

Exhibit CS-BW-4

45-Day Notice Materials

**STATE OF VERMONT
PUBLIC UTILITY COMMISSION**

Petition of Chelsea Solar LLC, pursuant to	)	Docket No. <i>TBD</i>
30 V.S.A. § 248, for a certificate of public	)	
good authorizing the installation and	)	
operation of the "Chelsea Solar Project," a	)	
2.0 MW solar electric generation facility	)	
located on Willow Road in Bennington,	)	
Vermont	)	

CERTIFICATE OF SERVICE

I, Michael Melone, certify that on October 13, 2017, I forwarded a 45 Day Notice Letter and Site Plans in connection with the proposed Chelsea Solar Project to the service list below by the delivery method noted below:

By Courier:

Mrs. Judith Whitney, Clerk
Vermont Public Utility Commission
112 State Street, Drawer 20
Montpelier, VT 05620

By Courier:

Bennington Planning Commission
ATTN: Dan Monks
205 South Street
Bennington, VT 05201

By Courier:

Bennington Select Board
ATTN: Stuart Hurd
205 South Street
Bennington, VT 05201

By Courier:

Bennington County Regional Commission
ATTN: Jim Sullivan
111 South Street, Suite 203
Bennington, VT 05201

Dated this 13th day of October, 2017.

By:

A handwritten signature in black ink, appearing to read 'M Melone', written in a cursive style.

Michael Melone
Chelsea Solar LLC
c/o Allco Renewable Energy Limited
1745 Broadway - 17th Floor
New York, NY 10019

CHELSEA SOLAR LLC

45 Day Advance Notice Letter

October 13, 2017

TO: Those Persons Listed on the Attached Certificate of Service

**RE: Chelsea Solar Project
Certificate of Public Good – Section 248 Permit Process
45 Day Advance Notice of Proposed Project**

I. Introduction

Chelsea Solar LLC (the “Petitioner”) is a Vermont limited liability company that is preparing to file a petition with the Vermont Public Utility Commission (the “PUC”) for a Certificate of Public Good pursuant to 30 V.S.A. § 248, requesting approval to build and operate a solar photovoltaic (“PV”) electric generation facility with a nameplate capacity of 2.0 megawatts alternating current (“MWac”) to be located near 1035 Willow Road in Bennington, Vermont (the “Project”).

The proposed Project site has been examined to assess solar resource characteristics, environmental conditions, and potential impacts of the Project. The Petitioner anticipates filing a Petition for a Certificate of Public Good with the PUC no later than November 28, 2017. The Petitioner is providing the information in this 45 Day Advance Notice to municipal and regional planning commissions, municipal legislative bodies, and state agencies in accordance with 30 V.S.A. § 248(f) and PUC Rule 5.402.

This letter (1) describes the Project, plans for its construction and operation, including how equipment and materials will be transported to the site, (2) provides preliminary information regarding potential environmental and aesthetic Project impacts, (3) describes the Petitioner’s schedule for the next 45 days, and (4) explains the rights of the local/regional planning commissions and legislative bodies to comment on the Project plans in accordance with PUC Rule 5.402(A).

II. Project Description

The proposed location for the Project (the “Property”) is on a portion of a 27.3 acre parcel of land within the limits of the Town of Bennington, Vermont. The Property is located along the northeastern boundary of the Route 7 / Route 279 interchange, north of Willow Road, and west of Apple Hill Road. The Property is located along Willow Road in Bennington, and it can be identified with GPS Coordinates: 42.9083, -73.2059. Public road access is planned off of Willow Road at the southern boundary of the Property. The Property carries a land use designation of Rural Conservation District under the Bennington Town Plan. The Property is vacant and contains no structures. The Property contains some topographical and wetlands features that will be avoided by the Project footprint. The Property is surrounded to the west and south by commercial, residential, and industrial uses, and to the north and east by residential uses. The Property location is indicated on the included Project plan set.

The Project is a ground-mounted solar PV array with an estimated generation capacity of 2.0 MWac. The purpose of the Project will be to convert solar radiation to electricity that will be sold to a local utility. This Project will be similar in design and function to multiple other solar generation facilities that have recently been built in the state of Vermont.

