

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Wareham PV I, LLC

Applicant's Address: 330 Congress Street, 6th Floor, Boston, MA 02210

Telephone Number: 617-377-4301

Cell Phone Number: _____

Email Address: contracts@longroadenergy.com; lindsey.kester@longroadenergy.com

Address of Property/Project: 0 Route 25

Landowner's Name: David Fletcher

Owner's Address: P.O. Box 829, Plymouth, MA 02362

Telephone Number: 508-509-6178

Contact Person: Lindsey Kester Telephone Number: 385-312-3938

Map 115 Lot 1000 Zone R-130

Date Approved _____ Date Denied _____

Comments: _____

TOWN OF WAREHAM
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- Complete this form.
- Complete information packets. (Directions attached)
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- Submit completed form, packets, and appropriate fees** to the Zoning Board of Appeals secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 0 Route 25 LOT: 115 MAP: 1000
ZONING DISTRICT: R-130
USE REQUESTED: Large ground-mounted solar energy facility
OWNER OF LAND & BUILDING: David Fletcher TEL.# 508-509-6178
ADDRESS OF OWNER: P.O. Box 829, Plymouth, MA 02362
PERSON(S) WHO WILL UTILIZE PERMIT: Wareham PV I, LLC
ADDRESS: 330 Congress Street, 6th Floor, Boston, MA 02210
DATE: July 21, 2022 SIGNATURE: Michael U. Alvarez
This application was received on the date stamped here: Michael U. Alvarez, Chief Operating Officer

Town Clerk: _____ Date: _____
Tax Collector: _____ Date: _____
Planning/Zoning Dept.: _____ Date: _____
Application fee paid: _____ Check #: _____ Receipt: _____
Advertising fee paid: _____ Check # _____ Receipt: _____
Abutters fee paid: _____ Check # _____ Receipt: _____

QUITCLAIM DEED

I, Frank C. Arcadipane of 7068 Timber Land Circle, Naples, Florida, 34109
in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)
grant to David Fletcher of 58 College Pond Road, Plymouth, MA 02360 as an individual

05/10/07 11:51 AM
000000 #5644
FEE \$1140.00
CASH \$1140.00
Plymouth County Register

PLYMOUTH
COUNTY
DEEDS REG#18
CANCELLED

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
10 MAY 2007 01:58 PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 34514 Pg 232-234

See Exhibit "A"

For my title see deed from Henrietta Mazzaresse, Anthony Mazzaresse, Paul Mazzaresse and Joseph Mazzaresse dated September 25, 1989 and recorded at the Plymouth County Registry of Deeds at Book 9376, Page 313.

Witness my hand and seal this 8 day of MAY 2007.

[Signature]
witness

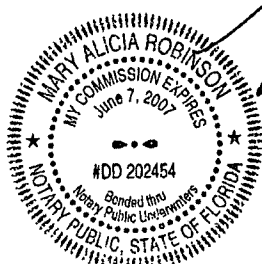
[Signature]
Frank C. Arcadipane

STATE OF FLORIDA

NAPLES, COLLIER CO., FL, ss

MAY 8, 2007.

On this 8th day of May, 2007, before me the undersigned notary public, then personally appeared the above named Frank C. Arcadipane and proved to me through satisfactory evidence of identification, which was a MASSACHUSETTS I.D., to be the person whose name is signed on the above line and acknowledged to me that he signed it voluntarily for its stated purpose.



[Signature]
Notary Public
My Commission Expires: 6/7/2007

James H. Dillon, Jr.
ATTORNEY AT LAW
258 MAIN STREET, UNIT C-4
BUZZARDS BAY, MA 02532
PHONE: 508-743-0259

Property: off Maple Springs Rd.
Wareham

EXHIBIT A

That certain parcel of land situate in Wareham, Plymouth County, Massachusetts, lying generally northeasterly from and adjoining State Highway #28, and being the same premises conveyed to Stephen A. Days and Louis B. Wall by George R. Dunham et al, by deed dated October 14, 1935, and recorded in Plymouth County Registry of Deeds, and being more particularly described in a deed from Galen Humphrey to George W. Dunham dated September 19, 1889, and recorded in said Registry in Book 588, Page 310 – 312, as follows:

“So much of a certain piece of land as I now own in the sixth Great Lot in said Wareham, which I bought with W. W. Griffeth, Stephen C. Burgess at auction of Sylvanus Besse estate, by deeds dated March 6, 1876 and recorded in Book 422, Pages 9-10 and bounded as follows:”

“Beginning at a stone monument, standing on the north side of the Highway, easterly from the Brook, running through the cranberry bog; thence north $31\frac{1}{4}$ degrees east (Old Course), one hundred and sixty-eight (168) rods to stone post; thence south $43\frac{3}{4}$ degrees east forty-four (44) rods to stone post; thence north $25\frac{1}{4}$ degrees east, one hundred and sixty-eight (168) rods to stone post; thence north $89\frac{1}{4}$ degrees east two hundred and seventeen (217) rods to stone post; thence south $25\frac{1}{4}$ degrees west, one hundred and eighty (180) rods to a stone post in a half mile line; thence in said line north 71 degrees west thirty-nine (39) rods to stone post; thence south 35 degrees west one hundred eighty-eight (188) rods; thence north 78 degrees west one hundred eighty-nine (189) rods to bound first mentioned. Twenty (20) acres in this enclosure belongs to the heirs of William Stephens, known as the Widow Dunham Place. Also two houselots with the buildings thereon, containing about one and one-half acres not included in this deed and also what has been sold off since we bought it; the whole lot containing three hundred sixty-seven (367) acres, more or less.”

Included in said deed are Lots #1010, Lot #1004, Lot #1000, and Lot #1020 (Lots according to Wareham Assessors Office). This land excludes the Cranberry bog, consists of eighty acres (80) more or less and includes only the land on the Northerly side of Highway #25.

Excepted is so much of the above-described parcel as has been conveyed by said Stephen A. Days and Louis B. Hall by the following four deeds:

1. Deed from Stephen A. Days and Louis B. Hall to John J. Beaton Co. of swamp and upland in the easterly portion of the premises, recorded in said Registry of Deeds.
2. Deed from Stephen A. Days and Louis B. Hall to Norman H. Hudson et ux in the easterly portion of the premises, recorded in said Registry of Deeds.
3. Deed from Stephen A. Days and Louis B. Hall to Wallace W. Bithers of six acres of woodland situated in the southwesterly portion of the premises, dated May 28, 1946, recorded in said Registry of Deeds.

4. Deed from Stephen A. Days and Louis B. Hall to Charles L. Bates dated November 26, 1943 and recorded in Plymouth Registry of Deeds Book 1852, Page 399.

From the above-described premises are excluded the following:

1. That portion of said premises deeded to Jalmar Maki et ux, recorded in said Registry, Book 1978, Page 282 identified as Lot 28 on Plan of Sunny Acres, Town of Wareham, Subdivision #1, surveyed to Ernest A. Truran, C.E., dated October 1946, recorded in said Registry Plan Books.
2. Deed to Francis L. Monahan, recorded in said Registry, Book 1970, Page 257 identified on said Plan as Lot C.
3. An easement to the Plymouth County Electric Co., recorded in said Registry, Book 2073, Page 105.
4. Deed to H. L. Treadup, recorded in said Registry, Book 2265, Page 195, being Lot 10 on said Plan.
5. See also, Taking by the Department of Public Works for the Commonwealth of Massachusetts, for widening of State Highway, recorded in said Registry, Book 2359, Page 490.
6. Subject to an existing easement for the pole line of the Radio Marine Corp. of America which crosses the premises.

*** Electronic Recording ***

Doc#: 00089089

Bk: 55430 Pg: 314 Page: 1 of 6

Recorded: 08/05/2021 11:44 AM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

After recording return to:
Longroad Energy
Attn: Vanessa Kwong
735 Montgomery Street, Suite 480
San Francisco, CA 94111

AMENDMENT TO MEMORANDUM OF OPTION AGREEMENT

This AMENDMENT TO MEMORANDUM OF OPTION AGREEMENT (this "Memorandum") is entered into as of the 1st day of June, 2021 but effective May 16, 2021, by and between David H. Fletcher ("Owner") and Wareham PV I, LLC, a Massachusetts limited liability company ("Optionee"). Owner and Optionee are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

A. Owner and Optionee previously entered into an Option Agreement (the "Agreement") dated May 16, 2019, a Memorandum of which was recorded on October 7, 2019 in the Plymouth County Registry of Deeds, Massachusetts in Book 51755, Page 206, covering certain land located in County of Plymouth, State of Massachusetts, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

B. The Parties have amended the Agreement pursuant to an Amendment to Option Agreement of even date herewith (the "Amendment") to amend certain terms of the Agreement as further described below, among other terms. The Parties desire to execute this Memorandum to put the public on notice of certain terms of the Amendment.

NOW, THEREFORE, in consideration of the mutual promises set forth in the Agreement and the Amendment, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Amendments.**

The Agreement was amended to allow Optionee the right to exercise the options granted in the Option Agreement at any time on or before, May 16, 2023.

2. **Miscellaneous.**

i. **Interpretation.** Nothing contained in this Memorandum or the Amendment shall be construed as modifying the Agreement except as specifically provided pursuant to the Amendment. Capitalized terms used but not otherwise defined in the Amendment shall have the same meanings assigned to them in the Agreement. The purpose of this Memorandum is to give

public notice of the existence of the Amendment. In the event of any inconsistency between this Memorandum and the terms and conditions of the Amendment, the Amendment shall prevail.

ii. Ratification. The Agreement, as amended by the Amendment, is hereby ratified and confirmed, and shall continue in full force and effect.

iii. Counterparts. This Memorandum may be executed in multiple counterparts, all of which shall be considered one and the same agreement and each of which shall be deemed an original.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have executed this Memorandum to be effective as of the date first set forth above.

OWNER:

DAVID H. FLETCHER,

By: David H. Fletcher

Name: DAVID H. FLETCHER

Title: OWNER

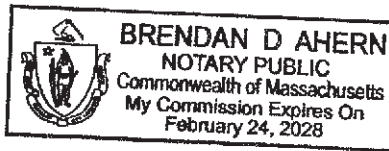
STATE OF MASS §

§

COUNTY OF Plymouth §

The foregoing instrument was acknowledged before me this 3rd day of JUNE, 2021 by David H. Fletcher.

[seal of Notary]



[Handwritten Signature]

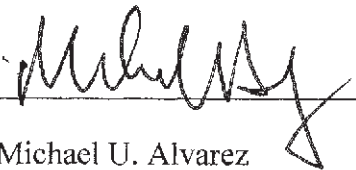
Notary Public

[Signature pages continue]

OPTIONEE:

WAREHAM PV I, LLC,

a Massachusetts limited liability company

By: 

Name: Michael U. Alvarez

Title: Chief Operating Officer

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

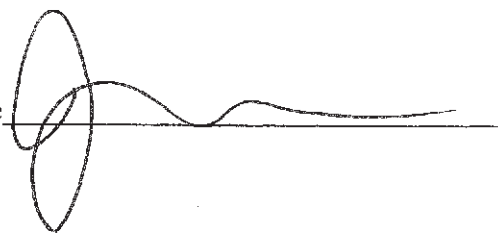
State of California

County of San Francisco

On June 29, 2021, before me, Jocelyn Koo, Notary Public, personally appeared Michael U. Alvarez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

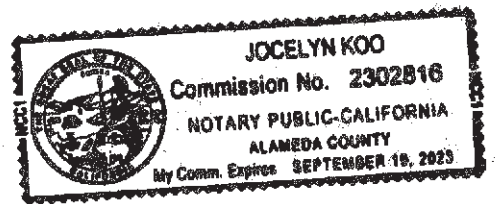


EXHIBIT A

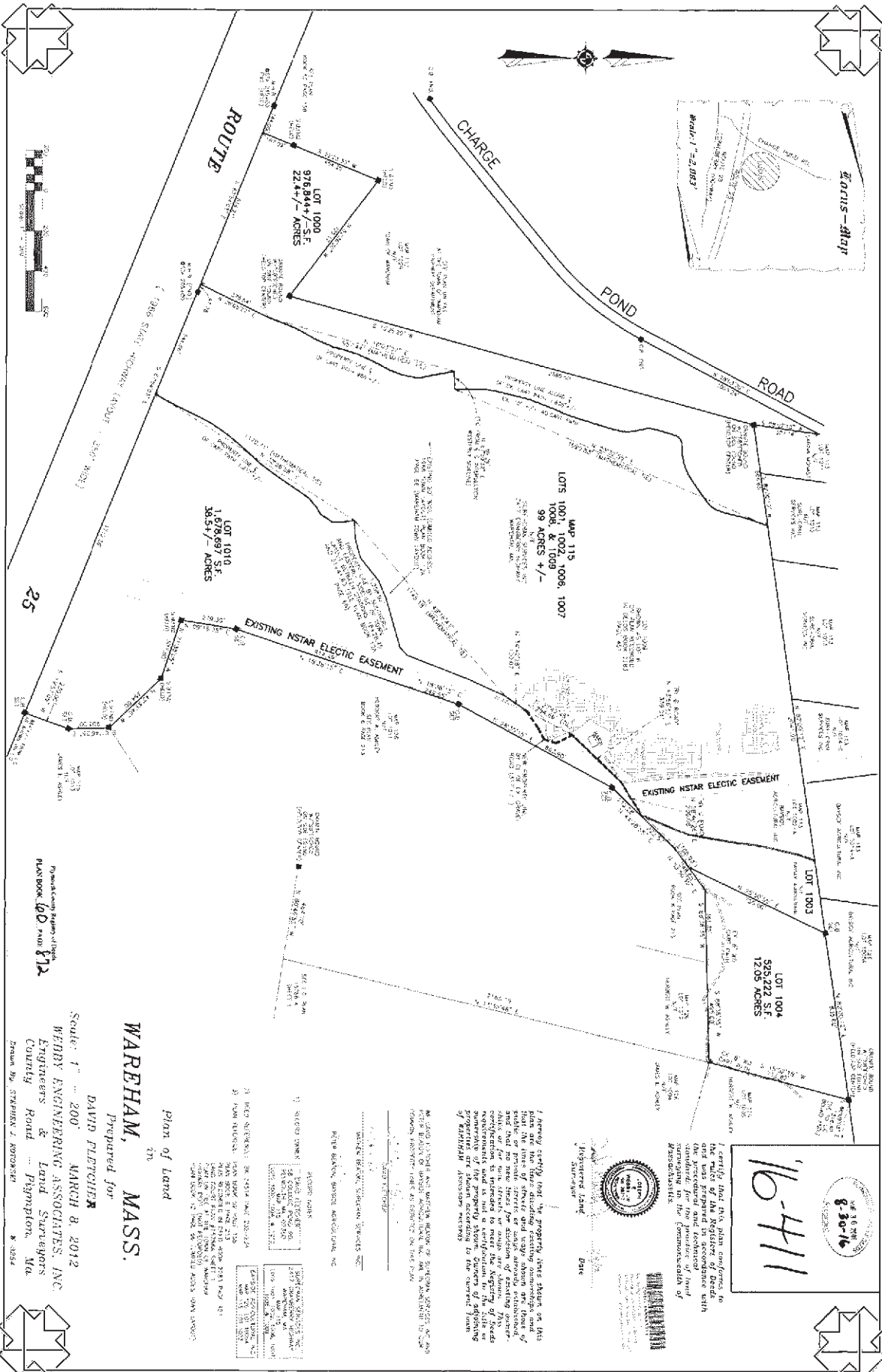
Legal Description of the Property:

Located in Plymouth County, Massachusetts and more particularly described as follows:

All that certain lot, containing 22.4 +/- acres of land with improvements thereon, located on Route 25 in Wareham, Plymouth County, MA 02571, identified as Lot No. 1000 in Plan of Land in Wareham, Mass, as recorded on August 30, 2016 in Plan Book 60, page 872 in the Plymouth County Registry of Deeds, a copy of which is attached hereto at Exhibit B.

BEING part of the same premises which Frank C. Arcadipane by his deed dated May 8, 2007 and recorded in the Plymouth County Register of Deeds in Book Volume 34514, pages 232-234, granted and conveyed to David Fletcher.

EXHIBIT B



Original Comp. Plans and Digital
 PLATBOOK, 100, 100, 112

Scale: 1" = 200'
 MARCH 8, 2012
 WENBY ENGINEERING ASSOCIATES, INC.
 Engineers & Land Surveyors
 County Road ... Pigeonpen, Ma.
 Drawn By: STEPHEN J. WATSON

DAVID FLETCHER
 Prepared for
WAREHAM, MASS.

Plan of Land

- 1) RECORD REFERENCE: BK 4514 PAGE 220-224
- 2) FROM RECORDS: 152N 150W 29 00' 15"
- 3) 152N 150W 29 00' 15"
- 4) 152N 150W 29 00' 15"
- 5) 152N 150W 29 00' 15"
- 6) 152N 150W 29 00' 15"
- 7) 152N 150W 29 00' 15"
- 8) 152N 150W 29 00' 15"
- 9) 152N 150W 29 00' 15"
- 10) 152N 150W 29 00' 15"
- 11) 152N 150W 29 00' 15"
- 12) 152N 150W 29 00' 15"
- 13) 152N 150W 29 00' 15"
- 14) 152N 150W 29 00' 15"
- 15) 152N 150W 29 00' 15"
- 16) 152N 150W 29 00' 15"
- 17) 152N 150W 29 00' 15"
- 18) 152N 150W 29 00' 15"
- 19) 152N 150W 29 00' 15"
- 20) 152N 150W 29 00' 15"

REGISTERED LAND SURVEYOR
 STATE OF MASSACHUSETTS
 No. 10000
 DAVID FLETCHER
 152N 150W 29 00' 15"

I hereby certify that the plan conforms to the original records and that the same were prepared in accordance with the procedural and technical laws governing in the Commonwealth of Massachusetts.



