



June 21, 2023

Via Email to kbuckland@wareham.ma.us

Members of the Wareham Planning Board
c/o Kenneth Buckland
Director of Planning and Community Development
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

Re: Site Plan Review Application, 0 Rt. 25, Parcel ID 115-1000

Dear Members of the Wareham Planning Board:

On behalf of Wareham PV I, LLC, an affiliate of Longroad Development Company, LLC (“Longroad”), I am writing to respectfully ask that the Board vote to allow the pending site plan review application to be withdrawn without prejudice to facilitate our prompt filing of a new site plan review application for a solar energy project without a battery energy storage component.

Why does it make sense to file a replacement application for a solar-only project at this stage?

The Board has indicated that its unresolved concerns about the Project lie with the battery energy storage component, not the solar energy equipment itself. At the same time, we have come to believe that, if necessary, there is a path forward for development of the Project without a battery energy storage component. As a result, we think it would be most expedient for the Board and for us to focus at this point on approval of a solar-only project.

How can the Project be developed as a solar-only project if the SMART program requires larger solar energy projects to have energy storage?

Although the SMART program requires larger solar energy projects to have energy storage, the SMART regulations allow a project proponent to petition the Department of Energy Resources for a good cause exception to that requirement. We are in the process of doing just that, believe DOER will grant the exception in due course, and we are willing to take the risk that DOER does not grant the exception.

Will Longroad come back to the Board in the future to seek approval of battery energy storage for the Project?

That is possible. For various reasons, we may in the future seek the Board’s approval to modify the site plan approval to allow for battery energy storage. We are hopeful that, if and when that



occurs, by that point the Board will have acquired the information it believes it needs to reasonably regulate battery energy storage.

Are we proposing to file a new application for a solar-only project because we have concluded that it is not possible to safely install and operate battery energy storage equipment in Wareham?

Absolutely not. Battery energy storage equipment is already installed and operating safely at other solar energy project sites in Wareham as well as many other sites all across Massachusetts. Modern battery energy storage equipment, coupled with prudent safety measures, does not involve significant risk to public health or the environment.

Indeed, we hope to continue to play some role in helping the Board understand battery energy storage safety matters and how to reasonably regulate the installation of such equipment in Wareham. Even though we are seeking to apply for approval of a solar-only project at this point, we understand that the Board will still need to grapple with regulation of battery energy storage equipment in the context of other projects and, as noted above, there is a possibility that in the future we would seek the Board's approval to modify the Project to include battery energy storage.

For these reasons, we respectfully ask that the Board vote to allow the withdrawal without prejudice of our pending site plan review application to facilitate our filing a replacement application for a solar energy project without a battery energy storage component.

Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Kearns", written in a cursive style.

Matt Kearns
Chief Development Officer

cc: Richard P. Bowen, Esq., Law Office of Richard P. Bowen
David Fletcher
Robert W. Galvin, Esq., Galvin & Galvin, PC
Matthew Thornton, Longroad
Lindsey Kester, Longroad
Vanessa Kwong, Esq., Longroad
Sarah Ebaugh, VHB