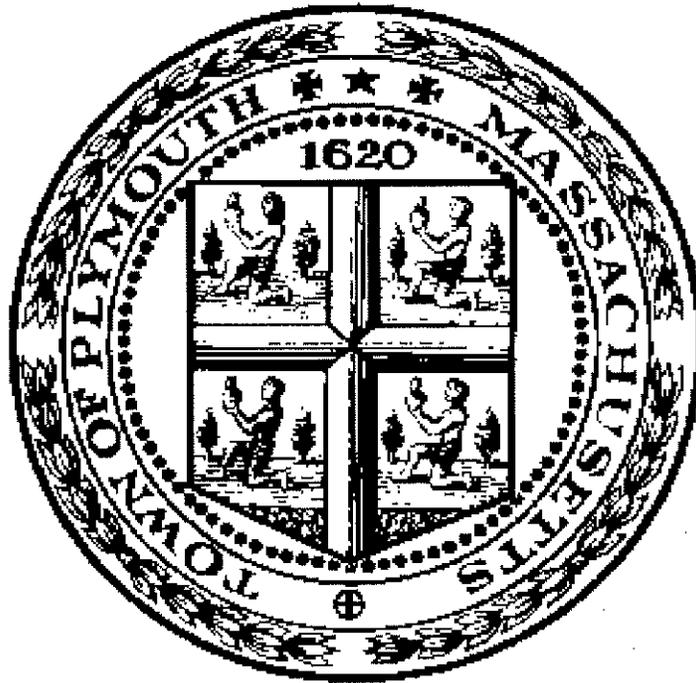


TOWN OF PLYMOUTH

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SUPPLEMENT TO THE  
REPORT  
& RECOMMENDATIONS  
OF THE  
ADVISORY AND FINANCE  
COMMITTEE

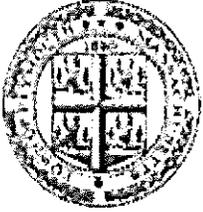


Presented at the  
April 11, 2015

ANNUAL  
TOWN MEETING

**SPRING ANNUAL TOWN MEETING  
April 11, 2015  
Supplement - Table of Contents**

	<b>PAGE(S)</b>
<b>CIC</b>	Capital Improvements Committee Recommendation..... 1
<b>Article 8</b>	Departmental Equipment Requests ..... 3-5
<b>Article 9</b>	Capital ..... 7
<b>Article 9: Item C-10</b>	Airport – Purchase State Police Bldg ..... 9
<b>Article 16E</b>	CPC – Annual Budget ..... 11-13
<b>Article 30</b>	Solar Pilot – Herring Pond Road..... 15-19
<b>Article 31</b>	Land Swap – Herring Pond Rd/Long Pond Rd..... 21-22



# TOWN OF PLYMOUTH

11 Lincoln Street  
Plymouth, Massachusetts 02360

(508) 747-1620

FAX (508) 830-4062

TO: Board of Selectmen  
Advisory and Finance Committee  
Town Meeting

FROM: Pamela D. Hagler, Procurement Officer

DATE: March 12, 2015

RE: Capital Improvements Committee Recommendation

---

As required by Bylaw 38, Capital Improvements, the Capital Improvements Committee met on March 9, 2015, to review the following articles for Spring Annual Town Meeting consideration:

Article 29 - Play Area Structures

The petitioner presented on this article.

Although not part of the Capital Improvement Plan, other articles meeting the criteria of the Bylaw were evaluated. At this meeting, the requests below from the Community Preservation Committee were presented:

Article 16B - Stephens Field  
Article 16C - 161 Taylor Avenue  
Article 16D - Land off Black Cat Road

The Committee voted to move all articles forward for Town Meeting action.



## ATM ARTICLE 8 – DEPARTMENTAL EQUIPMENT

There are six items listed on the warrant that are not being funded:

C	Information Tech.	Clerk - MUNIS Animal Licensing Program
H	Information Tech.	Police - Officer Scheduling System
GG	DPW-Operations	Maint - Animal Shelter Building Repairs (*)
HH	DPW-Operations	Maint - Crematory Building Repairs (*)
II	DPW-Operations	Maint - Nelson Park Restroom Repairs (*)
JJ	DPW-Operations	Maint - Stephens Field Concession Repairs (*)

There are an additional 5 items that were recommended but left off the warrant so are not able to be funded:

DPW-Operations	Maint - Portable Cutting Torch	\$850
DPW-Operations	Fleet - Pressure Washer	\$5,277
DPW-Operations	Fleet - Tire Changer	\$13,826
DPW-Operations	Fleet - Tire Balancer	\$10,905
DPW-Operations	Fleet - Stick Welder	\$6,000

The revised sub-total for Article 8 is: **\$641,835**

- -100% Perpetual Care \$14,950
- -100% Sewer Enterprise Fund \$14,592
- -100% Waterways Uses Acct \$43,750
- -100% White Shark Conservancy \$4,000
- **Total from General Fund Free Cash \$564,543**

Spreadsheet with details can be found on the next two pages.