The Project will be privately funded, owned, and operated. The Project will pursue a Section 248 Certificate of Public Good with the Vermont PUC, as well as a 3-9020 Stormwater Construction General Permit.

The Project will consist almost entirely of 72-cell crystalline silicon PV solar modules that are mounted above the ground on steel and aluminum fixed-tilt racking structures with no moving parts. The modules will have a maximum height above the ground of up to 8 feet and will be oriented due south at a tilt angle of 15 degrees. Module connection wiring will be run through underground conduits to a central equipment cabinet area. This equipment area will be located along a private gravel access driveway that will near center of the array for maintenance and emergency access. The entire array will be surrounded by a security fence. Inside the fence, the ground cover will be seeded with low-growing native vegetation. Project visual screening will be accomplished by combining existing vegetation around the Property's perimeter with supplemental landscaping plantings and partially-opaque fence mesh material in certain locations.

Site preparation will involve clearing up to 10 acres. Some contour grading may be necessary in areas within the array. Stormwater controls will be installed in accordance with 3-9020 state standards and requirements. Site preparation and construction is estimated to take four to six months. Construction, equipment delivery, and site operations traffic will access the site via a driveway entrance off of Willow Road, connected to E Road, connected to Route 7. It will be an unmanned facility, and it will require only 2 to 3 maintenance visits per month, on average. The Project will have a projected useful life of up to 45 years. A preliminary site plan is included.

III. Petitioner Schedule

The Petitioner anticipates filing a Petition for a Certificate of Public Good with the PUC no later than November 28, 2017. Prior to that date, the Petitioner will continue to work closely with experts in the fields of solar project design, aesthetics, environmental impacts, and civil construction to prepare a petition submittal and verify the Project's compliance with the criteria required in 30 V.S.A. §248.

IV. Right to Comment on the Plans

Pursuant to Section 248(f) of Title 30 of Vermont Statutes Annotated (30 V.S.A. § 248(f)), municipal/regional planning commissions and municipal legislative bodies can make recommendations, if any, to the PUC and to the Petitioner at least 7 days prior to the filing of the Petition with the PUC. So that the PUC and Petitioner may take your views into account, Petitioner requests that your comments be submitted as soon as possible. The planning commissions and legislative bodies also have the right to make revised recommendations within 45 days after the date the Petition is filed with the PUC if the Petition contains new or more detailed information that was not previously included in these plans.

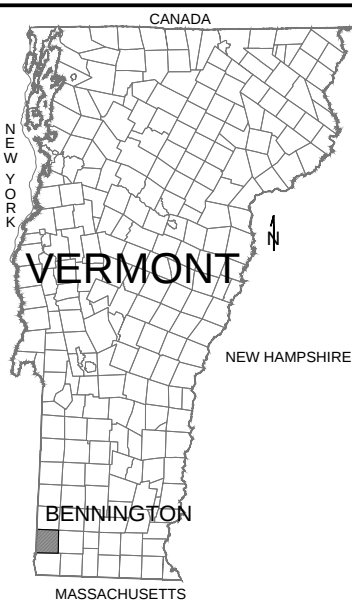
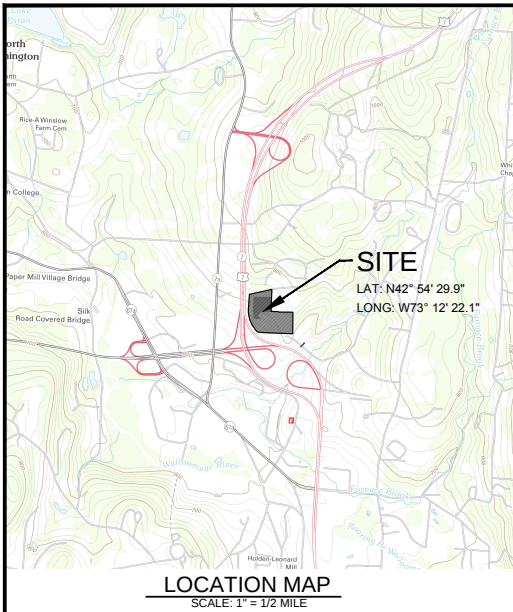
For additional information regarding this process, including your right to participate in the PUC's proceeding, please refer to the "Guide to the Vermont Public Service Board's Section 248 Process" which can be found online at <http://puc.vermont.gov/document/section-248-procedures>

If you are interested in a presentation on this project, or have comments or requests for further information, please contact Michael Melone at (917) 328-2001 or via email at mjmelone@allcous.com.

