TOWN OF WALPOLE
COMMONWEALTH OF MASSACHUSETTS

Walpole Town Hall
135 School Street
Walpole, MA 02081
Phone (508) 660-7289
Fax (508) 660-7303
Email: JJohnson@walpole-ma.gov

October 1, 2015

Dear Representative Town Meeting Member,

Enclosed you will find materials to help you prepare for the 2015 Annual Fall Town Meeting that is set to begin on October 19, 2015 at the Walpole High School. This is an extensive Warrant that will address a wide range of Financial and Zoning related matters.

Some Articles of note that may not have a specific document included in this packet that I would like to bring to your attention include:

- Article 3 - Medicaid Reimbursements - The Finance Committee is recommending that Town Meeting vote to transfer $392,372 from Free Cash. Free Cash was certified this year at $4,168,847.

- Article 4 – McKinney Vento Act - The Finance Committee is recommending that Town Meeting vote to transfer $27,000 from Free Cash.

- Article 5 – Student Parking Fees - The Finance Committee is recommending that Town Meeting vote to transfer $34,980 from Free Cash.

- Article 6 – Stabilization – The Finance Committee is recommending that Town Meeting vote to transfer $100,000 from Free Cash to the Stabilization. The Stabilization account has a balance of $2,013,784

- Article 7 – OPEB Fund Allocation - The Finance Committee is recommending that Town Meeting vote to transfer $50,000 from Free Cash to the OPEB Account. The OPEB account has a balance of $1,693,000.

- Article 10 – Sewer Rates - The Sewer and Water Commissioners voted to reduce the overall sewer rates by $200,000 and take these funds from retained earnings. The Sewer Retained Earnings account has a balance of $2,088,794.

Thank you for the Time and dedication you devote to this process. I look forward to working with each one of you. Please feel free to contact this office or any other Town Official to address any questions or concerns you may have once you have completed your review of these documents.

Sincerely,

James A. Johnson
Town Administrator

Article 2 Overview

Request to place $199,603 from taxation into the Accounts listed below:

1. $42,000 into the Personnel Services line for the Town Clerk – Account # 01161001-510200

   Former Assistant Town Clerk Pat McConnell retired on October 9th and Town Clerk Ron Fucile is going to retire on December 31st. The purpose of this recommendation is to cover retirement payouts for the Assistant Town Clerk and Town Clerk. This request will also cover some overlap time for individuals who are chosen to succeed Ron and Pat.

   Furthermore the funds requested will cover the costs for a full time Town Clerk. A full time Clerk is being requested due to the increased requirements for Federal, State and Local elections. The Town Clerk is also responsible for vital records such as birth certificates, marriage licenses, board decisions, public notices and meeting minutes. There will be a need to attract and recruit a qualified individual who has experience working as a Town Clerk and/or in a Town Clerks office. Many of the duties and responsibilities of this position are very complex. In the case of Town Meeting, failure to comply with hundreds of legal requirements can invalidate action taken by Town Meeting Members. Failure to observe any of the laws relating to the registration of voters, the conduct of elections, or certification of results can often result in legal challenges.

   Over the last 20+ years Ron Fucile has done an excellent job serving the Town of Walpole based on a 24 hour week. There has been many times where Ron has worked a full time schedule while being paid as a part time employee.

2. $55,000 into the reserve Fund – Account #01132002-573000 for Misc. Operational Reserve to cover any unexpected items that may come up throughout the rest of the fiscal year. By transferring $55,000 into the Reserve Fund the Finance Committee will have the opportunity to review any departmental shortfall on a case by case basis between now and the end of the fiscal year. If the funds are not used the money will be closed out to Free Cash at the end of this year.

3. $102,603 into the Debt Budget – Account #01710002-576202 the purpose of this will be to cover the expected cost moving forward for some of the new municipal facilities.

ARTICLE 9

REMEDIATION OF CONTAMINATED SOILS AT THE FORMER SITE OF THE HIGH PLAIN STREET WATER STORAGE TANKS

Under Article 20 of the 2014 Fall Annual Town Meeting a total of $500,000 was appropriated from Water Retained Earnings to take the necessary action to perform remediation services to the site including soil removal. During the removal phase of the project confirmatory soil testing revealed that the contamination was far more extensive than initially thought. While the vast majority of the soil has been removed, isolated pockets within the site still contain soil at the higher than allowed level of 1.0 part per million of PCB's. Given the proximity of the site to nearby homes, the Town is committed to clean the site to acceptable standards.

This article is a request for a supplemental appropriation of funds to complete the removal of PCB contaminated soil and restoration of the site.