If the Advisory & Finance Committee voted to reconsider this article this morning, they will share their decision on the Town Meeting floor.

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ITEM	DPT # DEPARTMENT	EQUIPMENT	qty	EACH	REQUEST	TOWN MGR RECOMMENDS	SPRING ANNUAL TOWN MEETING	FUNDING SOURCE
A	138 Procurement	New Telephone Equipment for Police & Building	1	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	
B	138 Procurement	New Telephone System for Animal Control	1	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
C	155 Information Tech.	Clerk - MUNIS Animal Licensing Program	1	\$11,900.00	\$11,900.00	\$0.00	\$0.00	
D	155 Information Tech.	Police - Backup Server/File Server (*)	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
E	155 Information Tech.	Police - Acronis Imaging Software	1	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
F	155 Information Tech.	Police - PC for MIRCS and Trackstar (*)	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
G	155 Information Tech.	Police - Electronic Document Management Software	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
H	155 Information Tech.	Police - Officer Scheduling System	1	\$14,000.00	\$14,000.00	\$0.00	\$0.00	
I-M	210 Police	Police Vehicles (*)	9	Varies	\$265,262.40	\$250,000.00	\$250,000.00	
N	220 Fire	Station Maintenance for all 7 Stations (*)	7	\$7,000.00	\$49,000.00	\$26,000.00	\$26,000.00	
O	220 Fire	Self Contained Breathing Apparatus Cylinder (*)	20	\$748.00	\$14,960.00	\$14,960.00	\$14,960.00	
P	220 Fire	Portable Radio (*)	6	\$2,492.00	\$14,952.00	\$9,968.00	\$9,968.00	
Q	220 Fire	Multi Gas Meter (*)	15	\$900.00	\$13,500.00	\$13,500.00	\$13,500.00	
R	220 Fire	Calibration Station (*)	2	\$2,500.00	\$5,000.00	\$5,000.00	\$5,000.00	
S	220 Fire	Cold Water Rescue/Survival Suits (*)	12	\$1,100.00	\$13,200.00	\$13,200.00	\$13,200.00	
T	220 Fire	SCBA Scott Pak (*)	4	\$7,400.00	\$29,600.00	\$29,600.00	\$29,600.00	
U	291 Emergency Mgmt	Infectious Disease Control Personal Protective Equip.	1	\$50,000.00	\$50,000.00	\$30,000.00	\$30,000.00	
V	411 DPW-Operations	Engr - Autocad Training	2	\$1,200.00	\$2,400.00	\$2,400.00	\$2,400.00	
W	420 DPW-Operations	Hwy - Concrete/Sidewalk Grinder	1	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	
X	420 DPW-Operations	Hwy - Plate Compactor	2	\$5,500.00	\$11,000.00	\$5,500.00	\$5,500.00	
Y	420 DPW-Operations	Hwy - Skid Steer Grapple Bucket	1	\$4,350.00	\$4,350.00	\$4,350.00	\$4,350.00	
Z	420 DPW-Operations	Hwy - Skid Steer Brush Mower	1	\$5,850.00	\$5,850.00	\$5,850.00	\$5,850.00	
AA	420 DPW-Operations	Hwy - Skid Steer Power Rake	1	\$8,850.00	\$8,850.00	\$8,850.00	\$8,850.00	
BB	420 DPW-Operations	Hwy - Hooklift Stake Body for Existing Vehicle	1	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	
CC	420 DPW-Operations	Hwy - 9' Sander for Existing Truck	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
DD	420 DPW-Operations	Hwy - Convert Existing Trucks for Power Angle Plows	2	\$10,600.00	\$21,200.00	\$10,600.00	\$10,600.00	
EE	420 DPW-Operations	Hwy - Walk Behind Roller	1	\$2,990.00	\$2,990.00	\$2,990.00	\$2,990.00	
FF	420 DPW-Operations	Hwy - 8 Ton Tilt Trailer	1	\$9,700.00	\$9,700.00	\$9,700.00	\$9,700.00	
	420 DPW-Operations	Hwy - 6 Ton Tilt Trailer	1	\$6,999.00	\$6,999.00	\$0.00	\$0.00	
	422 DPW-Operations	Maint - Portable Cutting Torch	1	\$850.00	\$850.00	\$850.00	\$0.00	
	425 DPW-Operations	Fleet - Pressure Washer (*)	1	\$5,277.00	\$5,277.00	\$5,277.00	\$0.00	
	425 DPW-Operations	Fleet - Tire Changer (*)	1	\$13,826.00	\$13,826.00	\$13,826.00	\$0.00	

