

Preliminary Site Analysis (Massachusetts)

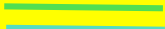
Submission Date	2017-02-13 21:21:19
-----------------	---------------------


Preliminary Site Analysis (Massachusetts)


Date	02/13/2017
SEP Aquisition Specialist	Barry Stewart
Address	0 Oxford Avenue (abuts 189 Oxford Avenue) Dudley,MA 01571 United States
GPS Coordinates	42° 4'27.95"N, 71° 52'57.47"W
# of Acres	26.8
# of Parcels	1
Map / Block / Lot	212-13
Pre-Screen Date	02-08-2017
Nearest Substation	East Webster - 42° 3'58.91"N, 71° 51'50.07"W
Distance to Substation	1.62
Utility Provider	National Grid
Interconnection Review	@ street frontage
Parcel Characteristics	8+ Acres Wooded Wetlands Unobstructed Southern Exposure Acres of Usable Upland
Notes:	This parcel is wooded but appears to be mostly scrub brush. There is a very small area of wetland close to the parcel's southern edge. There is a little bit of excessive slope to work around close to the road but most of the land is relatively flat. The slope that you must go through to get to the flatter area toward the back of the parcel is about 10-12% grade. There is about 23 acres of usable land. This parcel does not abut the owner's home as that is about 1/4 mile to the south.
Zoning District	Res 30
Lot Frontage	200
Zoning Analysis SEP	Special Permit Solar OVERLAY DISTRICT
Lot Coverage	20%
Zoning Comments	We have the zoning by-laws and map on file. There is a section for large-scale solar development. Overall, the by-laws are favorable for solar development. SEE ATTACHED

Front Yard Setback	100
Side Yard Setback	50
Rear Yard	50
Owners Name	Thomas OConnor
Address	189 Oxford Ave Dudley MA 01571 United States
Owners Phone Number	(508) 943-9869
Owners E-mail	tocmoc@charter.net
Were these issues discussed with the Land Owner?	Flooding Intermittent Streams Rare and Endangered Species Adverse Topography Any known permitting concerns
Notes from Discussion	There appears to be nothing to stop this project from moving to completion.
Google Street 3 phase	Google Street 3 Phase or Kv, 0 Oxford Rd, Dudley (OConnor).pdf
Google Aerial	Google Aerial View, 0 Oxford Rd, Dudley (OConnor).pdf
Oliver (All layers) Satellite View	Oliver (All layers) Satellite View, 0 Oxford Rd, Dudley (OConnor).pdf
Oliver (All layers) BaseMap	Oliver (All layers) BaseMap, 0 Oxford Rd, Dudley (OConnor).pdf
Outline Parcel Aerial Clean	Outline Parcel Aerial, 0 Oxford Rd, Dudley (OConnor).pdf
Assessors Report/ Tax Roll	Assessors Report, 0 Oxford Rd, Dudley (OConnor).pdf
Proximity to Substation	Parcel Proximity to Substation, 0 Oxford Rd, Dudley (OConnor).pdf
National Wetlands Inventory (Wetlands and Riparian checked)	National Wetlands Inventory (Wetlands and Riparian Checked), 0 Oxford Rd (OConnor).pdf
Pre-Screen:	Final Report, 0 Oxford Rd, Dudley (OConnor).pdf
Miscellaneous Files	Usable Land for Solar (Estimate), 0 Oxford, Dudley (OConnor).pdf
Date of Acceptance	02-13-2017