Final Phase Estimated Costs

Cost	Description
$ 1,200	Remobilization
$ 8,325	Remove/Slope/Reinstall Clean Area A&B soils (3 days @ $2,775/day)
$12,200	Remove Remaining Area A soils (122 tons @ $100/ton)
$19,650	Remove Remaining Area B soils (30 tons @ $655/ton)…Rounded up 12 CY to 20 CY
$ 1,275	Decontamination of equipment (1 day @ $1275/event)
$26,500	Concrete Wall Decontamination
$ 3,520	Common Borrow Backfill (160 tons @ $22/ton)
$ 6,600	Loam backfill (300 tons @ $22/ton)
$ 880	Additional estimated backfill/loam to balance out current quantities (40 tons @ $22/ton)
$ 2,200	Additional loam backfill buffer (100 tons @ $22/ton)
$ 1,200	Demobilization
$ 8,750	Water line replacement (50 lf @ $175/lf)
$ 5,200	Additional Sampling and LSP Services
$17,500	15% Contingency

TOTAL REQUEST $115,000

Nobis
Engineering a Sustainable Future

August 24, 2015
File No. 86640.11

United States Environmental Protection Agency, Region I
Ms. Kimberly Tisa
5 Post Office Square, Suite 100
Boston, Massachusetts 02109

Re: Additional PCB Characterization Data Summary
RTN 4-25177: Former Water Storage Tank Site, Walpole, Massachusetts

Dear Ms. Tisa:

Nobis Engineering, Inc. (Nobis) has prepared this letter report on behalf of the Town of Walpole to provide a summary of soil and concrete sample analytical results collected during assessment activities completed in support of the remediation of soils contaminated with polychlorinated biphenyls (PCBs) at the above-referenced site. The soil remediation is being conducted under a Self-Implementing On-Site Cleanup and Disposal Plan dated May 6, 2015 and a Release Abatement Measure (RAM) Plan dated December 10, 2014. The site property is owned by the Town of Walpole, Massachusetts.

PROJECT BACKGROUND

In October 2013, the Town of Walpole demolished three aboveground water storage tanks as part of a project to upgrade the municipal water storage system. These tanks were known to have been coated with lead-based paint, and excess soils were expected to be generated during demolition, therefore Wright-Pierce was contracted by the Town to assist with soil management during the demolition project.

During tank demolition activities, 16.4 tons of excess soil, known to be contaminated with lead-based paint, were stockpiled on-site. Soil samples were collected from the soil stockpile by Costello Dismantling (Costello) to characterize this material for in-state disposal. Laboratory analytical results from the stockpile sample identified the presence of PCB Aroclor-1254. As a result, this soil was determined not to be suitable for in-state disposal and was subsequently managed by Costello and transported to New England Waste Services (NEWS) of Vermont for disposal.

After the discovery of PCB-containing soils in the soil stockpile, Wright-Pierce retained Nobis in February 2014 to evaluate the potential presence and extent of PCBs in site soils. Nobis performed subsurface investigations in March, June, and September 2014 to establish the extent of PCB contamination in soils and develop quantity estimates for soil remediation. In December 2014, Nobis submitted a RAM Plan to MassDEP specifying excavation and off-site disposal of

Nobis Engineering, Inc.
585 Middlesex Street
Lowell, MA 01851
T (978) 683-0891

soils containing PCBs above 1.0 parts per million (ppm). In March 2015, Nobis submitted a Self-Implementing Plan (SIP) to EPA specifying excavation areas and depths, proposing disposal facilities for contaminated soils, and proposing a verification sampling plan for soils. The SIP was ultimately approved, with conditions, by EPA on May 11, 2015.

On May 19, 2015, TMC Environmental (TMC), under contract with the Town, began soil excavation activities. Nobis provided cleanup verification sampling on the Town's behalf in accordance with the approved SIP. Multiple rounds of excavation, verification sampling, and re-excavation were completed between May 19 and June 26, 2015 (the details of the soil excavation and verification sampling program will be provided under separate cover). To date, the Town has removed and disposed of 712 tons of soil at the CWM Model City landfill in Youngstown, New York and 913 tons of soil at the NEWS of Vermont landfill in Coventry, Vermont.

After the review of all verification sampling data collected through June 26, two discrete areas of residual PCB contamination remained at the site, even after multiple attempts at removal. In one of the areas, additional excavation was obstructed by the presence of an active water line which runs through the contaminated area (excavation had proceeded to a depth of 7 feet below ground surface, which had uncovered the 12-inch water line). At this time, the Town elected to restore the site to initial grade and postpone further soil removal until additional soil characterization could be performed to establish the vertical extent of contamination within these two remaining areas.

On June 30, 2015, prior to backfill around the pump house and communications building, Nobis collected bulk samples of concrete from the three concrete walls that were formerly in contact with soils within the >50 ppm PCB soil removal area.

AUGUST 2015 DIRECT PUSH DRILLING

On August 12, 2015, Nobis and its drilling subcontractor Maher Services advanced 13 soil borings within the two remaining contaminated areas with the objective of delineating the vertical extent of contamination. The location of all verification samples collected to date are shown on Figure 1, with the two areas of PCB contamination remaining above 1.0 ppm depicted in red. For the purposes of this assessment, Nobis labeled the area located outside of the >50 ppm PCB removal area as "Area A", and the area located within the >50 ppm PCB removal area as "Area B", as shown on Figure 1. The location of soil borings advanced within Area A are shown on Figure 1. The locations of soil borings advanced within Area B are shown on Figure 2, along with a depiction of the location of the water line that runs through Area B.

Soil borings were advanced by Maher Services (under a subcontract with Nobis) using a Geoprobe® 7822DT direct push drilling rig. Each Geoprobe® soil boring was advanced through clean backfill material into the underlying contaminated soil until refusal, which was encountered between 9 and 12 feet below the existing ground surface. The top 3 to 7 feet of each boring consisted of clean fill placed into the excavation at the conclusion of soil removal activities. Nobis

collected continuous samples at 1-foot intervals from the bottom of the clean soil to the bottom of each boring. Groundwater was not encountered during drilling activities.