425	DPW-Operations	Fleet - Tire Balancer (*)	1	\$10,905.00	\$10,905.00	\$10,905.00	\$0.00	
425	DPW-Operations	Fleet - Stick Welder	1	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	
425	DPW-Operations	Fleet - Welding Helmets	4	\$335.00	\$1,340.00	\$0.00	\$0.00	
GG	425 DPW-Operations	Maint - Animal Shelter Building Repairs (*)		\$0.00	\$0.00	\$0.00	\$0.00	
HH	425 DPW-Operations	Maint - Crematory Building Repairs (*)		\$0.00	\$0.00	\$0.00	\$0.00	
II	425 DPW-Operations	Maint - Nelson Park Restroom Repairs (*)		\$0.00	\$0.00	\$0.00	\$0.00	
JJ	425 DPW-Operations	Maint - Stephens Field Concession Repairs (*)		\$0.00	\$0.00	\$0.00	\$0.00	
KK	427 Marine & Env. Affairs	HM - Acoustic Buoys	2	\$2,000.00	\$4,000.00	\$4,000.00	\$4,000.00	White Shark Cons
LL	427 Marine & Env. Affairs	HM - Small Outboard Motor	1	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	Waterways Uses
MM	427 Marine & Env. Affairs	HM - Re-Power Safe Boat (*)	1	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	Waterways Uses
NN	427 Marine & Env. Affairs	HM - Re-Power Pump-Out Boat (*)	1	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	Waterways Imprv
OO	433G DPW-Solid Waste	8 Yd. Containers (*)	6	\$1,500.00	\$9,000.00	\$9,000.00	\$9,000.00	
PP	433G DPW-Solid Waste	4 Yd. Containers	6	\$1,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
QQ	440 DPW-Utilities	Sewer - Rigid Inspection Camera (*)	1	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	Sewer Enterprise
RR	440 DPW-Utilities	Sewer - Monitoring System (*)	1	\$6,592.00	\$6,592.00	\$6,592.00	\$6,592.00	Sewer Enterprise
SS	490 DPW-Operations	Crematory - Chamber Floor in Unit 3 (*)	1	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	
TT	491 DPW-Operations	Cemetery - 52" Hydro Mower (*)	1	\$6,450.00	\$6,450.00	\$6,450.00	\$6,450.00	Perpetual Care
UU	491 DPW-Operations	Cemetery - 50' Flag Pole at Vine Hills (*)	1	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	Perpetual Care
VV	491 DPW-Operations	Cemetery - Weed Wackers (*)	4	\$400.00	\$1,600.00	\$1,600.00	\$1,600.00	
WW	492 DPW-Grounds & Rec	Parks - 36" Walk Behind Mower (*)	1	\$5,534.00	\$5,534.00	\$5,534.00	\$5,534.00	
XX	492 DPW-Grounds & Rec	Parks - 72" Zero Turn Mower (*)	1	\$11,791.00	\$11,791.00	\$11,791.00	\$11,791.00	
YY	492 DPW-Grounds & Rec	Parks - Split Rim Beach Tires	4	\$600.00	\$2,400.00	\$2,400.00	\$2,400.00	
ZZ	492 DPW-Grounds & Rec	Parks - 18' Equipment Trailer (*)	1	\$6,600.00	\$6,600.00	\$6,600.00	\$6,600.00	
AAA	492 DPW-Grounds & Rec	Parks - Weed Wackers (*)	3	\$400.00	\$1,200.00	\$1,200.00	\$1,200.00	
BBB	492 DPW-Grounds & Rec	50' Flag Pole at West Rec Ball Fields	1	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	
CCC	630 DPW-Grounds & Rec	Rec - Rescue Board (*)	2	\$1,500.00	\$3,000.00	\$3,000.00	\$3,000.00	
DDD	630 DPW-Grounds & Rec	Rec - Emergency Radio (*)	4	\$300.00	\$1,200.00	\$1,200.00	\$1,200.00	
EEE	695 1749 Court House	Window Shades	10	\$100.00	\$1,000.00	\$1,000.00	\$1,000.00	
				<b>SUB-TOTAL</b>	<b>\$792,278.40</b>	<b>\$678,693.00</b>	<b>\$641,835.00</b>	
				-100% Perpetual Care	(\$14,950.00)	(\$14,950.00)	(\$14,950.00)	
				-100% Sewer Enterprise Fund	(\$14,592.00)	(\$14,592.00)	(\$14,592.00)	
				-100% Waterways Uses Acct	(\$43,750.00)	(\$43,750.00)	(\$43,750.00)	
				-100% White Shark Conservancy	(\$4,000.00)	(\$4,000.00)	(\$4,000.00)	
				<b>TOTAL</b>	<b>\$714,986.40</b>	<b>\$601,401.00</b>	<b>\$564,543.00</b>	

