



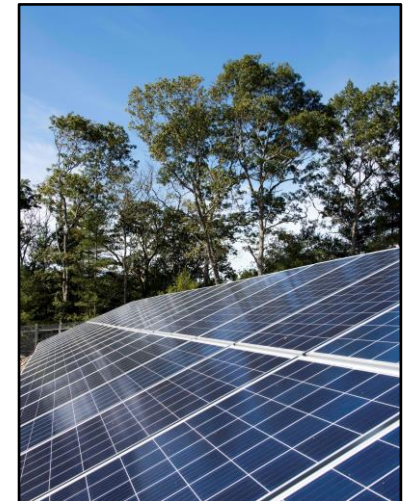
GD Johnston Winsor III
Zoning Board
July 2023

Project Team

- *Developer*
 - Johnston Winsor III, LLC
- *Attorney*
 - John Mancini, Esq.
 - Alfred A. Russo, Jr. Esq. (Co-Counsel)
- *Civil & Site Engineer*
 - Kevin Morin – Green Development, LLC
- *Wetlands Biologist*
 - Joseph McCue – McCue Environmental
- *Landscape Architect*
 - Kevin Alverson, LA – Kevin M. Alverson Landscape Architecture
- *Planner*
 - Joseph Lombardo, AICP – JDL Enterprises
- *Real Estate Consultant*
 - Thomas Sweeney, SIOR – Sweeney Real Estate & Appraisal

About Green Development

- Founded in 2009
- Locally based & locally owned
- Currently employs 70+ people
- Largest owner/operator of onshore renewables in Rhode Island
- Comprehensive and vertically integrated
- Over 160 MW in operational wind and solar projects



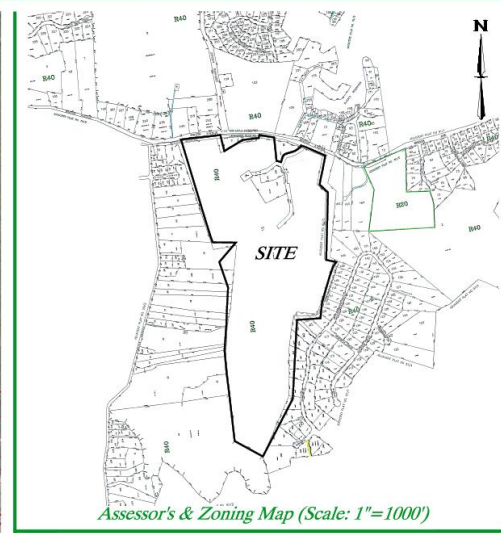
Project Overview

- *Project Location*
 - 112 Winsor Avenue, Johnston, Rhode Island, 02919 (AP 59 Lot 15)
- *Existing Conditions*
 - The property is zoned R-40 (Rural, Farming, Residential)
 - Access from Winsor Ave
 - Property predominantly consists of wooded uplands and swamp
 - Wetlands delineated onsite by Natural Resource Services, Inc.
 - Existing historical cemetery to be preserved
 - Existing residential structures (2) to be removed
 - Total Property Area: ± 158.71 acres
- *Proposed Development*
 - Solar Capacity: 19 MW AC
 - Undisturbed Area: $\pm 52\%$ of Parcel (82.8 \pm acres)
 - Disturbed Area: $\pm 48\%$ of Parcel (75.9 \pm acres)
 - Fenced Area: $\pm 43\%$ of Parcel (67.7 \pm acres)
 - Panel Surface Area: $\pm 17\%$ of Parcel (26.8 \pm acres)
- *Open Space Donation to the Town*
 - ± 82.8 acres after project construction ($\pm 52\%$ of Parcel)
 - ± 75.9 additional acres after project decommissioning ($\pm 48\%$ of Parcel)

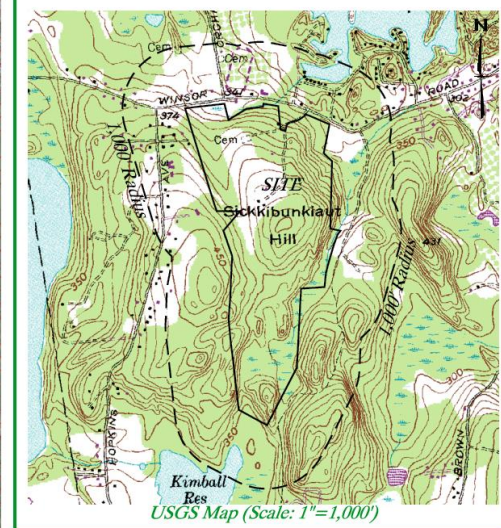




1/2 Mile Radius Map



Assessor's & Zoning Map (Scale: 1"=1000')



USGS Map (Scale: 1"=1,000')

Disclaimer:

THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE. INFORMATION AND IMAGES ON THIS PLAN ARE THOSE FOUND THROUGH ONLINE STATE AND CITY/TOWN GIS DATABASES. THE INFORMATION SHOWN IS ONLY AS ACCURATE AS THE INFORMATION FOUND THROUGH ONLINE SITE RESEARCH. AERIAL IMAGE DEPICTED IS FROM 2014 LEGS DIGITAL TRUE COLOR ORTHOPHOTOGRAPHY. THE ASSESSOR'S AND ZONING MAP REVIEWS IS TAKEN FROM AN TITLED: TOWN OF JOHNSTON, ASSESSOR'S MAPS 96/1, 96/3, 902, SHOWING ZONING DISTRICTS; TAX MAP REVISIONS THROUGH JANUARY 6, 2015. FOR BEST CLARITY, THIS SHEET SHOULD BE REPRODUCED IN COLOR ONLY.

Existing Conditions Legend

- NATURAL HERITAGE AREA
- TOWN OF JOHNSTON - FUTURE LAND USE DRINKING WATER RESERVOIR OVERLAY DISTRICT
- BROWN AVENUE HISTORIC DISTRICT - RI HISTORICAL PRESERVATION & HERITAGE COMMISSION
- TOWN BOUNDARY



APPLICANT INFO: **Johnston Winsor III, LLC**
 2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON, RI 02920
 (401) 295-0998
 www.green-ri.com

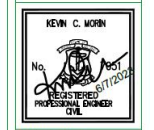
OWNER INFO: **The Steere Family Trust c/o Suzanne T. Vaccarino**
 118 WINSOR AVENUE, JOHNSTON, RI 02819

PREPARED BY: **Green Development, LLC**
 2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON, RI 02920

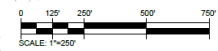
| NO. | DATE | REVISIONS |
|-----|----------|---|
| 1 | 4/7/2023 | ISSUE SET FOR PERM APPLICATION SUBMISSION |
| 2 | 5/1/2023 | ISSUE SET FOR PERM APPLICATION SUBMISSION |