0 Oxford Rd, Dudley
Nearest cross street: Cemetery Dr
Grid: 42°4'27.95"N, 71°52'57.47"W

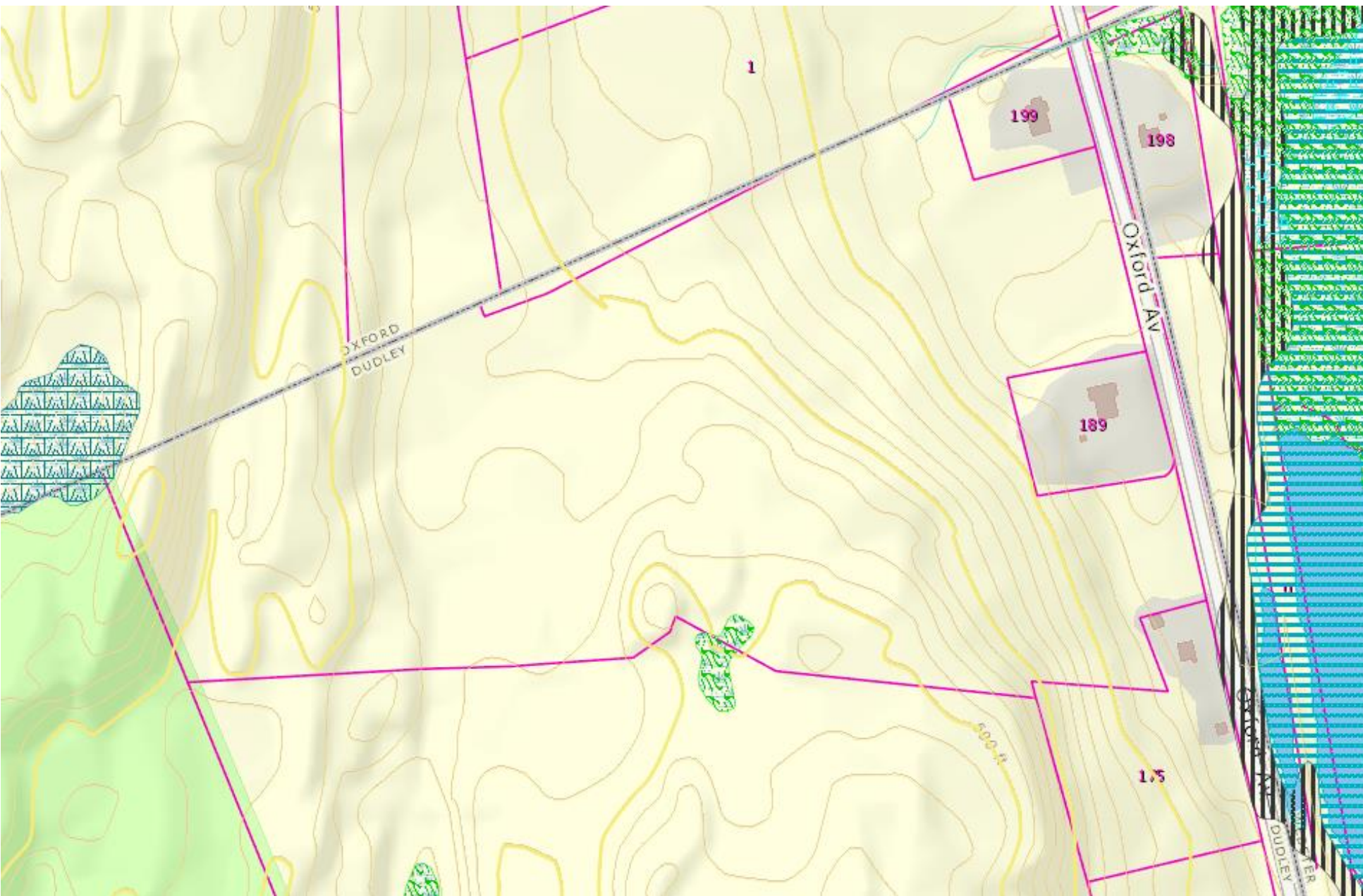
 3-phase

 Kv

 Substation



0 Oxford Rd, Dudley (OConnor)



Layers

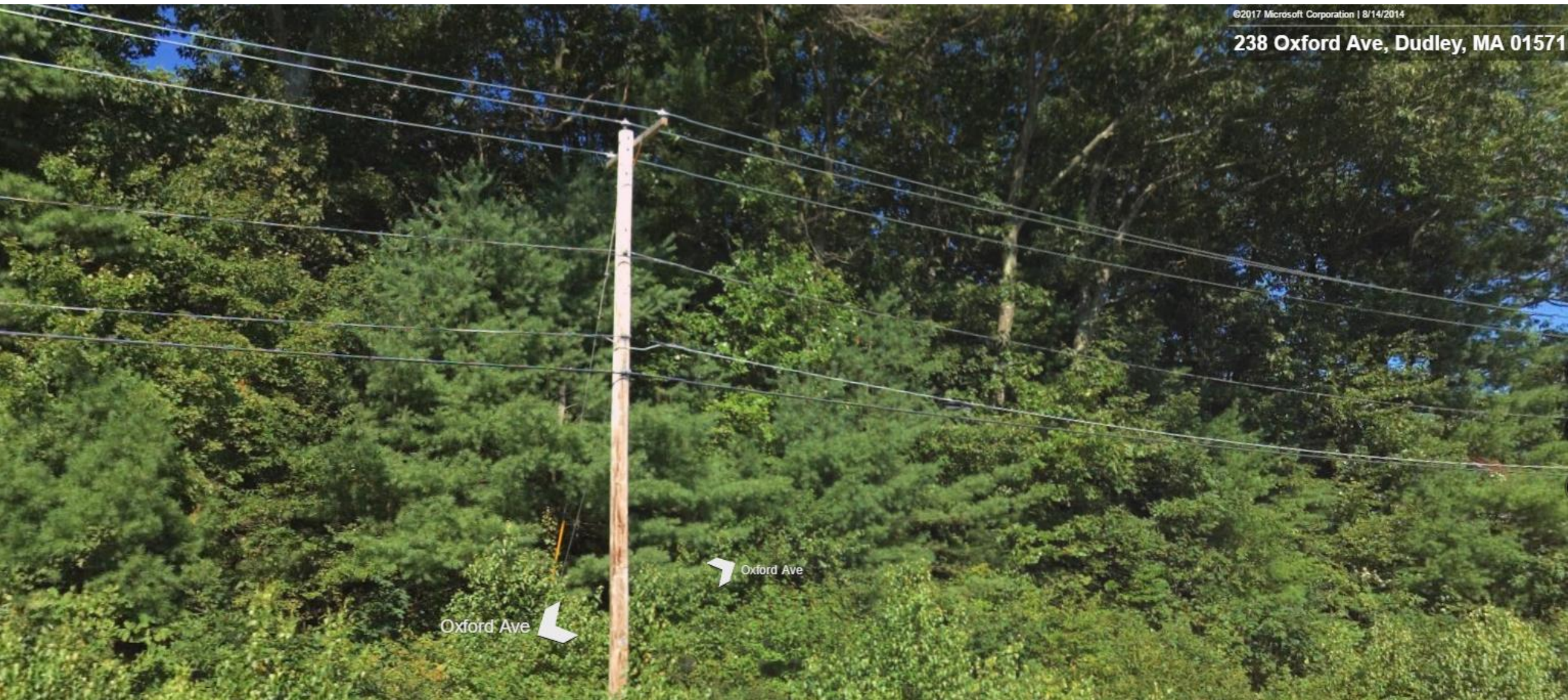
- Tiled Layers
- State Facilities
- Census 1990
- Census 2000
- Census 2010
- Coastal and Marine Features
- Conservation / Recreation
- Cultural Resources
- Environmental Monitoring (testing/monitoring sites)
- Images
- Index (grids/tiling schemes for certain layers)
- Infrastructure
- Physical Resources
- Political / Administrative Boundaries

Active Data Layers

Check all | Uncheck all | Remove all

- ☒ NHESP Ecoregions
- ☒ NHESP Priority Habitats of Rare Species
- ☒ NHESP Estimated Habitats of Rare Wildlife
- ☒ DEP Wetlands Detailed
- ☒ DEP Wetlands Hydrologic Connections
- ☒ Contours 3m Lines
- ☒ Q3 Flood Zones (from Paper FIRMs, All Available)
- ☒ NHESP Certified Vernal Pools
- ☒ IWPA's
- ☒ DEP Wetlands Detailed With Outlines
- ☒ Tax Parcels for Query
- ☒ Detailed Features
- ☒ Tax Parcels
- ☒ Structures

238 Oxford Ave, Dudley, MA 01571



Tools ▾

Print Map

Streets

Imagery/Labels

Topo

USGS Topo

Print



Type Address, Landmark, etc...

Find Location

Zoom to:

select ▾

Available Layers

[Help](#)

- ☒ Wetlands ?
- ☒ Riparian ?
- ☐ Riparian Mapping Areas
- ☐ Data Source
 - ☒ Source Type
 - ☐ Image Scale
 - ☐ Image Year
- ☐ Areas of Interest ?
- ☐ FWS Refuges ?
- ☐ Historic Wetland Data ?

Wetlands ?

