

➤ **Article 13: PILOT Agreements**

9/15/16

Lynne Barrett, Director of Finance, presented Article 13. This article asks Town Meeting to approve 7 solar PILOT agreements:

	LLC (or its affiliates, successors, or assignees)	Type & Size (more or less)	Location	Fee
A	Renewable Energy Development Partners	Ground 1.0	Map 97 Lot 10-2 Adjacent to airport	\$13,500 per MWAC
B	Renewable Energy Development Partners	Ground 0.5	Map 99 Lot 1-C Off Federal Furnace Road	\$13,500 per MWAC
C	<i>Withdrawn</i>			
D	46 Shops Plymouth Solar	Roof 1.11	Map 83 Lot 3C-3 46 Shops at 5 Way	\$12,500 per MWDC
E	978 Solar Development	Ground 1.338	Map 114 Lot 5 9 River Run Way	\$12,500 per MWDC
F	978 Solar Development	Ground 1.338	Map 114 Lots 7-2 & 7-8 5 River Run Way	\$12,500 per MWDC
G	978 Solar Development	Ground 2.77	Map 115 Lot A-1 3 River Run Way	\$12,500 per MWDC
H	978 Solar Development	Ground 1.32	Map 90 Lot 17-5 57 Black Cat Road	\$12,500 per MWDC

We did have some discussion at our last meeting regarding PILOTS and additional information has been provided.

Questions:

- Why are the terms for 20 years? (S Sheridan) Developers look for 20 to 25 year terms because their solar fields do not last longer than that. There is no regulation requiring that term.

**Betty Cavacco made a motion to recommend Article 13 to Town Meeting. Kevin Canty, second.**

Discussion: I am concerned with 20 year agreements because projects may be retrofitted with new technology, increase their output, and be paid in full in 2 to 5 years but the town only receives the original negotiate rate. Lynne Barrett responded that the town reviews the financials every 5 years and will know if the MW changes. Also there is language incorporated into the PILOT agreements that retrofitting will require immediate re-negotiation. If the value increases or decreases, we re-evaluate immediately.

**The motion carries unanimously (11-0-0).**

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9/7/16

Lynne Barrett, Director of Finance, asked the Advisory & Finance Committee to consider postponing Article 13 because not all Agreements have been settled at this time.

Chair John Moody expressed his frustration that the article had to be postponed and asked that materials be received no later than the Monday before the meeting.

**Patrick O’Brien made a motion to postpone Article 13 to Thursday, September 15. Judith Fitzgerald, second.**

Discussion/Comments:

The committee requested that they receive more detail on the PILOT agreements not only regarding the rates negotiated but also the totals to be paid over 20 years, what monies are going into the Environmental Fund voted at Spring Town Meeting, projected profits, the payback as a

percentage of the projected profit, etc. Lynne Barrett said that she will provide as much detail as she is able but that 38D requests are confidential under state law. The Assessor, Anne Dunn, does a great job looking at all information, including the income to expense ratios, and calculating what the taxes would be through typical personal property tax then looks at what the rate of the PILOT should be knowing that it will be 20 years of steady payments with a 2 ½% escalation each year.

**Motion to Postpone hearing Article 13 to September 15 carries (11-1-0). Kevin Canty, opposed.**