SHEET TITLE:
Aerial Street

PROJECT INFORMATION:
GD Johnston Winsor III
 ALTERNATING CURRENT/AD: 19.00 MW
 112 WINSOR AVE, JOHNSTON, RI 02819
 ASSESSOR'S PLAT 99, LOT 15



w:\Vired Drive Org Templates_2_Sites\Johnston\GD_Johnston_Winsor_Ave_(Steeze)\3_Development\2_Engineering\DWG\Design-Special_Use.dwg Jun 07, 2023 1:21pm



General Site Information:

- APPLICANT INFORMATION:** JOHNSTON WINSOR, LLC
2000 CHAPEL VIEW BLVD, SUITE 500
CRANSTON, RI 02920
- OWNER INFORMATION:** THE STEERE FAMILY TRUST C/O SUZANNE T VALERIANA
118 WINSOR AVENUE
JOHNSTON, RHODE ISLAND 02919
- SITE INFORMATION:** 112 WINSOR AVENUE
JOHNSTON, RHODE ISLAND 02919
ASSESSOR'S PLAT 59 LOT 15
AREA: 158.71± ACRES
ZONE: R-40
- FEMA INFORMATION:** THE SITE IS LOCATED WITHIN ZONE X AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF JOHNSTON, PROVIDENCE COUNTY. FIRM MAP NUMBERS, REVISION DATES AND ZONE DESCRIPTIONS ARE AS FOLLOWS:
MAP: 4407020810 MAP REVISION DATE: MARCH 2, 2009
ZONE: X (UNSHADED) DESCRIPTION: AREAS WHERE THERE IS MINIMAL FLOODING.
- AREA INFORMATION:**

| SITE WITHIN | YES/NO |
|--|--------|
| GROUNDWATER PROTECTION AREA (RDEM) | NO |
| NATURAL HERITAGE AREAS (RDEM) | YES |
| HISTORIC CEMETERY AREA (CITY/TOWN) | YES* |
| HISTORIC DISTRICT (CITY/TOWN) | NO |
| OVERLAY DISTRICT (CITY/TOWN) | YES** |
| GROUNDWATER RESERVOIR AREA (CITY/TOWN) | NO |
| GROUNDWATER RECHARGE AREA (CITY/TOWN) | NO |

*REV. SAMUEL WINSOR LOT #4047
**FUTURE LAND USE DRINKING WATER RESERVOIR OVERLAY DISTRICT
- SOIL INFORMATION:**

| SOIL NAME | HSG | ACREAGE | DESCRIPTION |
|-----------|-----|---------|--|
| CdC | B | | CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES |
| CdC | B | | CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT SLOPES |
| CdC | B | | CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES |
| DdE | B | | CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES |
| EB | B | | ENFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES |
| HcC | A | | HINCKLEY GRANELLY SANDY LOAM, ROLLING |
| IMp* | A | | MERRIMAC SANDY LOAM, 3 TO 8 PERCENT SLOPES |
| PdE* | C | | PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES |
| PdE | C | | PAXTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES |
| Rf | D | | RIDGEBURY FINE SANDY LOAM |
| Rf | D | | RIDGEBURY WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS |
| ShA | BD | | SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES |
| Ty | C | | TISBURY SILT LOAM |
| W | SD | | WATER |
| Wb* | CD | | WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES |
| WbE | CD | | WOODBRIDGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES |

*PRIME AGRICULTURAL SOILS

THE SOIL ABBREVIATIONS REFERENCE THE SOIL SURVEY OF RHODE ISLAND PREPARED BY THE USDA SOIL CONSERVATION SERVICE INFORMATION FOUND THROUGH ONLINE RESEARCH FROM RISGS DATA. THE ABBREVIATIONS CORRESPOND TO SOIL AREAS OUTLINED ON THE PLAN AND ARE TO BE CONSIDERED APPROXIMATE BASED ON THE RISGS DATABASE.
- ZONING INFORMATION:**

| EXISTING ZONE | ZONE R-40 |
|----------------------------------|-----------|
| ZONING ORD. 384 ATTACHMENT 2-11 | EXISTING |
| MINIMUM LOT AREA | 40,000 SF |
| MINIMUM FRONTAGE | 140' |
| MINIMUM FRONT YARD | 40' |
| MINIMUM SIDE YARD | 35' |
| MINIMUM REAR YARD | 75' |
| MAXIMUM HEIGHT OF MAIN STRUCTURE | 30' |
| MAXIMUM BUILDING COVERAGE | 15% |
- WETLANDS WERE DELINEATED ONSITE BY NATURAL RESOURCE SERVICES, INC., P.O. BOX 311, HARRISVILLE, RI 02830 ON JUNE 29 & 30, 2020.
- EXISTING CONDITIONS WITHIN THE PROPERTY WERE DETERMINED BY ONLINE INFORMATION, AERIAL MAPPING, THE RISGS DATABASE AND A SITE WALK PERFORMED ON JULY 15, 2020. THE PROPERTY BOUNDARY IS TAKEN FROM A CLASS I SURVEY PREPARED BY NATIONAL SURVEYORS-DEVELOPERS, INC. IN OCTOBER 2020. THIS PLAN IS NOT TO BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE. ONLINE INFORMATION FROM RECORDED DATA AND EXISTING MAPS FROM THE TOWN AND STATE, AND RISGS DATABASE WAS USED TO COMPLETE THIS PLAN.
- ONSITE SOIL EVALUATIONS HAVE YET TO BE PERFORMED.
- TOPOGRAPHY SHOWN ON THE PLAN IS LIDAR AND WAS OBTAINED BY RISGS DATABASE. ELEVATIONS IN U.S. SURVEY FEET ARE REFERENCED TO NAVD83 DATUM.
- THE HISTORICAL CEMETERY KNOWN AS 'REV. SAMUEL WINSOR LOT #4047' IS LOCATED IN THE NORTHERLY PART OF THE PROPERTY.
- THERE ARE NO HISTORICAL STRUCTURES ON SITE BASED ON THE NATIONAL REGISTER OF HISTORIC PLACES WEBSITE AND RESOURCES.
- THE SITE IS SERVICED BY A PRIVATE WELL AND (2) PRIVATE OWTS. ONE ABANDONED WELL IS LOCATED ONSITE.
- THE FACILITY IS NOT LOCATED IN A CONSERVATION EASEMENT, PRESERVATION EASEMENT, OR HAS ANY DEED RESTRICTIONS.

Certification Note:

THE BOUNDARY LINE SHOWN ON THIS PLAN DEPICTS A CLASS I BOUNDARY PROVIDED BY NATIONAL SURVEYORS-DEVELOPERS, INC. DATED OCTOBER 2020. THIS PLAN ITSELF IS NOT TO BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE. ONLINE INFORMATION FROM RECORDED DATA AND EXISTING MAPS FROM THE TOWN AND STATE, AND RISGS DATABASE WAS USED TO COMPLETE THIS PLAN. DUE TO THE ACCURACY LEVELS OF SAID DATA AND MAPS, THIS PLAN IS TO BE CONSIDERED APPROXIMATE UNLESS SPECIFIED THAT ACTUAL FIELD SURVEY AND DEED RESEARCH HAS BEEN CONDUCTED.

