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February 16, 2021

Town of Wareham Planning Board

Memorial Town Hall

54 Marion Road

Wareham, MA 02571

Re: 140 Tihonet Road Borego

Solar Project Review

Attention: George Barrett, Chairman

Dear Chairman Barrett:

I have reviewed the reply letter from Beals and Thomas dated February 2, 2021 along with the revised site plans dated 2/2/21 and have the following comments:

Plans  
Sheet C-3.1: Solar panels should be pulled back outside of the infiltration basin #6 to elevation 69 which is the high water level based on the 100 year storm.

Sheet C-4.1

1. Infiltration basin #1 continues to have no substantive access for maintenance. Contours are steep and the limits of clearing are close. Grading should be revised to provide a reasonably flat access to the area.
2. The solar panels within infiltration basin #6 should be pulled back to elevation 69 as noted above.

Sheet C-5.0: Specify the depth of loam in the detail for loam and seed.

General comments regarding grading.

1. The steep grades of the site that are outside the limits of panel locations should be loamed and seeded at the beginning of construction work. That will facilitate maintenance of the slopes during the construction process when erosion and poor germination can be corrected.
2. The same recommendation is made for the access roads especially those whose grades are 8%. The drainage trench at the northerly entrance should be constructed first along with the full depth of material to be placed within the access road. Finish grading of the access should be completed as an initial step of the construction.

Beals and Thomas Reply Letter of 2/2/21

1. Comment 5 regarding the need for an earth removal permit. The response does not indicate the status of the application for an earth removal permit or if the site plan will reflect the proposed grades shown on the site plan.

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for the solar project.

The Planning Board may wish to consider a condition of the special permit decision to include a requirement to provide a site plan for earth removal that shows that the two projects are consistent grade wise and how the site will be stabilized prior to commencement of the solar project.

This also relates to the response (b) under Stormwater Calculations of the Beals and Thomas reply letter.

1. A copy of the easement granted to the applicant by the land owner for access over the land not included in the project perimeter should be provided for the project file.

Decommissioning Cost Estimate

On a separate note, the letter from Beals and Thomas dated January 21, 2021 indicates that a complete cost estimate for decommissioning would be done after the dollar amount is approved.

“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.”

It is recommended that the cost breakdown be provided for approval prior to acceptance of the total amount indicated above.

This concludes the review of the most recent documents received for the project. Please feel free to contact me if you have any questions.

Very truly yours,

Charles L. Rowley

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Cc Ken Buckland, Wareham Town Planner

Stacy Minihane, Beals and Thomas