16-411
 8-26-16
 16-411

Site Plans

Issued for Local Approvals
 Date Issued August 2, 2021
 Latest Issue June 13, 2022

Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation

0 Route 25
 Wareham, MA



101 Walnut Street
 PO Box 9151
 Watertown, MA 02471
 617.924.1770

Designer/Developer/Electrical Engineer
 Wareham PV I, LLC
 330 Congress Street, 6th Floor
 Boston, MA 02210
 617.377.4301

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	August 2, 2021
C2.00	Overall Site Plan	June 13, 2022
C2.01-2.03	Layout, Grading, Drainage, and Erosion Control Plan	June 13, 2022
C3.01-3.02	Site Details	May 25, 2022

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1 - Sv-7	Existing Conditions Plan of Land	January 12, 2021

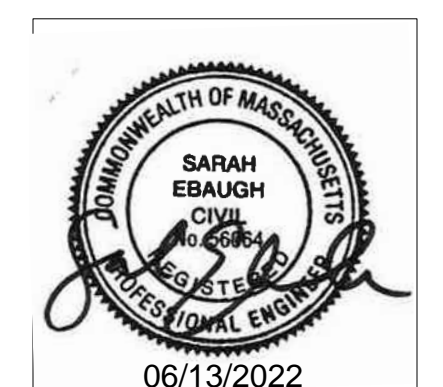
Owner

David Fletcher
 PO Box 829
 Plymouth, MA 02362

Applicant

Wareham PV I, LLC
 330 Congress Street
 6th Floor
 Boston, MA 02210

Assessor's Map 115: Lot 1000





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

Legend table with columns: Exist., Prop., and descriptions for various site features like Property Line, Pavement, Buildings, Elevation, etc.

Abbreviations

Abbreviations table with columns: General, and descriptions for terms like ABAN (ABANDON), ACR (ACCESSIBLE CURB RAMP), ADJ (ADJUST), etc.

Notes

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR IS TO FILE A CGP NOTIFICATION WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
UTILITIES
THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
A. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE)
B. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
PLANT MAINTENANCE NOTES
CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION WITH THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION. REFER TO PROJECT SWPPP FOR SPECIFIC TIMEFRAMES.
UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF SEDIMENT CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: "EXISTING CONDITIONS PLAN OF LAND" DATED JANUARY 12 2021, PREPARED BY VHB.
TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.

Document Use

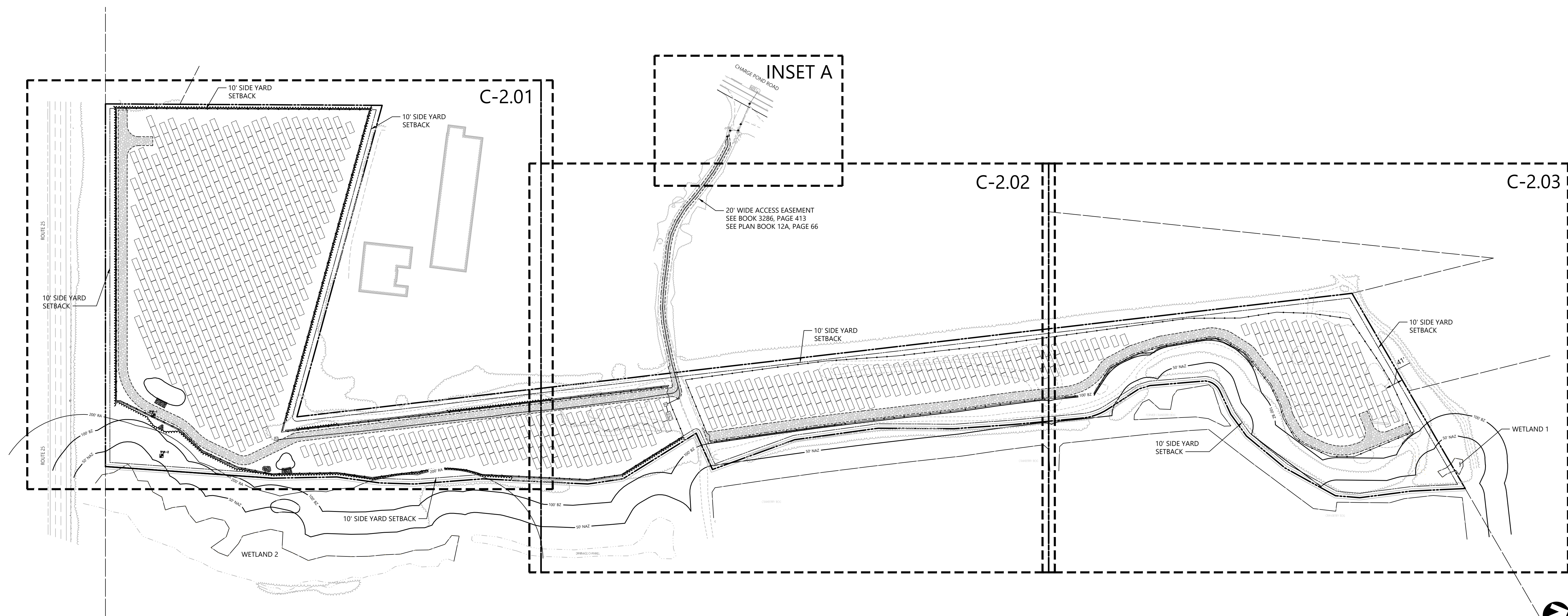
- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Legend and General Notes

C1.01 Sheet 1 of 7 6/1/2022 Project Number 15225.01



SOLAR FARM SEED MIX

% SEED	BOTANICAL NAME	COMMON NAME
30%	Festuca rubra	Creeping Red Fescue
30%	Festuca ovina 'Whisper'	Sheep Fescue 'Whisper'
15%	Festuca ovina var. duriuscula (F. longifolia) 'Heron'	Hard Fescue 'Heron'
15%	Festuca brevipila 'Chariot'	Hard Fescue 'Chariot'
10%	Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass
Total 100%		

NOTE:
SEEDING RATE TO BE 6 LB PER 1,000 SF. SEED MIX TO BE
ERNMX-186 "SOLAR FARM SEED MIX" AS MANUFACTURED BY
ERNST CONSERVATION SEEDS, 8884 MERCER PIKE, MEADVILLE PA,
16335
(800) 873-3321.

Zoning Summary Chart

Zoning District(s):	Residential 130 (R-130)	
Zoning Regulation Requirements	Required ¹	Provided
MINIMUM LOT AREA ²	≥3 Acres	22.4 Acres
FRONTAGE ³	Not Applicable	Not Applicable
MINIMUM FRONT YARD SETBACK ⁴	20 Feet	Not Applicable
MINIMUM SIDE YARD SETBACK ⁴	10 Feet	25 Feet
MINIMUM REAR YARD SETBACK ⁴	10 Feet	Not Applicable
MAXIMUM BUILDING HEIGHT ⁴	35 Feet	Not Applicable

(1) Zoning requirements as specified in "Zoning By-Laws Town of Wareham Massachusetts" (revised October 2018) (hereinafter "Zoning By-Laws").
(2) Per Section 594.1.1 of Zoning By-Laws.
(3) Per Section 611 of Zoning By-Laws, R-130 district minimum frontage requirement is not applicable because proposed project is not "principal building" or "accessory building" as those terms are defined in Article 16 of Zoning By-Laws.
(4) Per Section 611 of Zoning By-Laws, R-130 district maximum allowed height requirement is not applicable because proposed project is not "principal building" or "accessory building" as those terms are defined in Article 16 of Zoning By-Laws.
(5) Parcel on which project is proposed does not abut and is not across the street from any Residential district or residential development (Parcel is only within Residential (i.e., R-130) district).

Notes

- 0 Route 25 (Map 115, Lot 1000) (the "Project Parcel") is located outside the 100-year flood plain as noted on the FEMA Flood Insurance Rate Map (FIRM) Panels Number 25023C0487K & 25023C0489L last revised July 6, 2021.
- Access to the Project Parcel is via an existing 20-foot wide access easement from Charge Pond Road taken by MassDOT predecessor Massachusetts Department of Public Works on behalf of certain landowners (including the owner of the Project Parcel) in 1966 in connection with the development of Route 25 as a limited access highway. See Layout 5560 and Order of Taking dated April 14, 1966, recorded at the Plymouth County Registry of Deeds in Book 3286, Page 413 and Plan Book 12A, Page 66.


Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation
0 Route 25
Wareham, MA

No.	Revision	Date	Appvd.
1	Response to Comments	05/25/2022	SKE
2	Buffer Zone Adjustments	06/13/2022	SKE

Designed by: SKE
Checked by: JRG
Date: August 2, 2021

Local Approvals

Overall Site Plan



C2.00
Sheet 2 of 7
Project Number: 15225.01
Date: 06/13/2022



101 Walnut Street
PO Box 9151
Wareham, MA 02471
617.924.1770

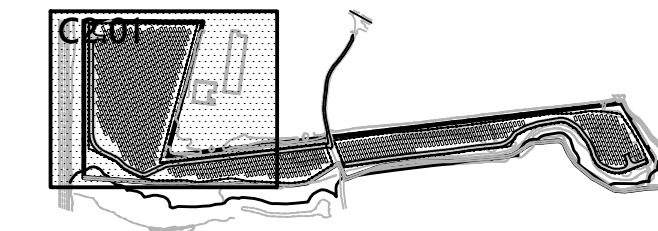
PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JE	70	Juniperus virginiana	Eastern Red Cedar	7 - 8' HT.
PR	105	Pinus rigida	Pitch Pine	7 - 8' HT.

SEE SHEET C1.01 FOR PLANTING NOTES.

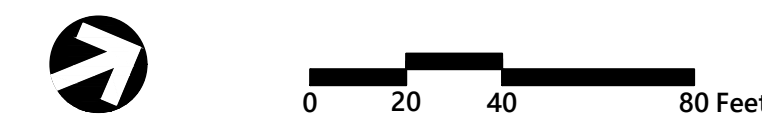


Match Line See Sheet C2.02



Key

Not To Scale



Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation
0 Route 25
Wareham, MA

No.	Revision	Date	App'd
1	Response to Comments	05/25/2022	SKE
2	Buffer Zone Adjustments	06/13/2022	SKE

Designed by: SKE
Checked by: JRG
Issued for: Local Approvals
Date: August 2, 2021

Layout, Grading, Drainage, and Erosion Control Plan

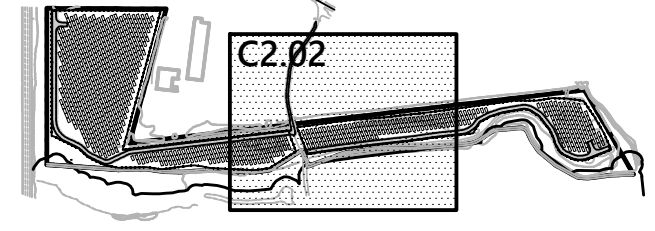
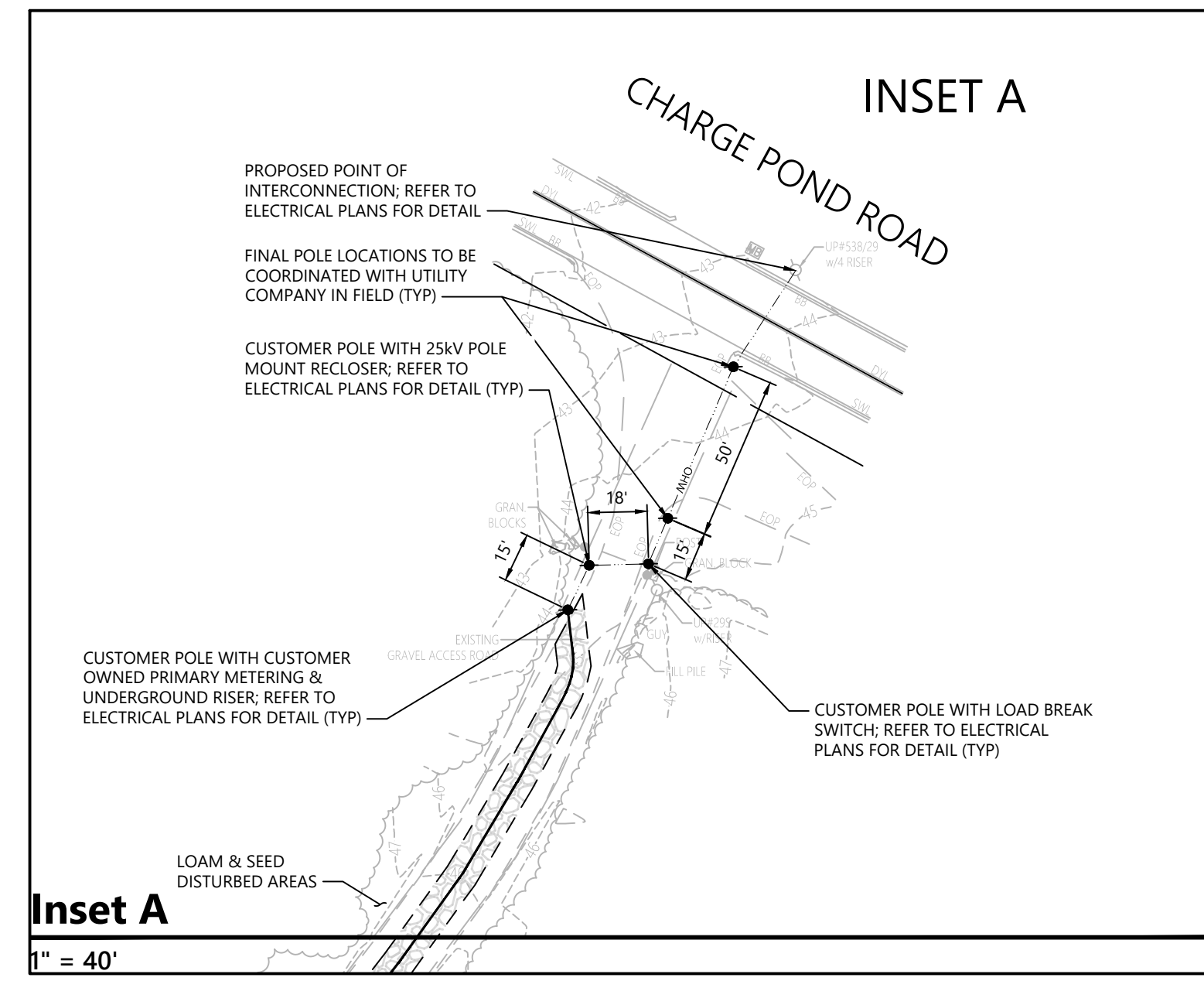
Drawing Number: **C2.01**
Sheet 3 of 7
Project Number: 15225.01
Date: 06/13/2022



101 Walnut Street
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617.924.1770

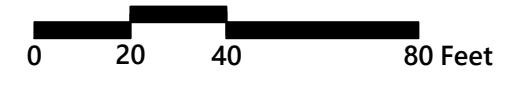
Match Line See Sheet C2.01

Match Line See Sheet C2.03



Key

Not To Scale



Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation

0 Route 25
Wareham, MA

No.	Revision	Date	App'd
1	Response to Comments	05/25/2022	SKE
2	Buffer Zone Adjustments	06/13/2022	SKE

Designed by	Checked by
SKE	JRG
Issued for	Date
Local Approvals	August 2, 2021

Layout, Grading, Drainage, and Erosion Control Plan

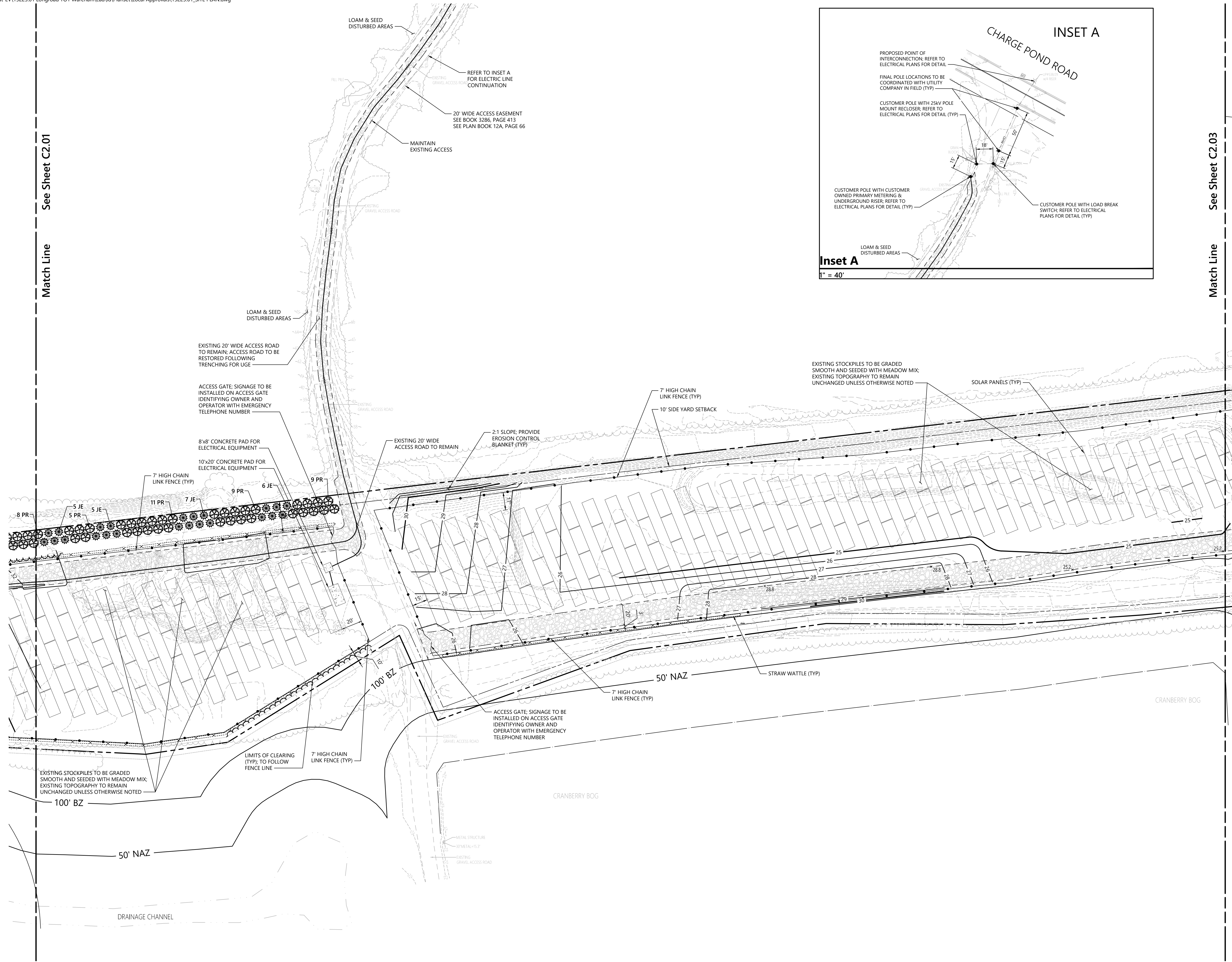


C2.02

Sheet 4 of 7

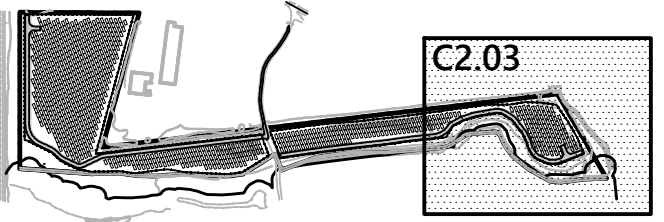
06/13/2022

Project Number 15225.01





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



Key

Not To Scale



0 20 40 80 Feet

**Proposed Large-Scale
Ground-Mounted Solar
Photovoltaic Installation**
0 Route 25
Wareham, MA

No.	Revision	Date	Appvd.
1	Response to Comments	05/25/2022	SKE
2	Buffer Zone Adjustments	06/13/2022	SKE