Plan References:

- REFERENCE PLAN TITLED 'ALTAASOM LAND SURVEY PLAN: THE STEERE FAMILY TRUST, ASSESSORS PLAT 59 LOT 15, 112 WINSOR AVENUE, JOHNSTON, RHODE ISLAND' PREPARED BY NATIONAL SURVEYORS-DEVELOPERS, INC., 42 HAMLET AVE, WOODSOCKET, RI 02866, 401-768-7775, DATED OCTOBER 2020.

Existing Site Conditions Legend

| | | | |
|-------------|-------------------------------|-----------|-----------------------------|
| — — — — — | PROPERTY LINE (CLASS I) | — — — — — | 100' RIVERBANK WETLAND LINE |
| — — — — — | ROAD CENTERLINE | — — — — — | 200' RIVERBANK WETLAND LINE |
| — — — — — | SETBACK LINE | [] | BUILDING |
| — — — — — | ASSESSOR LINE | — — — — — | EDGE OF PAVEMENT |
| [/ / / /] | EASEMENT LINE & HATCH | — — — — — | STONE WALL |
| — — — — — | MAJOR CONTOURS AND LABELS | — — — — — | FENCE |
| — — — — — | MINOR CONTOURS AND LABELS | — — — — — | GRAVEL PATH |
| — — — — — | GIS WETLAND LINE | — — — — — | TREE LINE |
| [] | WETLAND HATCH | — — — — — | USDA SOIL LINE |
| — — — — — | WETLAND FLAG AND WETLAND LINE | — — — — — | USDA SOIL TYPE |
| — — — — — | 50' PERIMETER WETLAND LINE | | |
| — — — — — | GIS STREAM/RIVER LINE | | |
| — — — — — | SURVEYED STREAM/RIVER LINE | | |



2000 Chapel View, Suite 500
Cranston RI 02920
(401) 295-0998
www.green-dev.com

APPLICANT INFO: **Johnston Winsor III, LLC**
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON, RI 02920

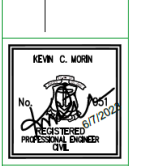
OWNER INFO: **The Steere Family Trust c/o Suzanne T Valeriana**
118 WINSOR AVENUE, JOHNSTON, RI 02919

PREPARED BY: **Green Development, LLC**
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON, RI 02920

| NO. | DATE | DESCRIPTION | BY |
|-----|------------|--------------------------------|--------|
| 1 | 11/11/2020 | ISSUED PER APPROVAL | WATSON |
| 2 | 8/7/2023 | FINAL DESIGN/SCALE/DATE CHANGE | WATSON |

SHEET TITLE: **Existing Conditions Plan**

PROJECT INFORMATION:
GD Johnston Winsor III
ALTERNATING CURRENT(AC): 19.00 MW
112 WINSOR AVE., JOHNSTON, RI 02919
ASSESSOR'S PLAT 59 LOT 15



w:\Work Drive Org Template\3_Sites\Johnston\CD Johnston Winsor Ave (Steeve)\3_Development\2_Engineering\DWG\Design-Special Use.dwg Jun 07, 2023 1:21pm



General Site Information:

- APPLICANT INFORMATION:** JOHNSTON WINSOR III, LLC
2000 CHAPEL VIEW BLVD, SUITE 500
CRANSTON, RI 02920
- OWNER INFORMATION:** THE STEERE FAMILY TRUST CO SUZANNE T VALERIANA
115 WINSOR AVENUE
JOHNSTON, RHODE ISLAND 02919
- SITE INFORMATION:** 112 WINSOR AVENUE
JOHNSTON RHODE ISLAND 02919
ASSESSOR'S PLAT 59, LOT 15
AREA: 151.714 ACRES
ZONE: R-40
- REQUIRED PERMITS:** SPECIAL USE PERMIT - ZONING (TOWN)
DEVELOPMENT PLAN REVIEW - PLANNING (TOWN)
FRESHWATER WETLANDS/RIPRAP - RHODE ISLAND (STATE)
PHYSICAL ALTERATION PERMIT UTILITY PERMIT ADJUT (STATE)
- PRELIMINARY ARRAY SPECS:**

| | |
|-------------------------|----------------|
| PANEL MODEL: | WVRAM |
| CAPACITY (PER PANEL): | 540 W |
| DIMENSIONS (PER PANEL): | 66.5 X 44.8 IN |
| ARRAY TYPE: | FIXED |
| AZIMUTH (DEG): | 180° |
| TILT(DEG): | 20° |
- PRELIM. ARRAY INFORMATION:**

| | |
|--------------------------|-----------|
| ARRAY NORTH: | 18,564 |
| PANEL COUNT: | 19,022 |
| DIRECT CURRENT(DC): | 19,022 MW |
| ALTERNATING CURRENT(AC): | 7,500 MW |
| ARRAY SOUTH: | 18,564 |
| PANEL COUNT: | 19,022 |
| DIRECT CURRENT(DC): | 19,022 MW |
| ALTERNATING CURRENT(AC): | 7,500 MW |
| ARRAY SMALL: | 9,240 |
| PANEL COUNT: | 9,740 |
| DIRECT CURRENT(DC): | 9,740 MW |
| ALTERNATING CURRENT(AC): | 4,000 MW |
- PROPOSED DEVELOPMENT INFORMATION:**

| | | |
|---------------------|---------------|-------------------------|
| TOTAL SITE AREA: | 158.714 ACRES | (100% OF PARCEL AREA) |
| UNDISTURBED AREA: | 82.704 ACRES | (52.18% OF PARCEL AREA) |
| DISTURBED AREA: | 75.924 ACRES | (47.82% OF PARCEL AREA) |
| FENCED AREA: | 67.674 ACRES | (42.64% OF PARCEL AREA) |
| PANEL SURFACE AREA: | 28.716 ACRES | (18.07% OF PARCEL AREA) |
- ZONING INFORMATION:**

