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January 14, 2016

OAK BLUFFS WATER DISTRICT  
PROJECT SUMMARY  
SOLAR ENERGY SYSTEM PROJECT  
SITE PLAN REVIEW, ZONING BOARD OF APPEALS

On behalf of BWC Wankinco River, LLC, a wholly owned subsidiary of BlueWave Capital, LLC (Applicant), Sourati Engineering is submitting a Site Plan Review Application to the Town of Oak Bluffs, Zoning Board of Appeals. The locus property (Site) is located within the Residential 3 Zoning District (R3). The parcel is identified on the Town of Oak Bluff's Assessor's Map 54 as Parcel 1, (4 Alwardt Way).

The Site is located on land owned by the Oak Bluffs Water District (Owner) off the western side of Barnes Road, approximately 0.5 miles from the Edgartown-Vineyard Haven Road roundabout. The applicant is proposing to install a  $\pm 3.09$  MW DC Solar Energy System (SES). The applicant has been formally selected by the Owner to develop the SES on the Site. The area is comprised of mostly wooded land with a portion of the site along Alwardt Way being open and containing a few small buildings, which house wells for public drinking water supply.

The solar panels will be installed using a racking system elevated between 3 to 7.5 feet above the ground utilizing posts. This installation method limits the need to re-grade the area within the proposed array, minimizing impact. Access to and from the proposed SES from Airport Road (Barnes Road Ext.) shall consist of the existing paved section of Alwardt Way, along with improvement of the existing Little Pond Road, connecting to and exiting the project area via the existing paved easement road to Airport Road. These shall serve as access to the systems for scheduled maintenance and emergency access. The SES will also include, but not limited to, the installation of inverter/transformer station on concrete pad, new utility poles and risers, fencing, gates, and associated seeding and stabilization. Following the installation of the SES, the area within the array and all disturbed areas shall be seeded with a "Solar Farm Seed Mix". This seed mix contains a variety of low-growing, low-maintenance fescues that will stabilize the ground surface.

The facility will be in operation 24 hours a day, 7 days a week. Peak operation will occur during the daylight hours due to the nature of the facility. The facility will be unmanned, but monitored offsite through a remote connection to the equipment on site. Therefore there are no anticipated traffic impacts due to this project. Anticipated vehicle trips to the Site include routine inspections and maintenance, and any required trips to perform repairs and/or equipment upgrades. No lighting is proposed.

A portion of the generated electricity credits are under agreement with the Owner to cover the electricity load of the Water District. Another portion of the credits will be offered to the Town of Oak Bluffs for purchase. The remaining electricity credits will be distributed through Community Solar, allowing residents of the corresponding Utility Load Zone to benefit from renewable energy generation and cost savings.



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OAK BLUFFS WATER DISTRICT  
SOLAR ENERGY SYSTEM PROJECT  
SITE PLAN REVIEW SUBMITTAL  
ZONING BOARD OF APPEALS

4 ALWARDT WAY  
ASSESSOR'S PARCEL 54-1  
OAK BLUFFS

**SECTION 10.4.5 Contents of Plan**

- (1) Plans  
See attached Plan List and Project Summary
- (2) A. Estimated time required to complete the project and any phases thereof.  
Construction lasts 3-4 months.  
B. Estimate of costs of all improvements planned.  
Estimated at \$2 per DC watt, total estimated cost approximately \$6,000,000.
- (3) A written summary.  
See the attached Project Summary.
- (4) Drainage calculations.  
See Grading and Drainage Plan by Sourati Engineering Group, LLC submitted with this proposal.
- (5) Narrative assessments of impacts of the project, including traffic, drainage, noise, other environmental factors.
  - a. When complete, the project will have no appreciable noise impacts. There are no dwellings within 1500+' northwest of the project locus and greater than 400' and across Airport Road (Barnes Road Ext.) easterly of the project locus. The project is located  $\pm 186'$  from the State Forest,  $\pm 172'$  to the Airport Road (Barnes Road Ext.) layout and  $\pm 86'$  to Goodale's Construction Co. property line. Two transformers with inverters with  $\pm 150'$  audible radii are proposed. The closest abutter is 280' away from the transformer/inverter pads and therefore, no noise from the facility will be audible from any of the abutting properties.

- b. Drainage – The project area is relatively flat. A drainage trench surrounding the facility is proposed to infiltrate stormwater into the ground. (refer to attached Grading and Drainage plan)
- c. No adverse impacts (noise, traffic, environmental) are anticipated from this installation to any abutting properties. The solar panels will be partially seen from public views.
- d. The Natural Heritage and Endangered Species Program are currently reviewing this project.
- e. A portion of the project is located in the Zone 1 (400' radius) area of two municipal drinking water supply wells. The applicant will submit a request to MassDEP, Bureau of Resource Protection, Drinking Water Program, pursuant to DEP Guideline #BRP 2011-1 for DEP approval of the project.

(6) Compliance with ADA and MABB.

The ADA and MABB requirements of access are not applicable to this project.