Designed by: SKE
Checked by: JRG
Issued for: Local Approvals
Date: August 2, 2021

**Layout, Grading,
Drainage, and Erosion
Control Plan**

Drawing Number

C2.03

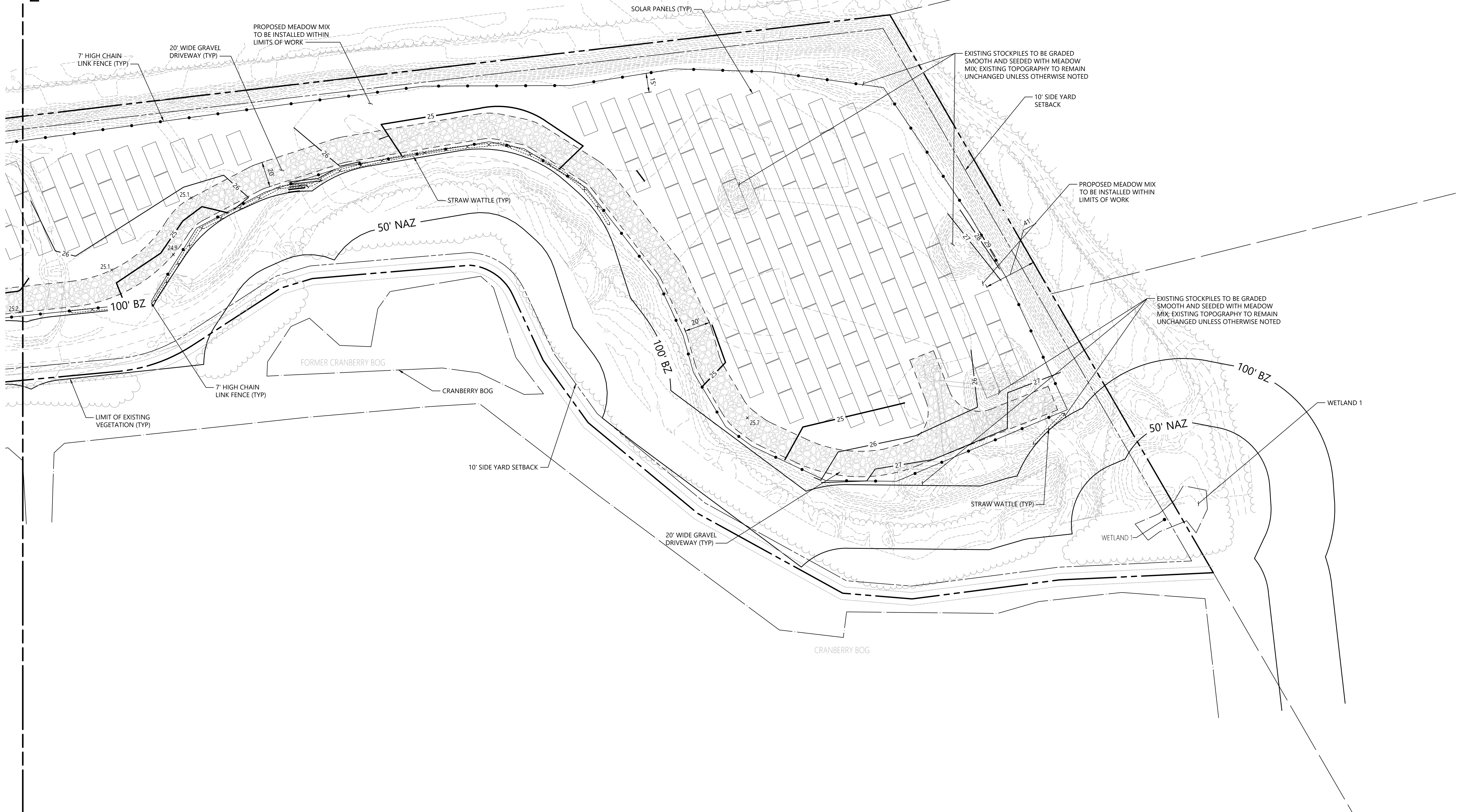
Sheet 5 of 7



06/13/2022

Project Number
15225.01

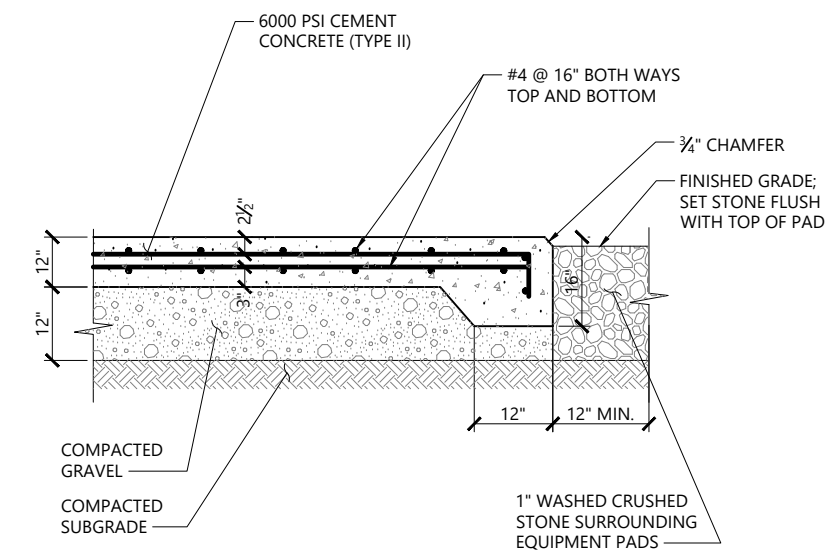
See Sheet C2.02
Match Line



Saved Friday, June 10, 2022 3:08:57 PM SEBAUGH Plotted Monday, June 13, 2022 11:22:37 AM Sarah Ebaugh



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



- NOTES**
1. SIZE OF EQUIPMENT PAD TO BE AS INDICATED ON PLANS.
 2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.
 3. SHOWN FOR REFERENCE; FINAL PAD DESIGN TO BE PROVIDED PRIOR TO CONSTRUCTION

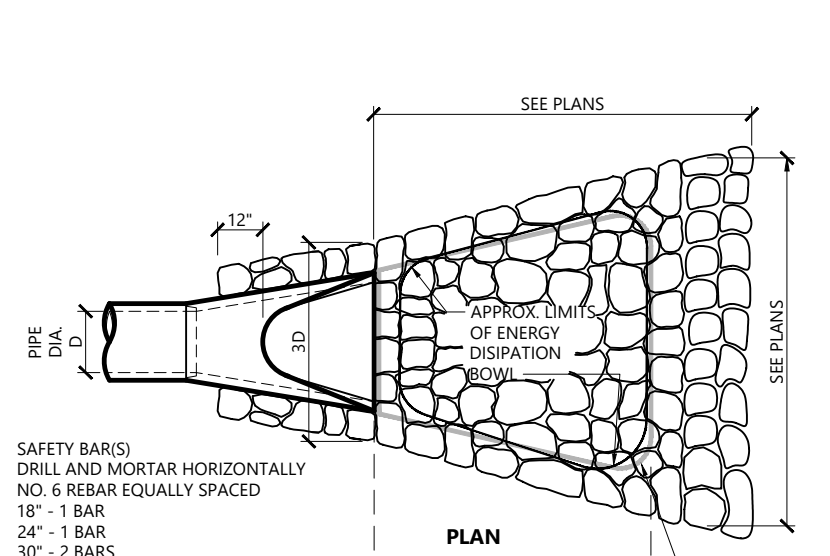
SPECIFICATIONS

1. GRAVEL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM, CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS, AND SHALL CONFORM TO THE FOLLOWING GRADATION:

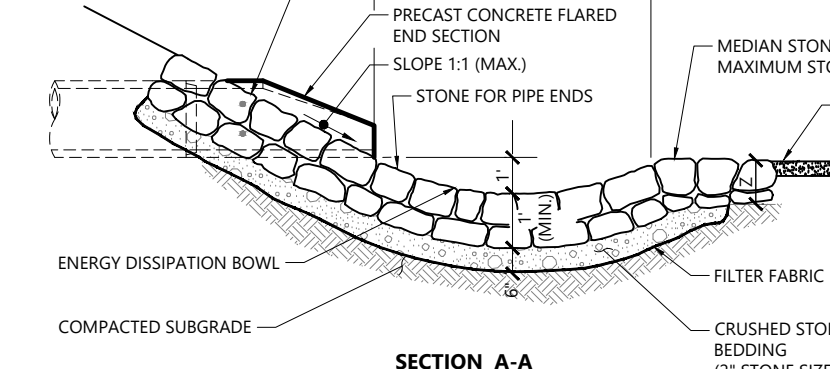
Sieve (ASTM D422)	Percent Passing by Weight
No. 4	100
1/2" inch	50 - 85
No. 10	40 - 75
No. 20	8 - 28
No. 40	0 - 10

* Three (3) inches when placed as subgrade within four (4) feet below pavement and also (Area)DOT Specifications M1.03.0 Type 1c one and one-half inches (1 1/2") when placed as pavement base and pipe bedding and maximum up to 24 inches above pipe (Area)DOT Specifications M1.03.0 Type 1c and elsewhere two inches (2") the base 1/8" thickness.

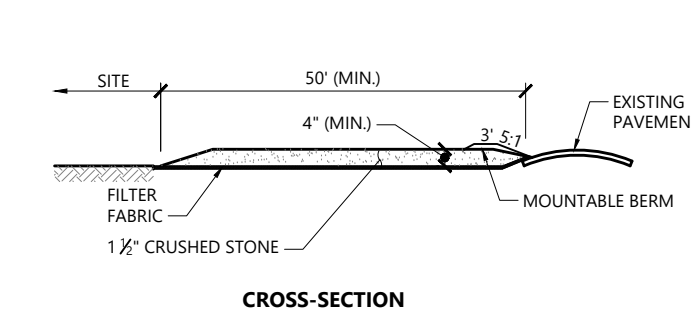
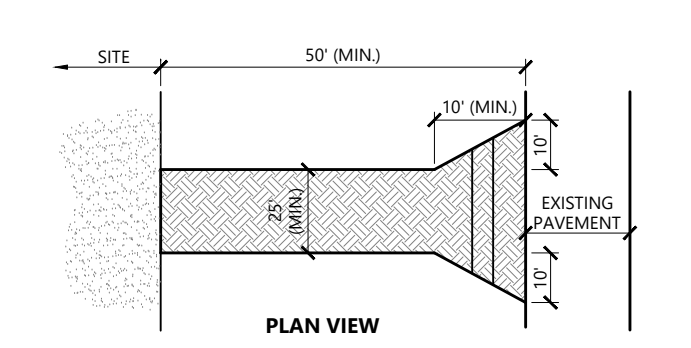
Concrete Pad 1/16
N.T.S. Source: VHB REV LD_712A



- PLAN**
- SAFETY BARS: DRILL AND MORTAR HORIZONTALLY NO. 4 REBAR EQUALLY SPACED
- 18" - 1 BAR
 - 24" - 1 BAR
 - 30" - 2 BARS
 - 36" - 2 BARS
 - 48" - 3 BARS
- NOTES: SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.



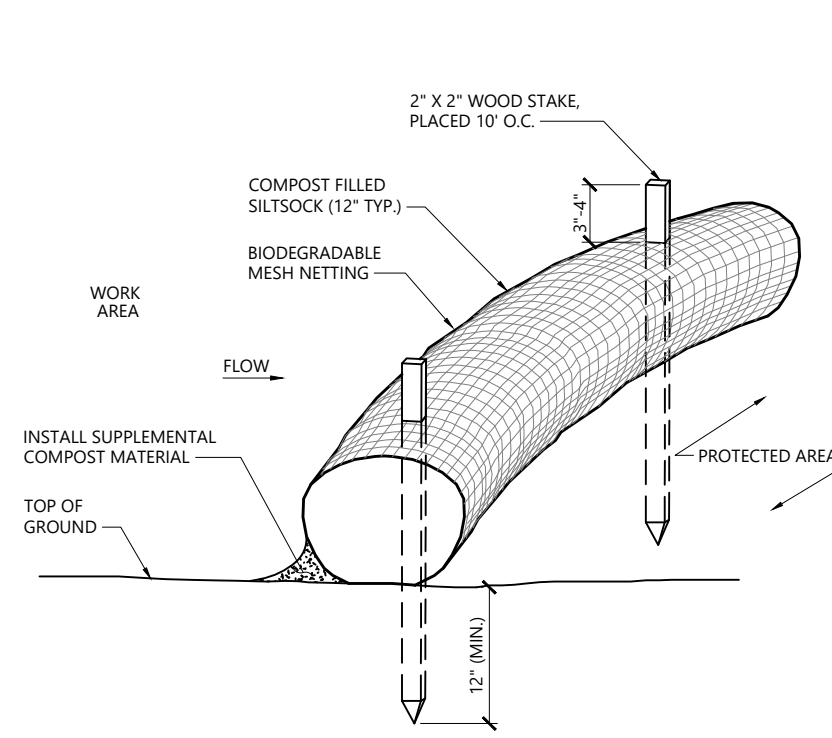
Flared End Section (FES) with Stone Protection 3/19
N.T.S. Source: VHB REV LD_134



CROSS-SECTION

- NOTES**
1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP PRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. REPAIR SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

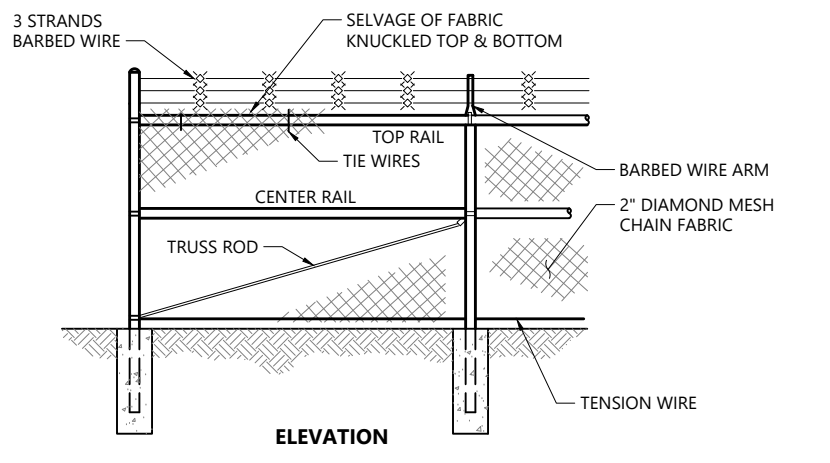
Stabilized Construction Exit 1/16
N.T.S. Source: VHB REV LD_682



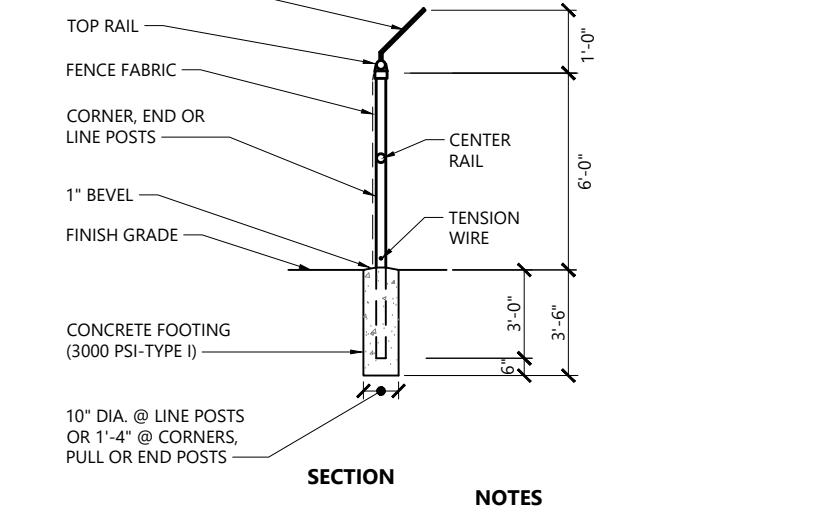
ELEVATION

- NOTES**
1. SILT SOCK SHALL BE FILTREXX SILT SOCK, OR APPROVED EQUAL.
 2. SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
 3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
 4. COMPOST MATERIAL SHALL BE DISPersed ON SITE, AS DETERMINED BY THE ENGINEER.
 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFF SITE.

