



August 20, 2020

Mr. George Barrett, Chair  
Wareham Planning Board  
c/o Mr. Kenneth Buckland, Town Planner  
54 Marion Road  
Wareham, Massachusetts 02571

Via: FedEx (two copies) and Email to: [kbuckland@wareham.ma.us](mailto:kbuckland@wareham.ma.us)  
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Reference: Sight Lines – Applications for Site Plan Review  
140 & 150 Tihonet Road PV+ES Projects  
Wareham, Massachusetts  
B+T Project No. 1833.112

Dear Planning Board Members:

On behalf of the Applicant, Borrego Solar Systems, Inc. (BSSI), Beals and Thomas, Inc. (B+T) respectfully submits the enclosed profile views as requested during the August 10, 2020 hearing regarding the above-referenced projects.

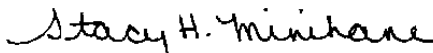
BSSI appreciated the Board’s time at the August 13, 2020 site visit to view the project areas, and the enclosed profiles support the observations made during that site visit, that the proposed solar arrays will not result in visual impacts to the Red Pine Lane or Pond Edge Trail neighborhoods. Specifically, the profiles demonstrate that the panels will not be visible over the tops of the trees, which was noted as a concern. Furthermore, there is significant forested buffer between the solar arrays and these neighborhoods. For example, along the sight line prepared for Red Pine Lane there is a nearly 350’ wide forested buffer east of Tihonet Pond, with an additional approximately 120’ forested buffer west of the Pond. For Pond Edge Trail there is over 600’ of wooded buffer east of Tihonet Pond, and just under 50’ west of the Pond.

Additionally, BSSI would like to update the Board that the PILOT agreement rates have been agreed to between BSSI and the Town. The agreement reached is \$12,000 per MW DC escalating at a rate of 2.5% per year.

We look forward to meeting with the Board at the August 24, 2020 hearing.

Very truly yours,

BEALS AND THOMAS, INC.

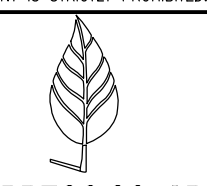
  
Stacy H. Minihane, PWS  
Senior Associate

Enclosures: Red Pine Lane and Pond Edge Trail – Sight Line Exhibits  
SHM/cmv/1833112LT001

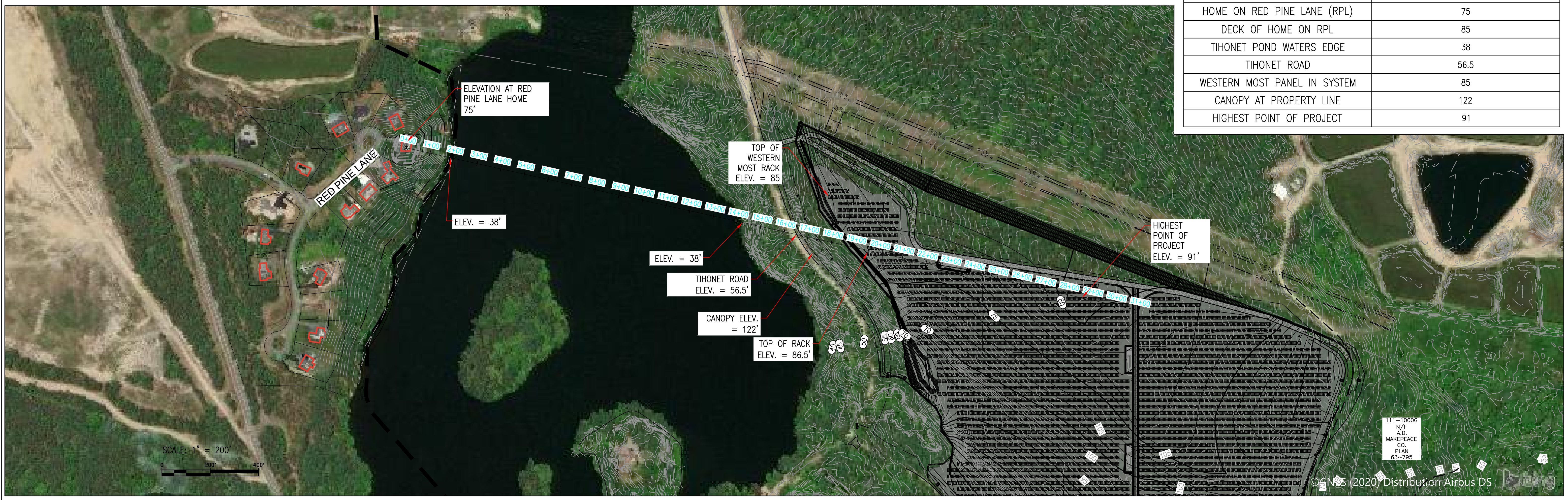


LINE OF SIGHT – RED PINE LANE TO 140 THONET SOLAR	
ELEVATIONS OF KEY POINTS	
	APPROX. FEET
HOME ON RED PINE LANE (RPL)	75
DECK OF HOME ON RPL	85
THONET POND WATERS EDGE	38
THONET ROAD	56.5
WESTERN MOST PANEL IN SYSTEM	85
CANOPY AT PROPERTY LINE	122
HIGHEST POINT OF PROJECT	91

