LODESTAR ENERGY

Special Permit Application

Under Great Barrington Zoning Ordinance Section 9.12 - Solar Energy Systems

Proposed Solar Generating Facility

53 Van Deusenville Road Parcel ID #27-10-0

Submitted to:

Town of Great Barrington

Planning Board

334 Main Street

Great Barrington MA 01230

Applicant:

LSE Sphinx LLC

18 North Main Street, 2nd Floor, West Hartford, CT 06107

Owners:

Jeanne M. Bachetti

[redacted]

Date: October 21st, 2025

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Proposed Solar Generating Facility
53 Van Deusenville Road
Parcel ID #27-10-0

October 21, 2025

Christopher Rembold, AICP

Director of Planning and Community Development

334 Main Street

Great Barrington MA 01230

RE: Special Permits & Site Plan Approval
Proposed Solar Generating Facility
53 Van Deusenville Road Parcel ID #27-10-0

Dear Mr. Rembolt and Board Members:

On behalf of the applicant, LSE Sphinx LLC, please find the attached Special Permits & Site Plan Approval application and supporting documentation for a proposed solar generating facility to be located at the above referenced properties.

Included please find (1) original and the requisite copies of the application, copies of site plans (fourteen 11x17 copies), and supplemental information. A digital copy of the plans has been submitted as required. Included is a copy of the check for the application fee.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Mike Vittiglio

Project Developer

Town of Great Barrington
Planning Board

Application to the Planning Board for Site Plan Review in accordance with Section 10.5 of the Zoning Bylaw

INSTRUCTIONS TO APPLICANTS

Read Section 10.5.1 of the Zoning Bylaw. If you believe any requirements should be waived, you must formally request waivers from the Board. This may be done in your cover letter.
Fill in all applicable information on this form. Print and sign the form, and assemble it with all plans, maps, details and other required information into one packet. Submit 3 copies of the packet along with your payment, to the Town Planner. At least one set of the site plans must be full sized.
Also submit one (1) PDF of the entire packet including any and all plans and specifications.
The PDF must be clear and scalable.
Call the Town Planner at (413) 528-1619 ext. 2401 if you have any questions.

FOR OFFICE USE ONLY

SPR number:_____
Paid? _____
Filing Date:_____
Initial PB meeting date: _____
Decision due: _____
____ Original and three copies received
____ PDF received
____ Original filed with Town Clerk

**** DEADLINE **** *Applications including all copies and PDFs must be received by 4:00 PM one week before a Planning Board meeting in order to be considered at that meeting. Materials received after the deadline will be scheduled for a future meeting.*

TIMELINE: In accordance with the Zoning Bylaw, the Planning Board must review and act upon the site plan within 60 days of receipt of the application, unless the time limits are extended after the applicant's written request.

A. SITE LOCATION

Site Address: *53 Van Deusenville Road*

Map: *27* Lot:_____ Deed Book:_____ Deed page:_____

Zoning District: *R-2* Zoning Overlay District(s) (if any): _____

B. APPLICANT AND PROPERTY OWNER

Applicant's Information

Name (please print) *Mike Vittiglio*
Street Address *18 North Main Street, 2nd Floor*
City, State, Zip Code _____
Phone (area code first) [redacted] Email Address: [redacted]
Signature _____

Check here if Applicant and Property Owner are the same, and skip to step C., Description.

✔ Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to file this Application. Property Owner must sign this form indicating permission to file this Application.

Enter Property Owner's information EXACTLY as it appears on the most recent tax bill.

Property Owner's Information

Name (please print) *Jeanne Bachetti*
Street Address [redacted]
City, State, Zip Code *Great Barrington, MA, 01230*
Phone (area code first) _____ Email Address: _____
Owner's Signature _____

C. DESCRIPTION Briefly describe your project, and indicate how it complies with the Master Plan and the Design Guidelines Workbook. If additional space is needed, please submit on additional sheet(s) as required.

The applicant proposes to construct and operate a ground-mounted solar photovoltaic (PV) array designed to generate clean, renewable electricity for the local grid. The project will consist of photovoltaic panels mounted on fixed-tilt or tracking racking systems, with associated electrical equipment, access drives, and limited fencing and landscaping. No permanent occupied structures are proposed. The facility will be maintained periodically but will otherwise generate minimal traffic, noise, or light. Stormwater will be managed on-site through best management practices to prevent erosion and protect adjacent water resources.

D. APPLICABILITY: Check the reason(s) for your Application (choose all that apply)

1. Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial, or multi-family structure.

2. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or use involving more than six spaces.

✔ 3. Grading or clearing of more than 10 % of a lot or 10,000 square feet, whichever is the lesser (except as provided in 10.5.1, of the Zoning Bylaw).

✔ 4. Other, as required by the Zoning Bylaw. (Please specify: Section(s)_____)

E. SPECIAL PERMITS AND OTHER REGULATIONS

1. Does your project require any Special Permits? Yes ✔ No
   If yes, have you applied for and/or received those Special Permits? Yes No ✔
2. You acknowledge that Planning Board Site Plan Approval does not imply approval of any Special Permits or compliance with other regulations, including, but not limited to, the Wetlands Protection Act or Scenic Mountains Act. Check here to acknowledge .
3. Does your project require filing of a Notice of Intent (NOI)? Yes No ✔
   If yes, has NOI been filed and has an Order of Conditions been issued? Yes No

F. FEE

✔ Check here to confirm that your check of $100 per application is enclosed. Make checks payable to Town of Great Barrington.

G. REQUIREMENTS

This application is accompanied by those items detailed in Section 10.5.3 of the Zoning Bylaw, including:
(Check items 1. and 2. at a minimum. Check item 3. if it is required by the Planning Board. Check item 4 if applicable to your project.)

✔ 1. Plot Plan of the entire tract, signed by a licensed surveyor or engineer, and including details noted in Section 10.5.3, item #1, of the Zoning Bylaw

2. Signatures, letters, and fees as noted in Section 10.5.3, item #2, of the Zoning Bylaw

3. Traffic impact assessment, if required, as noted in Section 10.5.3, item #3, of the Zoning Bylaw

4. If project involves construction, exterior alteration or expansion, or change of use, this application must also contain floor plans and elevations of the building

H. ABUTTER NOTIFICATION

Have you discussed your proposed plans with the neighbors of this site? Yes No ✔

I. APPROVAL

APPLICANT SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF SITE PLAN REVIEW PER SECTION 10.5 OF THE ZONING BYLAW AND SHOULD ENSURE THAT THE APPLICATION COMPLIES. FAILURE TO COMPLY MAY RESULT IN DENIAL.