\* indicates replacement item

FY15 Appropriation - \$629,828



## ATM ARTICLE 9 – CAPITAL

Since the Report & Recommendations of the Advisory & Finance Committee – Annual Town Meeting book went to print, an error was found in the warrant. Project Number A12 had been listed as DPW – Manomet Ave Wicking Well. It was replaced with the correct project, Town Clerk – Mail Machine w/Folder Inserter. The warrant was then approved by the Board of Selectmen and reposted. All of the back up material and totals that the Advisory & Finance Committee received, reviewed and approved contained the Mail Machine and not the Wicking Well, so no additional action is needed.

Here is the Warrant Article 9 as corrected:

### ARTICLE 9:

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money for the construction and/or repair and/or purchase and/or lease and/or replacement of departmental buildings and/or equipment and/or capital facilities for various departments of the Town and/or for feasibility and other types of studies as follows:

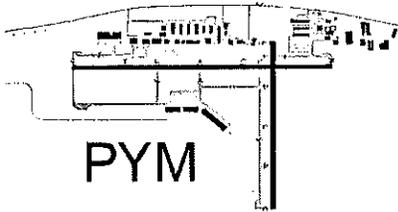
Project Number	Department or Sponsor	Project Description
A1	Information Technology	Infrastructure Replacement
A2	Police Department	Network Video Server
A3	Fire Department	Replace Structural Firefighting Gear
A4	Fire and Police Departments	Public Safety Remote Receiver
A5	Information Technology	Fire Server Replacement or Public Safety Tech
A6	Fire Department	Replace and Equip Tanker 2
A7	DPW	School Street Retaining Wall
A8	DPW	Stormwater Phase11
A9	DPW	Public Roads Pavement Preservation
A10	DPW	Town Building Repair Program
A11	School Department	School Building Repair Program
A12	Town Clerk	Mail Machine w/Folder Inserter
A13	DPW	Town Vehicle and Equipment Replacement
A14	School Department	School Vehicle and Equipment Replacement
B1	DPW	School Street Retaining Wall
C1	Marine & Environmental	Plymco Dam Removal
C2	Sewer	Sewer System Upgrade
C3	Sewer	Replace Utility Truck
C4	Water	MUNIS Utility Billing Software Module
C5	Water	Meter Replacement
C6	Water	Water Infrastructure
C7	Water	Replace 2006 Sedan
C8	Water	Steel Plates for Road Construction
C9	Airport	Runway 24 and 33 Stopways
C10	Airport	Purchase State Police Bldg
C11	Airport	Administration Bldg – Design & Construction
C12	Aiport	Signs on South Meadow Road
C13	Solid Waste	Replace 50 Yard Recycling Containers
C14	Solid Waste	Replace 50 Yard Open Top Containers

or take any other action relative thereto.

BOARD OF SELECTMEN



**ATM ARTICLE 9 – Item C-10**  
**No changes, just additional information**



**Plymouth  
Municipal Airport**

Date: April 8, 2015  
To: Advisory and Finance  
From: Thomas Maher, Airport Manager  
RE: Purchase of State Police Hangar clarification

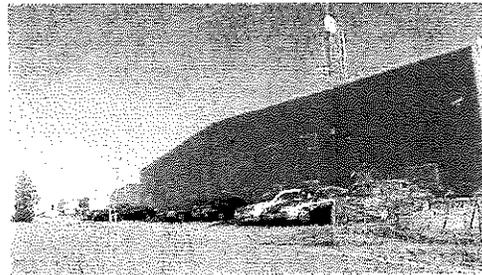
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The Plymouth Airport is requesting support for the purchase of the NW-10, 03 Aero (State Police Hangar) for the price of \$500,000. The hangar is currently owned by Mr. Marshal Carter (C3 Aero) and was built by C3 Aero in 2001 to house and headquarter the Massachusetts State Police (SP) "Airwing". The building houses 5 State Police aircraft (4 helicopters, 1 airplane) with an extensive airwing police training facilities and appropriate office suites. The State Police have been tenants of the airport since 2001 and have become a very important part of the revenue stream due to their extensive fuel purchases from the airport (approximately \$187,000 in fuel purchases from the airport (our 4th largest customer).