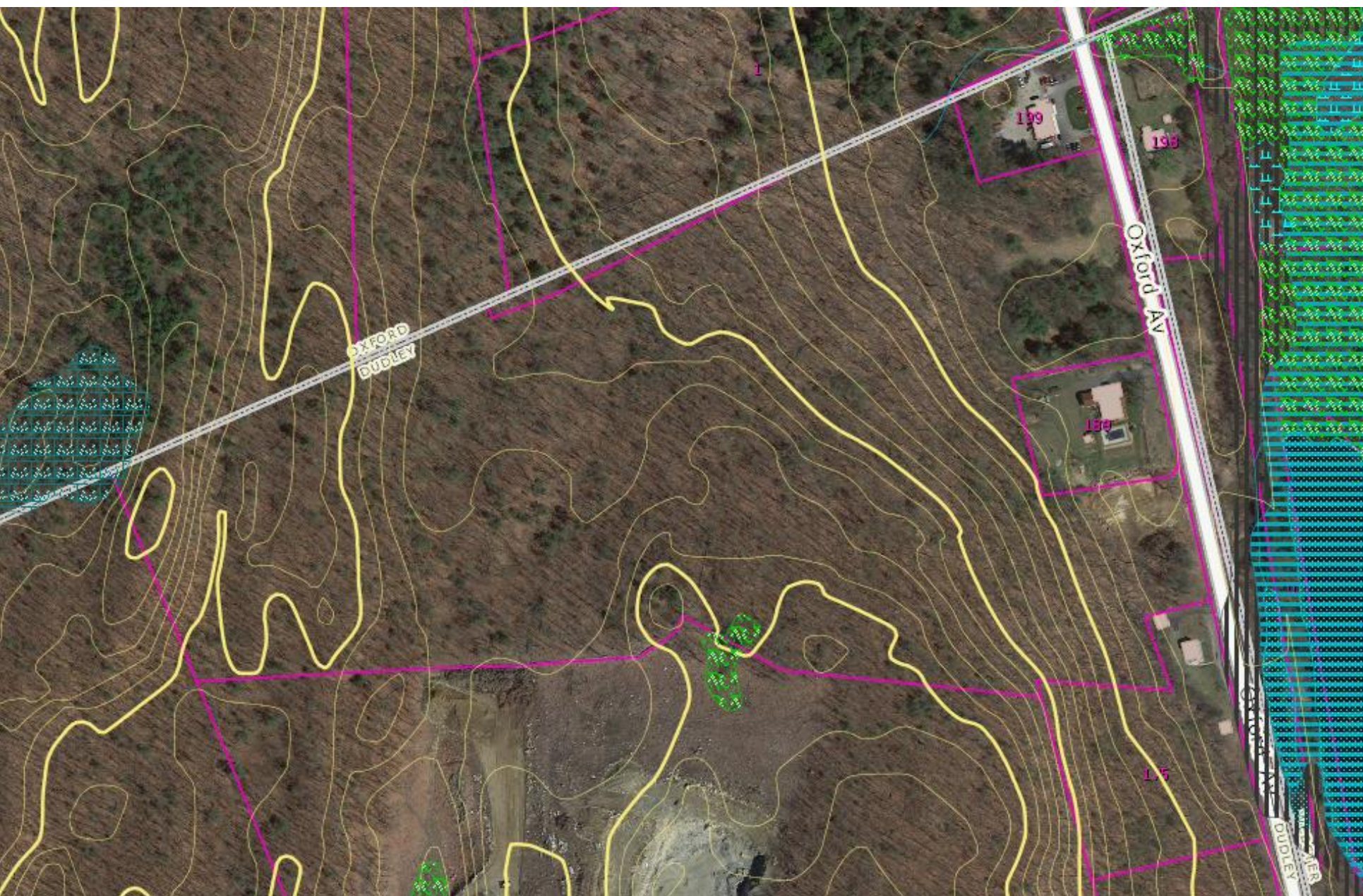
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Wetlands Mapping Status

