

Jeanne Guthrie

From: Bob Murchison <bob.murchison@me.com>
Sent: Tuesday, January 09, 2024 3:19 PM
To: Rick Novak
Cc: Jeanne Guthrie; 'Paul Haverty'; 'Desheng Wang'; Jeremy Marsette; Sean Killeen; 'Bouley, Steven'
Subject: Solar Arrays at Farm Road Homes
Attachments: Neutra Ltr to ZBA re solar.pdf

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Hi Rick,

I would like to address some of the issues raised by Micheal Lesser (Chair Con Com and Energy), Marian Neutra (Select Vice-Chair) and others at the December ZBA hearing and in the letter received this morning. I believe their comments and proposed conditions have wandered far from any existing town regulations and therefore the purview of the Comprehensive Permit process.

- As I stated at the last hearing, we have voluntarily re-sited the two solar arrays to areas that significantly reduce the required tree cutting by 85% or more. This was done in direct response to community comments. While we have not updated location information on the Comprehensive Site Plan (trying not to overwhelm the ZBA with too many versions), the updated locations can be found on the Title V submittal made to Sherborn BOH and ZBA in December. Both new array locations are already substantially cleared of trees.
- I am not aware (as stated by Marian) of any “MA Policy” or regulation (or local rules) prohibiting the removal of trees for solar development.
- It is our intent to consider the use of additional rooftop solar in the Farm Road Homes community in the future planning stages. This permitting (if necessary) will not come under the 40b process.
- I am not aware of any local regulations governing use of rooftop versus ground/canopy mounting of solar.
- I am not aware of any local regulations governing the ownership structure of a solar array on a condominium property. This will be a private commercial matter driven by the wants/needs of the new residents.
- As a practical matter (and not required), I intend for the energy produced to be offered to residents at a typical discount (10% to 20%) to market rates.
- As is typical in solar arrays, I anticipate the capital and therefore ownership will come from an LLC which provides the substantial capital to build the system.

- The entire 14-acre parcel will be owned by the Farm Road Homes HOA or condo association with an appropriate agreement for the solar development.
- Our proposed solar array will be less than 250kw and therefore will not be subject to the Sherborn solar by-law.
- I believe the only waiver of Sherborn regulations required for the solar arrays will be the setback distance (otherwise 30') to our northern property line with Sherborn Town Forest and the western property line with my existing home at 55 Farm Road.

Please let me know if ZBA requires any additional information on this topic. Many thanks.

Bob Murchison
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