



W. H. BENNETT, INC. ELECTRICAL & ENERGY CONTRACTING

March 22, 2016

Solar Invictus 4, LLC
Project Summary
Martha's Vineyard Commission
Developments of Regional Impact Review

W. H. Bennett, Inc. is submitting a Developments of Regional Impact application to the Martha's Vineyard Commission. We are applying for approval and recommendations for a proposed Solar Photovoltaic Array located at 223 Edgartown - Vineyard Haven Road, Oak Bluffs, MA. This parcel is identified by the Town of Oak Bluffs assessors map as lot 40/04/00 and is zoned as Residential 3.

The parcel of land that the solar array will be built on is owned by Bayes Norton Farm, Inc. and is operated as a commercial farm. The total area of the property is 21.5 acres. The proposed solar array will be located approximately 65' from the southern limit of the property and 319' from Edgartown – Vineyard Haven Road. The project location will be atop two cleared fields that are separated by a thin strip of overgrowth.

The total area of the solar array will be approximately 2 acres, 83,838 sq. feet. It will consist of 2,040 solar panels rated for 315 watts each, totaling approximately 650 kW. The panels will be mounted on a racking system that uses I-Beam pilings that are driven 5' into the ground. Due to the nature of the farm land, there will be very little disturbance to the land. The strip of overgrowth that divides the two fields will be cleared and the current growth that occurs in the fields (grass) will be maintained. The array will include transformer that will be mounted on a concrete pad along the north limit of the array.

The solar array will be accessed by an existing dirt road found on the property that branches off of Head of Pond Road. It will be unmanned, however, maintained regularly by W.H. Bennett, Inc. and monitored remotely on the daily basis by using the Solar Edge monitoring system. There is no proposed lighting for the site. The solar array is expected to be operational for a period of at least 20 years.

The electricity created by the solar array will be used to power Bayes Norton Farm. The excess electric will be sold to local non- profit businesses at a discounted rate. The array will be fenced in and seeded to allow grazing by sheep.