C3 would like to sell the hangar. The States Department of Capital Assets Management (DCAM) leases the space for the SP, DCAM does not wish to purchase the building but would like to continue to lease the building. The Airport Commission would like to purchase the hangar and continue to lease the space to the State Police (SP), maintaining the State Police on the airport. The current lease rate is \$6975 per month, the lease extends through September 2016. DCAM is able and interested in entering into a new lease directly with municipality.

The airport is requesting to purchase the building through borrowing, 10 year at approximately \$5210 per (2.5%). The building has been appraised at \$637,000, the agreed upon price with C3 is \$500,000 and the building is currently valued by the Town at \$616,100 for tax purposes.

The Airport is requesting authorization to borrow the money to purchase the building. The airport will only purchase the building if we are able to secure a long term lease with the State Police (through DCAM) for a period of time (10 years or greater) to cover the cost of the airport purchasing the building.





**ATM ARTICLE 16E – CPC BUDGET**

Since the Report & Recommendations of the Advisory & Finance Committee – Annual Town Meeting book went to print, the Town received notification from the Massachusetts Department of Revenue that the first round CPC match is estimated at 18% and not the 30% that had been estimated (match was 31% last fall). New CPC budget numbers are provided on the next two pages.

If the Advisory & Finance Committee voted to reconsider this article this morning, they will share their decision on the Town Meeting floor.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Community Preservation Fund  
FISCAL 2016 SOURCES & USES OF FUNDS  
Report for Community Preservation Committee**

**SOURCES:**

**Estimated 2016 CPA Revenues:**

Estimated 2016 Tax Revenue		\$ 141,105,149
CPA Surcharge Rate		1.50%
Estimated Surcharge for 2016 less Abatements & Exemptions		\$ 2,091,577
Investment Earnings		\$5,000
<b>State Trust Fund Distribution estimated at 18%</b>	2,005,303.65	<u>\$359,155</u>
	<u>(10,000.00)</u>	<u><b>\$2,455,732</b></u>
	<b>1,995,303.65</b>	

**USES:**

*To meet the required Percentages (%) from 2016 Estimated CPA Revenues:*

Open Space	10%	\$245,573
Historic Resources	10%	\$245,573
Community Housing	10%	\$245,573
<b>Total required to be spent or set aside</b>		<b>\$736,720</b>

*Amount available for CPA Administrative costs:*

CPA Operating Budget	4%	\$98,229
<b>Amount available for budget (but not required)</b>		<b>\$98,229</b>

*Amount recommended to be set aside in a Budgeted Reserve for Future FY2016 Town Meetings - Remaining FY2016 Estimated Revenues*

<b>Available for all 4 CPA Purposes (If not used during FY2016 it will close out to Unreserved Fund Balance at June 30, 2016)</b>	<b>\$1,620,783</b>
---	--------------------

Note that the budgeted reserve amount will be reduced by the amount of special purpose CPA articles voted within the Annual Town Meeting.

Lynne A. Barrett  
Finance Director  
3/19/2015

Community Preservation Fund - Available Funds				FATM 2014 Articles	ATM & STM 2015	Balances
	Balance 6/30/2014 CP - 2	FY2015 Annual Town Meeting Action	Balances Available for FY2015 Town Meetings - FATM, April STM &	Articles 16A, 16B, 16C & 16D	2015 Annual & Special Town Meeting Action	Balances Remaining for STM in April
Fund Balances:						
Reserved for Open Space	239,009.00	249,016.00	488,025.00	(450,000.00)		38,025.00
Reserved for Community Housing	258,328.00	249,015.00	507,343.00			507,343.00
Reserved for Historic Resources	33,659.00	249,015.00	282,674.00	(20,000.00)		262,674.00
Budgeted Reserve		1,643,500.00	1,643,500.00	(750,000.00)	(705,000.00)	188,500.00
						-
						-
						-
<b>Unreserved - for any Purpose</b>						-
Undesignated Fund Balance	552,345.35		552,345.35	(500,000.00)		52,345.35
						-
						-
						-
2016 Estimated Revenues for Annual Town Meeting:			1,620,783.00		(1,155,000.00)	465,783.00
						-
						-
<b>Grand Total</b>	<b>\$1,083,341.35</b>	<b>\$2,390,546.00</b>	<b>\$5,094,670.35</b>	<b>(\$1,720,000.00)</b>	<b>(1,860,000.00)</b>	<b>1,514,670.35</b>

Lynne A. Barrett  
Finance Director  
3/19/2015



## ATM ARTICLE 30 – SOLAR PILOT – HERRING POND ROAD

Since the Report & Recommendations of the Advisory & Finance Committee – Annual Town Meeting book went to print, a PILOT agreement was reached.

