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May 13, 2021

Town of Lancaster
Office of Community Development & Planning
695 Main St., Ste 4
Lancaster, MA 01523

Re: Fort Pond Road Solar Facility – Site Plan Approval

Dear Planning Board:

This letter is regarding the Site Plan Approval of the Fort Pond Road Solar Facility to be located at 580 Fort Pond Road (Assessor's Map 5, Parcel 26.B), which was issued by the Lancaster Planning Board on August 24, 2018 after unanimous vote on August 13, 2018.

We have two requests:

1. Update of the Planning Board's approval to reflect the current ownership of the project as Fort Pond Road Solar, LLC.
2. Correction of the approved sizing to 5.0 megawatts AC with up to 16,540 panels equating to a maximum DC system size of 6.616 megawatts.

With regard to the first request, TJA Pope Solar, LLC transferred the rights and interests in the solar project to Fort Pond Road Solar, LLC. We (Valta Solar, LLC) subsequently acquired all interest in Fort Pond Road Solar, LLC and therefore, the solar project. We are writing today to request that the attached Site Plan Approval be updated to reflect the current correct owner of the project as Fort Pond Road Solar, LLC. Further to this end, please find attached (1) notarized Affidavits from both the owner of the property where the project is to be built and from the owner of the project, Valta Solar, LLC as Manager of Fort Pond Road Solar, LLC; and (2) a Decommissioning Bond in the amount of \$171,650.00 to replace the bond that was previously obtained by TJA Pope Solar, LLC. We believe these documents satisfy the requirements that were described to us, but we are also including a copy of the Lease Amendment executed by the property owner and the project owner (Fort Pond Road Solar, LLC). Please let us know if there are any questions.

With regard to the second request, the first paragraph on page 1 of the attached Approval references the "proposed 5.0 megawatt (DC) solar energy generating facility...". The systems size is also referenced as "DC" in the second paragraph of page 2, and in paragraph 6 of the General Conditions on page 3. We believe the "DC" notation was made in error and should state "5.0 megawatt (AC)" instead.

A few items to note in futherence of our assumption that this was a simple error:

1. Please note that the letter from Markey & Rubin, Inc., dated August 8, 2018, which was submitted to the Planning Board as part of the site plan application, includes towards the top of page 2 a reference to "approximately 5 MW of panels (total quantity of panels is 16,540)". Importantly, the calculation is different to determine the AC size versus the DC size from the number of panels. The calculation of the DC size is straightforward; it is calculated by multiplying the number of panels by the wattage of each one. The standard panel wattage in 2018 when this letter was written was

approximately 370 watts per panel. With that, 370 watts x 16,540 panels = 6,119,800 watts or 6.1 megawatts DC. Clearly this is much higher than the 5 megawatts called out if the 5 megawatts were meant to be DC. Additionally, the panels that we have purchased and set aside for this project are a combination of 395 and 400 watts per panel. Therefore, our highest approximate system size would be 400 watts x 16,540 panels = 6,616,000 watts or 6.616 megawatts DC. The AC calculation, however, which is a bit more complicated and requires information about the inverters to be used, would equate to approximately 5.0 megawatts AC.

2. The Decommissioning Plan, which was also included as part of the site plan application, states as the leading sentence in Section 1 – Project Description “a 5.0 megawatt (5MW AC-nameplate) photovoltaic (PV) solar farm.”
3. As evidence that AC is the prevailing measurement in the industry, we also note that the maximum size solar system that is allowed by the SMART program is 5 megawatts AC. Please note that this project has been approved under the SMART program as a 5 megawatt AC system.

We are therefore requesting the Site Plan Approval be updated to reflect (1) the correct current owner of the system as Fort Pond Road Solar, LLC, and (2) the correct proposed system size as 5 megawatt (AC) with up to 16,540 panels equating to a maximum DC system size of 6.616 megawatts. For clarity, these sizing corrections are just to fix clerical errors of the previous approval, and we are not requesting a change to the maximum module count nor are we requesting any increase to the AC sizing.

Thank you very much for your time and consideration. If you have any questions, please do not hesitate to reach out to me or my team at the information below. We look forward to building this solar project to deliver clean energy to the town of Lancaster for many years to come.

Sincerely,



Mark Milius

Manager of Valta Solar, LLC, the Manager of Fort Pond Road Solar, LLC

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