- No Data

Riparian

- Forested/Shrub
- Herbaceous



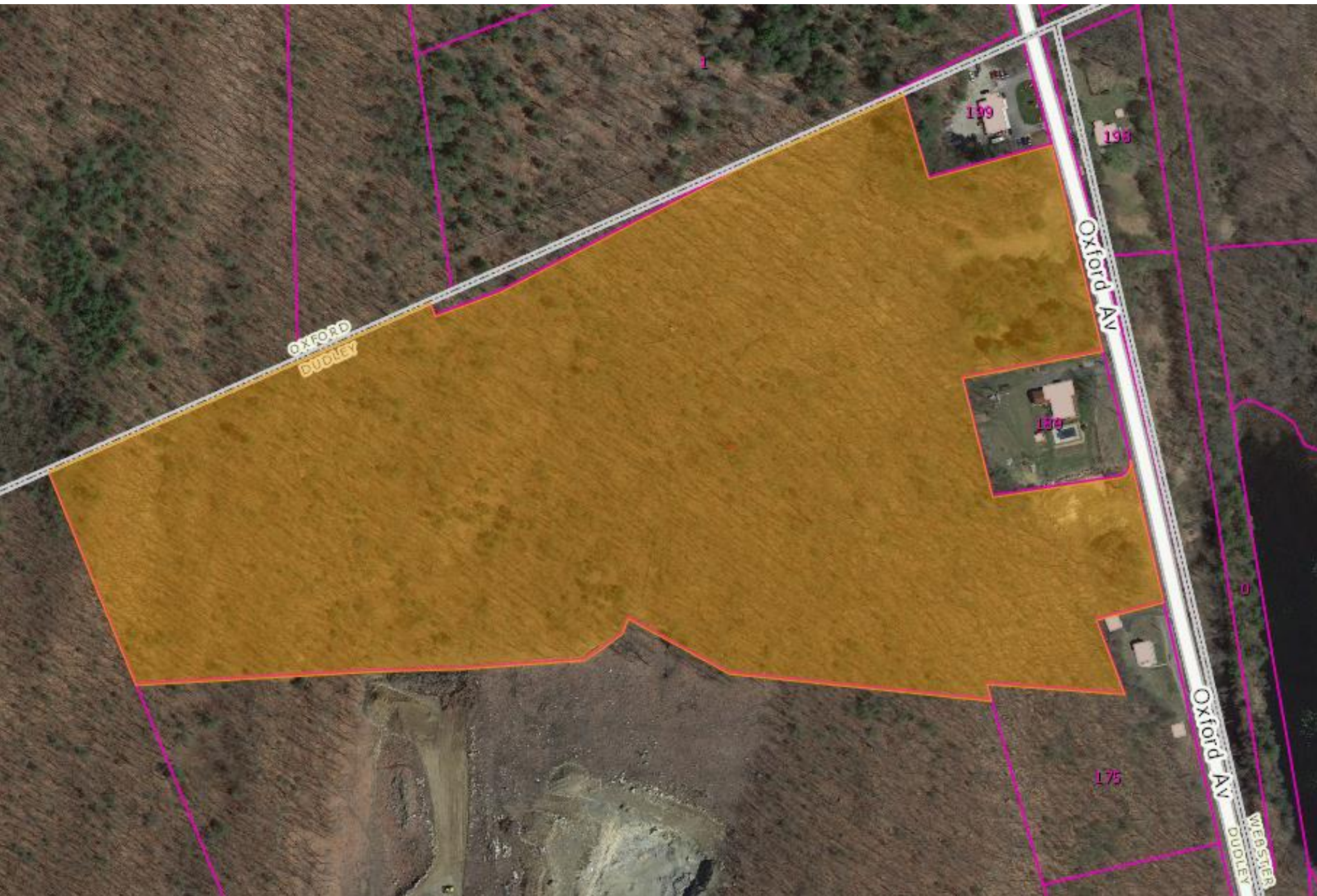
Tiled Layers

- State Facilities
- Census 1990
- Census 2000
- Census 2010
- Coastal and Marine Features
- Conservation / Recreation
- Cultural Resources
- Environmental Monitoring (testing/monitoring sites)
- Images
- Index (grids/tiling schemes for certain layers)
- Infrastructure
- Physical Resources
- Political / Administrative Boundaries

Active Data Layers

Check all | Uncheck all | Remove all

- ☒ NHESP Ecoregions
- ☒ NHESP Priority Habitats of Rare Species
- ☒ NHESP Estimated Habitats of Rare Wildlife
- ☒ DEP Wetlands Detailed
- ☒ DEP Wetlands Hydrologic Connections
- ☒ Contours 3m Lines
- ☒ Q3 Flood Zones (from Paper FIRMs, All Available)
- ☒ NHESP Certified Vernal Pools
- ☒ IWPA's
- ☒ DEP Wetlands Detailed With Outlines
- ☒ Tax Parcels for Query
- ☒ Detailed Features
- ☒ Tax Parcels
- ☒ Structures



- ⊕ Tiled Layers
- ⊕ State Facilities
- ⊕ Census 1990
- ⊕ Census 2000
- ⊕ Census 2010
- ⊕ Coastal and Marine Features
- ⊕ Conservation / Recreation
- ⊕ Cultural Resources
- ⊕ Environmental Monitoring (testing/monitoring sites)
- ⊕ Images
- ⊕ Index (grids/tiling schemes for certain layers)
- ⊕ Infrastructure
- ⊕ Physical Resources
- ⊕ Political / Administrative Boundaries