Sincerely,

A handwritten signature in black ink, appearing to read "M Melone", with a stylized, cursive script.

Michael Melone
Chelsea Solar LLC
c/o Allco Renewable Energy Limited
1745 Broadway - 17th Floor
New York, NY 10019



NOTES:

- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
- THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
- EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON STATE OF VERMONT LIDAR INFORMATION FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION (VCGI).
- UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
- THIS IS IN NO WAY A BOUNDARY SURVEY. PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON TOWN TAX MAP INFORMATION.
- THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.

LEGEND

- EXISTING POWER POLE / PROPOSED POLE
- EXISTING OVERHEAD POWER
- EXISTING TREELINE
- EXISTING GRADE CONTOUR LINES (10 FOOT INTERVALS)
- EXISTING GRADE CONTOUR LINES (2 FOOT INTERVALS)
- APPROXIMATE PROPERTY LINES
- DELINEATED WETLANDS
- ENVIRONMENTAL BUFFERS
- EXISTING STREAM FROM VCGI
- EXISTING SOIL FROM VCGI
- PROJECT SETBACKS
- PROPOSED PERIMETER FENCING
- PROPOSED ACCESS DRIVES
- PROPOSED FIXED SOLAR PANEL RACKING
- PROPOSED UNDERGROUND POWER
- PROPOSED OVERHEAD POWER
- PROPOSED LIMITS OF CLEARING
- CLEARED AREAS WHICH WILL BE FULLY DISTURBED
- CLEARED AREAS WITH MINIMAL DISTURBANCE
- APPLE HILL PROJECT AREA

PROJECT AREA CALCULATIONS

PROPOSED CLEARING

- Areas cleared that will be stumped, grubbed and graded to consistent slopes (access drive, power skid, secondary oil containment, underground electric trench) = ±1.25 Acres
- Areas cleared, trees cut flush and stumps left in place = ±7.93 Acres

Total Clearing = ±9.18 Acres

PROPOSED EXCAVATED SOIL

- Areas cleared that will be stumped, grubbed and graded to consistent slopes (access drive, power skid, secondary oil containment, underground electric trench) = ±1.25 Acres (54,588 s.f.)
- Proportion (30%) of the remaining cleared areas disturbed while clearing (suffing) = ±2.36 Acres (102,749 s.f.)
- Installation for solar racking, fence posts & proposed power poles = ±0.11 Acres (5,000 s.f.)
- Misc. other disturbances and construction staging in uplands = ±1.15 Acres (50,000 s.f.)

Total Disturbance = ±4.87 Acres (212,337 s.f.)

