an Electrical Professional Engineer.
- ~~Links or PDF copies of the specification sheets for the generator, protection equipment, transformer(s) and any other pieces of equipment deemed appropriate.~~

Mail the Interconnection Application (IA) fees check and first page of the signed IA to:

National Grid
Attn: Distributed Generation
40 Sylvan Rd (E3.571A)
Waltham, MA 02451

6.8 ATTACHMENT H – DRAFT OPERATIONS AND MAINTENANCE AGREEMENT

Solar Facility O&M Plan

Syncarpha Still River, Bolton, MA

[1. THE FOLLOWING IS A REPRESENTATIVE DRAFT O&M PLAN, TAKEN FROM PRIOR SOLAR ENERGY FACILITIES OWNED BY SYNCARPHA SOLAR, LLC.

2. THE FINAL O&M PLAN SHALL BE CONFIRMED BY SYNCARPHA STILL RIVER, LLC AND CHOSEN EPC FIRM, TBD.]

Construction Operation and Maintenance Plan:

- 1- The limit of work line shown on the approved plans will be clearly marked with flags and stakes.
- 2- Any and all materials associated with the construction of the solar energy facility will be stockpiled outside of the 100' Buffer Zone of the Protectable Resources on the site.
- 3- Remove vegetation as necessary along the perimeter of the photovoltaic facility to allow maximum solar gain. Remove vegetation in the center of the site.
- 4- Areas to be loam and seeded and over-sow cover crop of low-growing vegetation (i.e. alfalfa, red clover, white clover, crown vetch, hairy vetch, buckwheat, and birdsfoot trefoil) or New England Conservation/Wildlife Mix. Other areas of the solar array field to maintain low-growing vegetation as required.

Post - Construction Operation and Maintenance Plan:

Regular maintenance should include mowing, pruning, weed and pest control. Grasses should not be cut shorter than four (4) inches. Sediment and debris should be removed manually, at least once per year. As per lease agreements to govern maintenance of the solar energy facility, the responsibility of all maintenance will fall upon the applicant and their designee.

Other maintenance activities for the Solar Energy Facility are detailed below:

INVERTER PREVENTATIVE MAINTENANCE	Frequency / Response Time
1. Per inverter manufacturer's guidelines: inspect and clean interior of inverter, inspect air filter, replace or clean air filter, inspect seals and replace if necessary, complete visual inspection of electrical connections and wiring, complete mechanical inspection of connections and wiring, re-torque electrical connections as needed, IR scan of inverter connections, wiring, and electronics	1x per year
2. Clean and change inverter air filters per manufacturer's warranty requirements.	1x per year
3. Clean and remove dust from inverter heat sinks per manufacturer's warranty requirements.	1x per year

Solar Facility O&M Plan

Syncarpha Still River, Bolton, MA

4. Clean inverter cabinet air vents, per inverter manufacturer's guidelines	1x per year
5. Check torque marks and re-tightening appropriate wiring connections to design specification torque force per manufacturer's guidelines.	1x per year
6. Perform thermal imaging and address connections and hot spots	1x per year
7. Replace AC and DC transient voltage surge suppression systems, per inverter manufacturer's guidelines (if applicable – pricing based on time and material as Non-Covered Services)	Every 5 years
8. Replace blowers, replace seals, per inverter manufacturer's guidelines (if applicable pricing based on time and material as Non-Covered Services)	Every 10 years

SYSTEM PREVENTATIVE MAINTENANCE	Frequency / Response Time
1. Visual inspection of PV arrays, electrical equipment, mounting structure, fence, shading, corrosion, and discolored panels.	1x per year
2. Inspect mounting system and components for abnormal wear or excess corrosion	1x per year
3. Visual inspection of modules for signs of degradation (i.e. discolored panels, fogged glazing, de-lamination, warping or water leaks). Document any such issues by noting and recording module location and serial number, if applicable	1x per year
4. Visual inspect modules, combiner boxes and visible wiring for signs of damage.	1x per year
5. Inspect visible conduit and raceways for signs of damage or wear	1x per year
6. Inspect accessory boxes and visible conduit (ie monitoring, motor and communications boxes) for damage, leaks, etc.	1x per year

Solar Facility O&M Plan

Syncarpha Still River, Bolton, MA

SYSTEM TESTING AND VERIFICATION	Frequency / Response Time
1. Perform open circuit voltage testing on [100%] of strings.	1x per year
2. Check the system grounding connections with ohmmeter section of the voltmeter.	1x per year
3. IR scans on [100]% of combiner boxes, re-combiner boxes, and string boxes; tighten connections; report broken terminal blocks and unresolved “warm” connections.	1x per year
4. PV array module maintenance for modules	See below
5. Annual maintenance and testing of the Project Metering Device	1x per year

