

**Special Permit:** Installation of a solar photovoltaic system on the roof of 11-13 Berdon Way.

- **Applicant:** Ecogy MA XI LLC
- **Owner:** OSJ of Fairhaven LLC
- **Agent:** Ecogy Energy
- **Project Location:** 11-39 Berdon Way, Map 27 Lot 30 (11 acres total) on the site of the Ocean State Job Lot building at 11-13 Berdon Way
- **Proposal:** Rooftop solar photovoltaic system on the existing building.
- **Zoning:** Business District (B).
- **Surrounding Land Uses:** Highway and Commercial.

# Project History and Summary:

- **History:** Ocean State Job Lot, having purchased the property in February 2017, opened in the plaza location on August 19, 2017, taking over the building previously occupied by Shaw's Supermarket that had been left empty since August 2013. Since 2021, Ocean State Job Lot has partnered with Ecogy Energy to add solar photovoltaic systems on the roofs of their stores, with Fairhaven being one of the latest proposed projects. Currently, there are five operational projects and six projects in progress.
- **Summary:** To install a front-of-meter rooftop 200 kW-AC solar photovoltaic system consisting of 812 ballasted solar panels with the power generated by the system to be interconnected with the utility grid. Connecting the solar system with the utility grid will require the addition of both new underground and overhead electric wires, two new utility poles, and a new transformer. A special permit is required as this is a front-of-meter solar photovoltaic system.

# Site Plan:

- The overall site is owned by OSJ of Fairhaven LLC and is approximately 11 acres and includes four buildings.
- This project is taking place entirely on the roof of 11 and 13 Berdon Way, a single 36,967 square foot commercial building which houses both the Ocean State Job Lot and the Regal House Furniture Outlet.
- Other businesses currently in the plaza include: Smiley Dental, Supercuts, Dorothy Cox Chocolates, Town Fair Tire, RH Furniture Design Center, Festiva Buffet, Autozone, California Nails, H&R Block, and Bank of America.
- Improvements include the addition of the rooftop 200 kW-AC solar photovoltaic system which is predicted to produce 424,000 kWh of electricity per year.
- The system will be visually similar to a behind the meter system and will not negatively affect the aesthetics of the area. The panels will have an anti-reflective coating to reduce glare to the neighboring properties.
- Ecofy Energy will work with Eversource on the installation of new underground and overhead wires, utility poles, and a transformer as well oversee maintenance of the project for its 20-year lifespan with 24/7 monitoring via Econode and annual inspections.

# Energy/Sustainability:

- Will provide the town with a predicted 424,000 kWh of electricity per year, offsetting the annual usage of 59 households.
- The Carbon Dioxide Equivalent of this clean energy generation is 331 tons per year, according to the EPA.
- Project planned to participate in the Massachusetts MA SMART program to receive a 20-year feed-in-tariff incentive.
- Aids in meeting the state's goal of net-zero greenhouse gas emissions by 2050