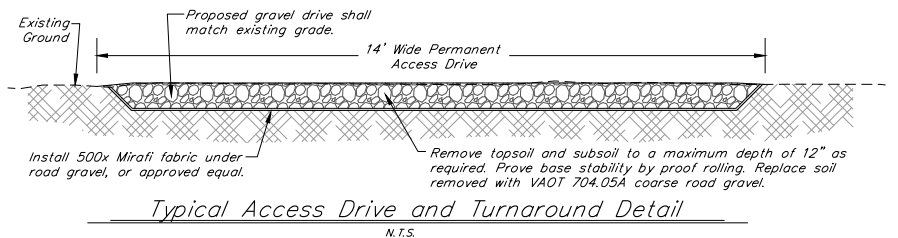
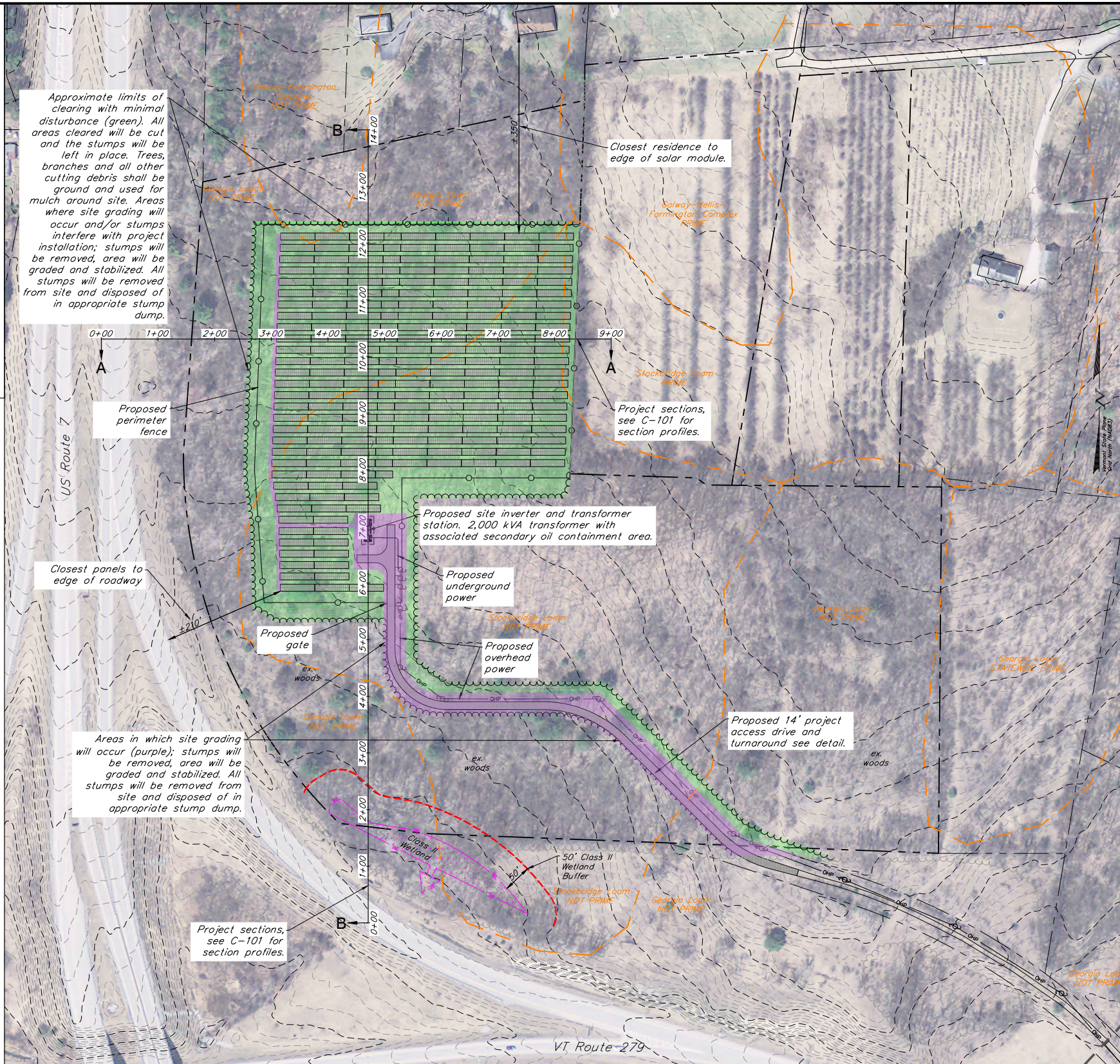
PROPOSED IMPERVIOUS AREA

- Permanent gravel access drive = ±16,500 s.f.
- Installation of inverter and transformer stations with secondary oil containment = ±1,500

Total Project Impervious Post Construction = ±18,000 s.f (±0.41 Acres)

PROPOSED PROJECT LIMITS

Completed Combined Project Limits (defined by the edge of proposed fence) = ±7.0 Acres



CHELSEA SOLAR

Willow Road
Bennington, Vermont,



222 SOUTH 9TH STREET
SUITE 1600
MINNEAPOLIS, MN 55402



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164 Main Street, Suite 201
Colchester, VT 05446
T: (802) 878-0375
F: (802) 878-9618
email@kresbandlansing.com
kresbandlansing.com

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

SOURCE DATA LEGEND

MAPPING SOURCE DATA USED FOR PLAN COMPILATION

Civil Engineering:

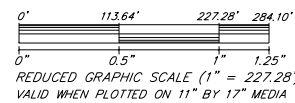
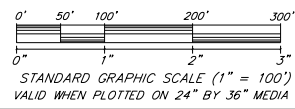
Krebs and Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, Vermont 05446

Electrical Engineering:

ECOS Energy
222 South 9th Street
Minneapolis, MN 55402

Environmental:

Arrowood Environmental
950 Bert White Road
Huntington, Vermont 05462



Proposed 2.0 MW-AC Solar Array

SET REV	REVISIONS/COMMENTS	DATE

Drawing Title:

45 DAY NOTICE:
PRELIMINARY
SITE PLAN

DATE of Issue: 10/13/17

Drawn by: CTD

Checked by: IAJ

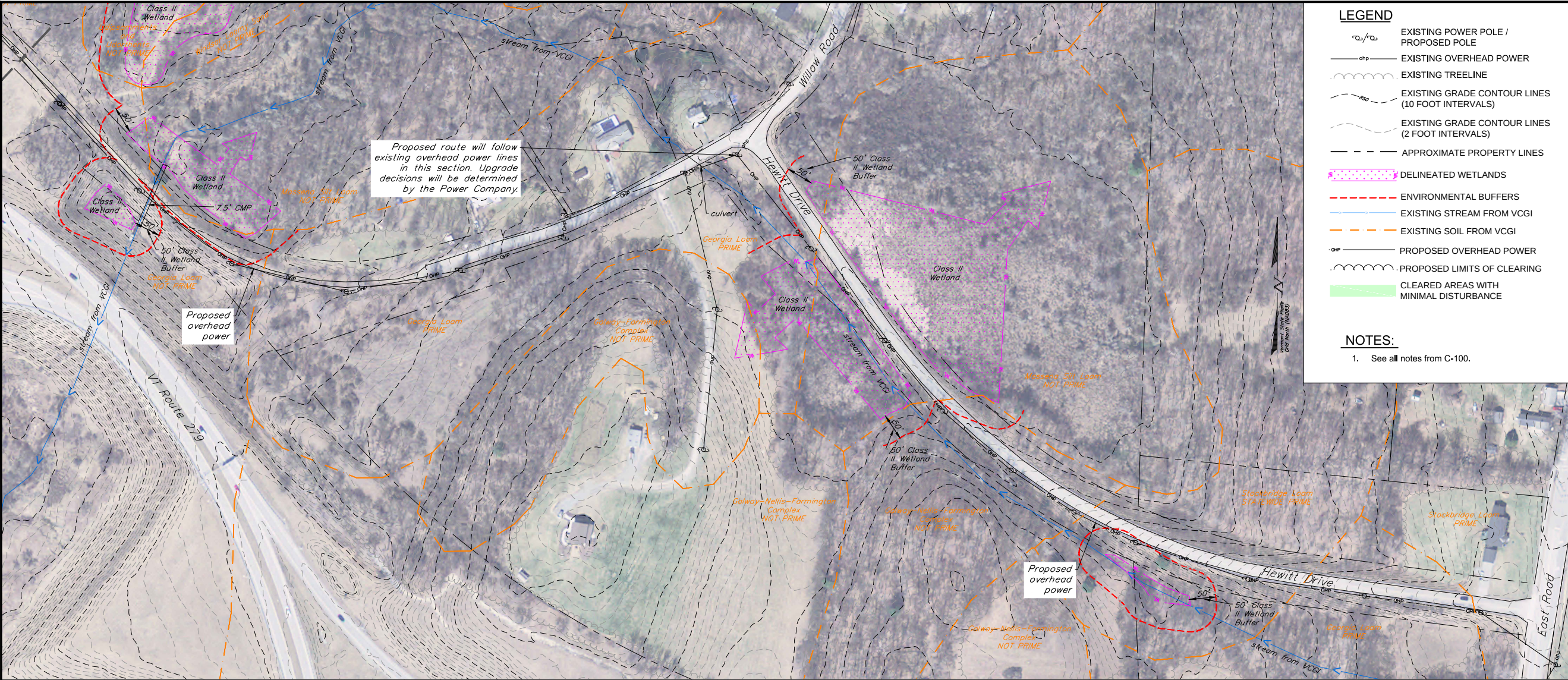
Project No.: 17272

Scale: 1" = 100'