Siltsock - Sediment Control Barrier 1/16
N.T.S. Source: VHB REV LD_658



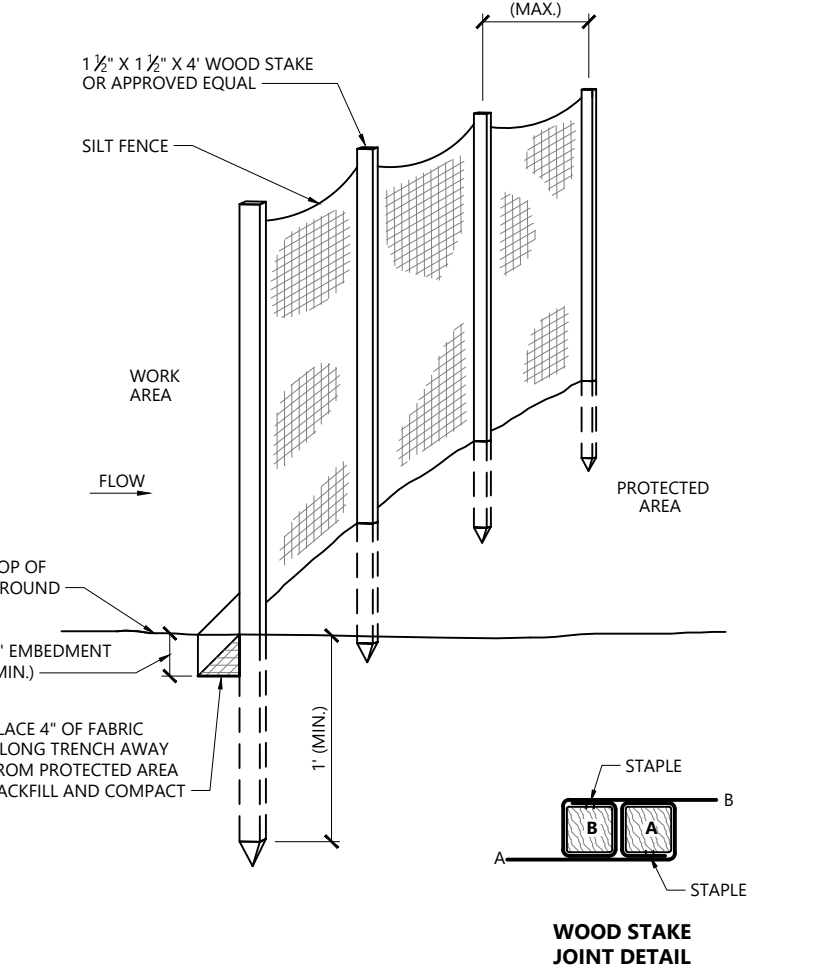
ELEVATION



SECTION

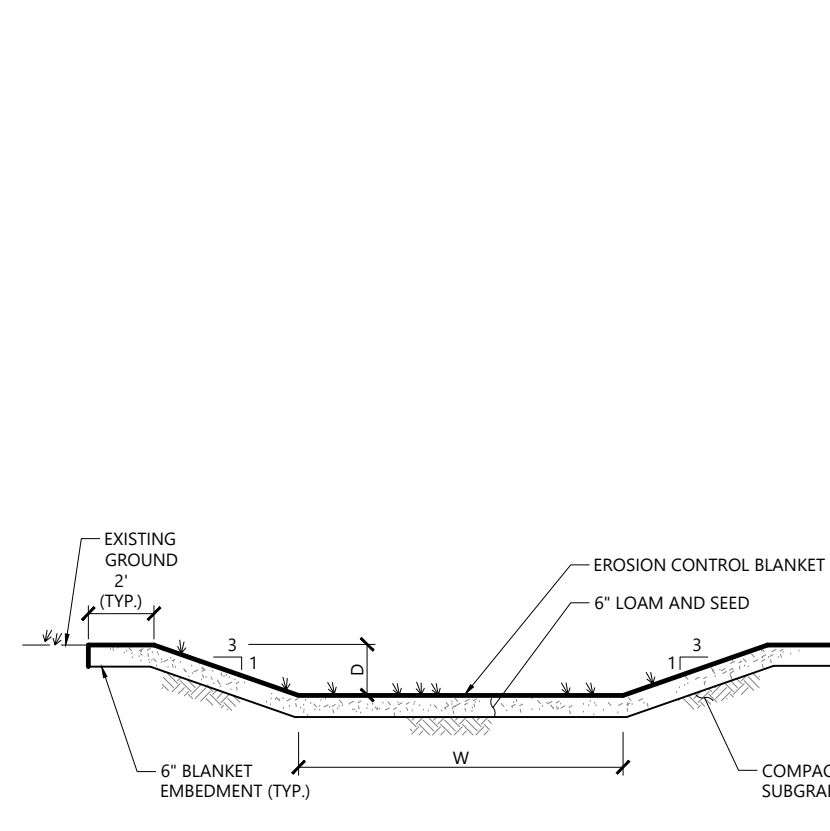
- NOTES**
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

6' to 12' Chain Link Fence with Barbed Wire 1/18
N.T.S. Source: VHB REV LD_480R

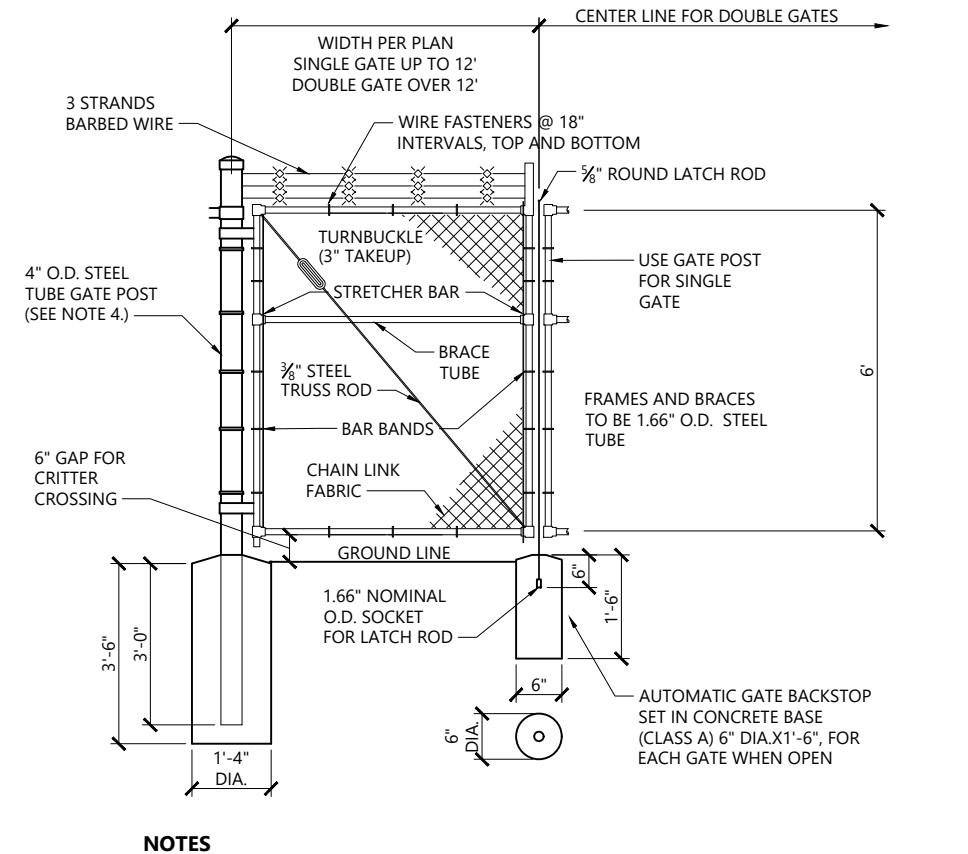


WOOD STAKE JOINT DETAIL

Silt Fence Barrier 1/16
N.T.S. Source: VHB REV LD_650

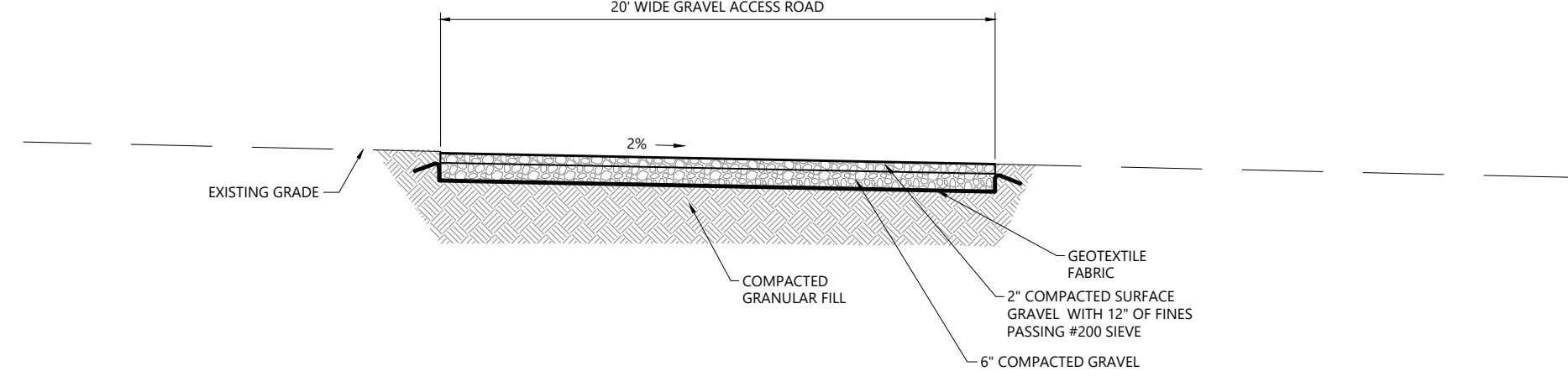


Grassed Swale 1/16
N.T.S. Source: VHB REV LD_171



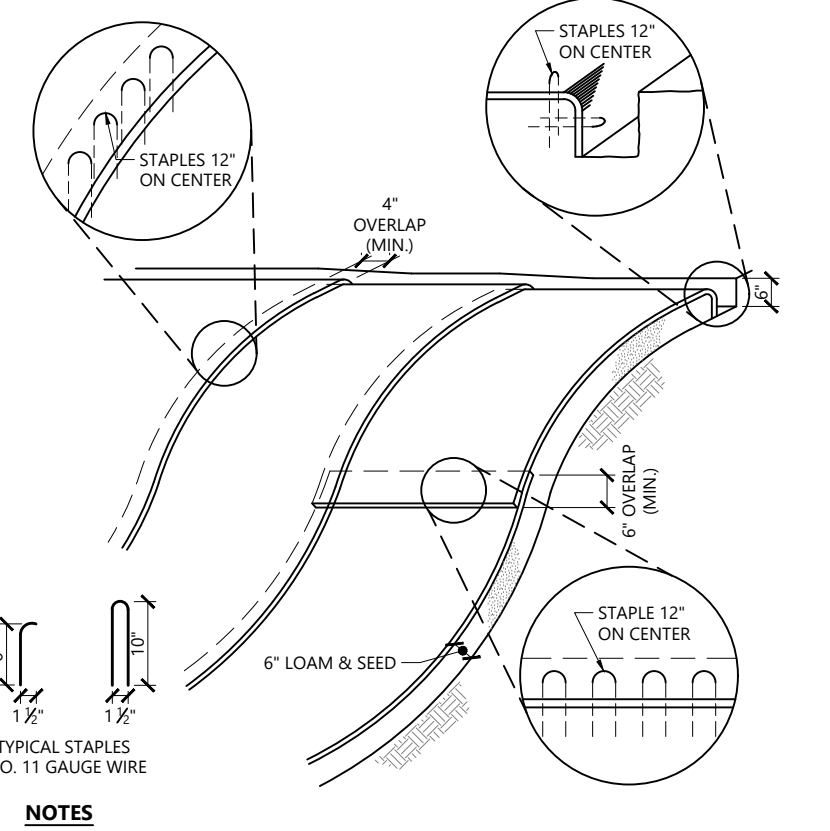
- NOTES**
1. CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
 2. GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
 3. FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL PER SPECIFICATIONS.
 4. GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

Chain Link Fence Gate 1/16
N.T.S. Source: VHB REV LD_482



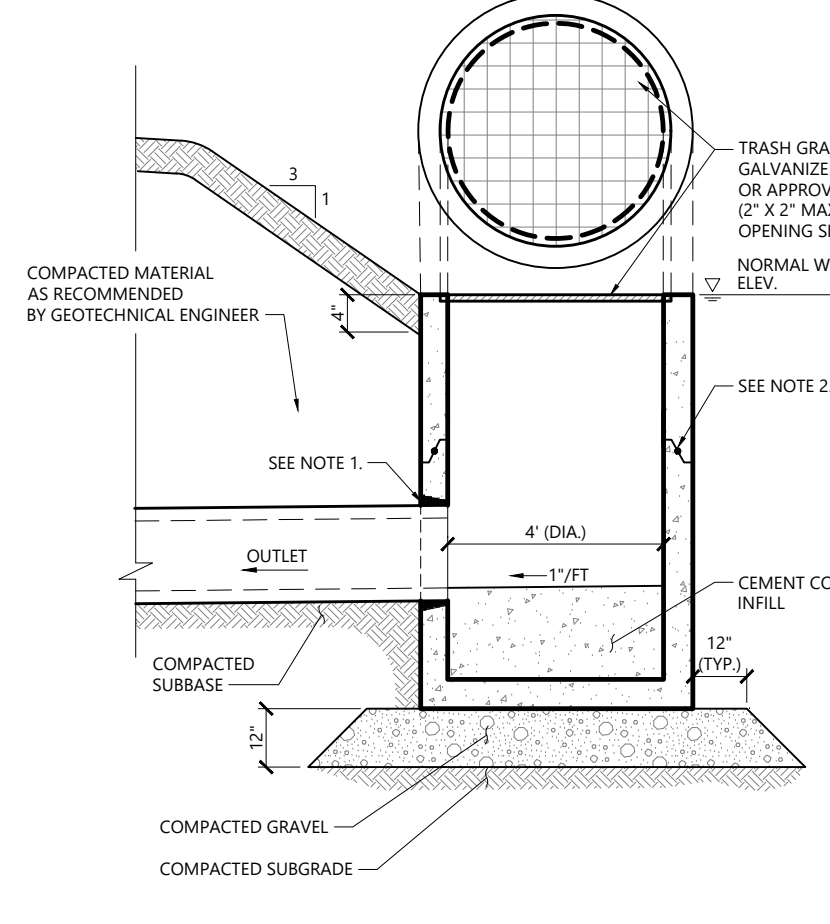
- NOTES**
1. GRAVEL ACCESS ROAD SHALL HAVE A SURFACE BEARING CAPACITY OF 20,000 LBS (MIN).
 2. STONE MATRESS TO BE INSTALLED AS NEEDED TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE RUNOFF AND PREVENT EROSION.
 3. GRAVEL DRIVE TO CHARGE POND ROAD TO MATCH EXISTING CROSS SECTION AND BE CONSTRUCTED TO MEET CURRENT CONDITIONS.

Gravel Access Road - Typical Section 1/16
N.T.S. Source: VHB REV LD_480R



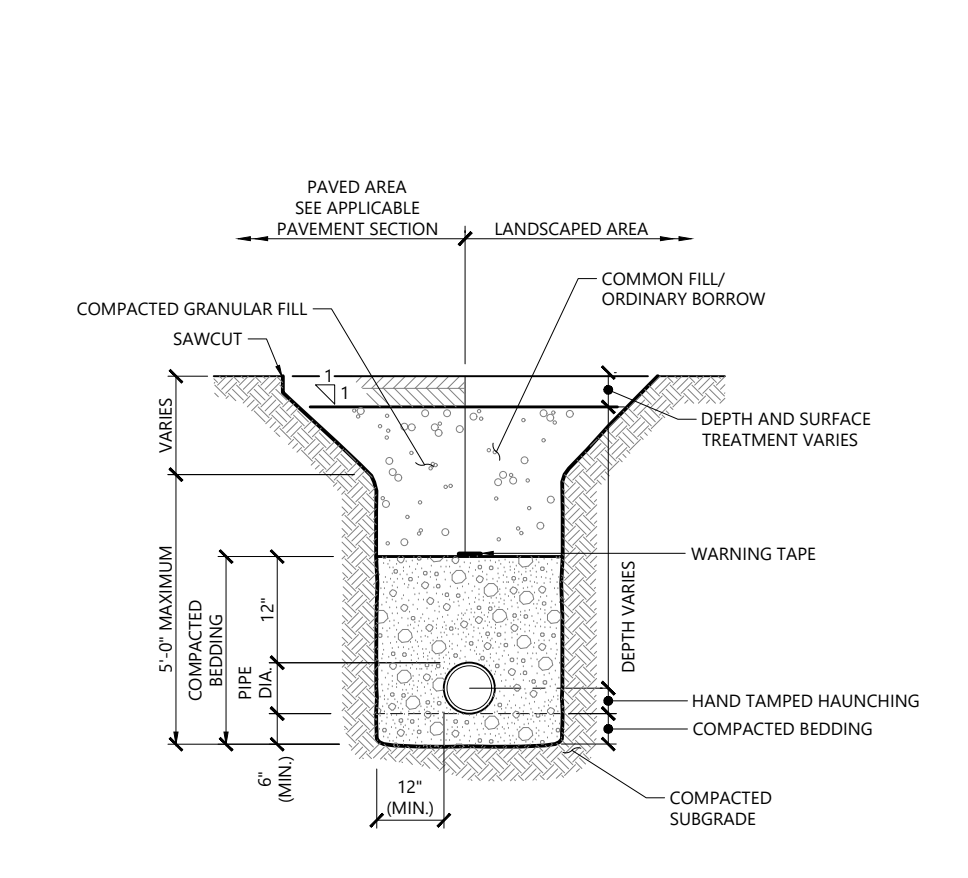
- NOTES**
1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
 2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
 3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
 4. WHEN BLANKETS MUST BE SPICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN) OVERLAP AND STAPLE BOTH TOGETHER.
 5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
 6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation 1/16
N.T.S. Source: VHB REV LD_680