APPLICANT SHOULD BE FAMILIAR WITH THE APPROVAL CRITERIA PER SECTION 10.5.3 OF THE ZONING BYLAW.

TOWN OF GREAT BARRINGTON
Application for a Special Permit
to the Selectboard or Planning Board

FORM SP-2
Long Form
REV. 12-2020

FOR OFFICE USE ONLY
Number Assigned _____ Date Received _____
Special Permit Granting Authority _____
Copy to Recommending Boards _____
Advertised _____ & _____
Public Hearing _____
Fee: $300.00 Paid: _____

APPLICATION FOR SPECIAL PERMIT UNDER TOWN ZONING BYLAWS FOR TOWN OF GREAT BARRINGTON, MASSACHUSETTS

IDENTITY OF PROPERTY: MAP _____ LOT _____ BOOK _____ PAGE _____

Address of property: _____

Zoning District(s): including any overlay districts _____

I. GENERAL INFORMATION

A. Type of Special Permit Requested: _____

_____

Under Section(s) _____ and 10.4 of the Great Barrington Zoning Bylaws.

B. Name of applicant: _____

C. Address & telephone no. of applicant: _____ [redacted]

D. If applicant is not owner, state interest or status of applicant in land. Attach copy of any option or purchase agreement. _____

_____

E. Name of owner exactly as it appears on most recent tax bill: _____

_____

F. Address of owner: [redacted] _____

G. Telephone number of owner: (____) [redacted] _____

H. Is the proposed development served by :
Public Water System ( ) Yes ( ) No
Public Sewer System ( ) Yes ( ) No

J. Is an environmental study or document required for this project under state or federal laws?
( ) Yes ( ) No If yes, specify type of study and agency requiring it. _____

_____

K. Attach a brief description of proposed use of property, including the existing use of the property, and how the project is in harmony with the Great Barrington Master Plan. (Copies of the Master

Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)

L. Attach a list of abutters, owners of land directly opposite on any public or private street or way and owners of land within 300 feet of the property line, including bordering towns. The list must be prepared and certified by the Great Barrington Board of Assessors office.

M. Include information as applicable in Sections II, III, IV, V, VI and VII.

N. One original and fourteen (14) exact copies of all required documentation must be submitted. One electronic version in PDF format must also be submitted.

II. PLAN OF PROPERTY

A. A site plan for the proposed development, drawn to a scale of 1"=40', each page of which shall be titled, dated, numbered and signed by the preparer. If the preparer is an engineer, architect, surveyor or other professional registered in Massachusetts, *each page shall bear his or her professional seal*. This plan shall clearly show the following:

1. Owner and applicant
2. Engineer or Architect
3. Date
4. Scale and north arrow
5. Zoning district (s)
6. Names of adjacent streets
7. All existing lot lines and dimensions
8. Lot size
9. Locations and dimensions of all existing and proposed structures, including additions thereto
10. Number of dwelling units existing and proposed
11. Location and number of parking spaces, with each space numbered
12. Location of driveways and/or access roads with directional arrows as needed
13. Location of all streams, ponds, wetlands, steep slopes, and other significant topographic features of this property
14. Provisions for drainage, watercourses, easements and systems
15. Existing and proposed uses of structures
16. Screening and/or buffer provisions, as well as all other landscaping proposed
17. Site photos as needed to illustrate the existing and proposed conditions
18. Locus map (locating site within the neighborhood and town)
19. Proposed open space or park area(s) if any
20. Such other data as the Planning Board may require

B. Other requirements (if and as requested by the Planning Board, Conservation Commission, Selectboard, Board of Health or Building Inspector):

1. General characteristics of land under a separate plan at a scale of 1"=100' showing the general characteristics of all lands within 200 feet of the site including structures, parking areas, driveways, pedestrian ways, natural features and existing land uses. Land uses shall be designated by shading the plan with colored pencil and using standard land use colors.
2. Architectural drawings, prepared by a Registered Architect, at a scale sufficient to show the details of the proposed building (s) and signs but not less than 1/8"=1".
3. A separate plan, prepared by a Registered Engineer or Architect, drawn to a scale of 1"=500' which shall clearly show:
    a. the project site
    b. location of public and private wells within ½ mile of any lot lines
    c. Contour lines at 2-foot intervals

d. Location of wells on the site or within 400 feet of lot lines
e. Location of wetland area

4. Common ownership land/adjacent lots usage.
   a. A copy of those portions of the Assessors' map(s) showing all contiguous land held in common ownership with the land affected by the special permit, or all contiguous land held in common ownership by the applicant
   b. Land use of adjacent lots

III. PUBLIC WATER – WASTE DISPOSAL

A. Availability of public water
   1. Estimate demand.
   2. Submit documentation of available water pressure.
B. Availability of public sewer
   1. Estimate daily flow of public sewer.
   2. Describe disposal facilities and submit evidence of all necessary state and local approvals.
   3. Submit evidence of all required approvals by the Massachusetts Department of Environmental Protection of any proposed wastewater treatment system requiring such approval and of any industrial waste treatment or disposal system

IV. ENVIRONMENTAL REPORTS

A. Submit copies of any environmental reports or documents prepared for the project required by State or Federal law or regulations.
B. Submit copies of all environmental reports required by the Conservation Commission, Planning Board, Board of Health or any other local board or official.
C. Description of open space or park(s) if any
   1. Letter to the Town of Great Barrington offering open land to the Town, *or*
   2. Document showing terms of permanent covenant of open space.
D. Hazardous Materials
   1. A complete list of all materials, pesticides, fuels and toxic or hazardous materials to be used or stored on the premises. Generic names should be supplied as listed in the Massachusetts Department of Protection's Hazardous Waste Regulations (310 CMR 30.000) and, where applicable, the Industry and EPA Hazardous Waste Number should be supplied. The list should be accompanied by a description of measures proposed to protect from vandalism, corrosion, leakage and for control of spills.
   2. A description of possible toxic or hazardous wastes to be generated indicating storage and disposal method.

V. PLANNED PHASING

Planned phasing, if project is to be constructed in more than one phase. For multi-family dwellings, cluster residential development and single family attached dwellings, the design of roadways, access roads, sidewalks, common drives, and utilities shall generally conform to the standards set forth in the Rules and Regulations Governing Subdivision of Land in the Town of Great Barrington; regardless of whether the development is a subdivision within the legal definition.

VI. IMPERVIOUS SURFACES

Description of the extent of impervious surfaces, of provisions for collecting surface runoff and of provisions for on-site recharge and removal of contaminants.

