

Savion/Town of Saratoga Progress toward a Developer Agreement for Solar Energy System

The Town and Savion have engaged in preliminary discussions about the terms that may be included in a developer agreement between them related to the solar energy system Savion has proposed. These discussions are in their early stages, and have included the following topics. For some of these topics, discussions have been more detailed, while others are placeholders for future engagement.

1. Road Maintenance and Highway Use Agreement

The developer agreement will include provisions ensuring that the project developer reimburses the Town for impacts to Town roads caused by the project, particularly during the construction phase of the project. The Town roads that would be authorized for heavy traffic use would include portions of Rangeline Road and Blue Ridge Lane. The Town would commit to issuing any necessary permits for project vehicles and would authorize appropriate use of the Town road rights of way for project purposes.

2. Decommissioning Plan

A decommissioning plan and financial assurance that such plan will be completed would be included in the developer agreement. Additional discussion can be conducted regarding the use to which the property should be restored upon decommissioning.

3. Public Impacts Studies

Savion will commit to requiring that the project developer contribute to ongoing groundwater monitoring by the Town near the proposed site by developing and executing a groundwater monitoring plan, in consultation and coordination with the Town. This additional monitoring will begin prior to construction of the project and continue through year 5 of the project.

In addition, Savion either is conducting or is committed to the following studies:

- Environmental Site Assessment
- Endangered Resources Review
- Karner Blue Butterfly Survey
- Wetland Delineation
- Geotechnical Investigations
- Cultural Resource Surveys
- Floodplain Study
- Road / Traffic
- Visual Simulations
- Erosion Control Plan
- EMF
- Noise
- Glare/Glint

4. Revenue Guarantee

The developer agreement will include a provision requiring the owner of the project, over the life of the project, to hold the Town harmless should state funding formulas change resulting in a decrease in payments in lieu of taxes to the Town.

5. Outside Evaluation/Verification of Project Safety

Savion will provide the Town with \$5,000 to pay for an independent consultant of the Town's choosing to evaluate the project proposal's potential impacts to public health, safety, and welfare, and to report its findings to the Town.

6. Fencing

Non-barb agricultural fencing will be installed around the perimeter of the solar array, constructed of wood posts and smooth wire mesh. The height of fencing will be the minimum allowable under state and federal law and applicable building and electric codes.

7. Buffer from Project Fence to Existing Residences

Savion will commit to not allowing removal of any existing forest buffer within 50 feet of the project boundary. Savion has also committed to working on supplemental viewshed buffering, as necessary, for all residences within 500 feet of the project fence location.

8. Construction Operations – Hours of Operations

Construction activities that include significant noise-generating activities will generally not occur outside of the hours of 7 a.m. to 7:00 p.m., or until no later than dusk, if later than 7 p.m. If circumstances require construction outside of these hours of operation, adjacent residences near to where project construction activities will be occurring will be notified.

9. Lighting

Lighting on the site, during both construction and operations phases, will be the minimal lighting necessary for safety and security, and the project developer and operator will take all reasonable measures through light shrouding and other methods to minimize light leaving the property at night.

10. Visitor Area and Tours

Savion will spend up to \$10,000 to construct a pull-off area with a platform viewing area and/or a kiosk and will allow limited public parking spaces to be located in the pull-off area. Occasional tours of the facility will be available.

11. Vegetation

A vegetation management plan will be prepared for the project to outline plans for site vegetation management during construction and operations. After construction, the site will be seeded with a low-growth grass seed mix under the solar panels. A pollinator seed mix will be planted in select open areas outside of the array and inside the fence line. Noxious weed and invasive species will be managed through mowing and targeted applications of commercially available herbicides. After site vegetation is established, the Project will not use broad applications of herbicides. No burning will be used for disposing of cleared vegetation or trees, including tree stumps.

12. Emergency Response Plan

A site-specific Emergency Response Plan (ERP) will be drafted and provided to the Town prior to commencement of construction activities.

13. Local Employment

The project owner will work to ensure that local people are aware of employment opportunities and any training programs.