Thirty-one (31) soil samples were submitted to Con-Test Analytical of East Longmeadow, Massachusetts for laboratory analysis of PCBs by EPA Method 8082 with Soxhlet extraction on August 13, 2015. Analytical results of these samples are summarized in Table 1. Laboratory data reports for the August investigation are included as Attachment A. Nobis developed cross sectional views of each soil boring with analytical results posted by depth to provide a visual depiction of the findings of the investigation and identify the depth of residual PCB contamination. These cross sections are provided on Figure 3 (Area A) and Figure 4 (Area B).

JUNE 30 CONCRETE SAMPLING

On June 30, 2015, Nobis collected concrete samples from the three concrete walls that were formerly in contact with soils within the >50 ppm PCB soil removal area. The three walls sampled included the following:

- North wall of the communications building stair well (7 feet x 7 feet)
- West wall of the pump house vault (5 feet x 7 feet)
- South wall of the pump house vault (10 feet x 7 feet)

The locations of these walls are shown on Figure 5. There were no stains observed on these walls, and there is no evidence that PCB equipment was ever in contact with these walls. The objective of the sampling was to determine whether PCBs contained in soil adjacent to these walls had impacted the porous surface (i.e. concrete) before the removal of contaminated soils.

Nobis collected 11 samples of concrete using the EPA Region I Standard Operating Procedure for Sampling Porous Surfaces for Polychlorinated Biphenyls (May 2011). Three bulk samples of concrete (A1 through A3) were collected from the north wall of the communications building stair well, two bulk samples of concrete (B1 and B2) were collected from the west wall of the pump house vault, and six bulk samples of concrete (B3 through B8) were collected from the south wall of the pump house vault. Sample locations were spaced in order to be representative of the entire area of each wall. Nobis marked sampling locations in the field by painting a circle around each sample location and labeling the circle with the sample identifier. Prior to sample collection, residual soil was removed from the concrete surface using a clean brush. Samples were collected by coring into the concrete surface using a hammer drill equipped with a 1-inch diameter carbide drill bit. The drill bit was advanced into the concrete wall to a depth of ½-inch. Concrete powder generated during drilling was captured below the drilling location using a disposable aluminum container, then transferred into pre-cleaned glass containers for shipment to the laboratory. Concrete sample analytical results are provided in Table 2.

CONCLUSIONS

The following is a summary of conclusions reached after review of the recent soil and concrete sampling data:

- Seven soil borings were advanced to refusal within Area A, which is approximately 700 square feet in size. Soil borings were advanced at the locations from which verification samples were collected after the last round of soil removal on June 26, 2015. Soil samples were advanced through clean backfill materials into impacted soils. Continuous soil samples were collected from the bottom of the clean backfill layer to the bottom of each soil boring. Samples collected from immediately beneath the clean backfill layer were presumed to be contaminated and therefore not submitted for laboratory analysis.

- A total of 20 soil samples were submitted for laboratory analysis from Area A. In all but one soil boring, sampling from the deepest interval indicated non-detect for PCBs. Soil sampling results indicate the depth of contamination extends approximately 5 to 10 feet below the existing ground surface. The estimated total volume of soil remaining with PCB concentrations above the 1.0 mg/kg cleanup goal is 70 cubic yards.

- Six soil borings were advanced to refusal within Area B, which is approximately 150 square feet in size. Soil borings were advanced at the approximate locations of previous verification samples, with offsets to avoid encountering a water line that is known to pass through this area. Soil samples were advanced through clean backfill materials into impacted soils. Continuous soil sampling was collected from the bottom of the clean backfill layer to the bottom of each soil boring. Samples collected from immediately beneath the clean backfill layer were presumed to be contaminated and therefore not submitted for laboratory analysis.

- A total of 11 soil samples were submitted for laboratory analysis from Area B. In each soil boring, sampling at the deepest interval indicated non-detect for PCBs, effectively delineating the depth of contamination. Soil sampling results indicate the depth of contaminated soil extends approximately 6 to 9 feet below the top of the concrete stairway to the communications building, which is approximately 1.5 feet below the existing water line. The estimated total volume of soil remaining with PCB concentrations above the 1.0 mg/kg cleanup goal is 10 cubic yards.

- Samples of concrete were collected from walls adjacent to soils within the >50 ppm removal area. Concrete samples were collected in accordance with the May 2011 EPA Region 1 guidance. The samples were collected from the outermost ½ inch of concrete, after brushing away residual soils on the surface of the concrete. Nine of the 11 concrete samples contained PCBs less than 1 mg/kg. The two samples containing PCBs above 1 mg/kg were located on the western portion of the north wall of the concrete stairway to the

communications building. The concentrations detected in these two samples were 3.4 mg/kg and 1.6 mg/kg (average of two field duplicate samples).

RECOMMENDATIONS

The following recommendations are offered to bring the site into compliance with state and federal regulations and permit unrestricted use and unlimited exposure to future site users:

- Area A: Remove clean backfill material from the area and stockpile adjacent to the area for reuse. Once the prior limits of soil excavation are reached, remove contaminated soils to the depths specified on Figure 3. Stockpile contaminated soils in accordance with the procedures outlined in the SIP, segregating them from clean backfill material, or live-load contaminated soils in to trucks for transportation and off-site disposal. Transport and dispose of soils from Area A at the NEWS of Vermont landfill. Backfill the excavated area using the clean backfill material removed prior to contaminated soil removal, and additional material required to bring the site back to original grade. Restore the excavated area with loam and seed.