FORM SP-2
REV. 12-2020

VII. GROUNDWATER

Except for those uses applying for a special permit solely for excavating or drilling, a Groundwater Quality Certification, prepared by a Massachusetts Registered Professional Engineer, experienced in hazardous waste disposal, groundwater evaluation or hydrogeology may be required. Said Groundwater Quality Certification shall state that: "as a result of the project, the groundwater quality at the boundary of the premises, resulting from on-site waste disposal, other on-site operations, natural recharge and background water quality,

a. will not fall below the standards established by the DEP in "Drinking Water Standards in Massachusetts", or
b. Where existing groundwater quality is already below those standards, will not be further degraded."

Date: 10/21/25

Owner Signature

Co-owner Signature

Applicant's Signature

SPECIFICS:

1. All site plans and specifications must be signed and dated by the preparer.
2. **ALL OWNERS** of property must sign the application
3. A copy of the special permit procedures is available upon request.
4. Fee for application is $300.00 to cover the cost of the public hearing notices and notification to parties in interest.
5. Once all the necessary papers, maps, etc. as indicated above are correlated into fourteen sets, **call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application**. The application will be reviewed for completeness and a date for a public hearing before the Granting Authority will be scheduled. Meetings before the recommending Boards such as the Planning Board, Conservation Commission and Board of Health will also be arranged at this time.

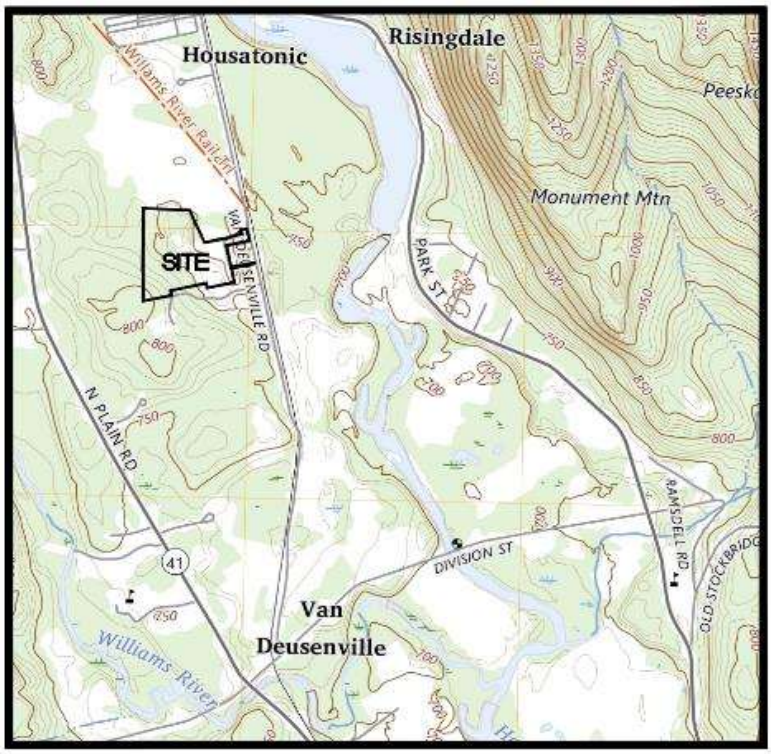
PLEASE READ AND SIGN BELOW

ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD FOR THE PURPOSE OF ANALYZING OR EVALUATING ANY PROJECT THAT IS A SUBJECT OF A SPECIAL PERMIT APPLICATION SHALL BE ASSESSED TO THE APPLICANT AND SHALL CONSTITUTE PART OF THE APPLICATION FEE. A COPY OF THIS REGULATION SHALL BE PROVIDED TO EACH APPLICANT WHO SHALL SUBMIT WITH HIS APPLICATION A SIGNED STATEMENT THAT HE HAS READ THIS REGULATION AND AGREES TO BE BOUND BY IT.

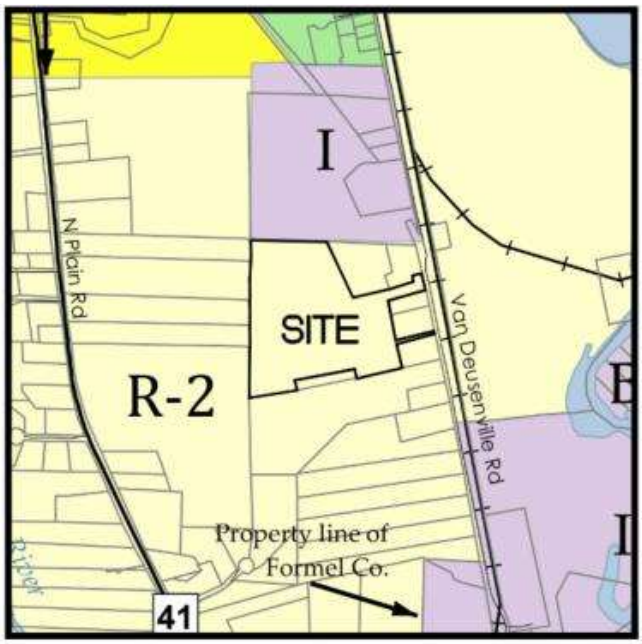
I have read the above regulation and agree to be bound by it.

Applicant's Signature _____

Date _____



USGS LOCATION MAP
1"=1,000'



ZONING LOCATION MAP
1"=500'

Section 4 - Narrative

SUP Application Section K - Project Narrative

Existing Use

The subject property at 53 Van Deusenville Road is currently utilized as a largely undeveloped parcel characterized by open land and limited existing improvements. Historically, the site has consisted of low-intensity rural or agricultural use consistent with the surrounding area's mix of light industrial, transportation, and open space corridors. There are no active residential, commercial, or institutional uses currently on-site. The site's gentle topography, absence of wetlands or steep slopes, and limited tree clearing needs make it consistent with the Plan's guidance for appropriate non-residential development that avoids scenic ridgelines, wetlands, and prime agricultural soils. Historic use of the Subject Property was a gravel pit and unregulated landfill site.

Proposed Use

The applicant proposes to construct and operate a ground-mounted solar photovoltaic (PV) array designed to generate clean, renewable electricity for the local grid. The project will consist of photovoltaic panels mounted on fixed-tilt or tracking racking systems, with associated electrical equipment, access drives, and limited fencing and landscaping. No permanent occupied structures are proposed. The facility will be maintained periodically but will otherwise generate minimal traffic, noise, or light. Stormwater will be managed on-site through best management practices to prevent erosion and protect adjacent water resources.

Vegetative buffers will be maintained or enhanced along property boundaries to preserve the site's rural character and screen views from adjacent properties and roadways. The project will incorporate native groundcover and pollinator-friendly seed mixes where feasible, promoting biodiversity and soil stabilization.

