

January 19, 2021

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

Ms. Sandra Slavin, Chair  
c/o David Pichette, Conservation Administrator  
Wareham Conservation Commission  
Memorial Town Hall  
54 Marion Road  
Wareham, Massachusetts 02571

Via: FedEx and Email to [kbuckland@wareham.ma.us](mailto:kbuckland@wareham.ma.us), [sraposo@wareham.ma.us](mailto:sraposo@wareham.ma.us), and [dpichette@wareham.ma.us](mailto:dpichette@wareham.ma.us)

Reference: Revised Project Materials  
Application for Site Plan Review Case #8-20  
Notice of Intent MassDEP File No. SE76-2611  
140 Tihonet Road PV+ES Project  
Wareham, Massachusetts  
B+T Project No. 1833.112

Dear Planning Board Members and Conservation Commissioners:

On behalf of the Applicant, Borrego Solar Systems, Inc. (BSSI), Beals and Thomas, Inc. (B+T) respectfully submits revised plans and stormwater report for the above-referenced project. Nine hard copies are enclosed for the Planning Board, and two hard copies to the Conservation Commission, in addition to electronic copies via email.

Since initial submission, the Project has been revised to incorporate feedback received on the recently permitted 27 Charge Pond Road and 150 Tihonet Road PV+ES Projects. Specifically, the following notable design updates have been made:

- No new work, or vegetative removal, is proposed within the 50' zoning property line setback, with the exception of improvement of existing agricultural access roads where necessary to ensure safe operation of the Project and safe use by emergency vehicles.
- At its narrowest point, a 175' wooded setback has been established from the private way Tihonet Road, and the Project itself is over 1,500' from the nearest public roadway and over 1,000' from the nearest residential lot.

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The updated plan results in an 8.76-acre reduction in tree clearing when compared with the original proposed Project layout as submitted in June of 2020.

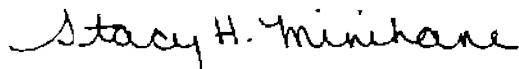
Additionally, the Applicant hereby proposes a decommissioning amount of \$598,580, which is based on the per acre cost (\$9,161) established for the recently permitted 150 Tihonet Road PV+ES Project directly north of this Project. The 140 Tihonet Project development area, as revised, is 65.34 acres. As with other projects, the Applicant will provide a full decommissioning estimate for the Project file upon approval of the decommissioning amount proposed above.

We hope that the information provided herein satisfies the Town's comments on the Project, and understand that Mr. Rowley will be conducting a peer review of the Project.

We look forward to meeting with the Planning Board at the continued hearing on January 25, 2021 and with the Conservation Commission at the continued hearing on February 3, 2021. Please do not hesitate to contact us should you have any questions in the interim.

Very truly yours,

BEALS AND THOMAS, INC.



Stacy H. Minihane, PWS  
Senior Associate

Enclosures: Revised Plans, in 15 sheets, dated January 19, 2021  
Revised Stormwater Management Report, dated January 19, 2021

cc: Wareham Fire Department (via Certified Mail)  
MassDEP Southeast Regional Office (via email: [SERO\\_NOI@mass.gov](mailto:SERO_NOI@mass.gov))  
Borrego Solar Systems, Inc. (via email)  
A.D. Makepeace Company, James Kane (1 copy via US Mail and email, reduced size plans, no stormwater report)  
Charles L. Rowley PE, PLS (via email: [crsr63@verizon.net](mailto:crsr63@verizon.net) and hard copy via Planning Office)

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