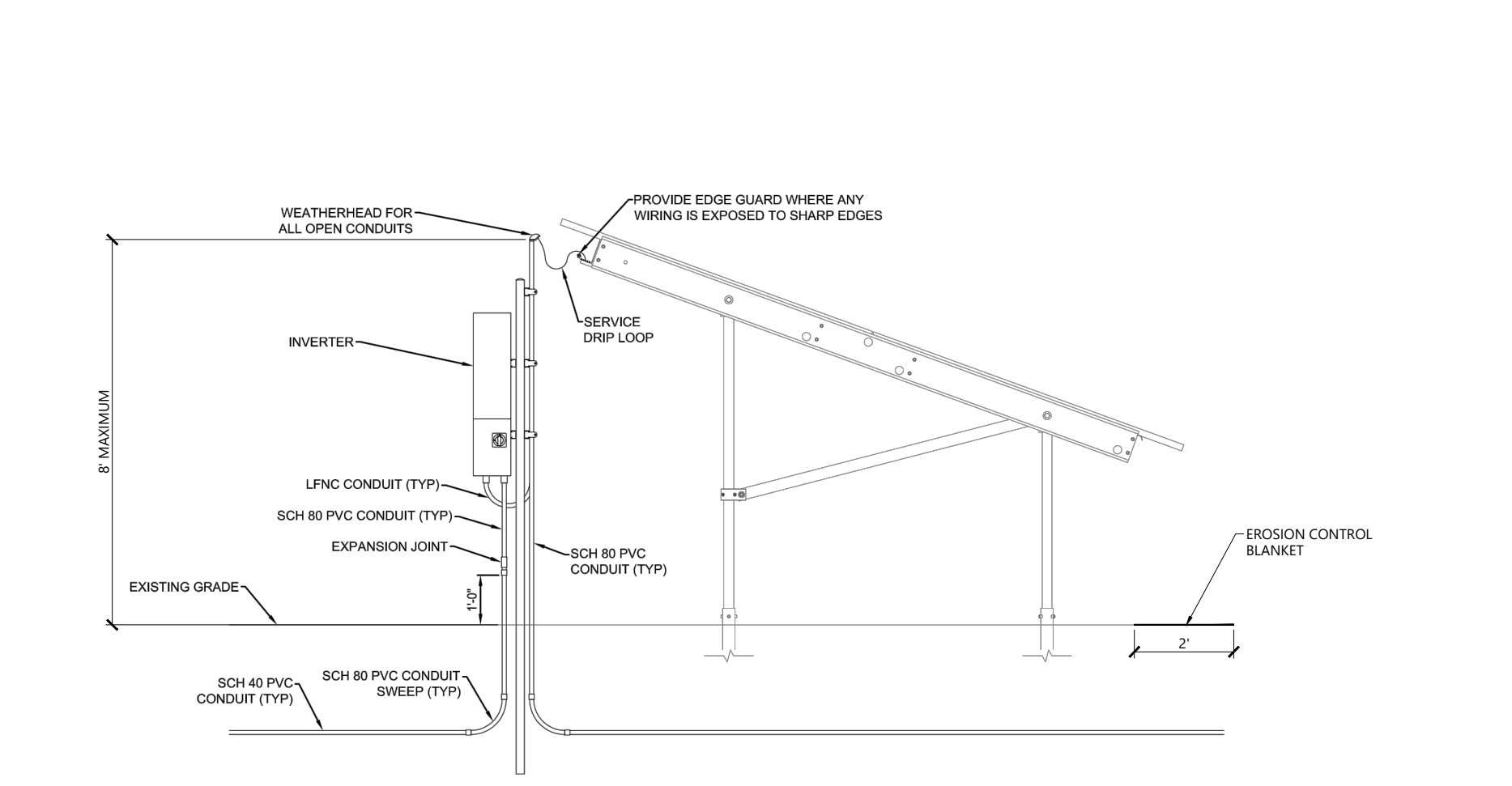
- NOTES**
1. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 2. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.

Outlet Control Structure 1/16
N.T.S. Source: VHB REV LD_163



- NOTES**
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench 1/16
N.T.S. Source: VHB REV LD_300



SHOWN FOR REFERENCE ONLY. FINAL PANEL AND RACKING DESIGN DETERMINED BY ELECTRICAL ENGINEER/SOLAR INSTALLER

Inverter and Array Detail (Side) 1/16
N.T.S. Source: Ameresco Inc.

Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation
0 Route 25
Wareham, MA

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Issued for: Local Approvals
Date: August 2, 2021

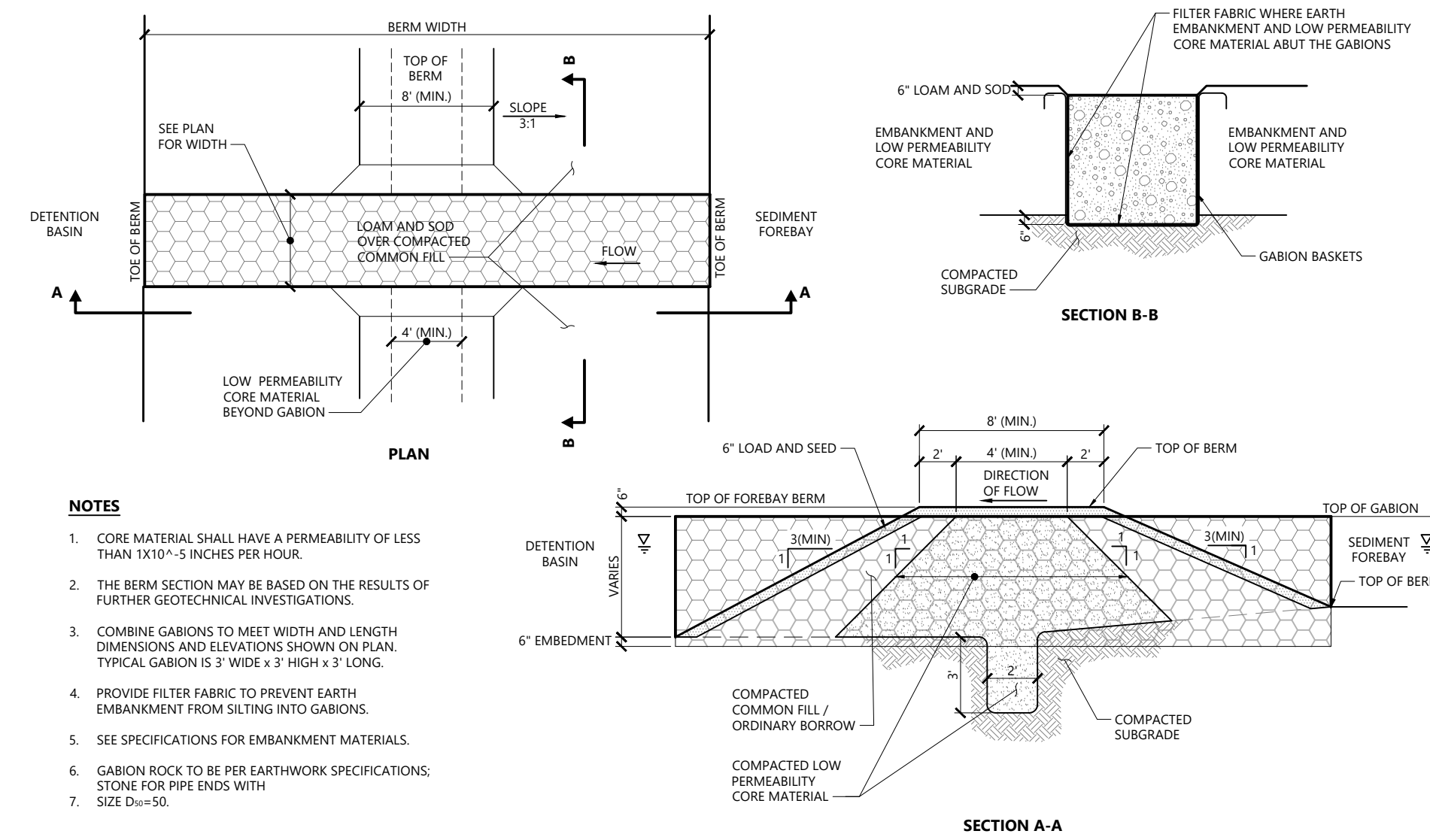
Site Details

C3.01

Sheet 6 of 7

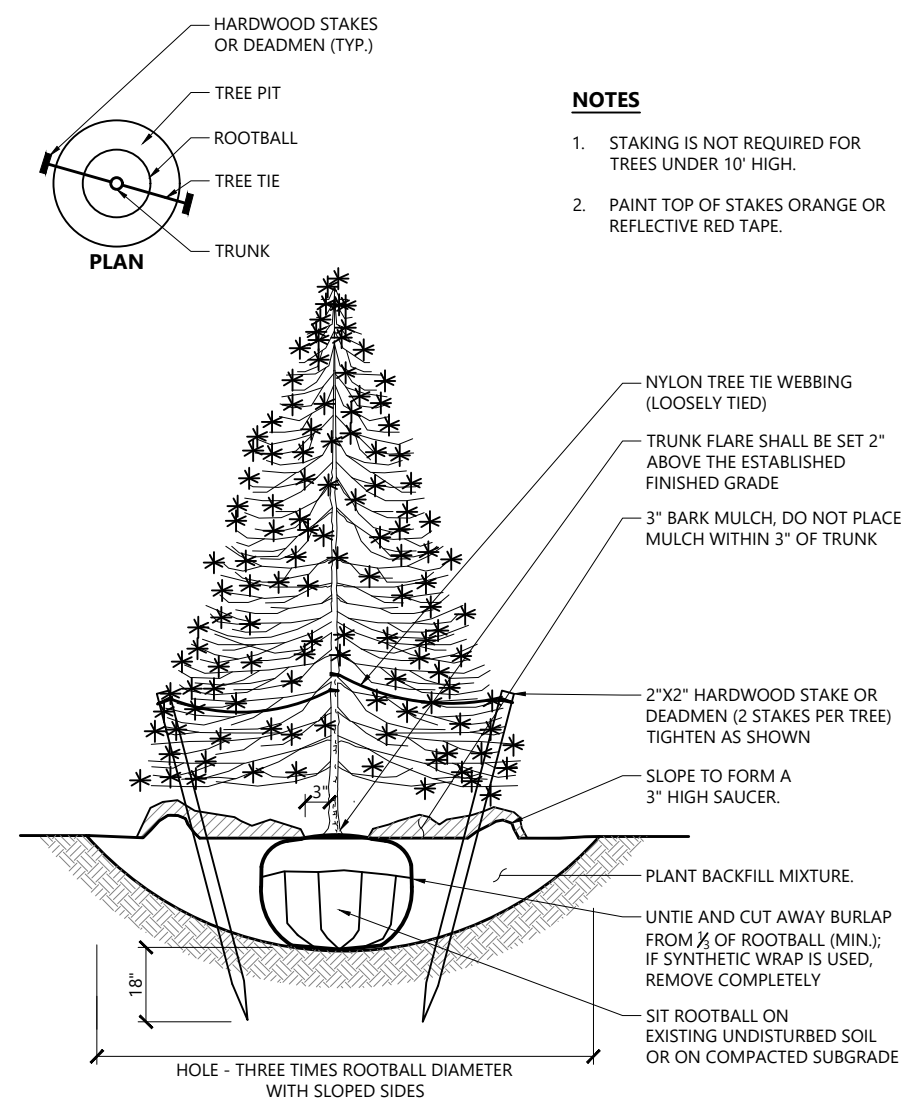
6/1/2022

Project Number: 15225.01



- NOTES**
- CORE MATERIAL SHALL HAVE A PERMEABILITY OF LESS THAN 10⁻¹⁰ - 5 INCHES PER HOUR.
 - THE BERM SECTION MAY BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.
 - COMBINE GABIONS TO MEET WIDTH AND LENGTH DIMENSIONS AND ELEVATIONS SHOWN ON PLAN. TYPICAL GABION IS 3' WIDE x 3' HIGH x 2' LONG.
 - PROVIDE FILTER FABRIC TO PREVENT EARTH EMBANKMENT FROM SILTING INTO GABIONS.
 - SEE SPECIFICATIONS FOR EMBANKMENT MATERIALS.
 - GABION ROCK TO BE PER EARTHWORK SPECIFICATIONS; STONE FOR PIPE ENDS WITH SIZE D₁₅=50.

Sediment Forebay Berm 1/16
N.T.S. Source: VHB LD_164



- NOTES**
- STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
 - PAIN TOP OF STAKES ORANGE OR REFLECTIVE RED TAPE.

Evergreen Tree Planting 1/16
N.T.S. Source: VHB LD_604

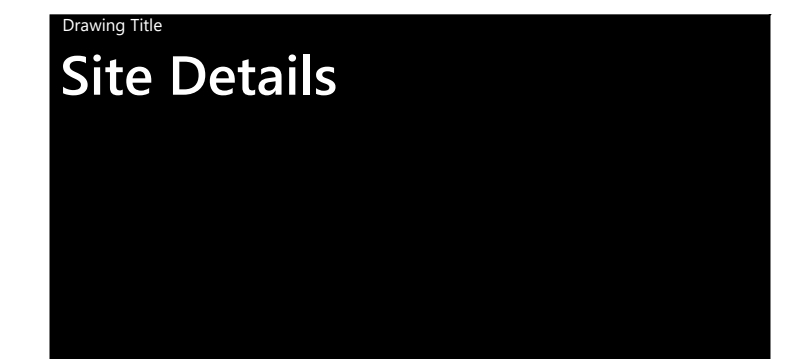
Saved Wednesday, May 25, 2022 4:17:46 PM LITAYNE Pickett Thursday, May 26, 2022 2:31:27 PM Lindsey Payne

Proposed Large-Scale Ground-Mounted Solar Photovoltaic Installation

0 Route 25
Wareham, MA

No.	Revision	Date	Appr'd
1	Response to Comments	05/25/2022	SKE

Designed by	SKE	Checked by	JRG
Issued for	Local Approvals	Date	August 2, 2021




Drawing Number

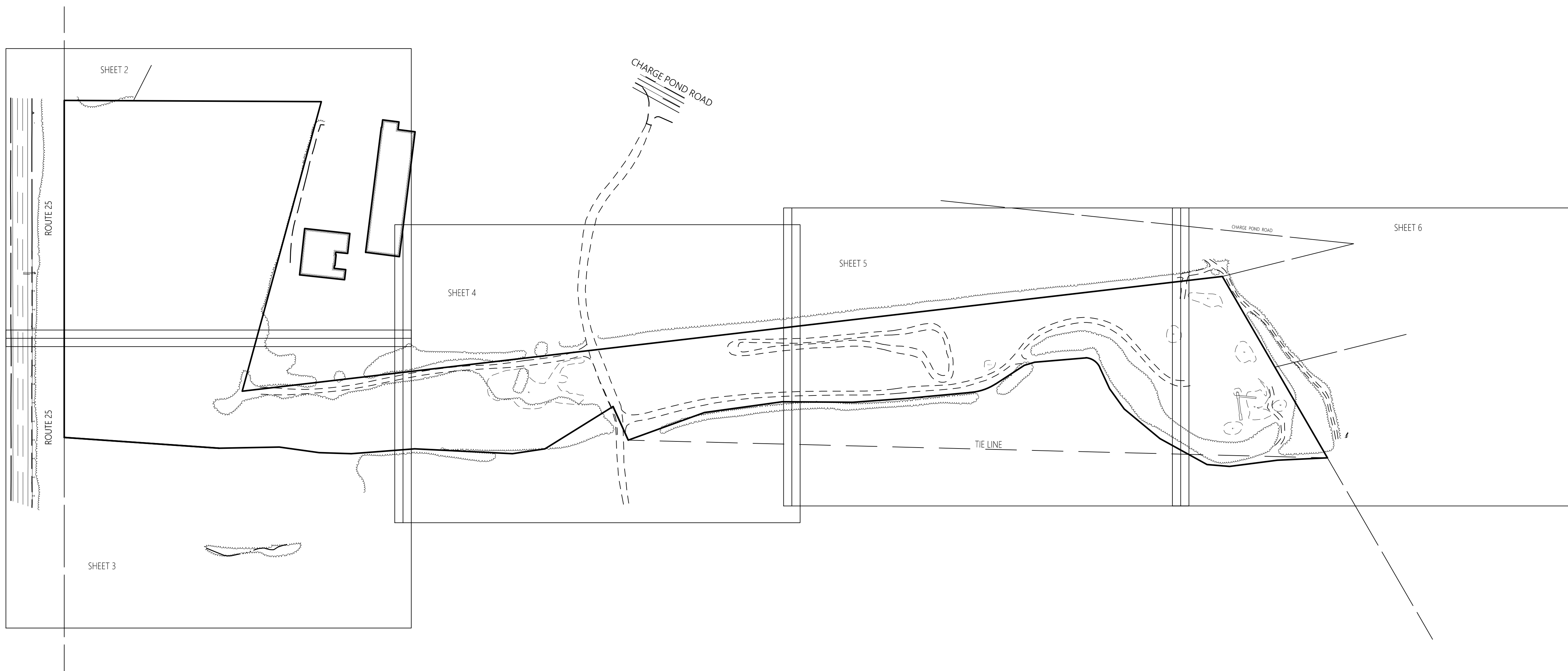
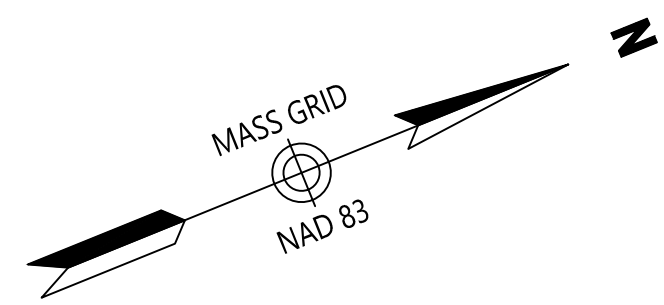
C3.02

Sheet 7 of 7

6/1/2022

Project Number 15225.01





Legend

- ⊕ DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- HH □ HAND HOLE
- ⊙ WATER GATE
- ⊕ FIRE HYDRANT
- ⊙ GAS GATE
- BOLLARD w/LIGHT
- ⊕ STREET SIGN
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ MONITORING WELL
- ⊕ FLOOD LIGHT
- ⊕ WELL
- ⊕ MARSH
- F.F.E. #45.27' FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- LSA LANDSCAPED AREA
- CC ——— EDGE OF PAVEMENT
- VSG ——— CONCRETE CURB
- SOG ——— VERTICAL GRANITE CURB
- BB ——— SLOPED GRANITE EDGE
- BC ——— BITUMINOUS CURB
- +—+—+— GUARD RAIL
- o—o—o— CHAIN LINK FENCE
- — — — — DRAINAGE LINE
- — — — — SEWER LINE
- OHW— OVERHEAD WIRE
- E— UNDERGROUND ELECTRIC
- G— TELEPHONE LINE
- W— GAS LINE
- — — — — WATER LINE
- o—o—o— STONE WALL
- — — — — TREE LINE
- 100'RA 100-FT BUFFER ZONE
- 100'RA 100-FT RIVER FRONT AREA
- 200'RA 200-FT RIVER FRONT AREA
- WMF100 LIMIT MEAN ANNUAL HIGH WATER
- WMF100 LIMIT OF BANK
- WMF100 VEGETATED WETLAND BOUNDARY

Proposed Solar Array
Route 25
Wareham, Massachusetts

No.	Revision	Date	Appvd.