Consistency with the Great Barrington Master Plan (2013)

The proposed solar project is consistent with several core goals and initiatives of the Town's adopted Community Master Plan, particularly those outlined under the Energy & Climate, Land Use, Agriculture, and Economic Development chapters.

1. Energy and Climate Goals (Chapter 9)

- **Goal EN 2:** *Promote renewable energy systems for residences and businesses.*
  The project directly implements this goal by advancing local generation of clean, renewable power, reducing dependence on fossil fuels, and contributing to Massachusetts' Renewable Portfolio Standards.

- **Goal EN 3:** *Promote large-scale renewable energy systems in appropriate areas.*
  53 Van Deusenville Road provides an appropriate setting for solar energy due to its low-density surroundings, proximity to electrical infrastructure, and limited visual and environmental impacts.

- **Goal EN 4:** *Make Town operations self-sufficient in electricity use by 2025.*
  This project contributes to the Town's broader sustainability objectives by increasing the share of locally produced renewable electricity within the municipal footprint.

2. Land Use Goals (Chapter 3)

- **Goal LU 6:** *In rural areas and gateways, preserve natural resources and agriculture and promote sensitive development.*
  The proposed solar array is a low-intensity use that preserves the majority of the site's open character.
  - Avoids wetlands and critical habitat areas, per the BioMap 2 and CAPS Index of Ecological Integrity maps.
    Maintains open character with vegetative buffers consistent with the Town's Scenic Mountains Act and landscape protection priorities.
- **Goal LU 7:** *Ensure that land use policies are consistent, easy to use, and transparent.*
  By pursuing a special use permit and adhering to current siting standards and state model solar guidelines, the project advances the Town's policy goal of clear, performance-based regulation for renewable energy development

3. Economic Development Goals (Chapter 5)

- **Goal ED 3:** *Redevelop underutilized sites where infrastructure already exists.*
  The project represents reinvestment in an underutilized property while leveraging existing utility and roadway infrastructure.
  It contributes to the Town's diversified tax base and supports clean-tech industry employment during construction and maintenance.

4. Agricultural and Open Space Goals (Chapter 7 & 4)

- **Goal OSR 9:** *Protect biodiversity, habitat, and natural resources.*
  Through sustainable design, native vegetation, and stormwater best practices, the project avoids fragmentation of habitat and enhances local ecological value.

Conclusion

The proposed solar installation at 53 Van Deusenville Road exemplifies the type of sustainable, well-sited renewable energy development envisioned in Great Barrington's 2013 Master Plan. It:

- Aligns with community values of environmental stewardship and climate resilience;
- Reuses existing land in a manner consistent with scenic and agricultural preservation
- Strengthens the Town's economic and energy independence; and
- Minimizes adverse impacts while contributing to statewide clean energy goals.

Accordingly, the project fully supports the Town's vision of maintaining a balance between its rural landscapes and forward-looking, sustainable infrastructure.

Zoning Ordinance Section 9.12 - Solar Energy Systems

9.12.3 Dimensional Regulations.

a. Setbacks. A ground mounted solar energy system shall not be located within the front, side, or rear yard required in the zoning district in which the system is located. Perimeter fences more than six feet high and appurtenant structures such as transformers, utility boxes, or utility poles, shall also be subject to this requirement, but the Planning Board may grant a waiver if it is shown that a particular location is required by the applicable utility company for utility grid connection purposes. In R1A, R1B, and R3 zones, ground mounted solar arrays of any size are prohibited from being placed nearer to the front lot line or front setback line than the primary structure.

   The proposed site design complies with all front (50ft), side (20ft), and rear (30ft) setbacks shown in Section 4.1.2 Dimensional Requirements.

b. Lot Coverage. A solar energy system shall not be included in calculations for lot coverage or impervious surface area, unless the ground area under the solar energy system is impervious.

   The proposed site design complies with the maximum lot coverage area calculation.

c. Height. Accessory use systems in residential, B1, and MXD zones shall not exceed 15 feet at their highest point.

   The proposed site design panel height is a maximum of 10.5 ft and does not exceed dimensional requirements in Section 4.1.2.

9.12.4 Design and Performance Standards.

All ground mounted solar energy systems, whether permitted by right or by special permit, shall comply with the following standards:

1. Visual Impact. Reasonable efforts shall be made to minimize visual impact from public rights of way and abutting properties. Dense vegetation is the preferred method of screening.

The proposed project utilizes existing vegetation wherever possible to remain as a visual screening from right of ways.

2. Auditory Impact. Operation of the system shall cause no increase in sound levels, beyond background levels, measurable on abutting residential properties.

The proposed solar facility is a non-intrusive land use that generates minimal sound. There are no moving parts in the solar arrays themselves. Operational sound is limited to inverters and the battery energy storage system, which are designed to comply with state and local noise standards.

All equipment will be located away from property boundaries and equipped with manufacturer-rated sound attenuation. A sound analysis will be provided (if required) demonstrating that noise levels at all abutting residential properties will not exceed existing ambient (background) sound levels at any time during operation, in accordance with this provision.

Therefore, the project will result in no measurable increase in sound levels at neighboring properties.

3. Land Clearing, Soil Erosion and Habitat Impacts. Clearing of natural vegetation shall be minimized. Areas of clearing shall be revegetated.

The proposed project has been designed to minimize land disturbance to the greatest extent practicable. Clearing will be limited only to the areas necessary for the installation of solar equipment, access drives, and associated infrastructure. Existing vegetative buffers around the perimeter will be preserved to maintain natural screening and habitat continuity.

The cuts and fills at the site are to proposed to reduce some of the existing steeper slopes within the array area to less than 15% and eliminate existing piles and depressions. The overall area to be graded consists of approximately 4 acres. These cuts and fills will be associated with moving of approximately 5,600 cubic yards existing

material in localized areas at the site. No material is anticipated to be imported or exported, other than perhaps suitable gravel for the extension of the gravel access road.

During construction, soil erosion and sedimentation control measures will be implemented in accordance with state and local stormwater requirements. These measures may include silt fencing, stabilized construction entrances, temporary sediment traps, and other BMPs to ensure that disturbed soils are contained onsite and protected from stormwater runoff.

Following construction, all disturbed areas will be revegetated with a native seed mix designed to promote soil stabilization and long-term habitat value. The project will incorporate pollinator-friendly vegetation and low-maintenance groundcover to support ecological benefits, reduce erosion, and ensure full site stabilization.

