

Date: 10/21/2013

To: City Council

From: Tom Papp

Re: South 40 Solar LLC Power Purchase by BED.

(AGENDA ITEM # 8)

Pf 10/21/13

Dear Councilors;

Strathmore's Board of Directors has lingering concerns about this proposed solar project. (Strathmore at Appletree Point is a 192 unit development on 77 acres directly downstream of the project parcel in ward 4. The city is co-permittee on our stormwater permit.)

While we applaud Frank Von Turkovich's efforts to go green, the Board has justifiable concerns about this project, just as we did regarding the last 5 housing developments he proposed for this site.

Our primary concerns are around stormwater flow, wetlands, drainage, tree retention & significant natural areas. These are the same Act 250 criteria that caused the DRB to deny the last permit application.

As you may already know, this project will bypass the normal City Conservation Board, DRB process and follow the State PSB Section 248 process. It is that process that the Board is concerned about because it largely bypasses rebuttal and debate, relying more on pre-filed testimony. There may not even be a requirement for stormwater review, despite the fact that over 20 acres of trees will be clear-cut and drainage onto our properties will be affected.

Strathmore is a \$100,000,000 development with over 500 residents. The bottom line to us is that City Council needs to be aware that signing this power purchase agreement signifies that the Council is comfortable with having some responsibility for the risks and impacts that this project may trigger.

The Strathmore Board's suggestion is that at the very least, Strathmore and the City Stormwater Division's Engineers should be given the opportunity to analyze the stormwater design and determine if the stormwater impacts have been mitigated BEFORE the City Council approves a power purchase and passes overall project approval responsibility to the State.

Thank you for your time and attention.

Sincerely,



Tom Papp, President

Strathmore Homeowners Association

802-862-9795 (h)

802-238-0326 (m)