Designed by _____ Checked by _____

Issued for _____ Date **January 12, 2021**

General Notes

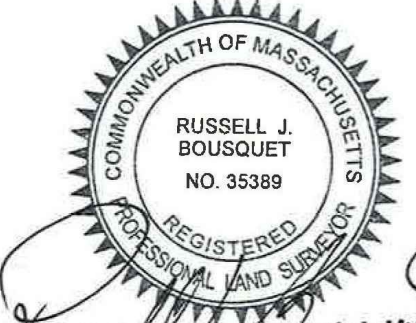
- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN DECEMBER, 2020 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC AND LIDAR METHOD MAPPING BY EASTERN TOPOGRAPHICS, INC., BASED ON AERIAL PHOTOGRAPHS TAKEN ON NOVEMBER 29, 2020 AND FROM AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN MAY, 2021.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.
- 6) THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED AND LOCATED (USING GPS) BY VHB ENVIRONMENTAL DEPARTMENT IN FEBRUARY, 2020.

Record Owner

DAVID FLETCHER
MAP 115 LOT 1000
BOOK 34514, PAGE 232

Existing Conditions
Plan of Land

Drawing Number _____



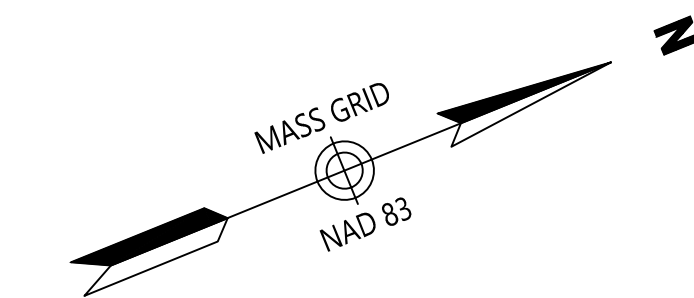
Sv-1

Sheet 1 of 6

Project Number **14668.03**
8-3-2021



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



SHEET 2



Legend

- ⊙ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- HH □ HAND HOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ BOLLARD w/LIGHT
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- F.F.E. = 45.27'
- FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- LSA LANDSCAPED AREA
- EOP EDGE OF PAVEMENT
- CC CONCRETE CURB
- VSG VERTICAL GRANITE CURB
- SGE SLOPED GRANITE EDGE
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- GR GUARD RAIL
- CL CHAIN LINK FENCE
- DL DRAINAGE LINE
- SL SEWER LINE
- OHW OVERHEAD WIRE
- E UNDERGROUND ELECTRIC
- T TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- ○ ○ ○ ○ STONE WALL
- ○ ○ ○ ○ TREE LINE
- 100'RZ 100-FT BUFFER ZONE
- 100'RA 100-FT RIVER FRONT AREA
- 200'RA 200-FT RIVER FRONT AREA
- ○ ○ ○ ○ LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- △ WPI-100 VEGETATED WETLAND BOUNDARY

Proposed Solar Array

Route 25
Wareham, Massachusetts

No.	Revision	Date	Appr.

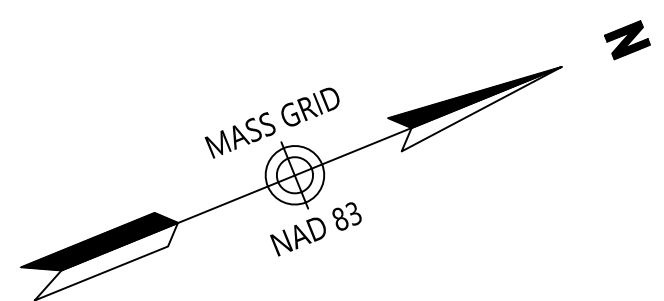
Designed by _____ Checked by _____
 Issued for _____ Date _____
 January 12, 2021

Drawing Title
**Existing Conditions
 Plan of Land**
 Drawing Number

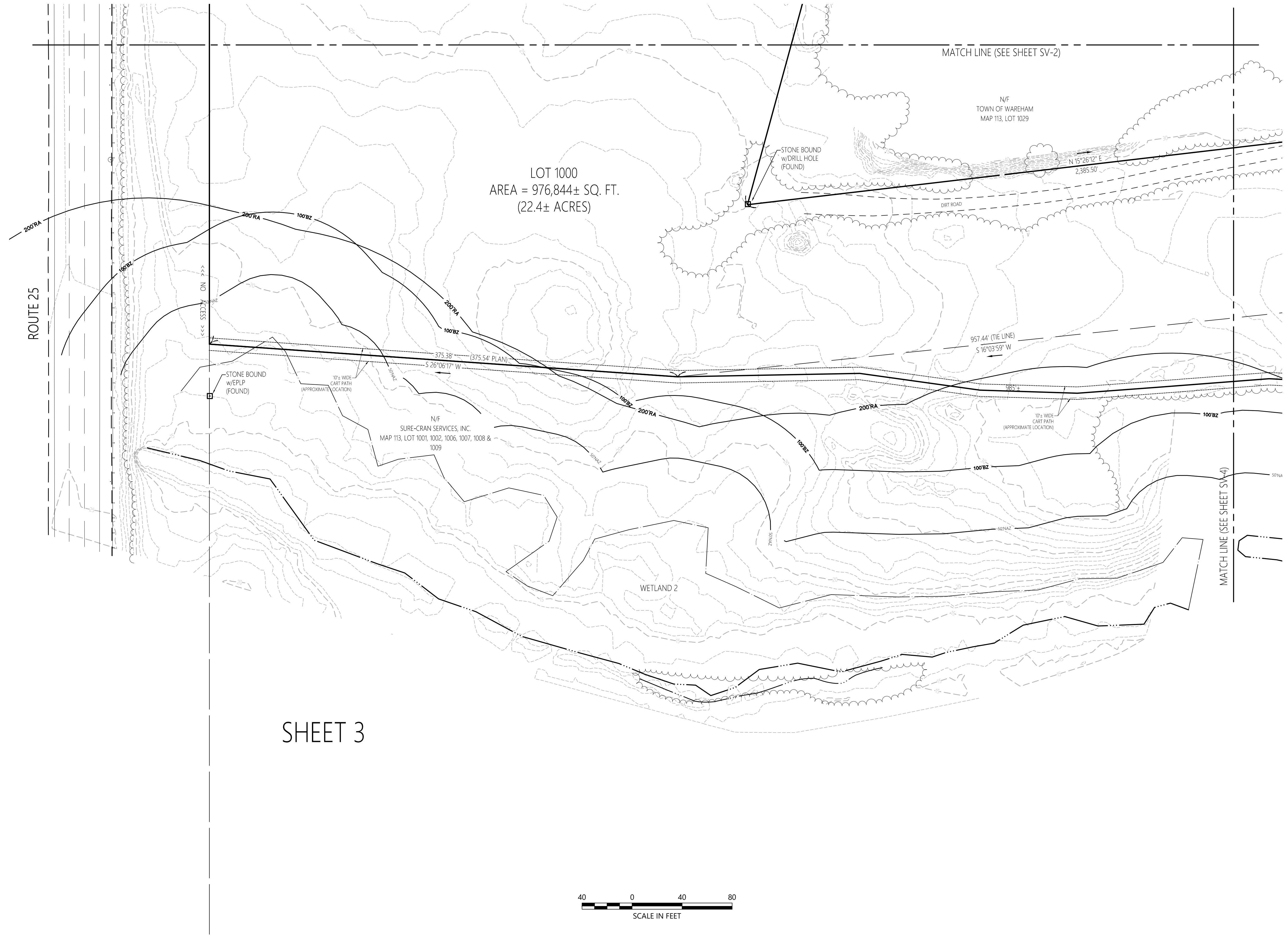
Sealed Tuesday, August 3, 2021 9:06:37 AM BBOUSQUET Plotted Tuesday, August 3, 2021 10:26:27 AM Russell Bourquet

COMMONWEALTH OF MASSACHUSETTS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 RUSSELL J. BOUSQUET
 NO. 35388

Sv-2
 Sheet 2 of 6
 Project Number
 14668.03



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



Legend

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HAND HOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ BOLLARD w/LIGHT
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
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- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- ⊙ F.F.E. = 45.27'
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- ⊙ NPV NO PIPES VISIBLE
- ⊙ DYL DOUBLE YELLOW LINE
- ⊙ DWL DASHED WHITE LINE
- ⊙ SYL SINGLE YELLOW LINE
- ⊙ LSA LANDSCAPED AREA
- ⊙ EOP EDGE OF PAVEMENT
- ⊙ CC CONCRETE CURB
- ⊙ VSG VERTICAL GRANITE CURB
- ⊙ SGE SLOPED GRANITE CURB
- ⊙ BB BITUMINOUS BERM
- ⊙ BC BITUMINOUS CURB
- ⊙ GR GUARD RAIL
- ⊙ CLF CHAIN LINK FENCE
- ⊙ DL DRAINAGE LINE
- ⊙ SL SEWER LINE
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- ⊙ T TELEPHONE LINE
- ⊙ G GAS LINE
- ⊙ W WATER LINE
- ⊙ SW STONE WALL
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- ⊙ 100' RA 100-FT RIVER FRONT AREA
- ⊙ 200' RA 200-FT RIVER FRONT AREA
- ⊙ LMAHW LIMIT MEAN ANNUAL HIGH WATER
- ⊙ LBW LIMIT OF BANK
- ⊙ WFBV100 VEGETATED WETLAND BOUNDARY

SHEET 3



Proposed Solar Array

Route 25
Wareham, Massachusetts

No.	Revision	Date	App'd.

Designed by _____ Checked by _____
Issued for _____ Date _____

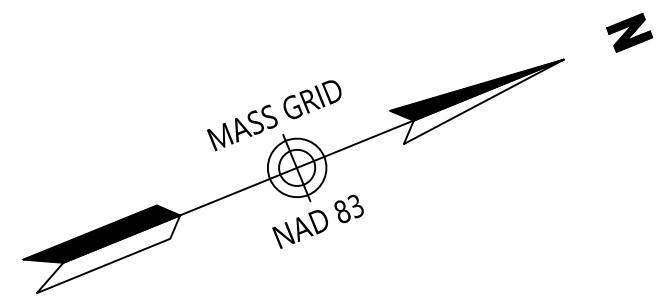
January 12, 2021

Existing Conditions
Plan of Land

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET
NO. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

Sv-3

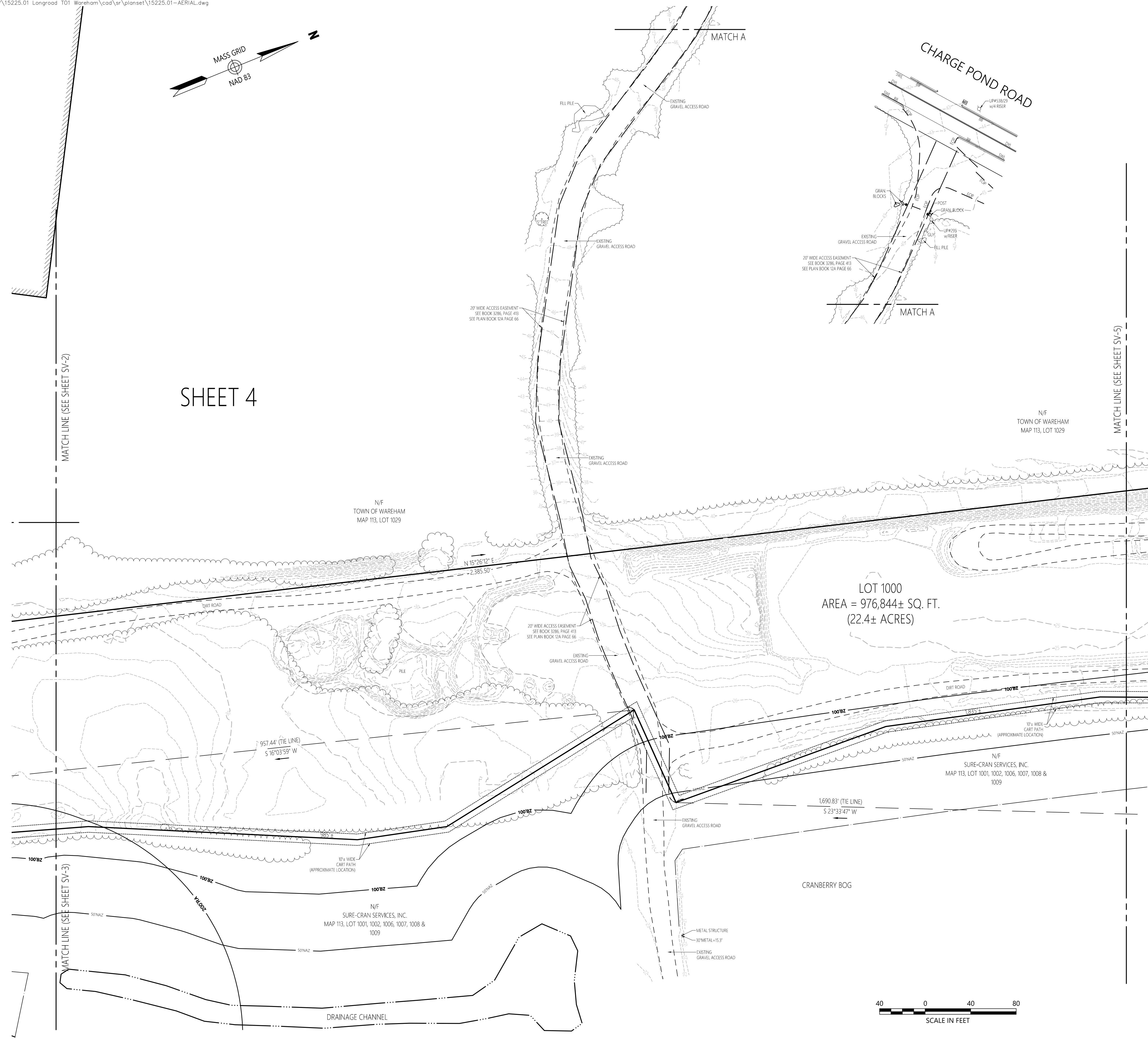
Sheet 3 of 6
Project Number 14668.03



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

- ⊙ DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
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- ⊙ GAS GATE
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- ⊙ STREET SIGN
- ⊙ LIGHT POLE
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- ⊙ W WATER LINE
- ⊙ STW STONE WALL
- ⊙ TL TREE LINE
- ⊙ 100' BZ 100-FT BUFFER ZONE
- ⊙ 100'RA 100-FT RIVER FRONT AREA
- ⊙ 200'RA 200-FT RIVER FRONT AREA
- ⊙ LMAH LIMIT MEAN ANNUAL HIGH WATER
- ⊙ LB LIMIT OF BANK
- ⊙ WFB-100 VEGETATED WETLAND BOUNDARY



SHEET 4

LOT 1000
AREA = 976,844± SQ. FT.
(22.4± ACRES)

N/F
SURE-CRAN SERVICES, INC.
MAP 113, LOT 1001, 1002, 1006, 1007, 1008 & 1009



Proposed Solar Array

Route 25
Wareham, Massachusetts

No.	Revision	Date	Appr.

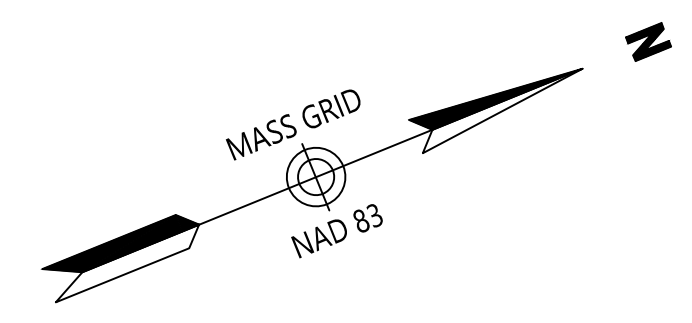
Designed by: _____ Checked by: _____
Issued for: _____ Date: **January 12, 2021**

**Existing Conditions
Plan of Land**

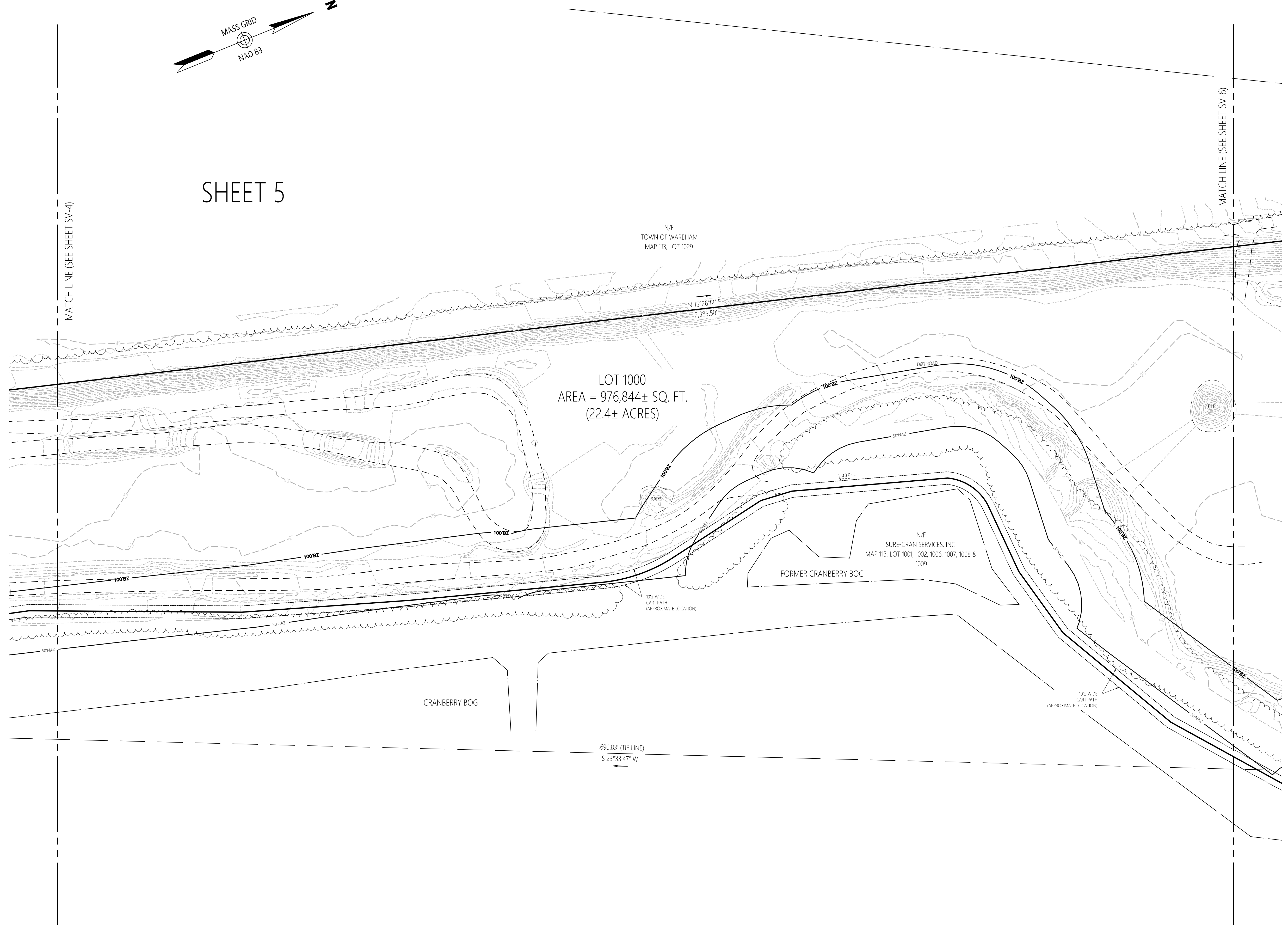
Drawing Title: **Existing Conditions Plan of Land**
Drawing Number: **Sv-4**
Sheet **4** of **6**
Project Number: **14668.03**
Date: **8-3-2021**