Here is a summary:

Developer: Renewable Energy Development Partners LLC  
 Site: Assessors Map Lot 56, Lot 47B 136R Herring Pond Road, Cedarville  
 Size: .5 MWAC  
 Terms: \* \$13,000 per MWAC  
       \* 2.5% annual escalator  
       \* 20 years

On March 18, 2015 the Advisory & Finance Committee heard this new information and voted unanimously (9-0-1) to recommend approval of ATM Article 30 and the PILOT Agreement.

### ATM ARTICLE 30 - ROLL CALL VOTING CHART

		Y - For N - Against A - Abstain X - Absent Ch - Chair did not vote														<b>VOTE TOTAL</b> FOR-AGAINST-ABSTAIN	
<b>ARTICLE</b>		Cornelius Bakker	Kevin Canty	Richard Gladdys	Michael Hanlon	Harry Helm	Kevin Hennessey	Shelagh Joyce	Ethan Kusmin	Kevin Lynch	Christopher Merrill	John Moody	Harry Salerno	Marc SIRRICO	Charles Stevens		
<b>30</b>	Solar Pilot - Herring Pond Road	Y	Y	X	A	Y	X	Y	Y	Y	X	Ch	Y	Y	Y	<b>9 - 0 - 1</b>	

Additional information is provided on the next four pages.



# TOWN OF PLYMOUTH

11 Lincoln Street  
Plymouth, Massachusetts 02360

FAX (508) 830-4062  
(508) 747-1620

March 11, 2015

Chairman Kenneth Tavares  
Plymouth Board of Selectmen  
11 Lincoln Street  
Plymouth, MA 02360

RE: Article 30 Solar PILOT Agreement Cedarville

Article 30 of the Annual Town Meeting is a petition article to negotiate a Solar PILOT for a solar facility to be built in Cedarville.

The Director of Assessing has reviewed the information from the Developer and we have come to an agreement on a PILOT amount and terms. The developer, Renewable Energy Development Partners LLC, is proposing to build a .5 MWAC Solar facility on Assessors Map Lot 56, Lot 47B, 136R Herring Pond Road, Cedarville.

A PILOT agreement can be beneficial to both the developer and the Town; some of the advantages are but not limited to:

Developer	Town
1. Set stream of payments known at the beginning of the project for cost evaluation or financing.	1. Set stream of payments for tax billing purposes based on an initial evaluation of cost for appraisal versus on an annual basis. Lowers our transaction cost by avoiding a 3 year certification / valuation appraisal.
	2. Because the facility is considered personal property the town could not perfect a lien like we can with real estate if it went unpaid. We would seek remedy under a violation of the contract terms.
	3. Removes the risk of disagreement of the value and potential for requests for abatement.
	4. Negotiated PILOTS with solar developers prompt development of renewable energy in the Town of Plymouth.



By using the income approach to value the facility; a rate of \$13,000 per MWAC was the negotiated amount for the PILOT. The term of the agreement will be for 20 years and will include an escalator of 2.5%. Attached is a copy of the stream of payments. Also included is a map which identify the location of the solar facility.

This agreement will be just for the personal property; the land will be taxed separately. Language and other terms of the PILOT agreement are being finalized with Counsel and will be provided to the Town Clerks Office upon completion.

A vote of Town Meeting is required to adopt the PILOT agreement. Your consideration and endorsement of this PILOT is appreciated.