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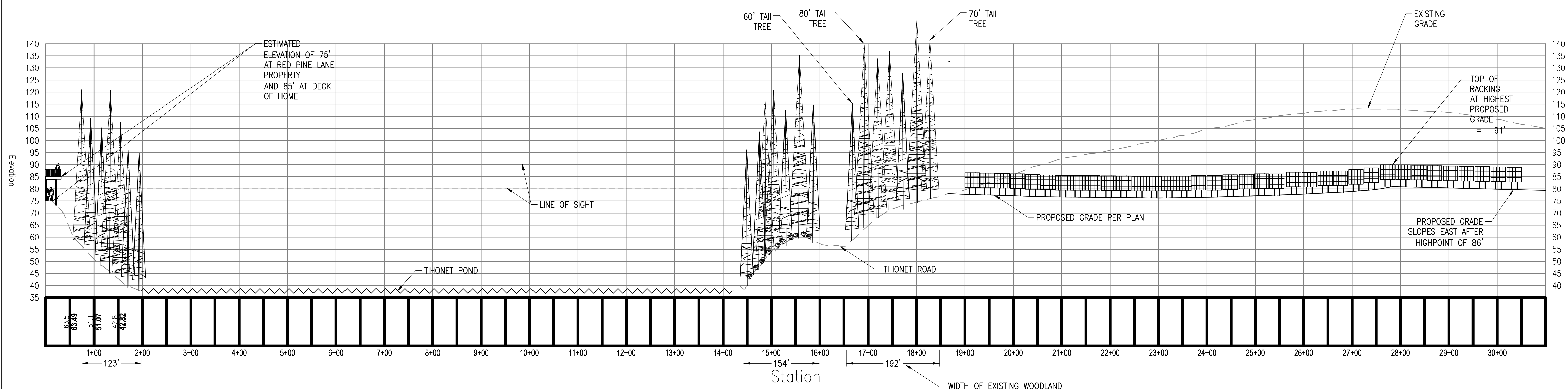


**BORREGO SOLAR**  
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LOWELL, MA 01851  
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WWW.BORREGOSOLAR.COM



NOT FOR CONSTRUCTION

SITE USE PLAN  
140 THONET ROAD  
WAREHAM, MA 02571

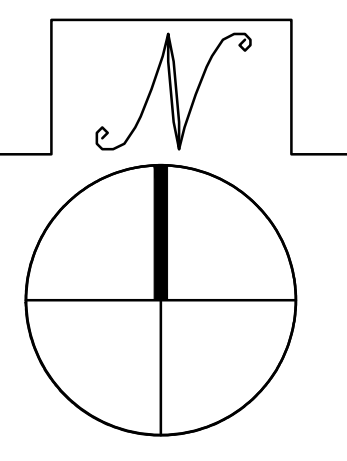


PROJECT NUMBER:  
905-2708

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	03/26/20	WS	CDS	SUP SET CREATION
	05/07/20	WS	CDS	REVISIONS PER NEW FIELD DATA
	06/01/20	LBD	CDS	UPDATED SET TO MATCH DESIGN CHANGES
	06/02/20	WS	CDS	ISSUED FOR LOCAL PERMITTING
	08/19/20	WS	CDS	CREATE SIGHT LINE EXHIBIT

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

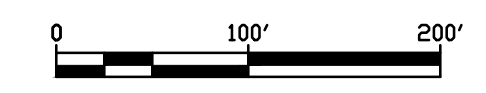
**C-6.0**  
RED PINE LANE - SIGHT LINE



VERTICAL SCALE: 1"=20'  
HORIZONTAL SCALE: 1"=100'

**RED PINE LANE - SIGHT LINE**

SCALE: 1" = 100'

