



February 5, 2021

Mr. Ken Buckland  
Wareham Town Planner  
Wareham Town Hall  
54 Marion Road  
Wareham, Massachusetts 02571

Via: Email: [sraposo@wareham.ma.us](mailto:sraposo@wareham.ma.us)

Reference: 140 Tihonet Road, Wareham, MA (08-20 Site Plan Review)

Dear Mr. Buckland and Wareham Planning Board:

In response to a certain of letter dated January 25, 2021 and general comments from concerned citizens, Borrego hereby provides the following information concerning the proposed solar project off Tihonet Road (Town file #: 08-20 Site Plan Review of 140 Tihonet Road) and other recent solar developments in Wareham. Throughout the permitting process, which started in early June of 2020, Borrego has performed considerable diligence on the site and worked hard to collaborate with comments from the Board and reviewing engineer to develop a project that (i) meets or exceeds the objective standards outlined in the Town of Wareham Zoning Bylaws and (ii) takes into account the comments we have received. The intent of the following commentary is to respond to general issues that have been discussed in recent weeks.

1) Project siting criteria: when reviewing appropriate sites for a project of this scope, the applicant endeavored to consider the perspectives of all direct and indirect stakeholders. Some particular characteristics of the site considered for the proposed 140 Tihonet Road project are listed below:

- The parcel of land is zoned as R60, one of only two districts which the Town deemed solar development an appropriate use in the bylaws
- Direct access to existing Eversource utility distribution, transmission, and substation infrastructure proximate to the parcel of land
- The proposed location of the project is approximately 1,500' from the nearest public roadway and over 1,000' from the nearest residential lot and will not be seen from any public vantage point

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2) Pre-development diligence efforts: to date, a considerable amount of development and site discovery work has been completed on the 140 Tihonet Road site that gives the applicant strong confidence in the appropriate siting of the proposed project. A summary of the work completed to date is listed below:

- Title Report and Review performed by Law Office of Joel Stein and Borrego Inside Counsel
- GIS/LIDAR Topographical and Boundary Mapping performed by Doucet Survey
- Skeletal Survey performed by Northeast Survey Consultants
- ALTA and Topographic survey performed by Northeast Survey Consultants
- National Flood Hazard Layer FIRMette mapping from FEMA
- Phase I Environmental Site Assessment performed by EBI Consulting Group
- Natural Heritage and Endangered Species Screening by MA Division of Fisheries and Wildlife
- Federal Species Assessment performed by GZA Consulting for US Fish and Wildlife Service review
- Wetland Delineation and Location performed by Beals and Thomas, Inc. with confirmation of wetland lines by the Wareham conservation administrator
- Project notification Form submitted to the Massachusetts Historical Commission
- Intensive (Locational) Archeological Survey performed by The Public Archeological Laboratory, Inc. which deemed the construction of the project would “not impact any potentially significant archeological resources” – this finding was confirmed by the Massachusetts Historical Commission
- Certified forestry reports conducted by Jeffrey D. Golay, a Massachusetts Licensed Forester
- Interconnection Applications to Eversource Energy
- System Impact Study underway with Eversource Energy
- Site Use Plan design by Borrego Engineering
- Stormwater Management Report by Beals and Thomas, Inc.

3) MEPA review of the project: all substantial projects within the landowner’s central core of land holdings fall within the Tihonet Mixed Used Development (TMUD) area and require MEPA review. As it has been with all development, solar and otherwise, the proposed projects will go through the MEPA process. From an order of operation standpoint, the MEPA process happens after local entitlements have been secured. The intent here is to ensure the MEPA review covers the same project as is approved by local boards and that we do not engage with state agencies until local authorities have had a chance to comment and influence the project.

4) Water quality: as is standard for solar development proposals across the Commonwealth, the applicant has provided a full Stormwater Management Report (current revision is dated 1/19/2021) and is on file with the Town Planning Board. The report has been fully reviewed by the engineering peer reviewer and revised a number of times to ensure that standards are met or exceeded.

5) Mitigation and Economic Benefits: Despite the fact that no mitigation is required for such a development in the Town of Wareham zoning bylaws and that there has been no precedent for mitigation in the approvals for past solar projects, the applicant has committed to take no economic benefit from any timber harvest or tree clearing activities for any of the solar projects proposed in Wareham. A licensed forester was retained to evaluate the impacted forestland and place a value to the timber. The applicant has committed more than eighty thousand dollars to the Town of Wareham for environmental use as the Town sees fit. A copy of the forestry evaluations and transmittal letter are currently on file with the Town Planning Board.

In addition to mitigation discussed, tax agreements have been accepted by both the applicant and the Town that will contribute approximately \$14 million dollars to the Town of Wareham over the twenty-year term of the proposed projects.

Borrego is appreciative of the comments received by Town board members, the review engineer, and citizens participating in the public meeting process. We recognize that all development carries both positive and negative aspects, and as developers we strive to find an appropriate balance. It is our hope that the commentary above can provide both the Board and citizens with a more well-rounded perspective on the proposed project(s).

Thank you for your consideration with respect to the proposed project, and the Borrego development team remains available to discuss any aspect of the project(s).

Sincerely,

Borrego Solar Development Team  
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