- Area B: Remove clean backfill material from the area and stockpile adjacent to the area for reuse. Once exposed, support or temporarily remove the water line to enable safe excavation around it. Once the prior limits of soil excavation are reached and the water line is supported/removed, remove contaminated soils (excavating by hand around the water line, if necessary) to the depths specified on Figure 4. Stockpile contaminated soils in accordance with the procedures outlined in the SIP, segregating them from clean backfill material, or live-load contaminated soils in to trucks for transportation and off-site disposal. Transport and dispose of soils from Area B at the CWM Model City landfill. Backfill below the water line, or replace the water line, so that it is in a condition suitable for use. Backfill the excavated area using the clean backfill material removed prior to contaminated soil removal, and additional material required to bring the site back to original grade. Restore the excavated area with loam and seed.

- Concrete Wall: Remove soil from in front of the western portion of the concrete stairway, where concrete samples A1 and A2 were collected. Remove ½-inch of concrete from the surface of this wall using water jetting techniques. Contain water and concrete residuals during removal, and transport them to a disposal facility licensed to accept this waste. Collect concrete samples, using the EPA Region 1 methodology described above, to verify removal of PCB-impacted concrete below 1.0 mg/kg. Remove additional concrete, or decontaminate concrete, if PCBs remain above 1.0 mg/kg after water jetting.

Note that the water line around which contaminated soils will be removed in Area B is a critical piece of infrastructure serving the Town of Walpole water distribution system. Reinforcement and/or temporary removal of the length of pipe within the excavation area, as will be necessary to remove contaminated soil below the pipe, will have significant impact on the ability of the Water

Department to serve the Town's needs. Therefore, any work performed around the pipe must be completed and the pipe restored within 24 hours. Considering the density of samples collected within this area, the fact that the depth to contamination was delineated in each soil boring, and the time sensitive nature of the work, Nobis is requesting EPA's approval to backfill Area B immediately after soil removal, without collecting additional verification samples.

Similarly, given the density of soil sampling, and vertical delineation of the extent of PCB contamination in Area A in all but one boring location, Nobis is requesting EPA's approval to backfill Area A immediately after soil removal, without collecting additional verification samples. This will enable the Town to restore both excavation areas to completion in a single mobilization, optimizing the use of Town resources and providing some certainty with respect to the soil remediation end-point in order to complete the remediation outlined in the SIP.

We look forward to your comments on our proposal. If you have any questions or require any additional information, please do not hesitate to contact me at (978) 703-6029 or by email at *svetere@nobiseng.com*.

Sincerely,

NOBIS ENGINEERING, INC.

Stephen Vetere

Stephen Vetere, PE, LSP
Senior Project Manager

Attachments

Table 1: Summary of Soil Sample Analytical Results – August 2015 Soil Characterization
Table 2: Summary of Concrete Sample Analytical Results
Figure 1: Summary of PCB Soil Sampling Results
Figure 2: Area B Soil Sampling Locations
Figure 3: Cross Section of Area A Soil Borings
Figure 4: Cross Section of Area B Soil Borings
Figure 5: Concrete Sampling Locations
Attachment A: Laboratory Data Reports

Article 11 & 12 Overview

Article 11 requests that Town Meeting vote to modify section 6-5 of the Town Charter to mandate that the Finance Committee hold a public hearing not less than three (3) days prior to the session of the Town Meeting. If the public hearing is not held within the time specified Town Meeting will not be permitted to take any action on the proposed budget until such hearing is held.

Article 12 requests that Town Meeting vote to modify section 6-10 of the Town Charter. This section of the Charter relates to the Finance Director. As currently written in the charter the Finance Director must serve as the Town Treasurer and Tax Collector. The requested modification will allow the Finance Director to serve as the Town Treasurer and Tax Collector or the Town Accountant but not both.

ARTICLE 13

This Article requests Town Meeting members to vote to authorize the Board of Selectmen to file with the Commonwealth of Massachusetts a petition to adopt special legislation seeking five (5) additional on-premises alcoholic beverages licenses. Three (3) of the licenses are designated for the Central Business District and the other two (2) licenses are designated for the Route One/Highway Business Corridor. Licenses will be marked as 'Economic Development License Only' and 'Nontransferable', thus if the licenses are surrendered, revoked, etc., they shall be returned to the Town for use by a new business.

The Economic Development Commission estimates that the Town would see an average tax revenue increase of approximately $85,000 per year based on the 0.75% meals tax if five (5) additional liquor licenses are added to the Town's liquor license quota. Even with the proposed increase of five (5) additional liquor licenses, the Town will still be short of the midpoint within the Commonwealth. Additionally, the Metropolitan Area Planning Council conducted a brief market analysis of the downtown and found that statistically speaking, the additional liquor licenses would attract new and varied restaurants, thus adding to the economic vitality of the Town.

ZONING BYLAW-RELATED SUMMARIES (ARTICLES 14 THROUGH 28)

ARTICLE 14

The purpose of this Article is to clarify that a project may be subject to either Full or Limited Site Plan Review and that if a project is subject to one of said processes, that the submittal shall meet all of the requirements in Section 13 of the Zoning Bylaw, which pertains to Site Plan Review.