# ADMINISTRATIVE SUMMARY

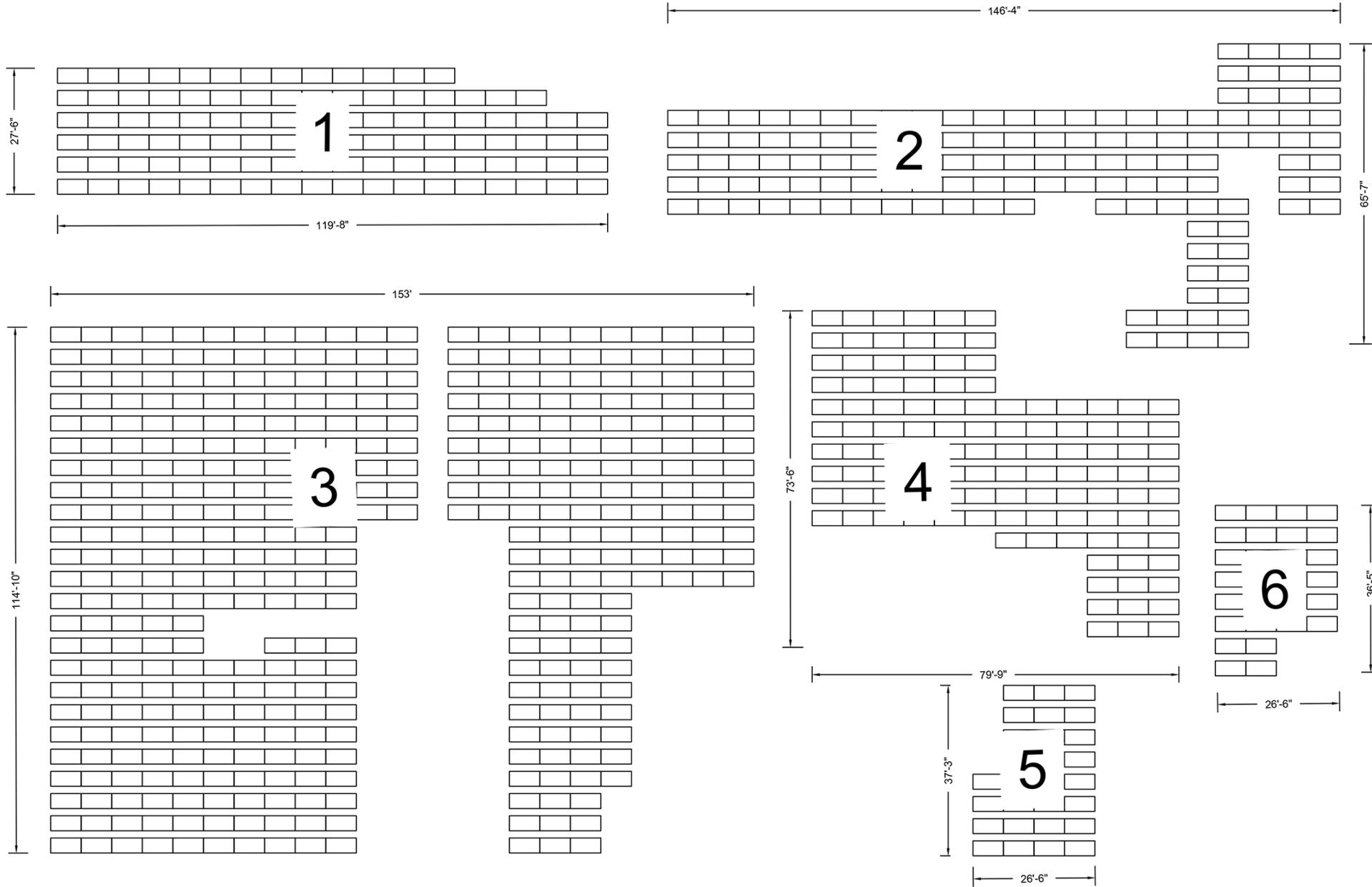
- **Complete Filing Received: May 4, 2023**
- **Advertisement: FNN June 1 and June 8, 2023**
- **Routing Sent: June 6, 2023**
- **Public Hearing: June 20, 2023**







NOTE:  
SEE DRAWING PV-105 FOR SETBACKS  
DIMENSIONS DO NOT INCLUDE BALLAST TRAYS



ECOGY ENERGY

ECOGY ENERGY  
315 FLATBUSH AVENUE, #393  
BROOKLYN, NY 11217  
projectmanagement@ecogyenergy.com  
(718)-304-0945