| EXISTING ZONE (ZONING ORD. 345 ATTACHMENT 2-1) | ZONE R-40 | PROPOSED |
|--|-----------|--------------|
| MINIMUM LOT AREA: | 42,000 SF | 6,913,523 SF |
| MINIMUM FRONTAGE: | 142' | 432' |
| MINIMUM FRONT YARD: | 42' | 40' |
| MINIMUM SIDE YARD: | 35' | 35' |
| MINIMUM REAR YARD: | 75' | 75' |
| MAXIMUM HEIGHT OF MAIN STRUCTURE: | 30' | 12' |
| MAXIMUM BUILDING COVERAGE: | 10% | N/A |
- EXISTING CONDITIONS WITHIN THE PROPERTY WERE DETERMINED BY ONLINE INFORMATION, AERIAL MAPPING, THE RISGS DATABASE AND A SITE WALK PERFORMED ON JULY 15, 2020. THE PROPERTY BOUNDARY IS TAKEN FROM A CLASS I SURVEY PREPARED BY NATIONAL SURVEYORS-DEVELOPERS, INC IN OCTOBER 2020. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE. ONLINE INFORMATION FROM RECORDED DATA AND EXISTING MAPS FROM THE TOWN AND STATE, AND RISGS DATABASE WAS USED TO COMPLETE THIS PLAN.
- TOPOGRAPHY SHOWN ON THE PLAN IS LIDAR AND WAS OBTAINED BY RISGS DATABASE. ELEVATIONS IN U.S. SURVEY FEET ARE REFERENCED TO NAVD83 DATUM.
- THE HISTORICAL CEMETERY KNOWN AS "REV. SAMUEL WINSOR LOT #24" IS LOCATED IN THE NORTHERLY PART OF THE PROPERTY.
- THERE ARE NO HISTORICAL STRUCTURES ON SITE BASED ON THE NATIONAL REGISTER OF HISTORIC PLACES WEBSITE AND RESOURCES.
- NO OUTDOOR LIGHTING IS PROPOSED FOR THIS PROJECT.
- NO SIGNAGE IS PROPOSED FOR THIS PROJECT EXCEPT REQUIRED WARNING SIGNAGE PER ELECTRIC CODE AND RHODE ISLAND ENERGY REQUIREMENTS.
- PRELIMINARY ARRAY SIZES ARE SUBJECT TO ADDITIONAL STUDY BY RHODE ISLAND ENERGY AS WELL AS FINAL PANEL AND EQUIPMENT AVAILABILITY. THE SIZE OF THE PROJECT WILL BE NO MORE THAN 19 MW AC.

Proposed Site Development Legend

- SOLAR PANELS
- CONCRETE EQUIPMENT PAD
- ACCESS PATH EDGE
- ACCESS PATH HATCH
- PROPOSED LANDSCAPE BUFFER
- FENCE LINE
- DRAINAGE BASIN
- TREE LINE
- LIMIT OF DISTURBANCE

Existing Site Conditions Legend

- PROPERTY LINE (CLASS I)
- ROAD CENTERLINE
- SETBACK LINE
- ASSESSOR LINE
- EASEMENT LINE & HATCH
- MAJOR CONTOURS AND LABELS
- MINOR CONTOURS AND LABELS
- GIS WETLAND LINE
- WETLAND FLAG AND WETLAND LINE
- 50 PERIMETER WETLAND LINE
- GIS STREAM/RIVER LINE

- SURVEYED STREAM/RIVER LINE
- 100 RIVERBANK WETLAND LINE
- 200 RIVERBANK WETLAND LINE
- BUILDING
- EDGE OF PAVEMENT
- STONE WALL
- FENCE
- GRAVEL PATH
- TREE LINE
- USDA SOIL LINE
- USDA SOIL TYPE

2000 Chapel View, Suite 500
Cranston RI 02920
www.green-dev.com

GREEN development

APPLICANT INFO: **Johnston Winsor III, LLC**
2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920

OWNER INFO: **The Steere Family Trust c/o Suzanne T Valeriana**
115 WINSOR AVENUE, JOHNSTON, RI 02919

PREPARED BY: **Green Development, LLC**
2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920

SHEET TITLE: **Proposed Site Plan**
PROJECT INFORMATION:
GD Johnston Winsor III
ALTERNATING CURRENT(AC): 19.00 MW
112 WINSOR AVE, JOHNSTON, RI 02919
ASSESSOR'S PLAT 59 LOT 15

KEY: C. WORN
No. 1201
REGISTERED PROFESSIONAL ENGINEER
RI 02002

SHEET NO.: **C-4** OF **13**

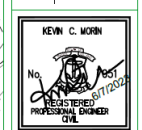
w:\Vired Drive Org Templates\2_Sites\Johnson\GD_Johnston\Worser Ave (Steere)\3_Development\2_Engineering\DWG\Design-Special\Site.dwg Jun 07, 2023 - 11:21pm



APPLICANT INFO: **Johnston Worser III, LLC**
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON, RI 02920
OWNER INFO: **The Steere Family Trust c/o Suzanne T Valcarlos**
118 WINSOR AVENUE, JOHNSTON, RI 02819
PREPARED BY: **Green Development, LLC**
2000 CHAPEL VIEW BLVD., SUITE 500, CRANSTON, RI 02920

| NO. | DATE | REVISION |
|-----|------------|--------------------------------------|
| 1 | 11/20/2023 | ISSUE FOR PERMITS AND RECORD DRAWING |

Proposed Site Plan - Enlarged 1
PROJECT INFORMATION:
GD Johnston Worser III
ALTERNATING CURRENT(AC): 19.00 MW
112 WINSOR AVE, JOHNSTON, RI 02819
ASSESSOR'S PLAT 59 LOT 15



SHEET NO.: **C-5** OF **13**

W:\Work Drive Orig Templates\3_Sites\Johnston\GD_Johnston_Winsor_Ave_(Steele)\3_Development\2_Engineering\DWG\Design-Special_Use.dwg Jun 07, 2023 1:22pm



2000 Chapel View, Suite 500
Cranston RI 02920
401.3 295-0998
www.green-dev.com

GREEN
development

APPLICANT INFO: **Johnston Winsor III, LLC**
2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920

OWNER INFO: **The Steele Family Trust c/o Suzanne T Valeriano**
18 WINSOR AVENUE, JOHNSTON, RI 02919

PREPARED BY: **Green Development, LLC**
2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920

| NO. | DATE | DESCRIPTION | BY |
|-----|-----------|--------------------------------------|----|
| 1 | 1/17/2023 | ISSUE PERIOD FOR PROPOSAL SUBMISSION | |
| 2 | 1/17/2023 | FINAL SUBMITTAL FOR PERMITTING | |

SHEET TITLE: **Proposed Site Plan - Enlarged 2**

PROJECT INFORMATION:
GD Johnston Winsor III
ALTERNATING CURRENT (AC): 19.00 MW
112 WINSOR AVE., JOHNSTON, RI 02919
ASSESSOR'S PLAT 59 LOT 15

KEVIN C. MOHN
REGISTERED PROFESSIONAL ENGINEER
010202

SHEET NO: **C-6** OF **13**

Site Details

- Ground mounted solar to be installed in existing wooded and field areas
- Grading required throughout the site
- Maximum height of 12' above ground
- All electrical connections within the array to be underground
- Pollinator meadow habitat to be planted within solar array
- Stormwater BMPs to protect downstream areas from runoff
- 6' minimum perimeter security fence
- Landscaping buffers at project edge
- Project to interconnect at Putnam Pike Substation

| Solar Equipment Specifications | |
|--------------------------------|---------------------------------|
| Installation Method: | Ground Mount - Fixed |
| Orientation & Tilt Angle: | 180 Azimuth, 25 Degrees |
| Proposed Panel: | Paradea 540W (or equivalent) |
| Proposed Inverter: | Sungrow SG250HX (or equivalent) |
| Proposed Racking: | Terrasmart (or equivalent) |



