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December 28, 2020

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571

Re: 150 Tihonet Road

Borego Solar Project

Attention: George Barrett, Chairman

Dear Chairman Barrett:

I have reviewed the latest submittal by Beals and Thomas dated December 15, 2020 in behalf of Borego Solar Systems, Inc. and have the following comments.

Plans

1. The plans have been revised to reflect comments previously made by letter dated November, 27, 2020.
2. The most northerly access road has been eliminated and the most southerly access road has been relocated to present a greater natural barrier than previously shown. Both of these revisions are acceptable.
3. Changes were made in the width of each temporary access and the final shaping of the access to reduce the opening when construction is complete.
4. The location of security gates is shown for each access road.
5. I recommend the acceptance and approval of the plan set as shown and as revised.

Stormwater Calculations

Stormwater calculations have been revised to reflect the changes in the plan set. No further comments are necessary.

Decommissioning Estimate

1. The estimate for the removal of panels has been changed with additional manual labor to remove dismantle and remove each one resulting in a doubling of the cost for this item. It is still questionable as to whether each panel will have to be carried by hand to the loading site for removal.
2. The item for loam and seeding of the site to restore it to stable conditions is still substantially underfunded. At the rate of removal that is suggested for the entire project, disturbance of the site is sure to take place even with the use of small rubber-tired vehicles as has been suggested. The total seeding cost is now shown as $25,122.39. At the

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rate of $0.08/ square foot, this represents approximately 7.2 acres out of 50+ acres that are disturbed. Approximately 2.8 acres of this amount are found in just the access roads. I recommend the allocation of sufficient funding for the restoration of the site as a whole. At the rate of $0.08/square foot this amount would be $175,000.00.

If and when reclamation of the site is undertaken, a final adjustment of the cost of loam and seed could be made if it is shown that certain areas will not be affected by the removal of equipment.

1. I recommend that the cost for removal of panels be further adjusted for handling and loading and that the cost of loam and seed be adjusted as recommended above.
2. The security documents that are to be reviewed by Town Counsel should be adjusted for final amounts and with a provision for review of the costs every five (5) years. The documents should also be updated to reflect the final plans as to date and revision.

This completes the review of the project. Please feel free to contact me if you have any questions.

Very truly yours,

Charles L. Rowley

Charles L. Rowley, PE, PLS

Cc Ken Buckland, Wareham Town Planner

Board Members

Jim Munise, BOS liaison

Stacy Minihane, Beals and Thomas