ASSET MANAGEMENT & MAINTENANCE REPORTING	Frequency / Response Time
1. Provide written maintenance report within 10 days of site visit	Upon occurrence
a. Include details of preventive maintenance work, such as meter readings, thermal images, and system testing results.	Upon occurrence
b. Include non-conformance reports to identify potential short-term and long-term power production issues.	Upon occurrence
c. Include work orders for non-conformances	Upon occurrence
2. Daily monitoring and Annual Reporting	Ongoing
3. Coordinate warranty administration, timely response for warranty claims and warranty repairs as required	Upon occurrence
4. Spare Parts Management (storage is available).	As Needed

EMERGENCY RESPONSE	Frequency / Response Time
1. Contractor will be available by e-mail and by 24x7x365 Technical Phone Support hotline	Ongoing

Solar Facility O&M Plan

Syncarpha Still River, Bolton, MA

Dispatch commitment: dispatch resources in response to alarms and alerts/service requests received by Contractor from Owner through Contractor's Technical Phone Support. [To be billed on a T&M basis when request is made.]	See below
2. Alarm: means loss of one inverter's production. The dispatch incurs a fee of [\$] per alarm in addition to the fees in Exhibit C, including warranty service.	Dispatch in <[48] hours
3. Alert/service request: means noticeable anomaly or loss of power, but inverter is still operating. The dispatch incurs a fee of [\$300] per alert/service request, in addition to the fees in Exhibit C, including warranty service.	Dispatch in <[48] hours
a. Issue resolution: After Contractor arrives on site in response to a request received from Owner, Contractor will follow protocols below depending on the circumstances causing the request:	See below
b. Inverter event: Inverter manufacturer repairs inverter. There is no charge if inverter is under manufacturer's warranty. If the inverter is out of warranty, then apply [T&M fees]. Issue is resolved when the inverter is available.	Upon occurrence
4. Event that is covered by insurance: report situation to Owner. Apply [T&M fees] for visit. Issue is resolved when Contractor reports the event and diagnosis to Owner.	Upon occurrence
a. Event that is pre-authorized to repair: Examples include fuse replacement, terminal block replacement, motor replacement (up to 1.5 hp), single wire issue between module and combiner box. Contractor completes repair up to the dollar limit of stipulated in O&M Agreement. Apply [T&M fees]. Issue is resolved when Contractor completes the repair.	Upon occurrence
b. Event that Contractor cannot repair without prior authorization from Owner: Examples include complex wiring issues, ground fault resolution, solar panel replacement, and major component replacement. Apply [T&M fees] for the visit. Issue is resolved when Contractor reports the event and diagnosis to Owner.	Upon occurrence

Solar Facility O&M Plan

Syncarpha Still River, Bolton, MA

MODULE WASHING	Frequency
1. [Subject to first year operations of facility and confirmation by the Owner of cost-utility: Wash all panels with water with no chemicals in a method approved by the Owner.]	1x per year

SITE MAINTENANCE	Frequency
1. Visual inspection of System's general site conditions, vegetation, animal damage, and erosion.	1x per year
2. Ground-mounted: maintain weeds, grasses and ground cover to prevent shading and risk of fire.	1x per year
3. Clear debris within the fenced area. If this activity becomes excessive, Owner and Contractor will agree upon a method to have this work performed as Non-covered Services.	1x per year

6.9 ATTACHMENT I – BOLTON 1 SIGN PHOTOGRAPHS

ATTACHMENT I

Bolton 1 Sign Photographs



6.10 ATTACHMENT J – DRAFT DECOMMISSIONING AGREEMENT

**PERFORMANCE AGREEMENT
SECURED BY CASH DEPOSIT**

This Agreement (“Agreement”) is made this ___ day of May, 2015, between the **Town of Bolton**, a Massachusetts municipality with a mailing address of 663 Main St., Bolton, MA 01740, acting by and through its duly elected and authorized Planning Board (the “Town”, or sometimes herein, the “Board”), and **Syncarpha Still River, LLC**, a Delaware limited liability company with a mailing address of 645 Madison Avenue, 14th Floor, New York, NY 10022 (the “Operator”).

