

April 14, 2017

Dear Resident,

As you may already be aware, TurningPoint Energy is in the early stages of pursuing a Community Net Metering solar energy project between Shermantown and Tower Hill Roads to support the goals of Rhode Island's State Energy Plan, including reducing the cost of our energy supply, enhancing energy security through diversification, and obtaining 38.5% of the state's electricity from renewables. Community Net Metering laws were passed to offer the benefits of solar to those who can't, or prefer not to, install solar on their homes. Members of the community will have the added option of sourcing electricity from our projects at a discount to current utility rates.

Over the course of the last month, our team has received a great deal of feedback from local constituents, proactively held a community forum on April 2 where we presented the community with a reimagined plan for the site and have furthered our discussion with interested North Kingstown residents. We want you to know that we have listened and have made changes to our initial plans to adapt and address community feedback.

Some updated project highlights are as follows:

- The project has been scaled back from 32MW to **13MW**, a **60% reduction** in size.
- We have scaled back the developable acreage from approximately 190 to **no more than 130 acres**, based upon a reworked, but still early, conceptual design.
- In the project redesign now taking place, we are increasing the vegetative buffers/screening at property boundaries to at least **200 feet**.
- Approximately **400 acres of the overall 567-acre site will be preserved and conveyed to a conservation land trust** immediately upon permitting approvals, approximately 75% of the site.
- At the end of the working life of the project, the remaining developed portion will be similarly conveyed to the conservation land trust.
- The revised project will generate **\$1.97mm in personal property tax to the community over the life of the project, a ~258% increase over the current use**; a significant economic benefit to the community without any need for costly community infrastructure. Other economic benefits include local job creation and philanthropic contributions.
- When compared to fossil fuel-generated electricity, solar panels are far more efficient at removing atmospheric carbon than the trees they would be replacing. Based upon the current conceptual layout, and according to a calculator provided by the Environmental Protection Agency, the solar panels would remove **25 times** the amount of carbon from the atmosphere as would the replaced trees.
- **All direct abutters will be offered a 100% discount off of their electric bills for 25 years.**
- In addition, **the next 100 North Kingstown households to sign up as subscribers will be offered a 50% discount on their electric bills for 25 years.**
- All other subscribers would receive a discount off of their current electric bills and a hedge against future National Grid rate increases.

The property in question contains 567 acres, made up of seven parcels zoned VLDR (Very Low Density Residential). These properties are privately owned, and not currently designated as open space or conservation land. As such, the current owners have private property rights, including the right to sell the property for residential development. If solar is not approved for the site, based upon public comments made by the landowners and *The Independent* Op-Ed written by landowner Elaine Cruickshank O'Neill (attached behind this letter), residential development is the likely alternative. We think it is important that residents and abutters understand that in this

instance, the status quo is not an option. In essence, to properly frame this dialogue, both opponents and proponents should be comparing a solar project against a residential development scenario. TurningPoint Energy is fully committed to the solar proposal but want everyone to understand the implications of residential development in this location should our project not move forward. Some highlights of this alternative use case are as follows:

- **40 single-family homes** could be developed by-right in this zoning district. (An option may also exist for denser affordable/workforce housing development.)
- Development of the site for 40 single-family homes would almost certainly **clear 100-150 acres or more of existing forest**, and probably more.
- **Residential development is permanent** - the land will never revert to another use, and habitat will be permanently destroyed; our plan would fully protect the land into perpetuity.
- Lawns add little positive environmental value and may result in herbicides and pesticides introduced into the adjacent wetlands and streams; solar would utilize no herbicides or pesticides.
- Homes would bring **40 new septic systems** surrounding the wetlands; solar is a much safer and environmentally-benign neighbor to stream and wetland areas.
- Residential development of the site would almost certainly bring with it miles of new impervious paved roadways, with their associated runoff concerns.
- **400+ new daily trips on local roadways** in such a development; solar would have effectively zero traffic once operational.

We seek/hope to provide accurate information about this decision facing North Kingstown. We also pledge to continue listening to you through neighborhood outreach and social media dialogue. If you have not yet spoken with a member of our team, we would love to hear from you. You can contact us and can find more information about our project at <https://turningpoint-energy.com/rhode-island-community-solar/>, where you will find detailed presentations on the proposed project, frequently asked questions and answers, as well as a video replay of our recent community forum. You can also contact me directly at abeal@tpoint-e.com.

Best regards,



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