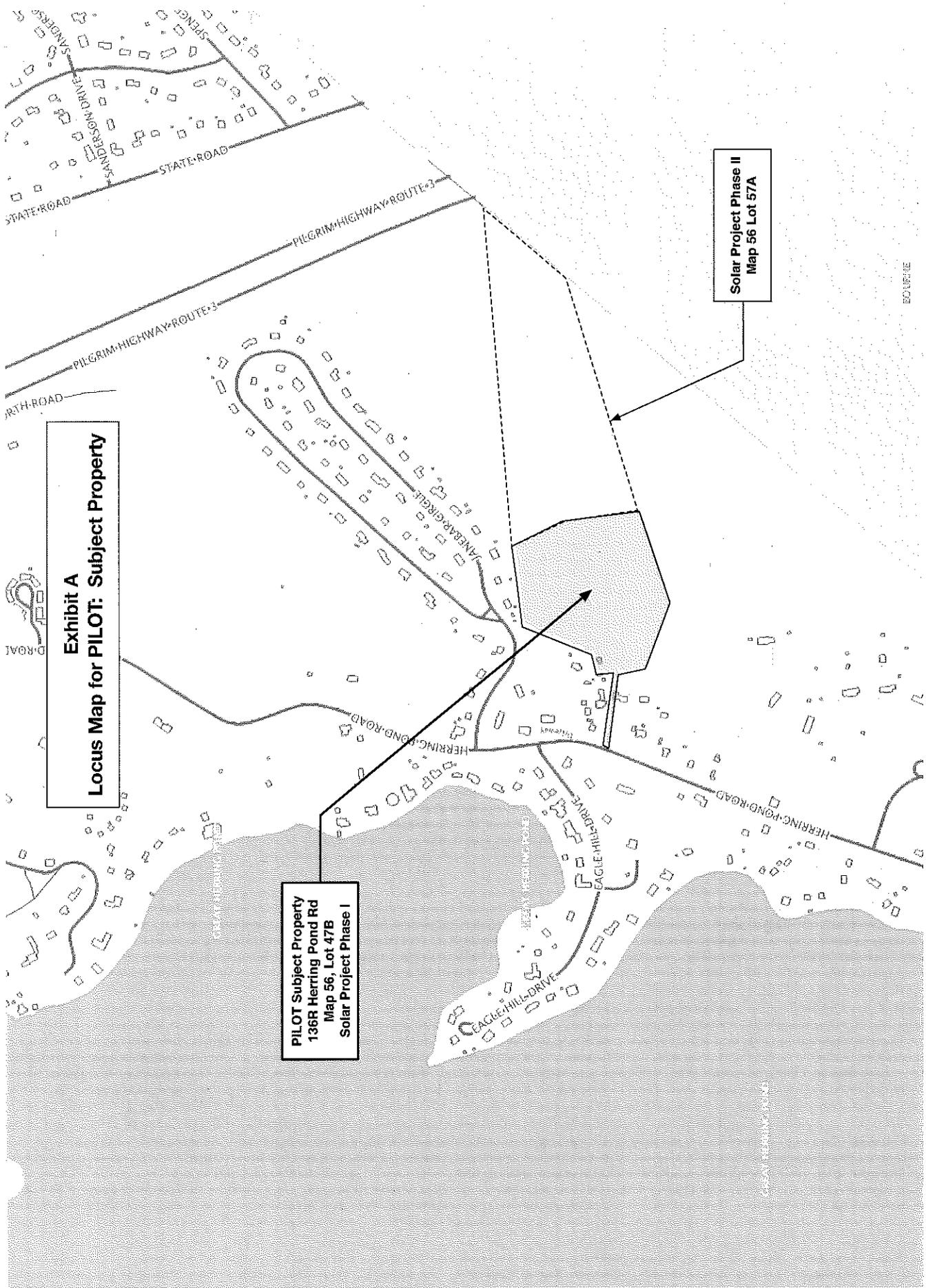
Sincerely,

A handwritten signature in cursive script, appearing to read "Lynne A. Barrett".

Lynne A. Barrett

CC:           Advisory & Finance  
              Plymouth Town Meeting

Renewable Energy Development Partners LLC	
MW AC	0.5
\$/MW	\$13,000
2.5% escalator	
	PILOT
Year 1	6,500
Year 2	6,663
Year 3	6,829
Year 4	7,000
Year 5	7,175
Year 6	7,354
Year 7	7,538
Year 8	7,726
Year 9	7,920
Year 10	8,118
Year 11	8,321
Year 12	8,529
Year 13	8,742
Year 14	8,960
Year 15	9,184
Year 16	9,414
Year 17	9,649
Year 18	9,891
Year 19	10,138
Year 20	10,391
Total	166,040