WITNESSETH

WHEREAS, The Operator leases or intends to lease the land located at 125 Still River Road – Lot 2A, Bolton, Massachusetts (the “Property”);

WHEREAS The Board granted the Operator site plan approval on _____, 2015 (the “Decision”), pursuant to §250.26 (Commercial Solar Photovoltaic Renewable Energy Installations) of the Bolton Zoning Ordinance, for the installation of a proposed 2.4 +/- MW AC ground-mounted, photovoltaic system at the Property (the “Project”);

WHEREAS, Upon the Abandonment of the Project, the Operator is obligated to remove the Project and restore the Property within 150 days, as further specified in §250.26 (F)(1) of the Bolton Zoning Ordinance (the “Removal Requirements”); and

WHEREAS, The Decision and §250.26 (G) of the Bolton Zoning Ordinance require that the Operator must provide a form of surety to cover the cost of the Removal Requirements in the event that the Town must complete the Removal Requirements, pursuant to §250.26 (G)(1) of the Bolton Zoning Ordinance (the “Surety”).

NOW THEREFORE, in consideration of the promises exchanged herein and other adequate consideration, the sufficiency of which is hereby acknowledged, the Board and the Operator agree as follows:

1. **Security Deposit.** Prior to the issuance of a building permit for the Project, the Operator shall deposit with the Town Treasurer of the Town (the “Treasurer”) the sum equal to the product of (a) sixty thousand dollars (\$60,000) multiplied by (b) the final MW AC-rated capacity of the Project, as shown in the application for a Building Permit, and such sum (herein referred to as the “Security Deposit”) shall be held in a separate, interest-bearing account by the Treasurer to cover the cost of the Removal Requirements; provided, however, that the Operator may provide the Security Deposit in installments, with the first such installment of not less than \$25,000 being deposited with the Treasurer prior to the issuance of a building permit for the Project, and, provided further, that the remainder of the Security Deposit shall be deposited with the Treasurer in installments of not less than

five thousand dollars (\$5,000) per year, due on or before January 15th of each year. For the avoidance of doubt and as an example of the foregoing provisions, in the event the Project final AC-rated capacity of the Project, as shown in the application for a Building Permit, is 2.4MW, the resulting Security Deposit under this Agreement shall be equal to one hundred forty-four thousand dollars (\$144,000). The Town and the Operator acknowledge that the amount of the Security Deposit has been stipulated and agreed to on the basis of a recent cost assessment for Removal Requirements for the ground-mounted, photovoltaic system located adjacent to the Project, adjusted on a proportionate basis for the reduced scale of the Project. Accordingly, the Town acknowledges that the Operator shall not be obligated, in connection with the aforementioned site plan, to present to the Town an estimate of the costs associated with removal prepared by a qualified engineer as is otherwise required under §250.26 (G)(1) of the Bolton Zoning Ordinance.

2. Periodic Review of Security Deposit. In accordance with §250.26 (G)(1) of the Bolton Zoning Ordinance, on the fifteenth (15th) anniversary of the issuance of a Building Permit by the Town, the Operator shall provide to the Town's Building Inspector an updated estimate of the cost to complete the Removal Requirements. Within thirty (30) days after receipt of the updated estimate from the Operator, the Building Inspector shall submit a report to the Board setting forth his opinion of the updated estimate (which shall take into account in mitigation of the costs of removal the verifiable scrap value of the photovoltaic modules, racking and wiring required to be removed from the Property). Within thirty (30) days after the receipt of the Building Inspector's report, the Board shall approve an updated Security Deposit amount, not to exceed one hundred fifty percent (150%) of the cost to complete the Removal Requirements based upon such report. The Operator shall, within ten (10) business days after receipt of the Board's approval, deposit additional funds with the Treasurer sufficient to provide the updated Security Deposit amount, as approved by the Board; provided, however, that if the Operator is providing the Security Deposit in installments, an adjusted amount for each remaining installment payment shall be approved by the Board, with such adjusted amount taking effect on the date that the next installment payment is due.
3. Completion of Removal Requirements. In accordance with §250.26 (F)(2) of the Bolton Zoning Ordinance, the Operator shall complete the Removal Requirements within one hundred fifty (150) days after the date of discontinued operations.
4. Partial Release of Security Deposit. Upon receipt of a written request from the Operator that a portion, being not less than twenty percent (20%), of the Removal Requirements is complete and available for inspection, the Board shall cause its engineer to inspect said portion and, upon receipt of a report from its engineer that the portion of the Removal Requirements is satisfactorily complete, the Board may vote to authorize a reduction in the amount of the Security Deposit (a "Partial Release"). Alternatively, the Board shall send written notice to the Operator of any items the Board finds incomplete or unsatisfactory and in need of corrective Removal Requirements. Notwithstanding the foregoing, the Board, with advice from its engineer, shall have sole discretion to determine the amount of the Security Deposit necessary to secure the Removal Requirements or any remaining, incomplete portions thereof.