4. Agricultural Land. Where systems are proposed on farmland, or on prime farmland soils as defined by the United States Department of Agriculture Natural Resources Conservation Service, systems shall be designed, constructed, and operated to minimize soil compaction and loss of fertility and shall incorporate active farm uses to the extent practicable. The land removed from agricultural use shall not exceed 20% of the total existing agricultural land in common ownership at, or abutting, the solar energy system location, or 15 acres, whichever is less.

The project limit of work is not located in any area of prime farmland soils.

5. Lighting. Any proposed lighting shall be provided for emergency-use only and directed downward and have full horizontal cut-offs.

The proposed project is not proposing any temporary or permenant lighting structures on site.

6. Utility Lines. Any utility lines between a solar energy system and the utility grid shall be underground to the extent feasible.

Utility power lines to run underground from the project equipment pad to the last customer owned riser pole.

7. Fences. All perimeter fences shall have a clearance of six (6) inches between the bottom of the fence and the ground.

Chain Link Fence Detail on proposed plan set detail minimum of eight inches from finished grade.

8. Plantings / seed mix: All proposed landscaping and revegetation shall be with noninvasive species and seed mixes that are pollinator and habitat friendly and do not require the use of pesticides or herbicides.

The project is seeking to obtain the UMass Silver Certification Pollinator and plans to incorporate pollinator-friendly vegetation and low-maintenance groundcover to support ecological benefits, reduce erosion, and ensure full site stabilization.

9.12.5 Special Permits.

Special Permits for solar energy systems shall be required as set forth in Section 3.1.4, the Table of Use Regulations, and shall be subject to the requirements of this Section and the criteria of Section 10.4.

9.12.6 Site Plan Review.

The following solar energy systems shall be subject to Site Plan Review by the Planning Board, in accordance with Section 10.5:

1. Accessory Use solar energy systems in excess of 750 square feet of project area.

2. Commercial scale solar energy systems.

3. Ground-mounted solar energy systems in any residentially-zoned area, the B1 zone, or the MXD zone, which are located nearer to the front lot line than the primary structure.

In addition to the submittal requirements of Section 10.5.3, the project proponent shall provide the following:

1. Locations of farmland soils, by type, and plans to protect, maintain, and/or restore same.

The parcel does have an area of prime farmland to the eastern half of the property. The proposed site limit of work is outside of this designated area. The proposed site plans show proposed erosion control methods including perimeter silt fence and silt sock in order to prevent migration of sediment.

2. Locations of proposed utility connections and disconnects.

The proposed set of plans depict all utility poles, connections, and disconnects.

3. Locations and details of proposed access roads in and around the solar energy system.

The proposed set of plans depicts all access roads.

4. Locations and details of any perimeter fencing.

The proposed set of plans depicts all fencing.

5. Structural details of the system.

The proposed set of plans depicts all structural details of the system.

6. Operations and Maintenance Plan and Emergency Management Plan. A copy of the Site Plan, electrical schematics, and the Emergency Management Plan shall be provided to the Great Barrington Building Inspector and Fire Chief prior to issuance of a Certificate of Occupancy. A periodic, not less than annual, certification and summary of Operations and Maintenance activities, including mowing or farming as applicable, shall be submitted to the Planning Board.

Operations and Maintenance Plan attached as Appendix C.

9.12.7 Agricultural Commission Review. If a commercial-scale solar energy system is to be located on land that is actively farmed, or has been farmed within the last five years, or on prime farmland soils, the project proponent shall provide a full copy of the Site Plan Review application to the Agricultural Commission simultaneously with submittal to the Planning Board. The Agricultural Commission shall review and provide comments relative to agricultural matters to the Planning Board within 30 calendar days of the filing of the application. The Planning Board shall not issue its Site Plan decision until the Agricultural Commission has provided its comments to the Board unless more than 30 days have passed since the application was filed.

Not applicable.

9.12.8 Insurance, Decommissioning, and Abandonment.

1. Approval of any Commercial scale ground-mounted solar energy system shall require a Decommissioning Plan that includes consideration of the following: (a) Physical removal of all solar energy systems, foundations and structures, equipment, fencing, security barriers and transmission lines from the site. (b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations. (c) Stabilization or re-vegetation of the site as necessary to minimize erosion. (d) Soil Restoration, including

soil health. (e) Financial Surety: The proponent and land owner shall provide a form of surety, through an escrow account, a bond, or otherwise, in a form satisfactory to the Planning Board, to cover the cost of removal and remediation in the event that the town must remove the installation and remediate the landscape. The surety shall include a fully inclusive estimate of these costs prepared by a qualified engineer, including a mechanism for calculating increased costs resulting from inflation.

2. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, a ground-mounted solar energy system shall be considered abandoned when it fails to operate for more than two years without the written consent of the Planning Board. Abandoned facilities shall be removed at the owner's expense.

3. Approval of a Commercial scale ground-mounted solar energy system shall require evidence of liability insurance in an amount and duration sufficient to cover loss or damage to persons and structures occasioned by the failure of the facility.

Decomm Estimate provided in Appendix D

300 feet Abutters List Report

Great Barrington, MA
October 15, 2025

Subject Property:

Parcel Number: 27-10-0
PIN: 027.0-0000-0010.0
Property Address: 53 VAN DEUSENVILLE RD

Mailing Address: BACHETTI JEANNE M
[redacted]
GT BARRINGTON, MA 01230-9318

Abutters:

Parcel Number: 26-28-0
PIN: 026.0-0000-0028.0
Property Address: 342 NORTH PLAIN RD

Mailing Address: NORTH PLAIN FARM LLC
[redacted]
GT BARRINGTON, MA 01230-0061

Parcel Number: 26-29-A
PIN: 026.0-0000-0029.A
Property Address: VAN DEUSENVILLE RD

Mailing Address: TOWN OF GREAT BARRINGTON
334 MAIN ST RM 208
GT BARRINGTON, MA 01230-1832

Parcel Number: 27-10-B
PIN: 027.0-0000-0010.B
Property Address: 49 VAN DEUSENVILLE RD

Mailing Address: BACHETTI JEANNE M
[redacted]
GT BARRINGTON, MA 01230-9318

Parcel Number: 27-10-C
PIN: 027.0-0000-0010.C
Property Address: 47 VAN DEUSENVILLE RD

Mailing Address: COWLES JOHN & DIANE
[redacted]
HOUSATONIC, MA 01236-0757

Parcel Number: 27-10-D
PIN: 027.0-0000-0010.D
Property Address: 41 VAN DEUSENVILLE RD

Mailing Address: OLEARY TOM & KATHLEEN
[redacted]
GT BARRINGTON, MA 01230-1153

Parcel Number: 27-10-E
PIN: 027.0-0000-0010.E
Property Address: 57 VAN DEUSENVILLE RD

