

**Subject** Norbut Solar Farms/NSF Torrey Site Plan application  
**From** Jon Stone <PM@norbutsolarfarms.com>  
**To** dan-walker@townofenfield.org <dan-walker@townofenfield.org>  
**Cc** Dave Norbut <Dave@norbutsolarfarms.com>, Vander Wal, Nathan <nvanderwal@nixonpeabody.com>, Champion, Ashley <achampion@nixonpeabody.com>, 'Drazen Gasic, CPSWQ, CPESC' <dgasic@LaBellaPC.com>, Taravella, Jim <jtaravella@LaBellaPC.com>  
**Date** 2021-03-24 13:45



- 
- NSF Enfield Site 1, LLC - Confirmation of Local Land Use Approval.pdf (~843 KB)
  - NSF Enfield Site 2, LLC - Confirmation of Local Land Use Approval.pdf (~832 KB)
  - NSF Enfield Site 3, LLC - Confirmation of Local Land Use Approval.pdf (~832 KB)
  - Angelica Sites 1-4 Decommissioning Cost Breakdown- STAMPED 6-3-2020.pdf (~277 KB)
  - NSF Enfield - Solar Decommissioning Plan Without Scrap Value - 3.23.2021.pdf (~291 KB)
  - DRAFT\_NSF Enfield Sites\_Master Site Plan\_SAT\_210319.pdf (~1.1 MB)
  - PVSyst\_Enfield\_SAT.pdf (~3.4 MB)

Dan,

Hello and I hope that you are doing well. It is 2 weeks before the April 7<sup>th</sup> meeting and I wanted to provide you with an update.

There were a number of items that the Board requested clarification on as well as updates to show the 3 arrays on the property. I wanted to give you an update before we provide complete documents on Monday/Tuesday next week.

1. Site plan update – I have attached the Draft Plan from our PV Designer to show you draft that is very close to our final proposed design.
  - a. We have reduced from 4 to 3 arrays and redesigned to single axis trackers. I have also included a revised PV Syst report to support the tracker design system outputs. This new design outputs about 10,000 MWh/yr.
  - b. We have avoided the wetlands to decrease the overall project density and be more appealing to the board members.
  - c. This will allow us to create larger subdivided parcels and potentially withdraw our lot coverage waiver request. I need the final civil first to insure accurate calculations will be below 60%. We will show subdivision concept guidelines on that submission.
  - d. We will have the Final PV Plan and CAD tonight to send to Civil. We expect Civil to turn the drawings around Monday/Tuesday.
1. Revised Decommissioning Plan
  - a. Please see revised and attached O&M plan. I made a couple modifications that keep the roads in place for future use.
2. Stamped Decommissioning Estimate
  - a. I have provided a stamped decommissioning estimate (from our Angelica project) from Namaste Electrical Engineers. They are very reputable and are also the system PV designers for this project. Please let me know if you feel this will be acceptable.
3. We are still working on the sample bond terminology and will also have that to you early next week. We will be providing a waiver request to provide bond in lieu of the LOC or Cash requirement as well.
4. Dispute Resolution Plan requested by the Board. We have worked extensively on this and can not find another example anywhere that this has been required for a solar project. I understand that there was concern presented by the board related to previous wind projects and understand why this type of plan would be sensible for a wind project. However, I would like to inquire as to the practical application of this type of plan with regard to Solar Projects. Can you please let me know if any of the other Solar Projects approved in Enfield to date have had this requirement? If so, then please provide samples so that we may review them. If not, I would like to request that our O&M and Emergency Response plans be deemed an adequate response to this request.
5. I have also included the Confirmation of Local Land use Approval forms in preparation for the next meeting. We will require these in order to apply for our grants. It is becoming increasingly important that we get to this step as soon as possible.

I would like to be able to schedule a meeting with you to discuss all of this and get final versions out to your board members next week. I want to be as prepared as possible to be able to achieve a favorable outcome at the next meeting.

Another item that has come up that requires special attention. We have a conflict with the April 7<sup>th</sup> date for the meeting and would like to request an alternate date in the 6<sup>th</sup> or 8<sup>th</sup> of that same week. There is a public hearing scheduled on another project that has in person meetings and I know we really need to be there too! Do you think that would be an option to have a special meeting for us or move your scheduled meeting date?

Best,

**Jonathan Stone**

*Project Manager*

Office: 585-504-2200

Cell: 585-315-6126

Mail: 1241 University Avenue, Rochester, NY 14607

Email: [pm@norbutsolarfarms.com](mailto:pm@norbutsolarfarms.com)

Solar: [www.norbutsolarfarms.com](http://www.norbutsolarfarms.com)



*This Email & All Documentation Attached Is Strictly Confidential*