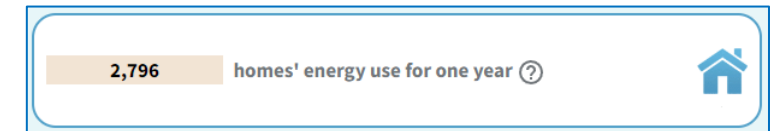
Project Benefits

- *Financial Benefit*
 - Revenue positive use with a minimum demand for public services
 - Estimated 1st year tax revenue of \$133,000, over 25 years totals \$3,325,000 (based on 19.00 MW AC)
- *Land Use Benefit*
 - Open Space donation to the Town
 - ±82.8 acres after project construction (±52% of Parcel)
 - ±75.9 additional acres after project decommissioning (±48% of Parcel)
 - Developer is obligated to decommission the project at the end of its lifetime and stabilize the site
- *Low Impact & Passive Use*
 - Minimal traffic generation during project lifetime (after construction phase)
 - No Town services required
- *Environmental Benefits***
 - Equivalent to CO2 emissions from the energy usage of **2,796 homes** per year
 - Carbon sequestered by **26,451 acres of US forests** in one year
 - Creates pollinator meadow habitat

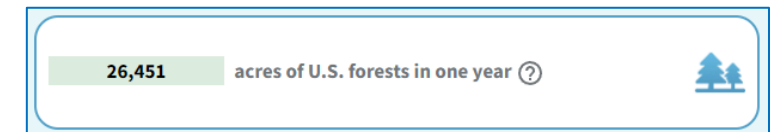
**Source: EPA Greenhouse Gas Equivalencies Calculator

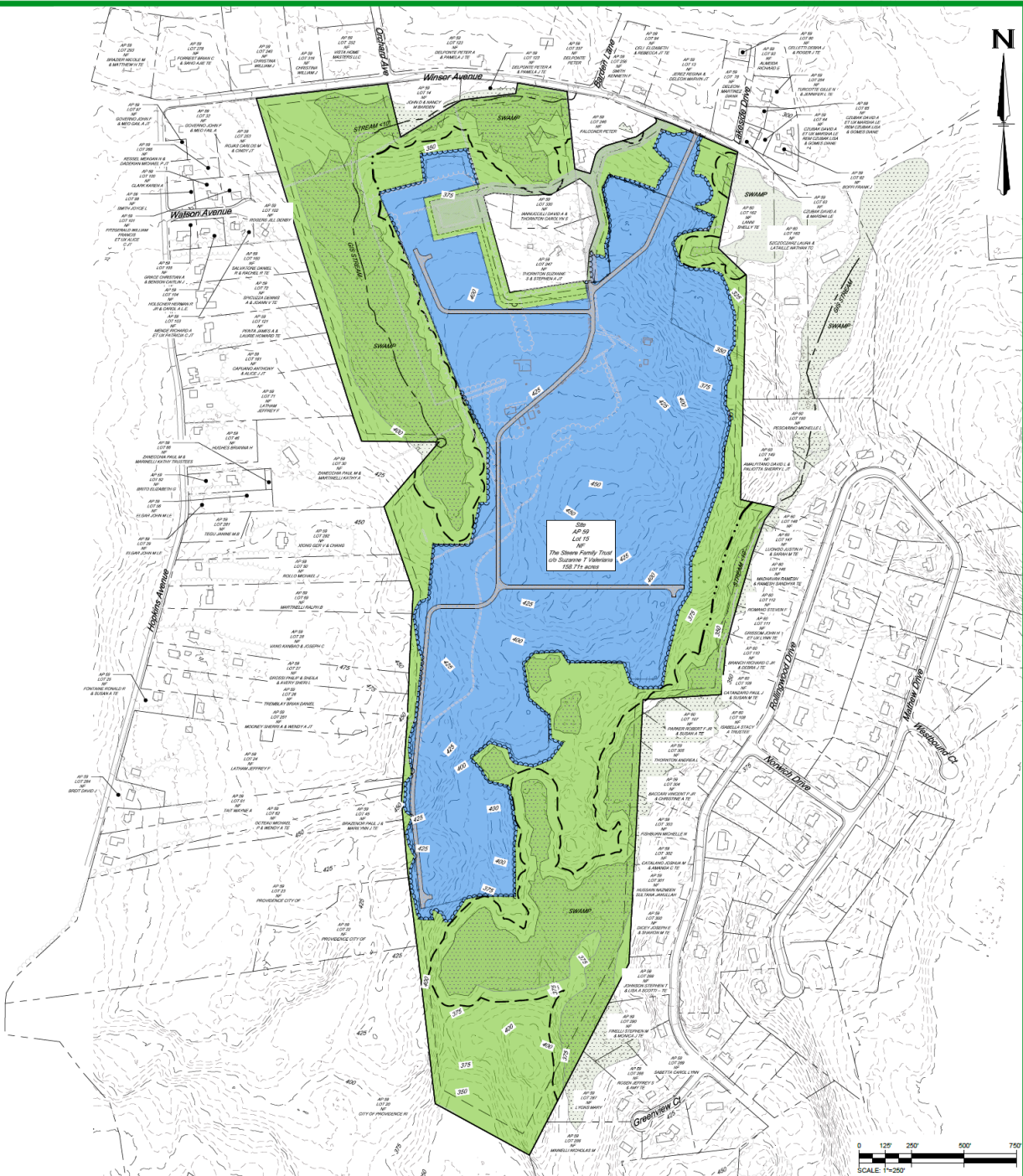


CO2 emissions from:



Carbon sequestered by:





General Site Information:

1. APPLICANT INFORMATION: JOHNSTON WINDSOR III, LLC
2000 CHAPEL VIEW BLVD, SUITE 500
GRANSTON, RI 02920
2. OWNER INFORMATION: THE STEERE FAMILY TRUST C/O SUZANNE T VALERIANA
118 WINDSOR AVENUE
JOHNSTON, RHODE ISLAND 02919
3. SITE INFORMATION: 112 WINDSOR AVENUE
JOHNSTON, RHODE ISLAND 02919
ASSESSOR'S PLAT 94, LOT 19
AREA: 158.7± ACRES
ZONE: R-40
4. LAND USE INFORMATION: TOTAL PROPERTY AREA: 158.7± ACRES (100% OF TOTAL PROPERTY AREA)
PROPOSED SOLAR LEASE AREA: 75.9± ACRES (47.8% OF TOTAL PROPERTY AREA)
PROPOSED OPEN SPACE: 82.8± ACRES (52.2% OF TOTAL PROPERTY AREA)

Proposed Land Use Legend

- PROPOSED SOLAR LEASE AREA
- PROPOSED OPEN SPACE


Proposed Site Development Legend

- SOLAR ACCESS PATH EDGE
- SOLAR ACCESS PATH HATCH
- CHAINLINK FENCE LINE
- TREE LINE

Existing Site Conditions Legend

- PROPERTY LINE (CLASS I)
- ROAD CENTERLINE
- SETBACK LINE
- ASSESSOR LINE & HATCH
- OGIS WETLAND LINE
- WETLAND HATCH
- WETLAND LINE
- 50' PERIMETER WETLAND LINE
- OGIS STREAMRIVER LINE
- SURVEYED STREAMRIVER LINE
- 100' RIVERBANK WETLAND LINE
- 200' RIVERBANK WETLAND LINE
- BUILDING
- EDGE OF PAVEMENT
- STONE WALL
- FENCE
- GRAVEL PATH
- TREE LINE