Mailing Address: ATWOOD RICHARD B SR TRUSTEE
[redacted]
HOUSATONIC, MA 01236-0596

Parcel Number: 27-10-F
PIN: 027.0-0000-0010.F
Property Address: 55 VAN DEUSENVILLE RD

Mailing Address: ATWOOD RICHARD B SR TRUSTEE
[redacted]
HOUSATONIC, MA 01236-0596

Parcel Number: 27-10-G
PIN: 027.0-0000-0010.G
Property Address: 45 VAN DEUSENVILLE RD

Mailing Address: PLUM BERNIE M
BEHRENDT CHARLOTTE L
[redacted]
GT BARRINGTON, MA 01230-1153

Parcel Number: 27-10-H
PIN: 027.0-0000-0010.H
Property Address: VAN DEUSENVILLE RD

Mailing Address: PLUM BERNIE M
BEHRENDT CHARLOTTE L
[redacted]
GT BARRINGTON, MA 01230-1153

Parcel Number: 27-16-0
PIN: 027.0-0000-0016.0
Property Address: 304 NORTH PLAIN RD

Mailing Address: LONG DAVID POLIAK GEORGENE
[redacted]
GT BARRINGTON, MA 01230-0393

300 feet Abutters List Report

Great Barrington, MA
October 15, 2025

Parcel Number:	27-21-0	Mailing Address:	MTA NORTH PLAIN ROAD LLC [redacted] MONTEREY, MA 01245-0295
PIN:	027.0-0000-0021.0		
Property Address:	320 NORTH PLAIN RD		
Parcel Number:	27-22-0	Mailing Address:	MCCORMICK KATHLEEN M [redacted] GT BARRINGTON, MA 01230-1805
PIN:	027.0-0000-0022.0		
Property Address:	316 NORTH PLAIN RD		
Parcel Number:	27-24-0	Mailing Address:	314 NOMINEE TRUST ANN L MERCER TRUSTEE [redacted] GT BARRINGTON, MA 01230-1953
PIN:	027.0-0000-0024.0		
Property Address:	314 NORTH PLAIN RD		
Parcel Number:	27-26-0	Mailing Address:	MANNHEIMER MARK L GENNARI PAULA [redacted] HOUSATONIC, MA 01236-9741
PIN:	027.0-0000-0026.0		
Property Address:	310 NORTH PLAIN RD		
Parcel Number:	5-4-0	Mailing Address:	AMERIGAS PROPANE LP [redacted] VALLEY FORGE, PA 19482-0798
PIN:	005.0-0000-0004.0		
Property Address:	69 VAN DEUSENVILLE RD		
Parcel Number:	5-6-0	Mailing Address:	MASSACHUSETTS ELECTRIC CO [redacted]
PIN:	005.0-0000-0006.0		
Property Address:	62 VAN DEUSENVILLE RD		
Parcel Number:	5-8-0	Mailing Address:	GENERAL ELECTRIC COMPANY THOMSON REUTERS (PROP TAX SVCS [redacted]
PIN:	005.0-0000-0008.0		
Property Address:	PARK ST NORTH		

The above list of abutters to the subject property is correct according to the latest records of this office.

Carol Strommer

Carol Strommer
Administrative Assessor

LODESTAR ENERGY

OPERATIONS & MAINTENANCE PLAN
53 Van Deusenville Road Solar + BESS Project

1.0 Introduction

This Operations and Maintenance (O&M) Plan applies to the 2.5 MWac / 3.5 MWdc ground-mounted photovoltaic solar energy system and 1,927 kWac Tesla Megapack 2XL energy storage system located at 53 Van Deusenville Road, Great Barrington, Massachusetts. This plan is submitted in compliance with Section 9.12.6 of the Town of Great Barrington Zoning Bylaw.

1.1 Owner and Operator

The facility is owned and operated by LSE Sphinx LLC, a special purpose entity managed by Lodestar Energy. LSE Sphinx LLC is responsible for all operational, maintenance, vegetation management, and emergency coordination activities.

2.0 Purpose and Regulatory Compliance

The purpose of this plan is to:

- Ensure safe and reliable operation of the solar and battery system
- Maintain compliance with Section 9.12 of the Zoning Bylaw
- Protect public safety, environmental quality, and agricultural resources
- Establish maintenance and reporting protocols

This plan meets the requirements of Section 9.12.6 for commercial-scale solar projects.

3.0 System Description

3.1 Solar Photovoltaic System

• Size: 3.5 MWdc / 2.5 MWac
• Inverters: SMA Sunny Highpower (SHP) US-150 string inverters (fan-cooled)
• Mounting: Fixed-tilt ground-mounted racking
• Interconnection: Local utility distribution system
• Monitoring: AlsoEnergy remote monitoring

3.2 Battery Energy Storage System (BESS)

• Technology: Tesla Megapack 2XL
• Power Capacity: 1,927 kWac
• Energy Capacity: 3,854 kWh (2-hour duration)
• Features: Integrated HVAC, fire detection, suppression, and monitoring per UL 9540A and NFPA 855

4.0 Operations Responsibilities

LSE Sphinx LLC shall:
• Conduct and document routine inspections
• Maintain equipment per manufacturer guidance
• Monitor system performance 24/7
• Oversee vegetation and pollinator habitat
• Submit annual maintenance reports to the Planning Board as required by Section 9.12.6

5.0 Preventative Maintenance Program

5.1 Solar PV Maintenance

Task	Frequency	Responsible Party
Visual inspection of modules, wiring, racking	Semi-annually	LSE Sphinx LLC / qualified contractor
Inverter fan/filter inspection	Semi-annually (per SMA guidance)	SMA-certified technician
Electrical torque check	Annually	Licensed electrician
Communications and firmware review	Quarterly	Operations staff

5.2 Tesla Megapack Maintenance

Task	Frequency	Responsible Party
Remote monitoring (automated)	Continuous	Tesla system / Operations staff
HVAC/thermal inspection	Annually	Tesla-certified technician
Fire suppression system test	Annually	Tesla-certified technician
Megapack enclosure inspection	Semi-annually	LSE Sphinx LLC

6.0 Vegetation & Pollinator Management

Vegetation will be maintained through mechanical mowing (1–2 times per year) and the establishment of a pollinator-friendly seed mix. No pesticides or herbicides will be used. Pollinator habitat will be managed in accordance with zoning requirements and site conditions.

7.0 Monitoring & Reporting

The system will be monitored continuously via the AlsoEnergy platform. Alerts will be automatically sent to operations personnel for corrective action.

Annual Reporting: An annual summary of maintenance, vegetation management, and system performance shall be submitted to the Planning Board in accordance with Section 9.12.6.

