
WHEELOCK LOT OPERATING REPORT

FY 2024

OPERATION CONDITIONS

1. Should any segment of the perimeter fencing be visible in winter from Reed Road, that visible portion shall be dark green or black in color.

RESPONSE: Perimeter fencing is not visible during the winter from Reed Road.



2. Signage shall be provided to identify the operator of the facility and provide a 24-hour emergency contact phone number. Signage at the perimeter fence warning pedestrians is allowable. Signage shall not be used for displaying any advertising.

RESPONSE: There is signage at the site's gate that provides a pedestrian warning as well as the name of the operator and the 24/7 emergency contact phone number.

3. A copy of a final Commissioning Report shall be submitted to the Shutesbury Board of Selectmen no less than 30 days following the activation of the facility.

RESPONSE: A copy of the Commissioning Report was provided as part of the 2020 Annual report.



4. Emergency Preparedness: Applicant shall provide a copy of the Project summary, electrical schematic, and site plan to the Fire Chief, Highway Superintendent, and Emergency Management Director, and identify a responsible owner/operator for public inquiries throughout the life of the installation prior to the commencement of the operation of the Project. Signage shall be attached to the gate providing the emergency contact information and the responsible person. The Fire Department shall be provided with a means to open the gate on the access road to the security fencing around the array and shall have access to emergency shut-offs for the solar array. The project operators shall provide a training session for the Fire Department and other Town officials responsible for emergency response on how to use the emergency cutoff switches, and other operational details.

RESPONSE: The training for the Fire Department and Town Officials was completed Q3 2021. The Fire Department has installed their own locks on the gates and has the ability to access the site in case of an emergency. They also have been trained in proper shut offs for the solar array.

5. The owner or operator of the project shall submit an annual report demonstrating and certifying compliance with an Operation and Maintenance Plan and the approved special permit, including but not limited to compliance with the approved plans and any special permit conditions, continuation of liability insurance, and adequacy of emergency access. The annual report shall also provide information on the maintenance completed during the course of the year, the status of the wildflower meadow planted in and

around the arrays, and the amount of electricity generated by the facility. The report shall be submitted to the Planning Board, Select Board, Fire Chief, Emergency Management Director, and Building Inspector no later than 45 days after the end of the calendar year.

RESPONSE: *Maintenance completed during 2024:*

Completed	Name	Status	Description
Jan-24	Converter OEM on-site	COMPLETE	Tested components and ordered parts needed for repairs. Long lead time orders
Apr-24 thru Oct-24	Periodic vegetation management	COMPLETE	IAW with applicable site requirements
Sep-24	Comms install	COMPLETE	Installed Starlink to mitigate comms issues

ENERGY PRODUCTION PER MONTH

Month	Production Net KWh
January 2024	113167
February 2024	504149
March 2024	529767
April 2024	586705
May 2024	727638
June 2024	727146
July 2024	767145
August 2024	680323
September 2024	663066
October 2024	538577
November 2024	403383
December 2024	199024

A copy of the certification of liability insurance is included in Appendix A.

6. Applicant shall use only water, and shall not use any soaps, solvents, or other chemicals, in the cleaning of the PV modules.

RESPONSE: *No module washing has occurred since construction.*

7. The project shall have no permanently-affixed exterior lighting.

RESPONSE: *Project does not have exterior lighting.*

8. Herbicide use is prohibited, except in cases of spot treatments to control invasive species, provided only MDAR-approved herbicides as provided on the Sensitive Area Materials list shall be used. Vegetation control shall be by mechanical means. Mowing in and around the solar arrays shall occur no more than once per year, in October or November only. Occasional cutting of plants that shade the solar arrays is permitted provided it is done by a hand-held machine and not by a mower or tractor.

RESPONSE: *Herbicide is not used on site. Mechanical mowing occurs in October each year and trimming by hand-held machine is completed as needed as vegetation growth impacts production due to shading.*

9. All electric power generated at the Project site shall be from solar energy.

RESPONSE: *All electric power generated at the project is from solar energy.*

10. After the completion of construction and site stabilization, the drainage ditches constructed along either side of the access drive between Pratt Corner Road and the first drainage basin shall be top-dressed with a mixture of wood chips and forest soils from the site. Thereafter, the ditches shall be allowed to re-vegetate from ambient seed sources. No mowing or cutting is permitted except for tree cutting and trimming necessary to maintain the serviceability of the access driveway.

RESPONSE: The ditches have re-vegetated from ambient seed sources. The ditches are not mowed unless vegetation impedes access to or within the site.

11. The applicant will ensure that initial wildflower meadow plantings installed after construction are stabilized and established sufficiently by any necessary replacement of plants, reseeding, or application of soil amendments for as many growing seasons as is necessary to cover at least 90 percent of the ground surface with either the plants initially installed, native plants that have filled in, or a combination.

RESPONSE: The site's ground surface is covered with native vegetation. The coverage of the vegetation will be observed throughout the summer and a reseeding will occur if needed in the fall to ensure 100 percent coverage is achieved.

12. All access and internal driveways, fencing, gates, signage, drainage and stormwater infrastructure, solar equipment, and the wildflower meadow shall be maintained and kept in good working order by the owner or operator for the life of the Project.

RESPONSE: Access and internal driveways, fencing, gates, signage, drainage and stormwater infrastructure, solar equipment, and the wildflower meadow are in good working order. A review of the condition of the site will be done in the spring.

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