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



SHEET 5



Legend

- ⊙ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HAND HOLE
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- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- ↑ F.F.E. = 45.27'
- ↑ FINISHED FLOOR ELEVATION
- ⊙ COULD NOT OPEN
- ⊙ NO PIPES VISIBLE
- ⊙ DOUBLE YELLOW LINE
- ⊙ DASHED WHITE LINE
- ⊙ SINGLE YELLOW LINE
- ⊙ LANDSCAPED AREA
- ⊙ EDGE OF PAVEMENT
- ⊙ CONCRETE CURB
- ⊙ VERTICAL GRANITE CURB
- ⊙ SLOPED GRANITE CURB
- ⊙ BITUMINOUS CURB
- ⊙ BITUMINOUS BERM
- ⊙ GUARD RAIL
- ⊙ CHAIN LINK FENCE
- ⊙ DRAINAGE LINE
- ⊙ SEWER LINE
- ⊙ OVERHEAD WIRE
- ⊙ UNDERGROUND ELECTRIC
- ⊙ TELEPHONE LINE
- ⊙ GAS LINE
- ⊙ WATER LINE
- ⊙ STONE WALL
- ⊙ TREE LINE
- ⊙ 100' BUFFER ZONE
- ⊙ 100-FT RIVER FRONT AREA
- ⊙ 200-FT RIVER FRONT AREA
- ⊙ LIMIT MEAN ANNUAL HIGH WATER
- ⊙ LIMIT OF BANK
- ⊙ VEGETATED WETLAND BOUNDARY

Proposed Solar Array

Route 25
Wareham, Massachusetts

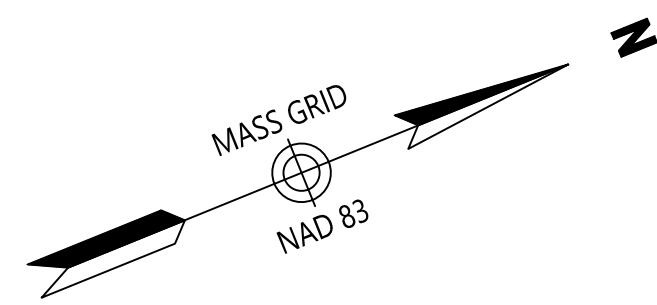
No.	Revision	Date	Appvd.

Designed by _____ Checked by _____
Issued for _____ Date _____
January 12, 2021

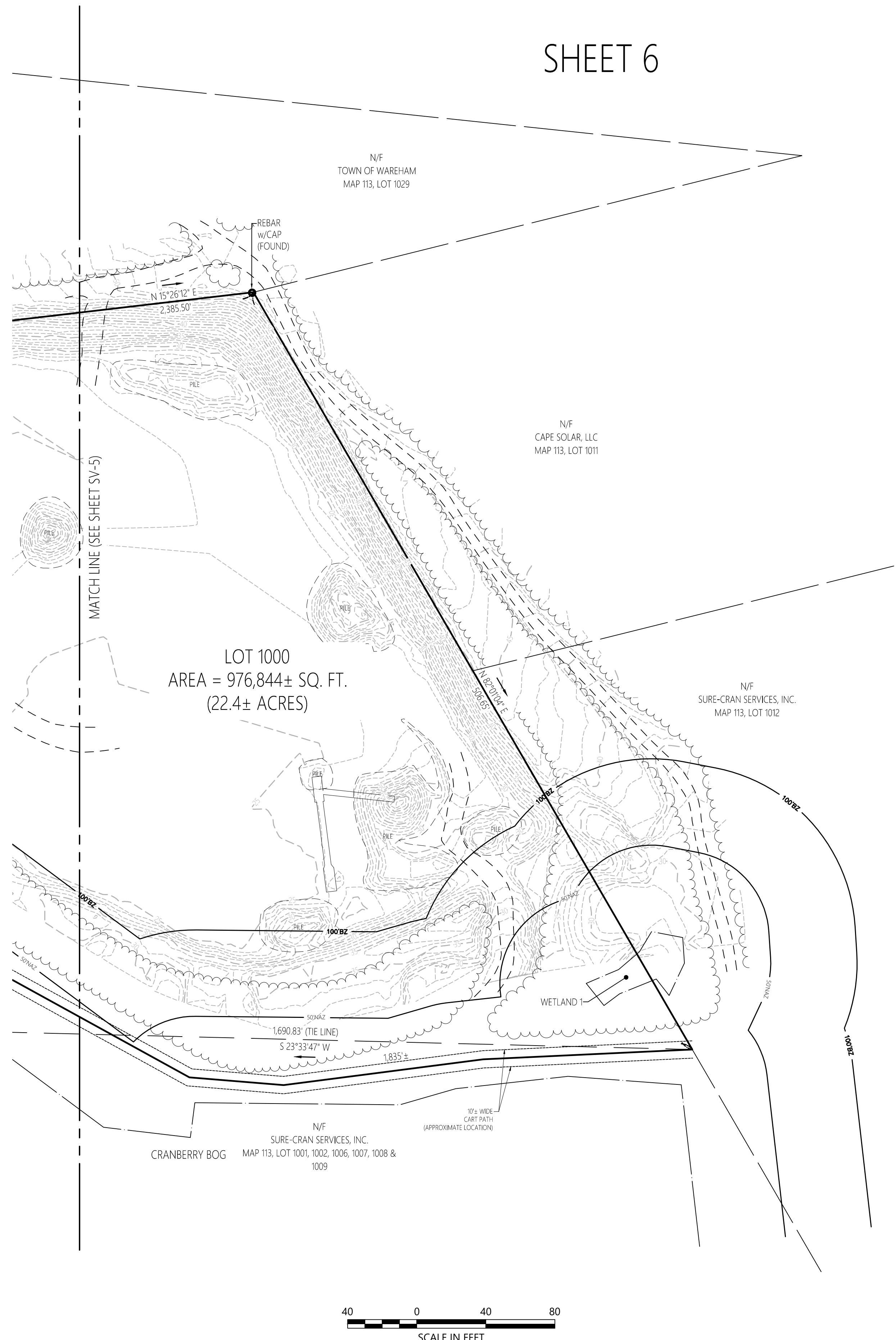


Drawing Title
**Existing Conditions
Plan of Land**
Drawing Number

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR
RUSSELL J. BOUSQUET
NO. 35388
Project Number
14668.03
8-3-2021
Sheet 5 of 6
Sv-5



SHEET 6



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

- ⊙ DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊙ SEWER MANHOLE
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- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- ⊙ F.F.E. = 45.2'
- CNO FINISHED FLOOR ELEVATION
- NPV COULD NOT OPEN
- DYL NO PIPES VISIBLE
- DWL DOUBLE YELLOW LINE
- SYL DASHED WHITE LINE
- LSA SINGLE YELLOW LINE
- LSA LANDSCAPED AREA
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- W WATER LINE
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- TREE LINE
- 100BZ 100-FT BUFFER ZONE
- 100RA 100-FT RIVER FRONT AREA
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- 8F100 LIMIT OF BANK
- WF100 VEGETATED WETLAND BOUNDARY

Proposed Solar Array

Route 25
Wareham, Massachusetts

No.	Revision	Date	App'd.

Designed by _____ Checked by _____

Issued for _____ Date _____

January 12, 2021



COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR
RUSSELL J. BOUSQUET
NO. 35388

Sv-6

Sheet 6 of 6

Project Number 14668.03

8-3-2021



July 21, 2022

BY OVERNIGHT DELIVERY

Michele Bissonette
Wareham Town Clerk
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

Chair Nazih Elkallassi
Wareham Zoning Board of Appeals
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

PETITIONER: Wareham PV I, LLC
OWNER: David Fletcher
PROPERTY: 0 Route 25, Wareham, Massachusetts
PARCEL ID: Assessor's Map 115, Lot 1000
RELIEF SOUGHT: (1) Variances pursuant to G.L. c. 40A, § 10 and Section 1470 of the Town of Wareham Zoning By-Laws (the "By-Laws")¹ from:
(a) Section 594.1.3 (Front Yard Depth for Large Ground-Mounted Solar Energy Facilities) of the By-Laws;
(b) Section 594.1.4 (Side Yard Depth for Large Ground-Mounted Solar Energy Facilities) of the By-Laws; and
(c) Section 594.1.5 (Rear Yard Depth for Large Ground-Mounted Solar Energy Facilities) of the By-Laws; and
(2) Any required other relief within the jurisdiction of the Board of Appeals (all relief if and to the extent necessary, all rights reserved)

Dear Town Clerk Bissonette and Chair Elkallassi:

Pursuant to G.L. c. 40A, § 10 and Section 1470 of the By-Laws, Wareham PV I, LLC (the "Petitioner") respectfully applies for the above-captioned zoning relief from the Town of Wareham Zoning Board of Appeals (the "Board") in order to construct and operate a 3.5±-

¹ The Petitioner respectfully notes that the By-Laws that were in effect as of May 6, 2021 apply to the Facility and the Property (as defined herein). The Property is the subject of an Approval Not Required Plan (the "ANR Plan") that was submitted to the Planning Board (along with the required written notice of plan submission to the Town Clerk) on May 6, 2021. The Planning Board voted to endorse the ANR Plan, thereby effecting a "plan freeze" that shields the Property from any zoning changes for a period of three (3) years from May 6, 2021.

July 18, 2022

Page 2

megawatt (AC) Large Ground-Mounted Solar Energy Installation (the "Facility") on the property located at 0 Route 25 (Assessor's Map 115, Lot 1000) (the "Property").²

Enclosed are the following materials comprising the Petitioner's variance petition (the "Petition"):

1. One original and eight (8) copies of the Board Application for Special Permit/Variance form;
2. Nine (9) copies of the deed evidencing that David Fletcher is record owner of the Property;
3. Nine (9) copies of the Amendment to Memorandum of Option Agreement between David Fletcher and the Petitioner;
4. One (1) original wet-stamped and signed 24" x 36" plan set prepared by Vanasse Hangen Brustlin, Inc. ("VHB") dated June 13, 2022 (the "Plans") and eight (8) 11" x 17" copies of the Plans;³
5. Nine (9) copies of this written statement to the Board indicating the current conditions on the Property and the Petitioner's proposed intentions for the use of the Property, and providing other information pertinent to this petition;
6. One (1) original and eight (8) copies of the certified abutters list prepared by the Assessor's Office;
7. Sign-off from the Treasurer/Collector Office that all taxes/fees owed to the Town of Wareham have been paid.

In addition, the Petitioner is providing herewith three checks: (1) a check in the amount of \$750.00, payable to the Town of Wareham, for the Commercial Application Fee, (2) a check in the amount of \$81.78, payable to the Town of Wareham, for the applicable Abutters Notification/Certified Mail costs; and (3) a check in the amount of \$100.00, payable to Wareham Week, for the Legal Ad Fee.

² The Petitioner assumes the By-Laws use the terms "[l]arge ground-mounted solar energy" (Section 320) and "large ground-mounted solar energy facilities" (e.g., Sections 592.1, 593 and 594.1) interchangeably with the defined term "Large Ground-Mounted Solar Photovoltaic Installation." *See* Article 16 (defining "Large Ground-Mounted Solar Photovoltaic Installation" in relevant part as "[a] solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and has a minimum nameplate capacity of 250 kW DC").

³ The Plans include a Certified Surveyor's plot plan of the Property. The Petitioner has provided a digital copy of its entire variance petition, including the Plans, to the Board via email.

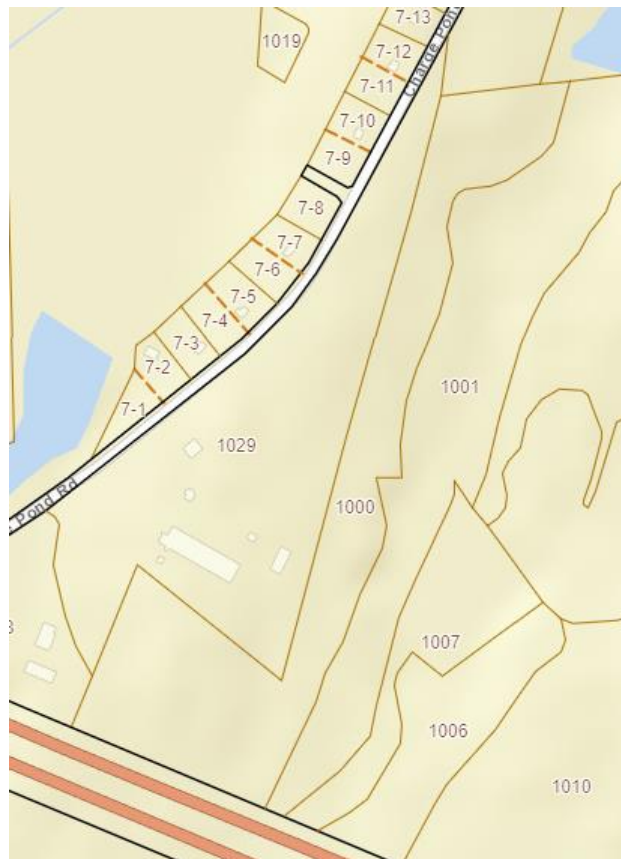
THE PROPERTY AND THE PROPOSED FACILITY

The Property

The Property is currently vacant land. To the south it is bounded by the Route 25 State Highway Layout; to the east, woodlands and, beyond them, wetland resource areas and cranberry bogs; to the west, the Wareham Municipal Maintenance Facility (in the southern portion of the Property) and woodlands (in the northern portion); and to the north, woodlands. The southern portion of the Property is wooded; the northern portion is not.

Shaped roughly like a musical note, or an upside-down axe, the Property is about 0.58 miles (~3,050 feet) long from its northernmost point to its southernmost point. However, it is only about 0.1 mile (~500 feet) wide along its northern boundary and 0.16 mile (~825 feet) wide along its southern boundary. Most significant for the proposed Facility, the Property is only about 0.03 to 0.05 miles (~150 to ~250 feet) wide throughout most of its length. See Figure 1 below.⁴

Figure 1



⁴ Figure 1 is a screenshot from the Town of Wareham's General Map Viewer Web App, taken on July 14, 2022 (<https://wareham.maps.arcgis.com/apps/webappviewer/index.html?id=892c1f8a79d04307bf439260eebc5b0e>).

There are wetland resource areas on and near the Property that are subject to the Massachusetts Wetlands Protection Act or the Wareham Wetland Protective By-Law, including Bordering Vegetated Wetlands, Isolated Vegetated Wetlands, Bank and Riverfront Area. However, the Facility is not proposed to be constructed in any of these resource areas or their buffer zones. Instead, all of the solar panels and foundation structures will be located outside of both the MassDEP Wetlands Protection Regulations' 100' Buffer Zone and the Wareham Wetland Protective By-Law's No Activity Zone. (The Petitioner is applying to the Wareham Conservation Commission for a Negative Determination of Applicability.)

According to the most recently available data provided by the Massachusetts Natural Heritage and Endangered Species Program, no portion of the Property is located within Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife, nor are there any Certified Vernal Pools on the Property. Moreover, the Property does not lie within any Area of Critical Environmental Concern. According to the most recent information provided by the Massachusetts Department of Environmental Protection ("MassDEP"), the Property is not located in an area designated as an Outstanding Resource Water, and no portion of the Property is located within a Zone II Interim Wellhead Protection Area.

The most recently issued Flood Insurance Rate Maps for the area produced by the Federal Emergency Management Agency indicate that no portion of the Property is within mapped 100-year floodplain.

The Natural Resources Conservation Service soil survey has mapped the majority of the Property as Windsor loamy sand, with 3 to 8 percent slopes. The northern tip of the Property is mapped as Carver coarse sand, with 3 to 8 percent slopes.

Topography within the southern portion of the Property generally slopes from west to east with slopes between 2 and 15 percent. In the northern portion of the site, topography is flatter and contains isolated low points. There are steep grades along the western property boundary in the northern portion of the Property.

The Proposed Facility

The Facility is a 3.5±-megawatt (AC) ground-mounted photovoltaic array on a fixed racking system. The racking system will be constructed of galvanized steel racks and either pile-driven or screw-type anchors; the anchors are typically galvanized steel installed 5 to 9 feet into the ground (to provide the structural rigidity required primarily due to frost heave considerations).