8.0 Emergency Response

Emergency procedures will be coordinated with the Fire Chief prior to energization. The system is equipped with remote shutdown and clearly marked disconnects. Emergency access will be maintained via a locked gate with Knox Box access. Detailed procedures will be finalized with the Fire Chief and provided to the Town prior to energization.

9.0 Decommissioning & Recordkeeping

All maintenance activities will be documented and retained. Upon decommissioning, the system will be removed in accordance with the approved Decommissioning Plan, including equipment removal and site restoration.

LODESTAR ENERGY

LSE SPHINX LLC – SOLAR PROJECT DECOMISSIONING PLAN DATE:

10/23/25

Prepared By: Kayla Keriazes

Title: Project Engineer

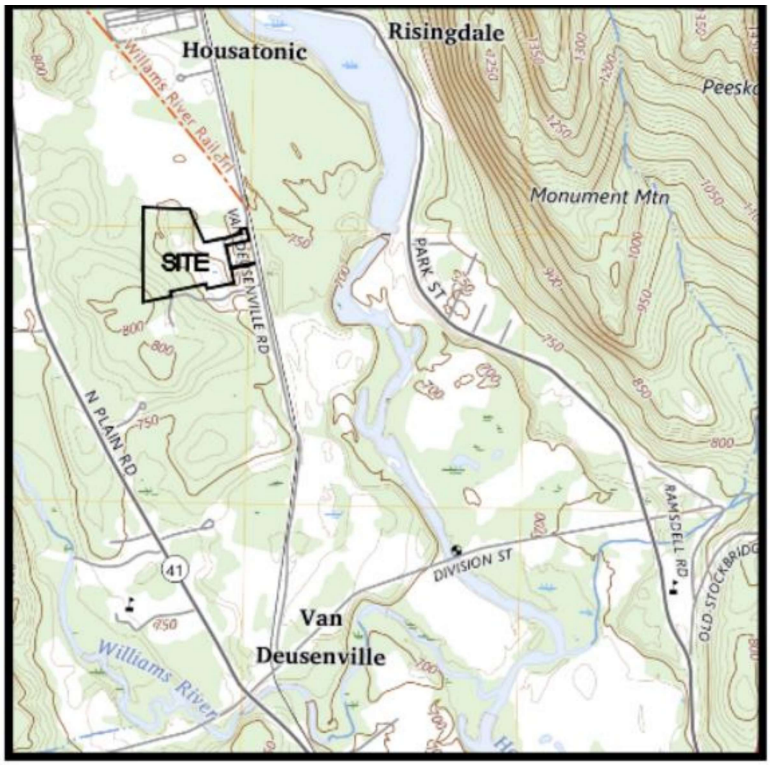
This document was prepared by Lodestar Energy ("Lodestar") on behalf of its venture, LSE Sphinx LLC, for use by applicable regulatory agencies. Any reliance on this document by any other third party is strictly prohibited. The material in this document reflects Lodestar's professional judgement as experienced solar developers in reference to the decommissioning and remediation of project sites previously used to generate electricity derived from large-scale photovoltaic power. The plans stated in this document are based on the conditions and information existing at the time this document was published and do not consider any subsequent changes.

TABLE OF CONTENTS

1.0 INTRODUCTION

LSE Sphinx LLC is proposing to construct a 2500 kW/AC ground-mounted solar photovoltaic electric generating facility (the "Project") at property located at 53 Van Deusenville Road in the Town of Great Barrington MA, Property ID #27-10-0 (the "Site"). The Site comprises approximately 21 acres, and the proposed area of disturbance is ~12 acres.

The Decommissioning Plan (the "Plan") provides a description of the decommissioning and restoration phase of the Project. The Plan seeks to remove solar system components, restore, and revegetate the Site's land and environment to current conditions, as well as implement best practices that ensure adequate and responsible use of equipment and resources recovered from the system. As such, the Plan is an integral component of the Project.



USGS LOCATION MAP
1"=1,000'

Aerial Photograph of Site Location

1.1 SOLAR SYSTEM COMPONENTS

The Project's major equipment is expected to consist of:

- (17) SMA SHP 150-US-21
- (5,500) 630W photovoltaic panels
- Fixed-tilt racking system
- Interior gravel access road
- Utility pads
- Electrical conduit and conduit supports
- Electrical poles and overhead wire
- Security fencing

2.0 PRE-DECOMMISSIONING PLANNING

The activities involved in the closure of the Facility will depend on the expected future use of the site. Certain facility equipment and features may be left in place for future uses, such as electrical infrastructure and access roads.

Pre-decommissioning activities, include final decommissioning and restoration planning, that identifies measures to be taken to restore the site to near pre-construction conditions or compatible with surrounding land and land use that may have evolved during the period the Facility is in service.

This includes the following activities:
Complete an analysis of the project materials to identify specific components that may be recycled, scrapped, or sent to disposal sites. Identify specific recycling facilities and disposal sites for materials. The individual components to be decommissioned will be recycled to the maximum extent practicable or removed from the site and disposed of at appropriately licensed disposal facilities. Recycling and disposal shall comply with all local, state, and federal laws, regulations, and ordinances.

Initiate discussions with Town officials and departments on the decommissioning process and updated Plan. Permits and approvals required for decommissioning will be identified and permits will be obtained prior to commencing operations. We have assumed that the planning process would be initiated one year prior to the anticipated end of commercial operation. Planning for the decommissioning activities and the associated permitting is scheduled far in advance to allow for meaningful consultation with the Town or other applicable agencies. Permitting will be finalized prior to the start of on-site activities.

Develop specifications for demolition and restoration, which will serve as the basis for contractor bids for decommissioning and establish the scope of demolition and restoration, including developing restoration plans in compliance with local, state, and federal laws, regulations, and ordinances.

3.0 DECOMMISSIONING SEQUENCE

The decommission process will include the de-energization of the solar facility, revegetation of the Site, and the removal of photovoltaic modules, steel racking system, concrete pads, all buried conduit and conductors, inverters, transformer, security fencing, and access roads. All aspects of the decommissioning process will be in accordance with local permitting requirements as well as all applicable federal, state, and local laws. An onsite manager will be designated to the decommissioning process. The onsite manager will be responsible for the successful completion of the decommissioning process as well as the safety of the workers, public health, and environment of the project site for the duration of the work.

3.1 OVERVIEW OF DECOMMISSIONING PROCESSES

3.1.1 Mobilization and Timeline

The decommissioning process will require the mobilization of construction equipment, tools, trash containers and material transportation trucks. LSE Sphinx shall notify the Town of Great Barrington by certified mail of the "date of discontinued operations". The decommissioning of the array will be complete no later than 150 days after the recorded date of discontinued operations.

