



MEMORANDUM

To: Members of the Wareham Planning Board
Kenneth Buckland
Monique Baldwin

From: Betsy Mason, Klavens Law Group, P.C., for Wareham PV I, LLC

Date: July 11, 2022

Re: #33-21 Site Plan Review - Wareham PV I, LLC - 0 Route 25 - Map 115 Lot 1000
"Necessary Utilities" in the Access Easement/Access Road Serving the Project

The Order of Taking

The 20' wide easement that is proposed to be used for Project access from Charge Pond Road and Project utilities was created in 1966 by Massachusetts Department of Public Works Layout No. 5560 and Order of Taking (recorded at the Plymouth County Registry of Deeds in Book 3286, Page 413) (the "Order of Taking," a copy of which Wareham PV I, LLC has previously provided to the Planning Board).

The Order of Taking took easements in certain parcels of land to provide access to property owners whose access and egress rights to their properties was eliminated by the layout of Route 25 as a limited access highway. According to the Order of Taking, these easements (including the easement crossing the Municipal Maintenance Facility property) "consist of the right to enter upon said land at any time and **to construct thereon and to maintain and use** a roadway and **necessary utilities**" (emphasis added).

"Necessary Utilities"

Eversource Energy defines what constitute "necessary utilities" for any development in its service area that has electric lines (as virtually all do). This indicative information is publicly available on Eversource's website on its "Hosting Capacity Map and Interconnection Analysis Portal" page, which is located at:

<https://www.eversource.com/content/nh/business/about/doing-business-with-us/builders-contractors/interconnections/massachusetts/hosting-capacity-map>

As the figures provided below demonstrate, regardless of the type of development that might occur on 0 Route 25 (Map 115, Lot 1000)—whether a cranberry operation (if it needs a building or power for some reason), a commercial or municipal facility, several houses, or the Project—the rating of the line that Eversource would require appears to be the same: a three-phase line rated at 22.8kV.

Figure 1. Wareham’s Municipal Maintenance Building and the Sure-Cran Facility on Charge Pond Road. The red line indicates an above-ground line, the rating of which is 22.8kV—the same as the line running the length of Charge Pond Road.



Figure 2. Further north on Charge Pond Road, on an access road to cranberry bogs and several residences: The grey line indicates an underground line, the rating of which is 22.8kV.

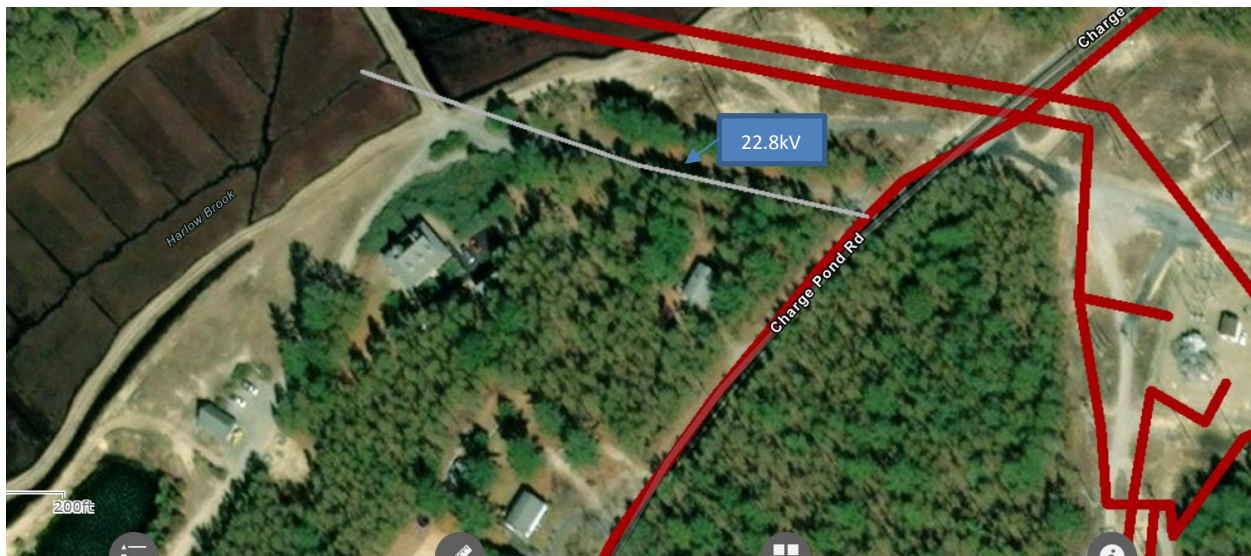


Figure 3. Further north again on Charge Pond Road, serving two residences: The grey line indicates an underground line, the rating of which is 22.8kV.



Figure 4. The BlueWave solar facility closest to the Project site: The red line indicates an above-ground line, the rating of which is 22.8kV.



Conclusion

In other words, no matter the type of project—including a large-scale ground-mount solar installation—it is Eversource’s practice in the field to run a 22.8kV line to that project and step-down the power, if needed, closer to the project (e.g., if it were a house).