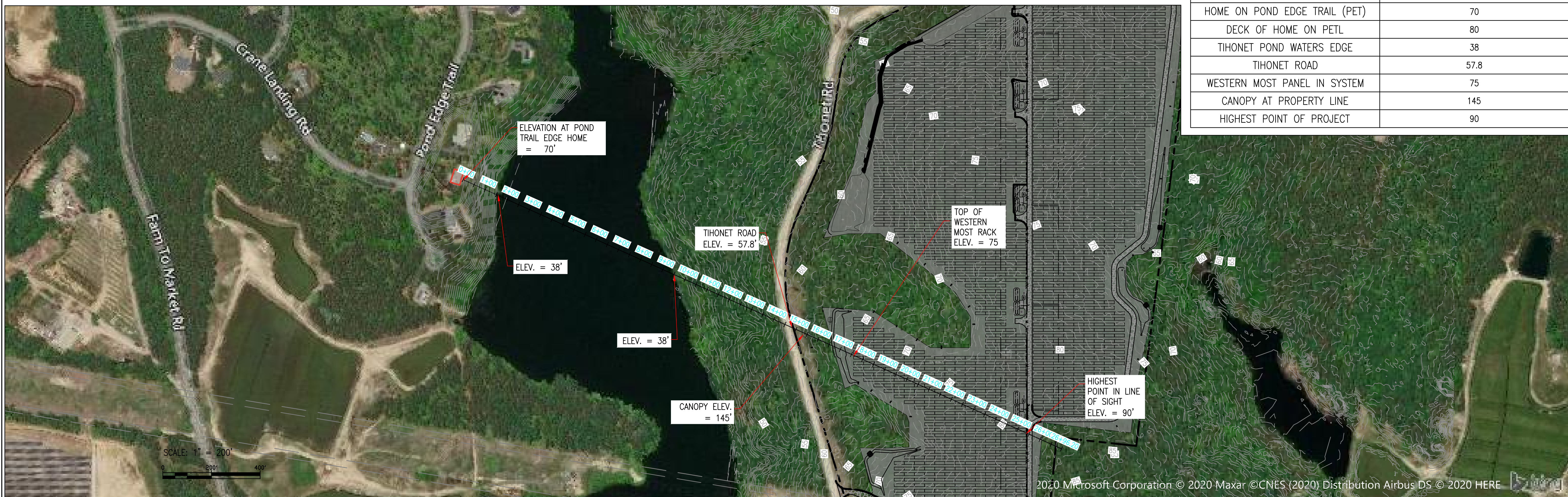




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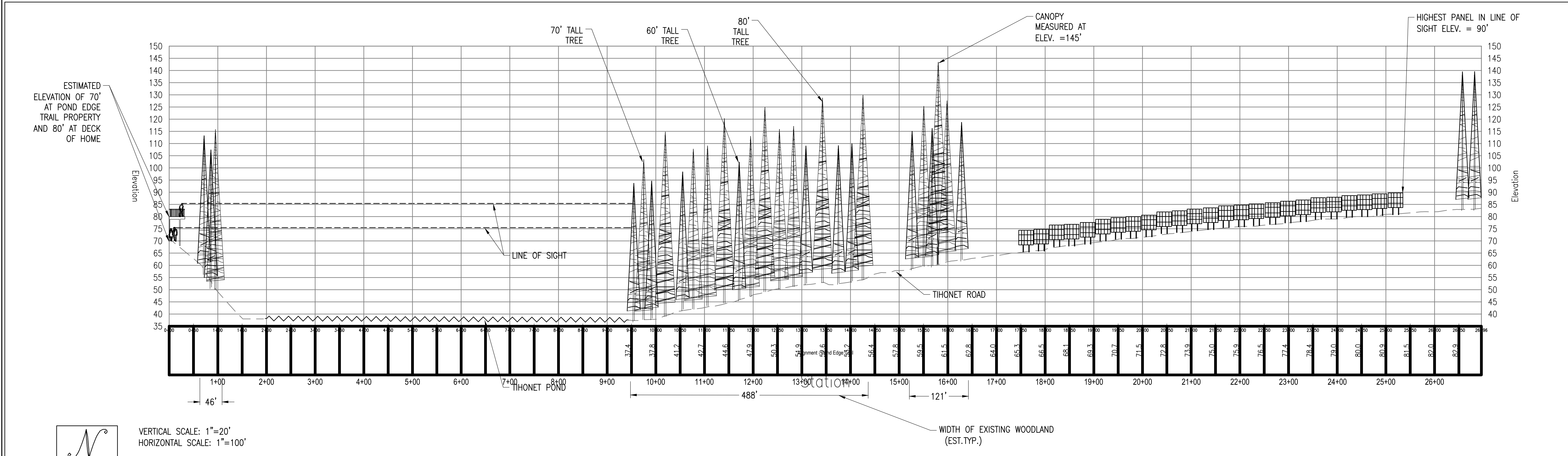
LINE OF SIGHT -- POND EDGE TRAIL TO 150 TIHONET SOLAR	
ELEVATIONS OF KEY POINTS	
	APPROX. FEET
HOME ON POND EDGE TRAIL (PET)	70
DECK OF HOME ON PETL	80
TIHONET POND WATERS EDGE	38
TIHONET ROAD	57.8
WESTERN MOST PANEL IN SYSTEM	75
CANOPY AT PROPERTY LINE	145
HIGHEST POINT OF PROJECT	90



NOT FOR CONSTRUCTION

SITE USE PLAN  
150 TIHONET ROAD  
WAREHAM, MA 02571

PROJECT NUMBER:  
905-2708



VERTICAL SCALE: 1"=20'  
HORIZONTAL SCALE: 1"=100'

### POND EDGE TRAIL - SIGHT LINE

SCALE: 1" = 100'

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
03/25/20	WS	CDJ	WS	SUP SET CREATION
03/26/20	DTL	AW	AW	UTILITY SUBMISSION
05/07/20	WS	DS	DS	REVISIONS PER NEW FIELD DATA
06/09/20	WS	DS	DS	ISSUED FOR LOCAL PERMITTING
08/14/20	DTL	AW	AW	UTILITY SUBMISSION
08/19/20	WS	DS	DS	CREATE SIGHT LINE EXHIBIT

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**C-6.0**  
POND EDGE TRAIL - SIGHT LINE