2000 Chapel View, Suite 500
Granston, RI 02920
(401) 294-1998
www.green-dev.com

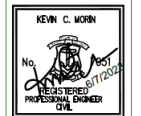
APPLICANT INFO: **Johnston Windsor III, LLC**
2000 CHAPEL VIEW BLVD, SUITE 500, GRANSTON, RI 02920

OWNER INFO: **The Steele Family Trust c/o Suzanne T Valeriana**
118 WINDSOR AVENUE, JOHNSTON, RI 02919

PREPARED BY: **Green Development, LLC**
2000 CHAPEL VIEW BLVD, SUITE 500, GRANSTON, RI 02920

| | |
|------------|---|
| DATE | DESCRIPTION |
| 11/27/2023 | ISSUED PERMIT FOR CONSTRUCTION |
| 6/7/2023 | FINAL DESIGN REVIEW & PERMIT APPROVAL SIGNATURE |

Proposed Open Space and Lease Plan
APPLICANT: JOHNSTON WINDSOR III, LLC
PROJECT: GREEN DEVELOPMENT
GD Johnston Windsor III
ALTERNATING CURRENT (AC): 15.00 MW
112 WINDSOR AVE, JOHNSTON, RI 02919
ASSESSOR'S PLAT 94 LOT 19



KEVIN C. WORTH
REGISTERED PROFESSIONAL ENGINEER
CIVIL

SHEET NO. **C-7** OF **13**

Common Concerns & Environmental Impacts

- *Lighting*
 - No lighting proposed within solar array
- *Air Pollution*
 - Dust to be controlled during construction
- *Soil Erosion & Stormwater Runoff*
 - Site designed to meet or exceed RIDEM stormwater standards
 - BMPs to drain completely after rainfall events
- *Array Access*
 - Knox Box for emergency services
- *Solar Glare & Thermal Effect*
 - Panels designed to absorb light
 - Manufactured with dark color and anti-reflective coating
 - No heat islanding anticipated



Common Concerns & Environmental Impacts



- *Noise*
 - Designed to conform with Town ordinance
 - Equipment locations selected to minimize noise at sensitive areas
 - Detailed noise study to be provided at Preliminary review stage
- *Hazardous Materials*
 - Transformer contain non-toxic mineral oils
 - Panels fabricated from silicon-based cells with tempered glass
 - No fluid leakage even if glass was to become cracked
 - Cleaning of panels via rain and snow only – no manual washing
 - No pesticide or herbicide use for vegetation management
- *Blasting*
 - Minimized to the extent possible (more detail at Preliminary review stage)
 - Permit issued by State Fire Marshal – notification distributed to neighbors
 - Bond & insurance required

Landscape Screening & Buffering

- Walked property in April of 2022 to observe site with minimal leaves
 - Analyzed existing vegetation at project perimeter and identified probable gaps
- Potential Landscaping Strategies
 - Preserve existing vegetation at project edge
 - Minimize removal of understory and shrubs in managed areas outside of solar array
 - Construct buffers with complimentary native plantings
 - Use topography to screen viewsheds and install stockade fencing in sensitive areas
- Detailed landscape plans to be provided at the Preliminary review stage



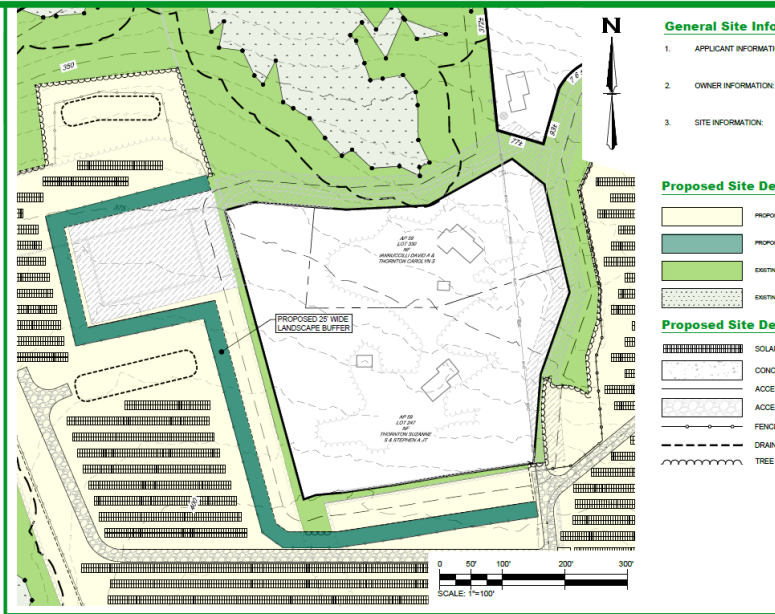
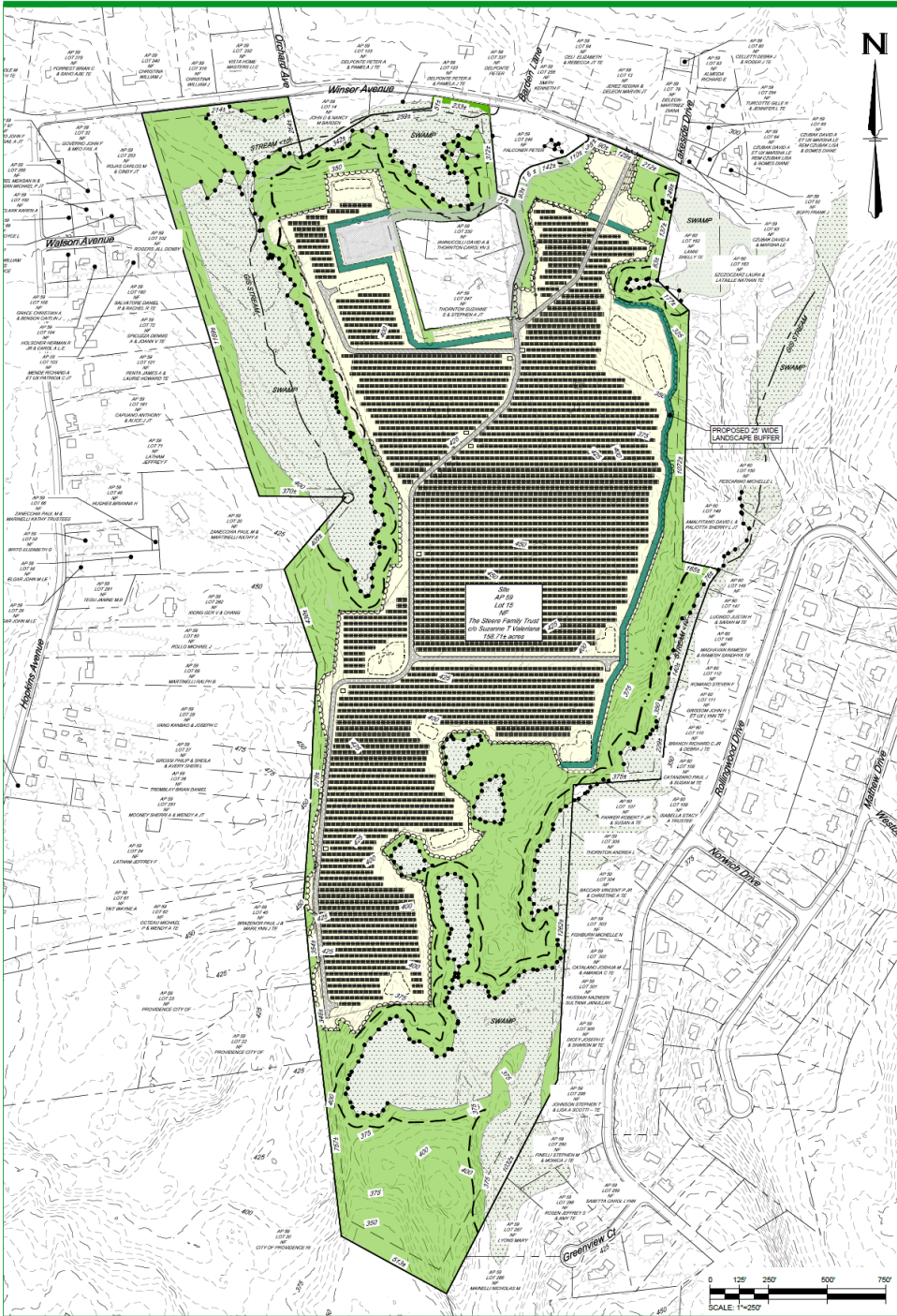
Supplemental Evergreen
Plantings