ARTICLE 15

The purpose of this Article is to introduce the height requirement for accessory buildings or structures back into the Explanatory Notes Section of the Bylaw. The allowable height for such buildings is fifteen (15) feet or under.

ARTICLE 16

The purpose of this Article is to allow for different types of commercial uses within the Town's Limited Manufacturing (LM) and Industrial (IND) Districts in order to avail more opportunities to current or prospective business and property owners, while still maintaining the rural character of the other districts within Town. Additionally, this Article streamlines the permitting process by noting that the Zoning Board of Appeals is the Special Permit Granting Authority with respect to use-based Special Permits. The Town's Planning Board still maintains oversight with respect to other required Special Permits.

ARTICLE 17

The purpose of this Article is to outline the process for temporary uses for time periods of 180 days or less. The Article notes that the Building Commissioner is the permit issuing authority for time periods of 180 days or less and the Zoning Board of Appeals remains the permit issuing authority for time periods greater than 180 days.

ARTICLE 18

The purpose of this Article is to add 'breweries' as a use to the Use Table, specifying that this pertains only to small-scale operations (not exceeding 15,000 barrels per year). Additionally, this Article includes a provision for all types of craft alcoholic beverages, including, but not limited to wine and malt beverages and further notes that if a proposed 'brewery' operation is located in the Central Business District, it shall contain a restaurant.

This Article takes two existing uses, 5B.5.p. and 5B.4.h., combines them and provides additional regulations and limitations.

ARTICLE 19

The purpose of this Article is to define various terms that can be found throughout the Zoning Bylaw. The terms include: "AUTOMOBILE SERVICE STATION", "BREWERY", "FITNESS CENTER", "LODGER", "RESTAURANT", "SECOND DEGREE OF KINSHIP", and "LODGING HOUSE".

ARTICLE 20

The purpose of this Article is to add decks to the category of unclosed porches, porticos or stoops. Currently, the Bylaw does not include decks in allowable projections; this Article corrects that omission.

ARTICLE 21

The purpose of this Article is to clarify that uses or activities that do not involve changes to the exterior of the structure do not generally require Site Plan Review.

ARTICLE 22

The purpose of this Article is to clarify that the Planning Board may establish the location of buffers. Currently, the Bylaw is ambiguous with regard to split-District lots.

ARTICLE 23

The purpose of this Article is to establish definitions for small and large family daycare (in the home).

ARTICLE 24

The purpose of this Article is to distinguish between small and large family daycare (in-home), small = six or less children, large = ten or less children and the Article adds a provision that requires Limited Site Plan Review for both small and large family daycare facilities. This Article captures the updates that have been made to M.G.L. ch. 15D.

ARTICLE 25

The purpose of this Article is to extend the subdivision phasing provision for an additional five years, until 12/31/2020

ARTICLE 26

The purpose of this Article is to eliminate confusion regarding 35-day timeframe for opening the hearing; no change for Applicants, decision still needs to be rendered within 65 days.

ARTICLE 27

The purpose of this Article is to address significant issues with the current formatting; the Article eliminates "dead-ends" and other inconsistencies with respect to format and overall sequencing. The Article adds a provision for blade signs and clarifies that LED or internally illuminated signs are prohibited in all residential districts. It should be noted that although this Section has been re-written, the majority of the changes are relative to the structure of the Section rather than content.

ARTICLE 28

The purpose of this Article is to add cemeteries for humans and animals to the list of District-wide prohibitions within the Water Resource Protection Overlay District.

Article 30 Overview

Article 30 requests Town Meeting to authorize the Selectmen to enter a "Net Metering Agreement" with Bird Machine Solar Farm, LLC. Net Metering is a service that allows customers of certain electric distribution companies to generate their own electricity in order to offset their electricity usage. One of the most common net metering installations is solar panels. With these types of facilities the installations are connected to a meter, which will measure the net quantity of electricity that the customer uses ("retail meter"). The retail meter spins forward when the customer uses electricity from the distribution company, and it spins backward when the customer generates excess electricity (thereby "exporting" electricity to the electric grid).

In this case the Town of Walpole is buyer of the credits and Bird Machine Solar Farm, LLC is the seller. The seller is financing, developing, owning, operating and maintaining solar (PV) electric generation facilities that will be located on private property at the Bird Machine Site in South Walpole. The Net Metering Credits carry a monetary value for the excess electricity generated by the Solar Facility.

The Town of Walpole currently generates just about 6,140,050 kilowatt hours (kWh) of electricity per year. It is expected that the facility that is going to be located at the Bird Machine site will generate 5,200,000 kWh of electricity. The Town of Walpole through the Board of Selectmen has agreed to take 4,700,000 kWh worth of production from this facility.

It is expected that the Town will realize approximately $190,000 worth of credits in the first year of this agreement. Bird Machine LLC. has agreed to pay the Town $18,000 per month starting on April 1, 2016 if the facility is not up and running. They have also agreed to pay the Town $24,000 for legal and consulting fees for this agreement once the agreement passes Town meeting and is fully executed.

Article 31 Overview

Article 31 requests Town Meeting to authorize the Selectmen to enter into two Payment In Lieu Of Taxes (PILOT) Agreements for solar photovoltaic facilities to be installed on privately owned parcels of land. Town Meeting Members may recall that in the Fall of 2014 Town Meeting voted to approve two solar photovoltaic zoning overlay districts shown on Assessor's Map 52 as Parcel 78, and Assessor's Map 40 as Parcel 116. The parcels of land are also known as Bird Machine located in South Walpole and the Bird Landfill located just off of Renmar Ave. Attached you will find a map for each site for your review and consideration.

