From:	Toby Valentino
To:	Planning; Robert Buechler
Cc:	Sean Harris; Michael Vogt
Subject:	Portside Solar - Voluntary Conditions
Date:	Monday, November 6, 2023 11:38:10 AM

Hello,

Over the last several months we have had many discussions with residents throughout the township. As the township is aware, we have made ourselves available via phone, email and in-person meetings with residents, and through doing so, have received valuable feedback and fielded a variety of questions regarding our proposed Portside project. We remain committed to working closely with the community to develop a solar project that its residents can be proud of. In furtherance of that commitment, and in order to address the most common questions and feedback received from the community, we are voluntarily proposing the following project modifications as conditions of approval for our SLUP and Site Plan, if requested by the planning commission. Again, we are interested in being good neighbors, and believe these proposed conditions are an illustration of that effort.

Setbacks:

- We are willing to triple the setbacks between non-participating residences to project panels from 100ft - as required by Fort Gratiot's solar energy systems ordinance - **to 300ft**. Landowners may waive this setback if they so choose. This is the largest possible panel setback increase that can be accommodated without requiring additional land agreements for our project, and without reducing expected capacity for the project significantly.

Sound:

- To address concerns regarding sound, along with confirmation that we will be meeting the 45dBa requirements in Fort Gratiot's solar energy systems ordinance, we are willing to increase our setbacks between non-participating residences to inverters to a minimum distance of 400ft. Similar to our panel setbacks, this setback increase represents the largest inverter setback possible without materially impacting our ability to move forward with the project.

Water Quality:

· In addition to the reports, research, and other documentation provided to the planning commission that confirms with substantial evidence that solar projects and the components involved are completely safe and do not negatively impact water quality, if the township deems it necessary, the project will agree to a similar water testing plan as was employed in Assembly Solar project in Shiawassee County, MI.

· As we did at our Assembly Solar project, we are willing to prepare a water testing plan prior to construction that will require the project to test water runoff from panels and provide results to Fort Gratiot Township upon request. The number of samples, sampling timing, and testing methodology shall be completed in accordance with best management practices for this type of work.

Fire Safety:

· To relieve any and all concerns regarding emergency responses, we are willing to commit to offering a requirement that the project shall coordinate with emergency services staff to provide project information and materials, and will offer to coordinate education and/or training to the departments serving the property with emergency services.

Please let me know if you or any planning commission members have any questions.

Best,

Toby Valentino

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Toby Valentino

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