Mixed Evergreen, Deciduous,
& Shrub Plantings



Stockade Fencing, Deciduous,
& Shrub Plantings



General Site Information:

1. APPLICANT INFORMATION: JOHNSTON WINDSOR III, LLC
2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920
2. OWNER INFORMATION: THE STEELE FAMILY TRUST C/O SUZANNE T VALERIANA
118 WINDSOR AVENUE, JOHNSTON, RHODE ISLAND 02919
3. SITE INFORMATION: 112 WINDSOR AVENUE
JOHNSTON, RHODE ISLAND 02919
ASSESSOR'S PLAT 59, LOT 14
AREA: 158.714 ACRES
ZONE: R40

Proposed Site Development Legend

- PROPOSED UPLAND
- PROPOSED VEGETATED LANDSCAPE BUFFER
- EXISTING WOODED AREA TO REMAIN
- EXISTING WETLAND AREA TO REMAIN

Proposed Site Development Legend

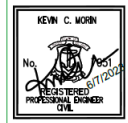
- SOLAR PANELS
- CONCRETE EQUIPMENT PAD
- ACCESS PATH EDGE
- ACCESS PATH HATCH
- FENCE LINE
- DRAINAGE BASIN
- TREE LINE



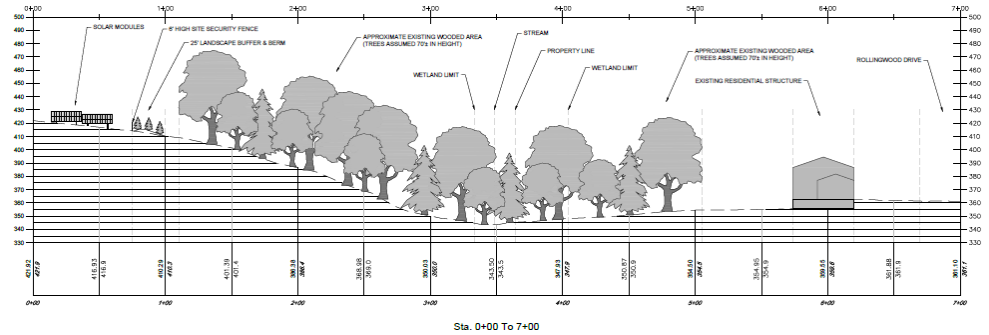
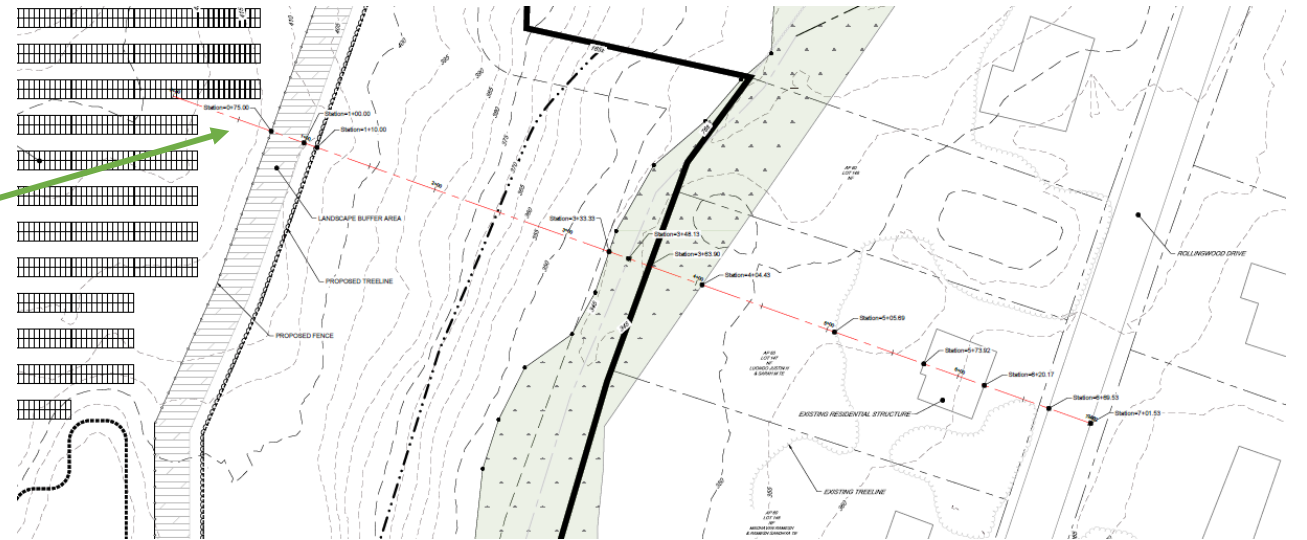
APPLICANT INFO: **Johnston Windsor III, LLC**
2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920
OWNER INFO: **The Steele Family Trust c/o Suzanne T Valeriana**
118 WINDSOR AVENUE, JOHNSTON, RI 02919
PREPARED BY: **Green Development, LLC**
2000 CHAPEL VIEW BLVD, SUITE 500, CRANSTON, RI 02920

| NO. | DATE | DESCRIPTION | BY |
|-----|------------|---|-----|
| 3 | 11/27/2023 | FINAL PERMITS FOR CONCEPTUAL SUBMISSION | WJG |
| 2 | 11/27/2023 | FINAL CONCEPT PLAN & FINAL PERMITS FOR SUBMISSION | WJG |