The Current proposed yearly cost breakdowns for each agreement are as follows:

Bird Machine Agreement with Bird machine Solar Farm, LLC:
This facility will be 4.75 Megawatt facility on the property known as Bird Machine. The first year payment on this facility is $90,000 and starting in year 2 the payment is $45,000. The yearly payment escalates 2.5% each preceding year after year 2 to year 20 of the agreement. The Town will continue to collect property taxes on this site as it has all along.

UGT has agreed to the following yearly Payment Schedule:

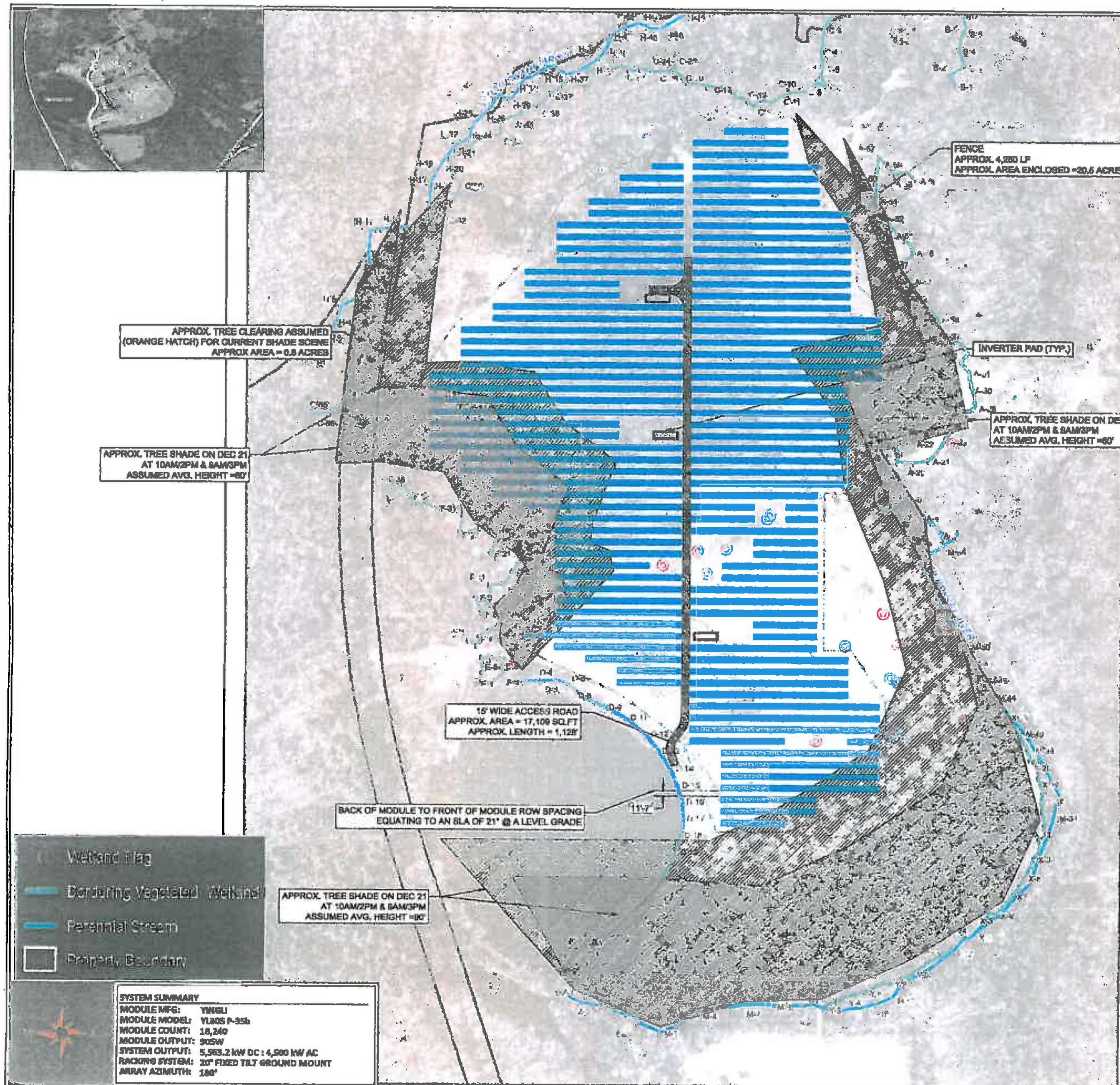
YEAR	Amount
1	100,000
2	45,000
3	46,125
4	47,278
5	48,460
6	49,672
7	50,913
8	52,186
9	53,491
10	54,828
11	56,199
12	57,604
13	59,044
14	60,520
15	62,033
16	63,584
17	65,173
18	66,803
19	68,473
20	70,185
TOTAL	$1,177,570