Solar panels and associated infrastructure, including pad-mounted transformers and utility cabinets, will occupy both the north and south portions of the Property. Construction in the southern portion of the Property will require tree clearing within the Facility footprint, removal and stockpiling of existing topsoil for re-spreading, and minimal grading to provide a relatively

constant slope across the panel array. Following grading and leveling, the topsoil will be re-spread and the anchors will be driven or screwed into the ground. The disturbed area will then be hydro-seeded with a slow-growth grass seed formula consisting of a mix of fescue species or a mix of clover species to provide valuable habitat for pollinating species such as bees and butterflies. The Operation and Maintenance Plan for the Facility prohibits the use of any chemical or pesticides on the Property. To accommodate the change in cover type, two stormwater basins will be constructed at the southern end of the Property.⁵

Access to the Property is via an existing gravel access road with an existing curb cut off of Charge Pond Road. This gravel road, which bisects the Property and continues east, is located within an existing 20-foot wide access easement held by the Property owner and owners of certain properties to the east of the Property. The road is currently in use by those property owners and their lessees for the operation and maintenance of existing cranberry bog operations and large ground-mounted solar energy facilities already approved by the Town of Wareham. No improvements to the access will be necessary within the Charge Pond Road right of way. The portion of the existing gravel access road on the Property will be improved to the minimum width necessary for emergency access.

Within the Property, access to all major equipment pads will be provided via 20-foot wide gravel drives with turnarounds at the end of each drive. No impervious driveways are proposed. These interior gravel drives will be inspected during the regular maintenance visits to the Facility, and gravel will be replaced and re-graded as needed to maintain proper access. The Petitioner anticipates coordinating with a local snow removal contractor to perform snow removal operations.

The Facility will be totally enclosed by 7-foot tall perimeter fencing for safety purposes and to eliminate trespassing and potential issues with vandalism. Signs will be posted on the perimeter fence around the Facility, and at the entrance gates to the northern and southern portions of the Property, with emergency contact information.

The Facility will be connected to the existing electric distribution lines running within the Charge Pond Road right of way. New underground conduits will be installed from the Property boundary, within the existing 20-foot wide access easement, to a point approximately 100 feet from the edge of Charge Pond Road, at which point the infrastructure will transition to above ground on new utility poles. A battery energy storage system (BESS) will be located within the fenced solar array area, adjacent to where the underground conduits leave the Facility. The BESS will consist of multiple lithium-ion batteries housed in a standalone structure or container box, with sufficient space to allow efficient airflow between the batteries for cooling. The BESS will typically be charged during daylight hours and discharged during

⁵ The Facility has been designed to comply with the Massachusetts Stormwater Management Standards. More detailed information is contained in the Stormwater Report submitted to the Planning Board as part of the Facility's site plan review application required under Section 590 of the By-Laws.

hours when the solar array is not providing energy, thereby extending the overall energy production profile of the Facility.

Following construction, there will be minimal traffic to and from the Facility, consisting mainly of one or two vehicle trips per month in the form of visits by maintenance or technical personnel in a light truck. These visits will not result in any material increase in traffic or disruption to patterns of access or egress that would cause congestion hazards. In sum, once constructed, the Facility will be an unmanned, passive use that will comply with all applicable local, state and federal safety regulations, will not generate any appreciable noise, dust or odors, and will not adversely affect the Town's existing developed and natural environments.

VARIANCE RELIEF REQUESTED

Pursuant to G.L. c. 40A, § 10 and Section 1470 of the By-Laws, the Petitioner has filed this Petition requesting variances from the following provisions of the By-Laws to permit the proposed Facility on the Property:

1. Section 594.1.3 (Front Yard Depth for Large Ground-Mounted Solar Energy Facilities) of the By-Laws;⁶
2. Section 594.1.4 (Side Yard Depth for Large Ground-Mounted Solar Energy Facilities) of the By-Laws;⁷ and

⁶ Specifically, the Petitioner requests a variance from the language in Section 594.1.3 shown in bold below:

The front yard depth shall be in accordance with Article 6 of this Zoning By-Law; **provided, however, that where the lot abuts or is across the street from a Residential district or residential development, the front yard setback for all structures including fencing and vegetated buffer shall not be less than 50 feet, and may be more, as determined at the sole discretion of the permit granting authority, depending on visibility of the facility because of the density of vegetation and/or topography. Earthen berms and landscape plantings** may be required according to Article 10: Landscaping, of this Zoning By-Law.

Petitioner interprets this bolded language not to apply to the Facility, on the grounds that the Property neither "abuts [nor] is across the street from a Residential district or residential development." (Petitioner acknowledges that the Property is in a "Residential district" (Residential 130), but notes that Section 594.1.3 does not apply to lots "in" a Residential district.) The Wareham Planning Board, which is currently considering Wareham PV I, LLC's site plan review application for the Facility, disagrees with Petitioner's interpretation and takes the position that a front yard setback/vegetated buffer of at least 50 feet in width is required as a condition of site plan approval.

⁷ Specifically, the Petitioner requests a variance from the language in Section 594.1.4 shown in bold below:

Each side yard shall be in accordance with Article 6 of this Zoning By-Law; **provided, however, that where the lot abuts a Residential district, the side yard setback and vegetated buffer shall**

3. Section 594.1.5 (Rear Yard Depth for Large Ground-Mounted Solar Energy Facilities) of the By-Laws.⁸

All of the above relief is requested, if and to the extent necessary, all rights reserved.

The Petitioner's Facility satisfies the required findings for grant of a variance as follows:⁹

not be less than 50 feet, and may be more, as determined at the sole discretion of the permit granting authority, depending on visibility of the facility because of the density of vegetation and/or topography. Earthen berms and landscape plantings may be required according to Article 10: Landscaping, of this Zoning By-Law.

Petitioner interprets this bolded language not to apply to the Facility, on the grounds that the Property does not "abut a Residential district." (Again, Petitioner acknowledges that the Property is in a "Residential district" (Residential 130), but notes that Section 594.1.4 does not apply to lots "in" a Residential district.) The Wareham Planning Board disagrees with Petitioner's interpretation and takes the position that side yard setbacks/vegetated buffers of at least 50 feet in width are required as a condition of site plan approval.

⁸ Specifically, the Petitioner requests a variance from the language in Section 594.1.5 shown in bold below:

The rear yard depth shall be in accordance with Article 6 of this Zoning By-Law; **provided, however, that where the lot abuts a Residential district, the rear yard setback and vegetated buffer shall not be less than 50 feet and may be more, as determined at the sole discretion of the permit granting authority, depending on visibility of the facility because of the density of vegetation and/or topography. Earthen berms and** landscape plantings may be required according to Article 10: Landscaping, of this Zoning By-Law.

Petitioner interprets this bolded language not to apply to the Facility, on the grounds that the Property does not "abut a Residential district." (Again, Petitioner acknowledges that the Property is in a "Residential district" (Residential 130), but notes that Section 594.1.4 does not apply to lots "in" a Residential district.) The Wareham Planning Board disagrees with Petitioner's interpretation and takes the position that a rear yard setback/vegetated buffer of at least 50 feet in width is required as a condition of site plan approval.

⁹ M.G.L. c. 40A, § 10 provides in relevant part as follows:

The permit granting authority shall have the power after public hearing for which notice has been given by publication and posting as provided in section eleven and by mailing to all parties in interest to grant upon appeal or upon petition with respect to particular land or structures a variance from the terms of the applicable zoning ordinance or by-law where such permit granting authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

1. **There are circumstances relating to the soil condition, shape or topography of the land or structures for which the variance is requested, which especially affect the land, but do not generally affect the zoning district in which it is located.**

There are circumstances relating to the shape of the Property that especially affect the Property but do not generally affect the zoning district in which it is located. As noted above, the Property is shaped roughly like a musical note, or an upside-down axe. While it is approximately 0.58 miles (~3,050 feet) long from its northernmost point to its southernmost point, it is only about 0.1 mile (~500 feet) wide along its northern boundary and 0.16 mile (~825 feet) wide along its southern boundary. Most significant for the proposed Facility, the Property is only about 0.03 to 0.05 miles (~150 to ~250 feet) wide throughout most of its length. See Figure 1 above.

2. **Due to those circumstances especially affecting the land or structure, literal enforcement of the provisions of this By-Laws would involve substantial hardship, financial or otherwise.**

The unusual Property configuration described above posed design issues for the Petitioner even when it was developing initial plans for the proposed Facility—fitting a sufficient number of solar panels and associated infrastructure within the parcel’s narrow confines while still proposing a solar energy facility that would be commercially viable for the Petitioner as well as financially beneficial for ratepayers was a challenge surmounted through careful planning and financial forecasting.¹⁰ A reading of Sections 594.1.3, 594.1.4 and 594.1.5 that imposes a 50-foot wide vegetated buffer on all sides of the Facility—starting at each Property boundary and extending inward toward the center of the Property—would leave the majority of the Property unbuildable, thereby rendering the Facility

Section 1470 of the By-Laws provides as follows (emphasis added):

The Board of Appeals shall have the power to hear and decide applications for Variances from the provisions of the Zoning By-Laws, including the power to grant a Variance authorizing a Use or activity not otherwise permitted in the district in which the land or structure is located. A Variance may be granted when factors relating to soil conditions, lot shape, or topography of such land *creates an impracticality or limits the location or positioning of a new structure or addition on a site or location that previously conformed to zoning requirements*. An applicant must demonstrate that a literal enforcement of the Bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

¹⁰ The Petitioner worked through the limitations posed by the Property’s unique shape because in the Petitioner’s view (and based on the Petitioner’s experience in other municipalities), the Property’s relatively remote, visually buffered location made it a prime candidate for solar development from the standpoints of permitting and likely public acceptance.

impossible to build as planned and financially unworkable to build in a version sufficiently scaled-down to fit on the remaining slivers of the parcel.

In short, literal enforcement of the Planning Board's reading of Sections 594.1.3, 594.1.4 and 594.1.5 would involve substantial hardship to the owner of the Property, because it would not be financially practicable for the Petitioner to construct the Facility on the Property if it were required to incorporate a 50-foot wide vegetated buffer around the entire Facility. In this event, the Petitioner would not exercise its option to lease part or all of the Property, resulting in the owner's loss of the anticipated revenue from his long-term lease with the Petitioner. In addition, the Petitioner would experience substantial hardship in that it has already expended a considerable amount of money to bring the proposed Facility to its current status—money that it would have to write off. Moreover, the Petitioner would not be able to sell the power generated by the Facility into the electric grid. Finally, literal enforcement of the Planning Board's reading of these provisions would work a substantial hardship on the environment and on efforts to combat climate change, because it would prevent a clean renewable energy project from coming on-line and replacing power currently generated by older traditional facilities.

3. Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the By-Laws.

Granting the requested relief will not cause substantial detriment to the public good because:

- The proposed Facility complies with all other applicable provisions of the By-Laws to the extent reasonably feasible.
- The Property is reasonably adaptable to the proposed use, that is, it is a suitable and appropriate location for the Facility.
- Once constructed, the Facility will be an unmanned, passive use that will generate only about two vehicle trips per month by a service technician for routine maintenance. These visits will not result in any material increase in traffic or disruption to patterns of access or egress that would cause congestion hazards or any other hazards to vehicles or pedestrians/cyclists.
- The Facility will be served by standard electrical and telephone service and will not require any water, sewer or other town services.
- The Facility will comply with all applicable local, state and federal safety regulations, will not generate any appreciable noise, dust or odors, and will not adversely affect the Town's existing developed and natural environments, including in the vicinity of the Property.

July 18, 2022

Page 10

In addition, granting the requested variances will not nullify or substantially derogate from the intent or purpose of the By-Laws. As set forth herein, the proposed Facility otherwise complies with the requirements of the By-Laws to the extent feasible. The currently proposed design and location of the Facility (1) buffers the Facility from the surrounding area, (2) screens it from view as much as reasonably possible, (3) utilizes an existing access drive, thereby minimizing required tree cutting, and (4) presents an environmentally sound and secure Facility.

For the foregoing reasons, the proposed Facility meets the standards for the grant of the requested variance, to the extent necessary, pursuant to G.L. c. 40A, § 10 and the By-Laws.

CONCLUSION

The Petitioner respectfully requests that the Board grant the requested zoning relief, and any other zoning relief required, for the Facility. The Petitioner further respectfully requests that the Board schedule this Petition for a public hearing at its August 24, 2022 meeting, as this appears to be the next meeting for which proper notice can be given.

If I can provide any further information regarding this Petition, please let me know.

Sincerely,



Elizabeth F. Mason

Enclosures

cc: David Fletcher (by first-class mail)
Haley Orvedal, Longroad Energy (by email - haley.orvedal@longroadenergy.com)
Vanessa Kwong, Esq., Longroad Energy (by email - vanessa.kwong@longroadenergy.com)

REQUEST FOR AN ABUTTERS LIST

PERSON REQUESTING Sarah Ebaugh, VHB

DATE REQUESTED July 18, 2022

CONTACT INFORMATION sebaugh@vhb.com, 617-607-1833

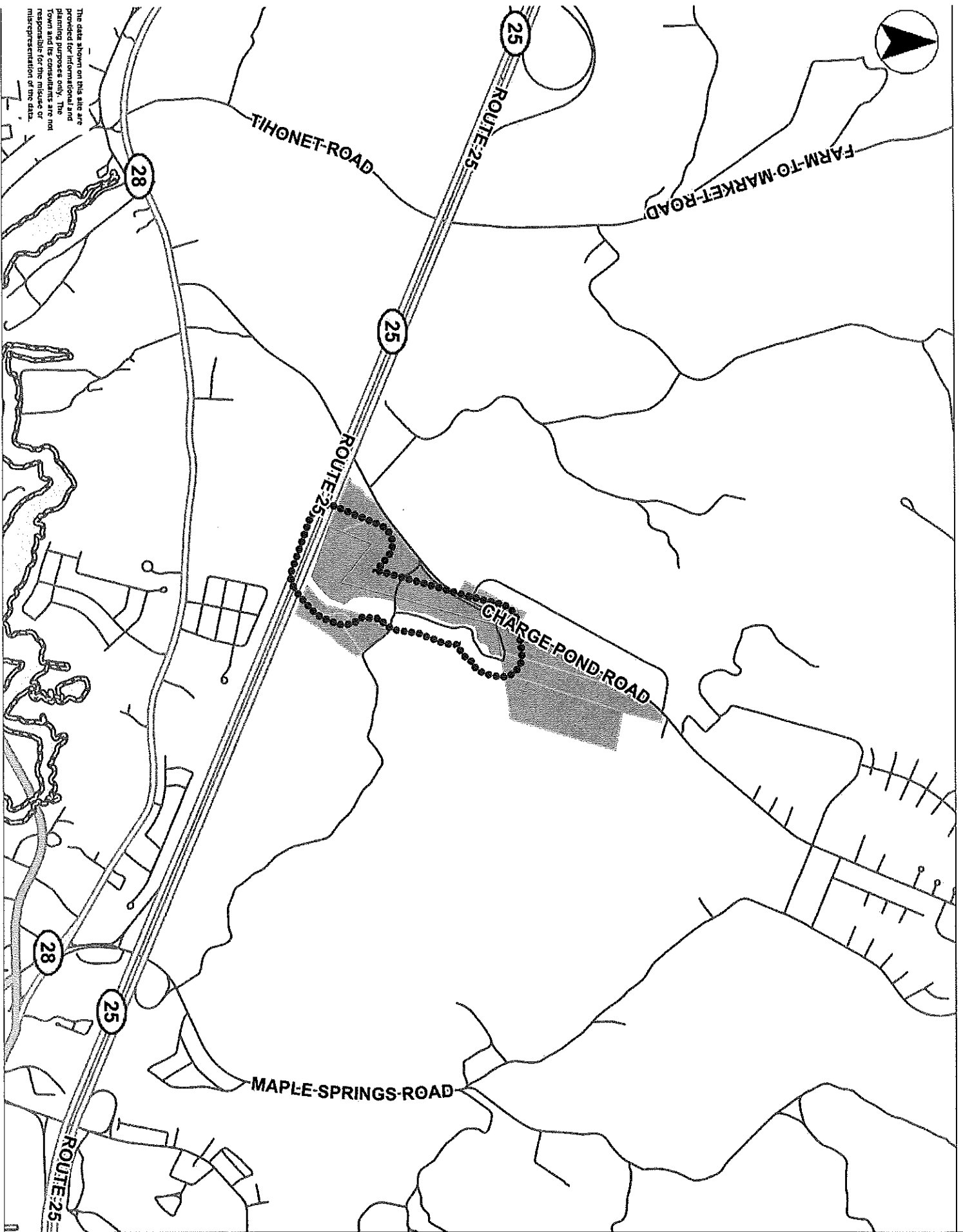
OWNERS NAME David Fletcher MAP/LOT Map 115; Lot 1000

ADDRESS OF PROPERTY 0 Route 25, Wareham, Massachusetts

DISTANCE REQUIRED DIRECT 100' 300' x 500'

**TURNAROUND FOR ABUTTERS LIST CAN BE UP TO 10 DAYS
BUT NORMALY ONLY 1 OR 2 DAYS.**

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS						
MAP 115 LOT 1000 300'						
OWNER DAVID FLETCHER						
113-1028	SURE-CRAN SERVICES INC		PO BOX 448	WAREHAM	MA	02571
115-1000	FLETCHER DAVID		58 COLLEGE POND RD	PLYMOUTH	MA	02360
113-1029	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571
113-7-8	CHARGE POND LLC		172 CHARGE POND RD	WAREHAM	MA	02571
113-7-13	STJACQUES DAVID A		124 CHARGE POND RD	WAREHAM	MA	02571
113-7-11	BAZINET DANIEL A	BAZINET PATRICIA A TRUSTEES	122 CHARGE POND RD	WAREHAM	MA	02571
113-1011	CAPE SOLAR LLC		PO BOX 1300	ONSET	MA	02558
CERTIFIED ABUTTERS AS THEY APPEAR						
ON OUR TAX ROLLS AS OF 7/18/2022						
<i>W. Renee Clarke</i>						
ASSESSORS OFFICE						
REQUESTED BY						
SARAH EBAUGH, VHB						
617 607-1833						
SEBAUGH@VHB.COM						



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

2500
5000 ft

Printed on 07/18/2022 at 02:33 PM

MassOnline by PeopleGIS

- MA Prices
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Road
- Streets
- Bathymetry
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Abutting Town Labels
- Abutting Towns

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that David Fletcher (name of applicant) is up-to-date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner David Fletcher (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Map: 115

LOT: 1000

Brigitte Benoit 7/18/2022
John Foster, Tax Collector