3.1.2 Module and Rack Disassembly

Certified electricians will de-energize the circuits and confirm the array is safe for disassembly. Modules will then be removed individually and temporarily stored onsite. The modules will be assessed for value at the time of decommissioning and either recycled or transported to an appropriate disposal facility.

The steel racking structure will be unbolted and disassembled. Ground screws and/or helical piles that support the module racking system will be removed using construction equipment. Since the racking has no concrete foundation, associated holes will be small during the removal process. Any resulting holes will be backfilled with local soil to match existing soil conditions. All steel associated with the module racking structure will be transported to a steel recycling facility.

3.1.3 Electrical Component Removal

Inverters, transformers, and vista are located on concrete foundations. Certified electricians will de-energize circuits and confirm the components are safe for removal. The transformer contains an environmentally safe mineral oil which will be contained and recycled separately from the equipment. The equipment will be removed, aggregated onsite and transported to an appropriate electrical recycling facility. The concrete will be demolished using jackhammers and hauled to an appropriate concrete disposal facility.

The electrical conductors/wiring will be removed from above ground and underground locations. Underground conduit is assumed to be excavated to a depth of 3’ below grade. All excavated areas will be filled, compacted, and regraded. All electrical conductors and associated conduit will be removed and recycled. Any overhead portions of the collection system will be removed. Overhead conductors will be removed from the poles, and the poles and pole foundations will be removed.

3.1.4 Perimeter Fence

The 8' perimeter security fence with a self-locking gate will remain in place during the decommissioning process for security and public safety. Once power generation materials have been properly disposed of, the security fence will be dismantled. Components will be transported to an appropriate recycling facility.

3.1.5 Roads

Onsite access roads will remain in place to accomplish decommissioning at the end of the Facility's life. At the time of decommissioning, if the roads will be beneficial for future use of the site, those roads may remain after decommissioning. Roads that will not be used will be restored during contouring operations at the end of the process.

4.0 RESTORATION OF LAND AND ENVIRONMENT

LSE Sphinx LLC and its parent organizations are committed to the restoration of the land and greater natural environment that the Project is sited on and near. The following subsections contain detailed descriptions regarding planned soil rejuvenation, ecosystem repopulation, and surface water control. To the fullest extent possible, the maximum amount of project site restoration will occur during the Project's decommissioning timeline. However, in the event that soils and/or vegetation require additional attention, time may need to be added to the overall decommissioning timeline. The time required to undertake work is heavily dependent on the scope of work required, however, 12 months for additional soil/vegetation restoration can be held in contingency. Any change to the decommissioning timeline will be coordinated with the Town of Great Barrington.

4.1 SOILS

During the decommissioning process the gravel access road will remain in place to provide an access point for equipment and the transportation of system materials. Once associated components and materials have been properly disposed of, then the gravel access road will be removed. The aggregate base material will be removed and replaced with locally imported soil to match existing soil conditions. The area will be regraded to match pre-existing topography or to conform with any future permitted and allowed uses, such as agriculture. The civil site restoration will target the restoration of the property to pre-project conditions. This includes the replacement of topsoil and modification of topography as needed. Any excavated areas will be backfilled and compacted with local soils to match surrounding topography.

4.2 REVEGETATION AND REPOPULATION OF NATIVE ECOSYSTEM

In LSE Sphinx LLC and its parent organizations' ongoing effort to maintain and improve stewardship of the land, associated ecosystems, and the greater biosphere, the Project will not use any nonnative species to revegetate the Site during decommissioning. Instead, native plants will be used to cover any disturbed soil. These plants will encourage the growth of rich habitats, which in themselves offer high-value ecosystem services through the attraction of populations of pollinators and the retainment of soils to reduce erosion and increase nutrient retention. Aeration, de-compaction, disking and hydroseeding processes will be utilized as needed to encourage full vegetative coverage.

5.0 DECOMMISSIONING COST ESTIMATE SUMMARY

This section contains a mainly quantitative summary of the Project's estimated decommissioning expenses and revenues, used to estimate net total cost. Approximately 95% of materials are recyclable and will be transported to the appropriate recycling facilities. Any non-recyclable material will be transported to a nearby landfill and properly disposed of in accordance with state and federal law.

5.1 DECOMMISSIONING EXPENSES

[SEE TABLE ON FOLLOWING PAGE]

Item	Description	Crew	Estimated Cost
1	Removal of all PV equipment: Modules, racking, piles, inverters, wires, transformer, BESS	2 Electricians –180 hours each ($115.00/hr) 5 Laborers –200 hours each ($75.00/hr) 1 Operator – 150 hours ($100/hr) 1 Backhoe - 150 hours each ($200.00/hr)	$ (161,400)
2	Removal of debris that cannot be salvaged: Customer-owned utility poles, concrete pads	3 Laborers – ($75.00/hr) 1 Operator – ($100/hr) 1 Excavator - ($200/hr) 30 hours each	$ (15,750)
3	Site Restoration: Reseeding & fertilizer, regarding, minor erosion repairs	3 Laborers – ($75.00/hr) 1 Operator – ($100/hr) 1 Excavator - ($200/hr) 40 hours each	$ (21,000)
4	Disposal fee (Including BESS Components)		$ (50,000)
5	Removal of fence	3 Laborer, 1 Operator, 1 Excavator - 18 hours each	($9,450)
		Labor Subtotal	*$ (257,600)*
6	*Salvage of modules*	5,500 modules x $5 per module	$ 27,500
7	Salvage of steel, aluminum racking	Assume roughly 220 tons of steel; $200 per ton	$ 44,000
8	Salvage of copper, aluminum wire, transformer winding, electronic components	Copper – 4800lbs x $8/lb Aluminum – 800lbs x $1.50/lb	$ 39,600
		Salvage Subtotal	*$111,100*
9	Oversight & project management	120 hours at $110.00/hr	$ (13,200)
		Net Subtotal	$ (159,700)
10	Contingency (10%)		$ (15,970)
		TOTAL	**$ (175,670)**

5.2 DECOMMISSIONING SUMMARY

Based on the calculations herein, LSE Sphinx LLC expects a decommissioning cost of **$257,600.00** and a salvage value of **$111,100.00.** The net total including 10% contingency equals **$175,670.00.**

5.3 DECOMMISSIONING SURETY

The facility owner will be responsible for all decommissioning costs and will obtain all permits or approvals required by the Town of Great Barrington prior to commencing decommissioning work. A bond shall be submitted to the Town Attorney and Town Engineer for review and approval prior to the applicant receiving a building permit for the project.