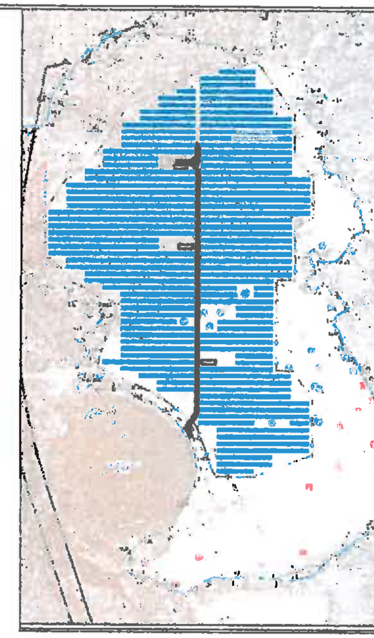
Bird Landfill Agreement with WGL Energy Systems, Inc:

This facility will be 2.35 Megawatt facility on the former Bird Landfill. The first year payment on this facility is $90,000 and starting in year 2 the payment is $26,800. The second year payment is upon $10,000 per MW and includes $3,000 for the current taxed of the landfill. The yearly payment escalates 2.5% each preceding year after year 2 to year 20 of the agreement.

WGL has agreed to the following yearly payment schedule:

Year		Amount
1	$	90,000
2	$	26,500
3	$	27,163
4	$	27,842
5	$	28,538
6	$	29,251
7	$	29,982
8	$	30,732
9	$	31,500
10	$	32,288
11	$	33,095
12	$	33,922
13	$	34,770
14	$	35,640
15	$	36,531
16	$	37,444
17	$	38,380
18	$	39,339
19	$	40,323
20	$	41,331
21	$	41,331
22	$	41,331
23	$	41,331
24	$	41,331
25	$	41,331
Total		$889,893





Bird Machine

TOPOGRAPHICAL INFORMATION WAS NOT AVAILABLE. THE PV SYSTEM MOUNTING STRUCTURE ALLOWS FOR UP TO A 6% GRADE. SITE GRADING MAY BE REQUIRED AND SHOULD BE INCLUDED IN SITE APPROVALS, AS REQUIRED.

Gehrlicher Solar

Gehrlicher Solar America Corp.
21 FADEM ROAD
SPRINGFIELD, NJ 07081
Phone Main: +1 908 219 4379
Toll Free: +1 877 844 9174
Fax: +1 908 219 4375
Homepage: www.gehrlicher.us

Professional Engineer:

PE Seal:

DRAWING ISSUE
☒ Preliminary ☐ Construction
☐ Customer Approval ☐ As-built
☐ Permitting ☐ Other