Active Data Layers

Check all Uncheck all Remove all

- ☐ NHESP Ecoregions
- ☐ NHESP Priority Habitats of Rare Species
- ☐ NHESP Estimated Habitats of Rare Wildlife
- ☐ DEP Wetlands Detailed
- ☐ DEP Wetlands Hydrologic Connections
- ☐ Contours 3m Lines
- ☐ Q3 Flood Zones (from Paper FIRMs, All Available)
- ☐ NHESP Certified Vernal Pools
- ☐ IWPAs
- ☐ DEP Wetlands Detailed With Outlines
- ☒ Tax Parcels for Query
- ☒ Detailed Features
- ☒ Tax Parcels
- ☒ Structures

0 Old Webster Rd, Dudley (OConnor)

Ruler

Line

Path

Polygon

Circle

3D path

3D polygon

Measure the distance between multiple points on the ground

Length:

1.62

Miles

Show Elevation Profile

Mouse Navigation

Save

Clear

East Webster



This is an aerial photograph overlaid with a topographic map. Yellow contour lines indicate elevation changes across the terrain. A large, irregularly shaped area in the center-left is outlined in blue and filled with a semi-transparent purple color. A yellow text box with a black border is positioned over this purple area, containing the text "23 usable acres". To the right of the purple area, a road labeled "Oxford Av" runs diagonally from the top right towards the bottom right. Along this road, several small rectangular areas are outlined in pink, with the numbers 199, 198, and 197 labeled in pink text. At the bottom right, a road labeled "DUDLEY" is visible, running horizontally. The terrain is mostly brown and green, suggesting a mix of cleared land and vegetation.

23 usable acres

OXFORD AVE

Location OXFORD AVE

Mblu 212/ / 013/000 000/

Acct#

Owner OCONNOR, MAUREEN E &

Assessment \$116,000

PID 204

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$116,000	\$116,000

Owner of Record

Owner OCONNOR, MAUREEN E &
Co-Owner THOMAS F
Address 189 OXFORD AVE
DUDLEY, MA 01571

Sale Price \$1
Certificate
Book & Page 55974/ 90
Sale Date 09/16/2016
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OCONNOR, MAUREEN E &	\$1		55974/ 90	1A	09/16/2016
COLLINS, DENNIS & OCONNOR, MAUREEN	\$0		25963/ 333	1A	02/14/2002
COLLINS, EDWARD M &	\$0		4047/ 581	01	08/12/1959

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent

Good:

Replacement Cost

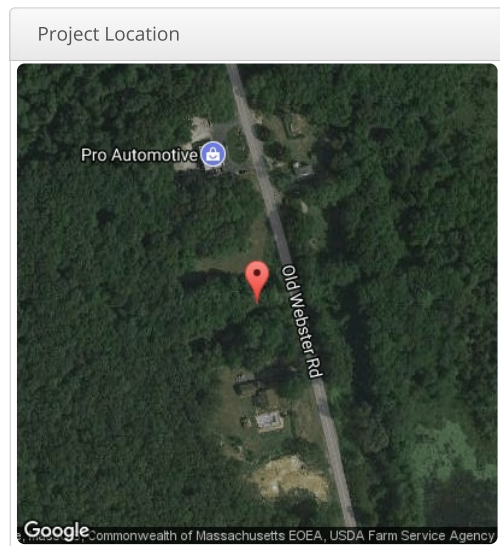
Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	

LG 390 with SMA B 0 Oxford Rd - Dudley, 189 Oxford Ave. Dudley, MA

Design	
Design	LG 390 with SMA B
DC Nameplate	5.30 MW
AC Nameplate	4.25 MW (1.25 DC/AC)
Last Modified	Stephen Christy (Yesterday at 8:22 AM)



Components		
Component	Name	Count
Inverters	Sunny Tripower Core1/US (SMA)	85 (4.25 MW)
Home Runs	500 MCM (Copper)	97 (3,474.2 ft)
Home Runs	1/0 AWG (Aluminum)	97 (251.2 ft)
Combiners	1 input Combiner	97
Combiners	3 input Combiner	12
Combiners	6 input Combiner	12
Combiners	10 input Combiner	73
Strings	10 AWG (Copper)	838 (288,026.1 ft)
Module	LG Electronics, LG390N2W-A5_Rev002 (390W)	13,588 (5.30 MW)

Field Segments									
Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Fixed Tilt	Landscape (Horizontal)	25°	180°	17.2 ft	4x1	3,397	13,588	5.30 MW

Wiring Zones			
Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	12	13-18	Along Racking

Detailed Layout