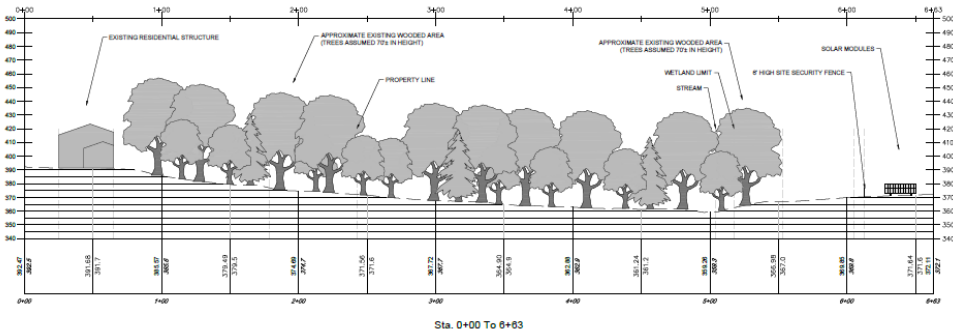
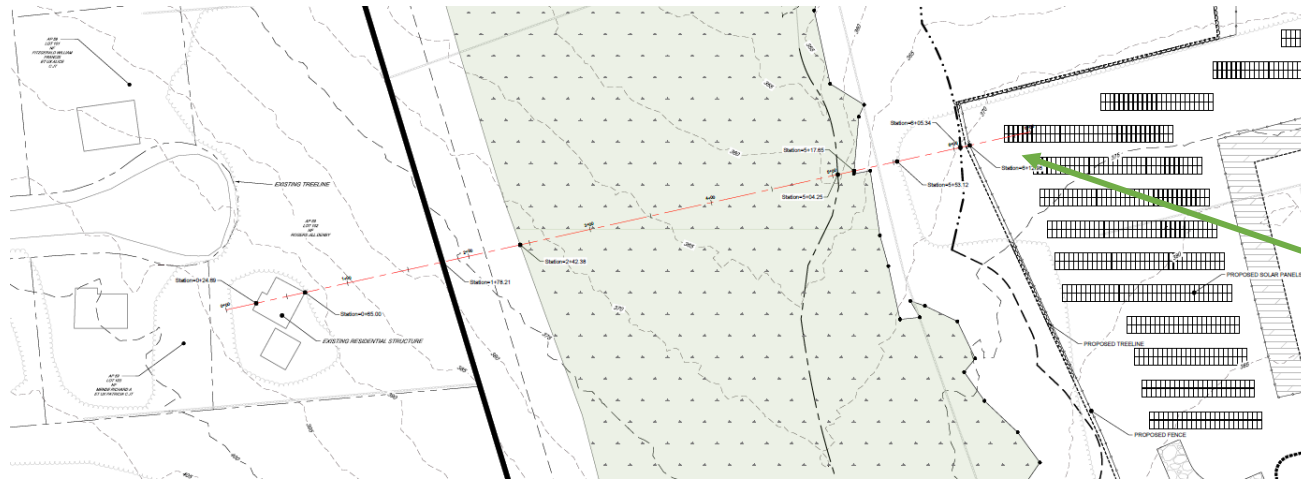
Conceptual Buffer Plan
PROJECT INFORMATION:
GD Johnston Windsor III
ALTERNATING CURRENT(AC): 15.00 MW
112 WINDSOR AVE, JOHNSTON, RI 02919
ASSESSOR'S PLAT 59 LOT 14



View from Project Eastern Edge



View from Project Northwestern Edge



Wildlife Impacts, Mitigation, & Enhancement

- Protect jurisdictional wetlands from excess stormwater runoff to provide a food, water and travel corridor
- Schedule tree clearing and significant site work to take place outside of normal breeding seasons
- Specify perimeter fences to include a 6-inch gap above the ground to allow for free movement of small wildlife
- Preserve habitat features and augment habitat conditions
 - Leave stone walls undisturbed
 - Build slash and brush piles
 - Construct downed logs
 - Install bird nesting boxes
 - Plant pollinator wildflower meadows
 - Establish landscaping that supplements natural habitats
- Conduct turtle sweeps in areas adjacent to wetlands
- Design stormwater BMPs to offer aquatic habitats



Wildlife Enhancement Examples



Slash Piles



Downed Logs



Nesting Boxes

Pollinator Habitat

- Planted pollinator meadow to enhance habitat value with diverse native species
- A 10-acre pollinator meadow is equivalent to more than four-thousand 10' x 10' backyard pollinator gardens
- Grasslands under and around solar arrays create necessary habitat for birds, butterflies, and bees



Representative Site Photos

Comprehensive Plan Consistency

- Future Land Use is identified as Residential
- The proposed use is allowed by Special Use Permit in a residential zone (R20 & R40)
- Town Comprehensive Plan identifies the need for both preservation & development w/ balance

| Use Classification | R-40 | R-20 | R-15 | R-10 | R-7 | B-1 | B-2 | B-3 | PD | PMUD | I | I-S | I-L | ROD |
|--|------|------|------|------|-----|-----|-----|-----|----|------|---|-----|-----|-----|
| Subsection 5. Public utility uses. | | | | | | | | | | | | | | |
| 1. Electric power substation | S | S | S | S | S | S | S | S | S | S | S | S | S | N |
| 2. Electric power generating plant, however fueled | S | S | S | S | S | S | S | S | S | S | S | S | S | N |
| 3. High voltage electric transmission towers | S | S | S | S | S | S | S | S | S | S | S | S | S | N |

Town of Johnston Zoning Ordinance - Table of Use Regulations

Special Use Permit Approval Criteria

- (1) That granting of the special use permit will be compatible with the neighboring uses and will not adversely affect the surrounding neighbors' use and enjoyment of their property;
- (2) That granting of the special use permit will be environmentally compatible with neighboring properties and the protection of property values;
- (3) That granting of the special use permit will be compatible with the orderly growth and development of the Town of Johnston, and will not be environmentally detrimental therewith;
- (4) That the best practices and procedures to minimize the possibility of any adverse effects on neighboring property, the Town of Johnston, and the environment have been considered and will be employed, including but not limited to considerations of soil erosion, water supply protection, septic disposal, wetland protection, traffic limitation, safety and circulation;
- (5) That the purposes of this chapter, and as set forth in the Comprehensive Plan, shall be served by said special use permit;
- (6) That granting of the special use permit will substantially serve public convenience and welfare; and
- (7) That granting of the special use permit will not result in or create conditions that will be inimical to the public health, safety, morals and general welfare of the community.

Next Steps

- *Town* - Preliminary Plan Review
 - Stormwater Management Plan
 - Soil Erosion & Sediment Control Plan
 - Detailed Landscape Plans
- *RIDEM* - Freshwater Wetlands & RIPDES Permit (In Progress)
- *RIDOT* - Physical Alteration Permit
- *RIHPHC* – Historical Preservation Project Review (In Progress)
- *Rhode Island Energy* - Interconnection Service Agreement (In Progress)
- *Town* - Final Plan Review
- *Town* - Soil Erosion Permit
- *Town* - Fire Review
- *Town* - Building Permit



Discussion & Questions