REVISIONS

Rev	By	App	Description	Date

Project Name: UGT – WALPOLE

Site Address: 100 NAPONSET STREET WALPOLE, MA 02071

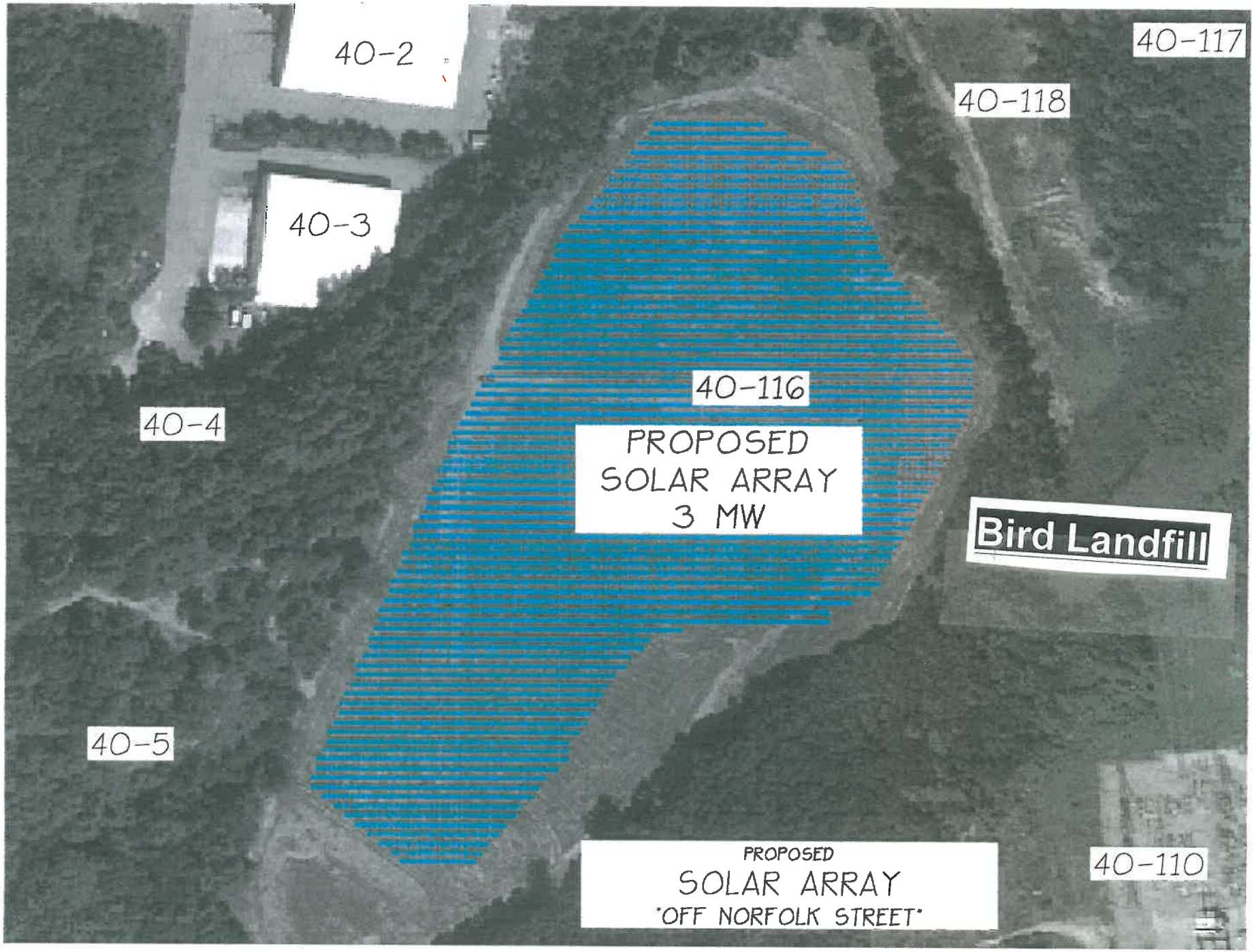
Sheet Name: SITE LAYOUT

Scale: 1"=100' | Project ID: TBD

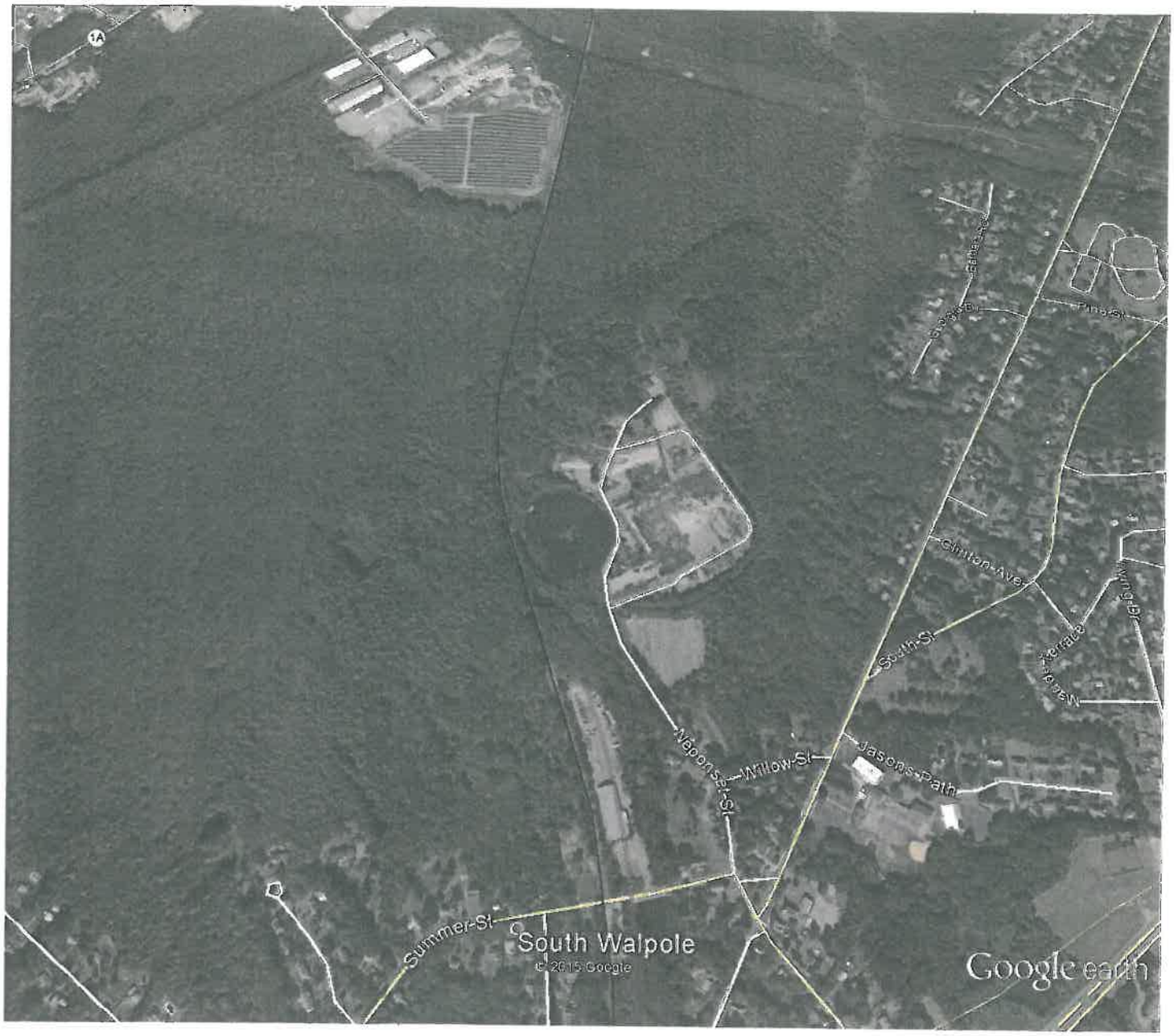
Sheet No: L1.1

Google earth

feet 2000
meters 700


40-2
40-3
40-4
40-5
40-116
40-117
40-118
40-110
PROPOSED
SOLAR ARRAY
3 MW
Bird Landfill
PROPOSED
SOLAR ARRAY
"OFF NORFOLK STREET"

BIRD + SON INC.



Google earth

feet 2000
meters 700