5. Full Release of Security Deposit. The balance, if any, of the Security Deposit shall be released to the Operator upon receipt by the Treasurer of written notice from the Board that the Removal Requirements have been completed in accordance with this Agreement, the Decision and the Bolton Zoning Ordinance.
6. Release of Security Deposit to Owner. In the event that the owner of the Property (the "Owner") completes the Removal Requirements, the Board shall approve a release of the Security Deposit, in full or in part as applicable, to the Owner only upon the Board's receipt of a signed notice from the Operator authorizing such release to the Owner.
7. Completion of Removal Requirements by the Town. In the event that the Operator fails to complete the Removal Requirements within one hundred fifty (150) days after the Abandonment of the Project, the Board shall send written notice of default to the Operator. The Operator shall, within ten (10) days of the receipt of such notice, cause the default to be cured or corrected, or if the default cannot be cured within ten (10) calendar days, the Operator shall diligently commence curing or correcting such default. In the event that the Operator fails to cure or correct the default within the ten (10) day period or otherwise fails to diligently commence curing of such default, as determined by the Board's engineer in his reasonable discretion, then the Board shall send written notice to the Treasurer with a copy to the Operator and the Treasurer shall release the entire Security Deposit to the Town. The Town shall apply the funds to the completion of the Removal Requirements. The Treasurer shall have no obligation to inquire into the validity of any such notice and shall be fully protected in relying upon the terms set forth therein. The Operator hereby expressly assents to the release of sums hereunder in accordance with the foregoing procedures and agree that any such release shall be considered as properly made in accordance with the terms hereof except for actions taken by the Treasurer or the Town in bad faith. Upon completion of the Removal Requirements by the Town, the remaining balance of the Security Deposit, if any, will be released to the Operator.
8. Recourse to Security Deposit. The Town shall have recourse to the Security Deposit notwithstanding any transfer in title or lease, foreclosure, assignment, bankruptcy or imposition of lien by or against the Operator.
9. Town Costs. The Operator shall pay all costs related to the Board obtaining an inspection and report from the Board's engineer regarding the Operator's reported completion of the Removal Requirements (or portion thereof), as required to enable the Board to authorize any release of the Security Deposit.
10. Notices. Any notice required by this Agreement must be in writing, signed by a duly authorized officer or representative of the Board or the Operator, as the case may be, and shall be: (i) delivered by a nationally recognized overnight delivery service, or (ii) mailed by certified or registered mail, return receipt requested, postage prepaid, to the parties at the mailing addresses specified in this Agreement, or such other addresses as each may have specified to the other by such a notice.

11. Obligations of the Town. The Town and the Board shall have no responsibility, duty, obligation or liability to complete the Removal Requirements for the benefit of the Operator or any other party.
12. Binding Effect. This Agreement shall be binding on the Operator, its successors and assigns, and shall remain in full force and effect upon the commencement of construction of the Project until the Removal Requirements has been completed by either the Operator or the Town, as the case may be.
13. Enforcement. Failure by the Operator to comply with the provisions of this Agreement shall constitute a violation of the Decision and a zoning violation subject to enforcement by the Town's Building Inspector.
14. Governing Law. This Agreement shall be governed by the laws of the Commonwealth of Massachusetts.

EXECUTED as a sealed instrument on the day and year first above written.

TOWN OF BOLTON,
By its Planning Board

SYNCARPHA STILL RIVER, LLC

By _____

_____, Chairman
Duly Authorized

By: _____
Name:
Title:

COMMONWEALTH OF MASSACHUSETTS

_____, SS.

On _____, 20____, _____, Chairman of the Planning Board of the Town of Bolton (the "Principal"), personally appeared before me and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- ☐ A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- ☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- ☐ Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- ☐ The following evidence of identification: _____

Notary Public:_____

Printed Name:_____

My Commission Expires:_____

[Seal]

STATE OF NEW YORK

_____, ss.

On _____, 20____, _____, name (the "Principal"), personally appeared before me and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- ☐ A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- ☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- ☐ Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- ☐ The following evidence of identification: _____

Notary Public: _____

Printed Name: _____

My Commission Expires: _____

[Seal]