

Cushman Solar Project **Impacts and Improvements to 8 Robinson Road**

Scope:

Creation of a 16 Acre solar farm on a land-locked piece of property owned by the Holden Family.

Location:

Will be in the 2 lots behind 8 Robinson Road and identified on the attached proposed plan.

The Holden family maintains that they hold a right to an easement over the property from the early 1900's and the Rochester Planning Board has acknowledged that. The solar array location will not be visible from anywhere on the property of 8 Robinson Road.

The current owners of 8 Robinson Road have been engaged with the Planning Department and the Solar Company for the last 4 years to mitigate the impacts to the 8 Robinson Road Equine Facility. The details of that exercise are provided in the site permit set and Town Planning Board Approval letter which is provided for review.

Agreement Highlights:

- The easement is transferable to new ownership
- An allowance has been granted to build an additional lit, outdoor riding ring to avoid any interruption of lessons, client riding etc. during the construction portion of the project.
- The approval to begin spending those funds was received on October 14,2022
- The site work is scheduled to begin on or around November 14, 2022
- The Location of the new outdoor arena is to the left of the indoor arena where the 3 paddocks are located. These 3 paddocks will be relocated to the opposite side of the barn/indoor with phase 1 being tree removal
- There is an agreement to use the existing outdoor ring for construction staging for approximately 1 month during the start of the project

Schedule:

- The permit for the solar farm should be in hand by the end of 2022
- The work is expected to begin towards the END OF 2023
- The anticipated duration is 6 months
- The solar company representative has been informed that May – early December are the best times for the project based on weather
- As part of the easement and agreement, the current owners have offered the use of the existing outdoor ring for construction vehicle staging – in order to expedite the project. – This use should be for about 1 month and they are required to return the ring to existing conditions at the end of that phase

Additional Considerations:

- Road improvements, tree pruning
- ANY impacts to the current landscapes or systems on the property of 8 Robinson road will be returned to the same or improved state
- The planning board is required to monitor and enforce this
- Access after the work is complete is limited to one, pre-scheduled visit per year for inspection
- Snow plowing of the access road has been denied and deemed unnecessary
- Work to be completed by closing:
 - Full execution of the easement agreement (with Solar and land owners currently)
 - Start of the turn out relocation and firm dimensions of the new ring determined
 - Electrical estimate for running of exterior lights from the existing barn/indoor panel (Week of 11. 7.22)
 - Final budget plan memorialized for the \$25,000 allowance (to be paid directly to contractors by Joe Harrison from Solar Company)

I HEREBY CERTIFY THAT
 1) THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF THE COMMONWEALTH OF MASSACHUSETTS.
 2) THE PROPERTY LINES SHOWN ARE THE LINES DETERMINED BY THE SURVEY, AND THE LINES OF STREETS AND RIGHTS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR RIGHTS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE _____

JOHN E. AUBUCHON, P.L.S. NO. 01900

NOTES

- 1) UNDERGROUND UTILITIES ARE NOT SHOWN.
- 2) THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN OCTOBER - 2019 AND MARCH - 21, 2020 AND USED BEST PRACTICES AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- 3) HORIZONTAL COORDINATE SYSTEM: STATE PLANE, MASS (MASSACHUSETTS 14 N 83.01) AND VERTICAL SYSTEM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV83), ESTABLISHED BY GPS-VIS METHOD (NAD 83/2011) (EPOCH 2011).
- 4) ALL EXISTING EASEMENTS MAY NOT BE SHOWN.

LEGEND

---	EXISTING PROPERTY LINE
---	APPROX. LOCUS PROPERTY LINE
---	TOWN LINE
---	STATION MARK
○	DRILL HOLE
○	FOUND
---	DISTANCE (BY RECORD)
---	DISTANCE (BY SURVEY)
---	ASSESSOR'S MAP/LOT