**Ecogy MA XI LLC**  
Project Name:  
**OSJL - FAIRHAVEN**  
**350.14 kW-DC PV SYSTEM**

Project Site:  
**11 BERDON WAY**  
**FAIRHAVEN, MA 02719**

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp  
**PRELIMINARY**

SHEET NAME:  
**ARRAY LAYOUT**

PLAN SET: 25% BID	DRAWN BY: KT	CHECKED BY: DM
DATE: 05/05/2023	DWG. NUMBER:	
SHEET NUMBER:	<b>PV-102</b>	

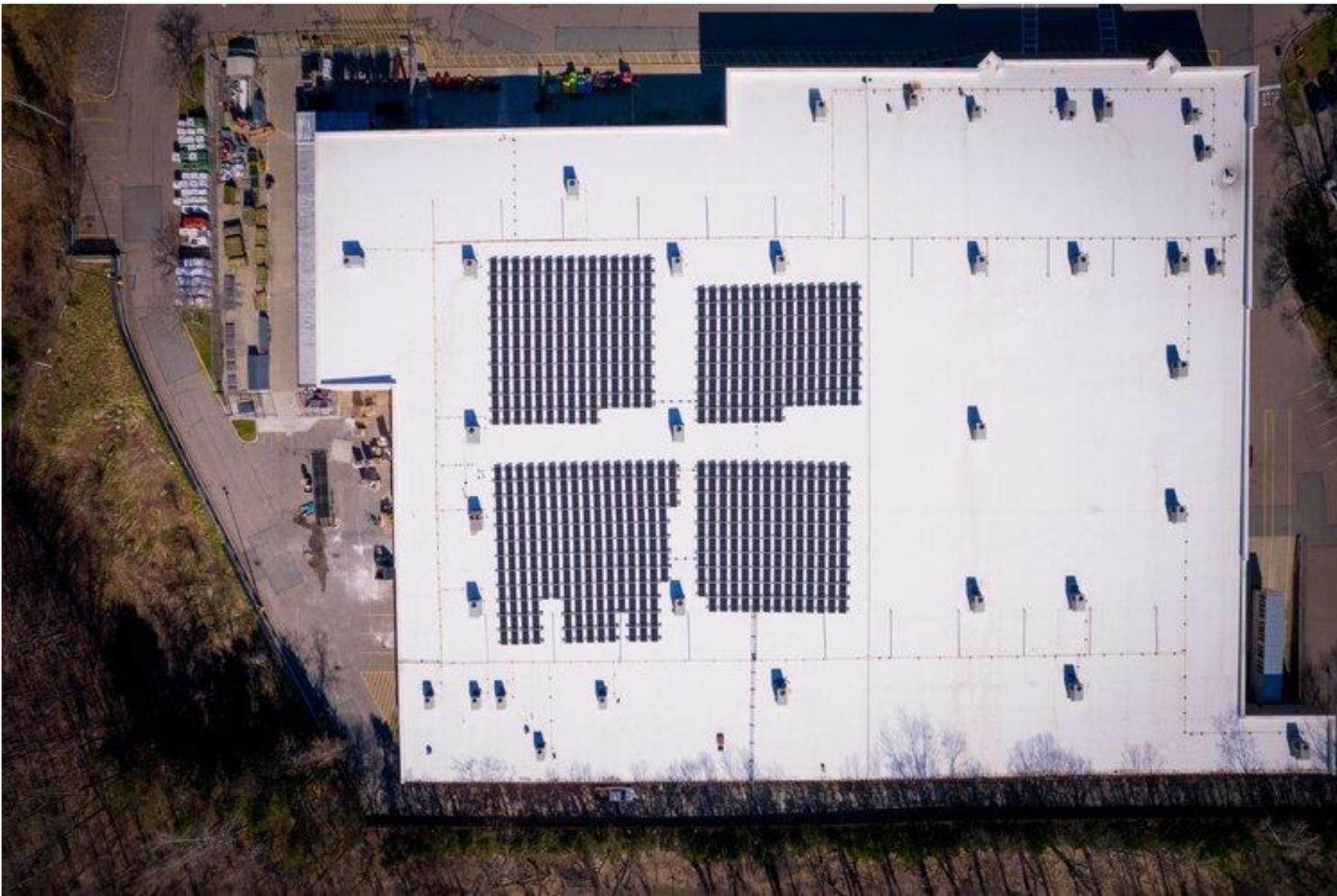
# Similar Projects: Johnston, RI



# Similar Projects: Hope Valley, RI



# Similar Projects: Woonsocket, RI



# Comments from other Town Departments:

- Building (Randall Bassett): No issue with the project.
- Conservation Agent (Bruce Webb): This property is non jurisdictional under the WPA and Wetlands Bylaw. Ultimately, in favor of rooftop solar panels vs. cutting forest for the same purpose.
- Health Agent (Dave Flaherty): No issue with the project.