**Exhibit A**  
**Locus Map for PILOT: Subject Property**

**PILOT Subject Property**  
 136R Herring Pond Rd  
 Map 56, Lot 47B  
 Solar Project Phase I

**Solar Project Phase II**  
 Map 56 Lot 57A

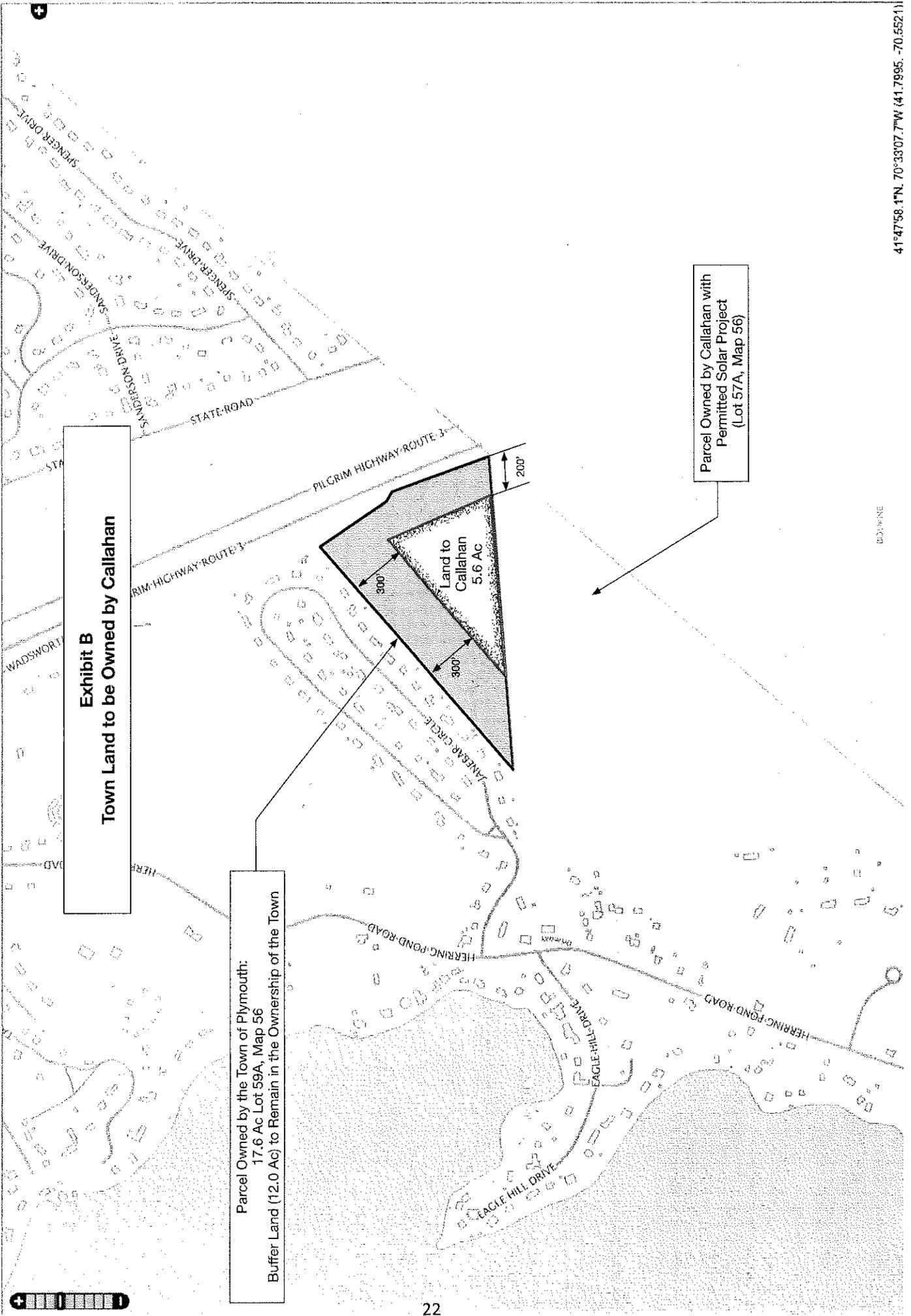


**ATM ARTICLE 31 – LAND SWAP – HERRING POND RD/LONG POND RD**

Since the Report & Recommendations of the Advisory & Finance Committee – Annual Town Meeting book went to print, the Board of Selectmen requested that the tree buffer along Janebar Circle increase to 300 feet, reducing the acreage that the Town will transfer in the land swap from approximately 6.0 to 5.6 acres. New map/configuration is provided on the next page.

If the Advisory & Finance Committee voted to reconsider this article this morning, they will share their decision on the Town Meeting floor.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Exhibit B**  
**Town Land to be Owned by Callahan**

Parcel Owned by the Town of Plymouth:  
17.6 Ac Lot 59A, Map 56  
Buffer Land (12.0 Ac) to Remain in the Ownership of the Town

Land to Callahan  
5.6 Ac

Parcel Owned by Callahan with  
Permitted Solar Project  
(Lot 57A, Map 56)

BOUNDARY