Drawing No.:

Rev No.:

C-100



CHELSEA SOLAR

Willow Road
Bennington, Vermont,

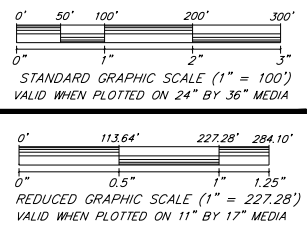
ecos ENERGY

222 SOUTH 9TH STREET
SUITE 1600
MINNEAPOLIS, MN 55402

K&L Krebs & Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, VT 05446
T: (802) 878-0375
F: (802) 878-9618
email@kresandlansing.com
kresandlansing.com

ISSUED FOR PERMIT REVIEW
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SOURCE DATA LEGEND
MAPPING SOURCE DATA USED FOR PLAN COMPILATION
Civil Engineering:
Krebs and Lansing Consulting Engineers, Inc. 164 Main Street, Suite 201 Colchester, Vermont 05446
Electrical Engineering:
ECOS Energy 222 South 9th Street Minneapolis, MN 55402
Environmental:
Arrowood Environmental 950 Bert White Road Huntington, Vermont 05462



Proposed
2.0 MW-AC
Solar Array

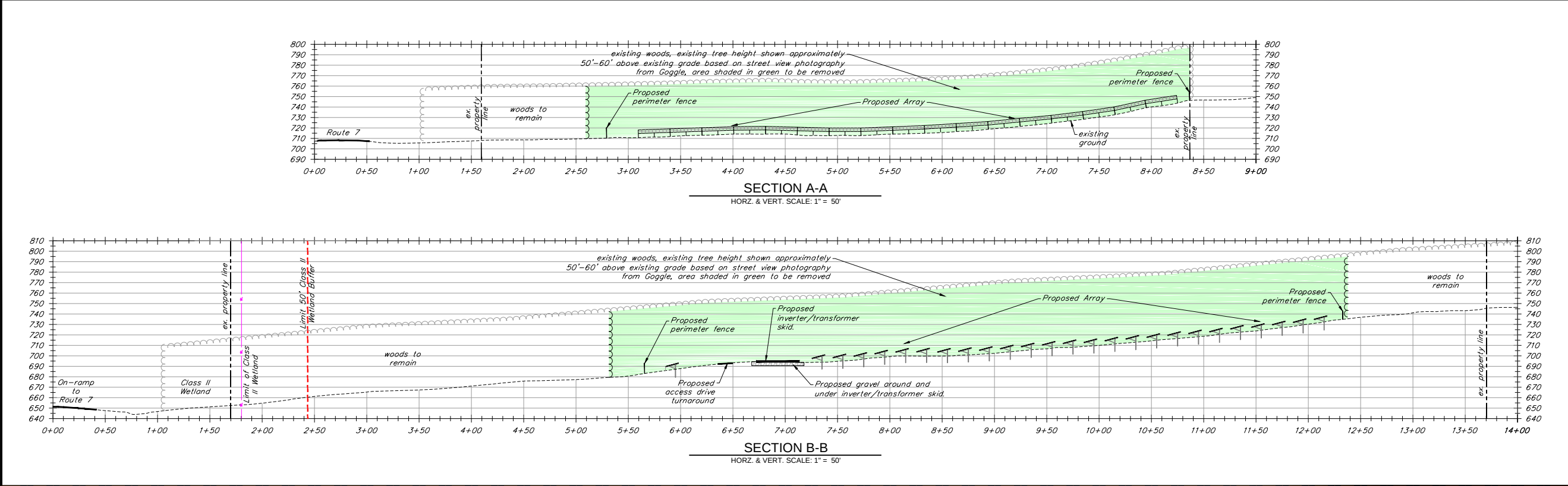
SET REV	REVISIONS/COMMENTS	DATE

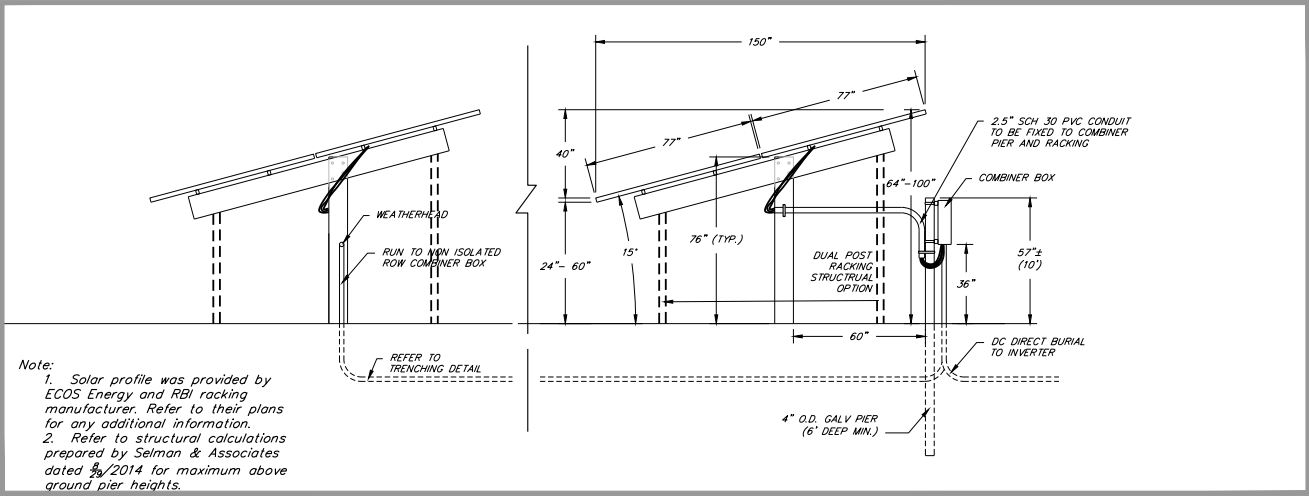
Drawing Title:

**45 DAY NOTICE:
INTERCONNECTION PLAN AND
PROJECT SECTIONS**

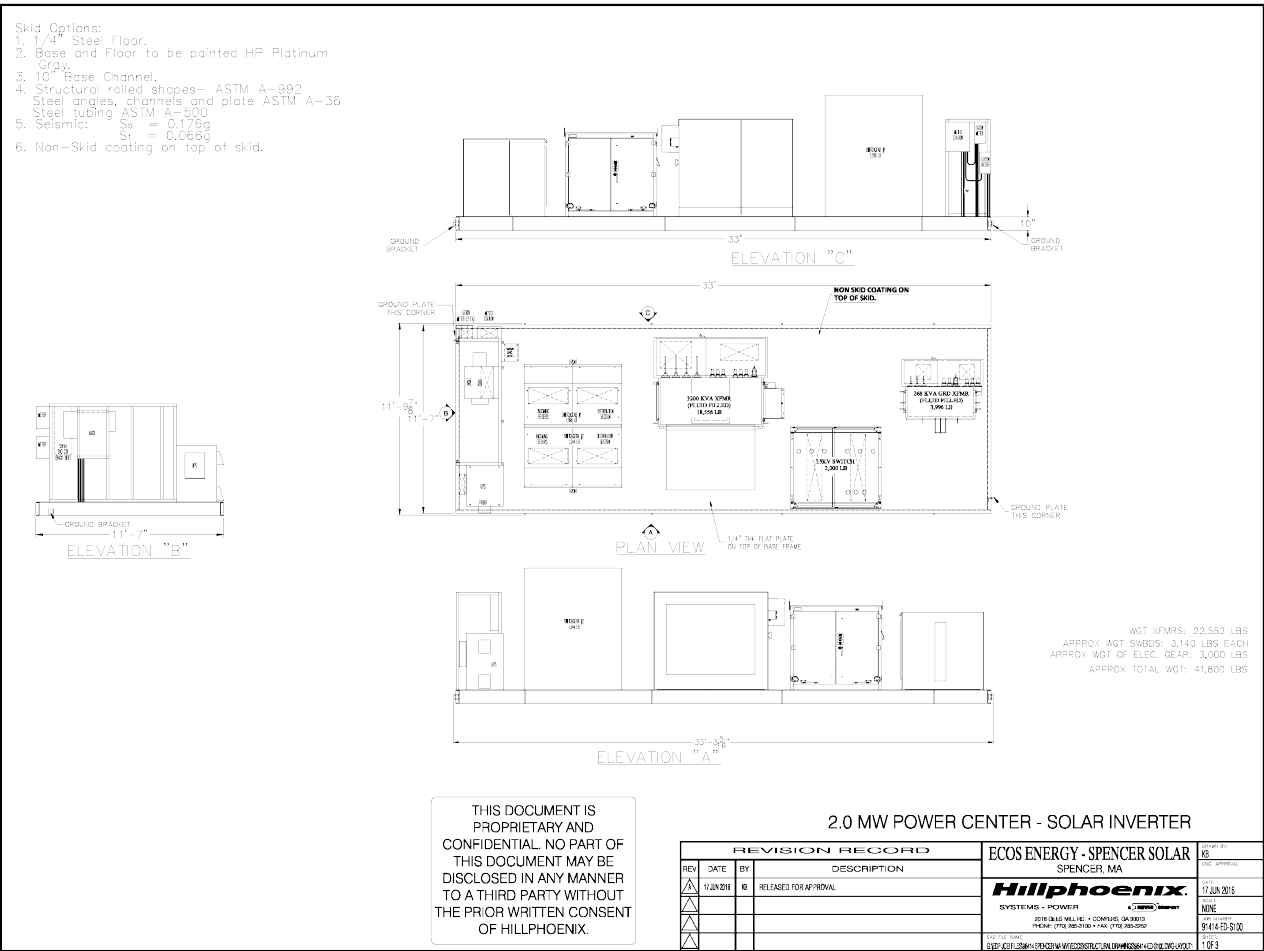
DATE of Issue: 10/13/17	Checked by: IAJ
Drawn by: GTD	Project No.: 17272
Scale: varies	Rev No.:

C-101





TYPICAL SOLAR ARRAY CROSS SECTION - COMBINER BOX MOUNTING DETAIL
N.T.S.



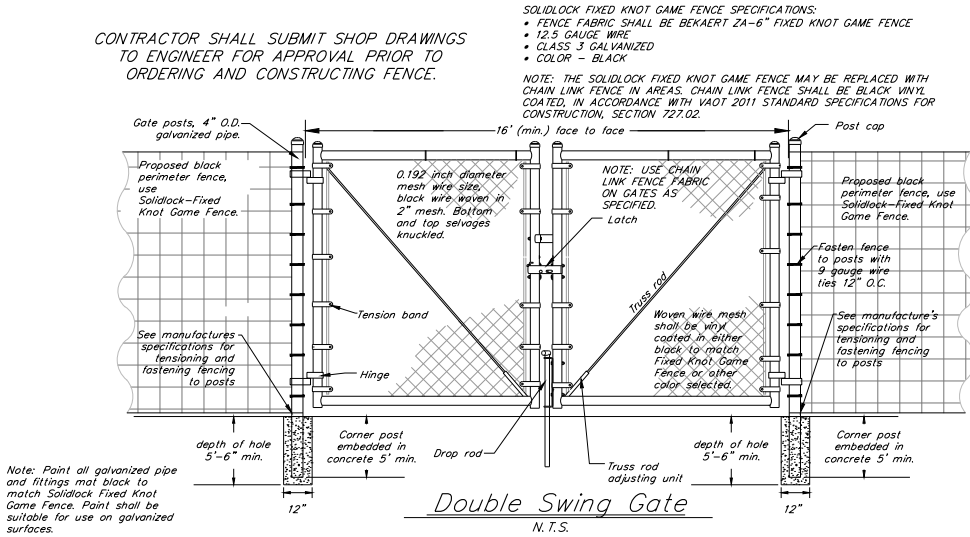
Note:
Skid detail provided by ECOS Energy and Skid Manufacture. Please refer to their plans for any additional information.

NOTE:
Secondary transformer oil containment will be integrated into pre-manufactured skid. Containment shall be sized to meet the larger of the two standards:

- 150% of transformer oil volume plus the runoff from the 100 Year - 24 hour storm
- 110% of transformer oil volume plus 5" freeboard

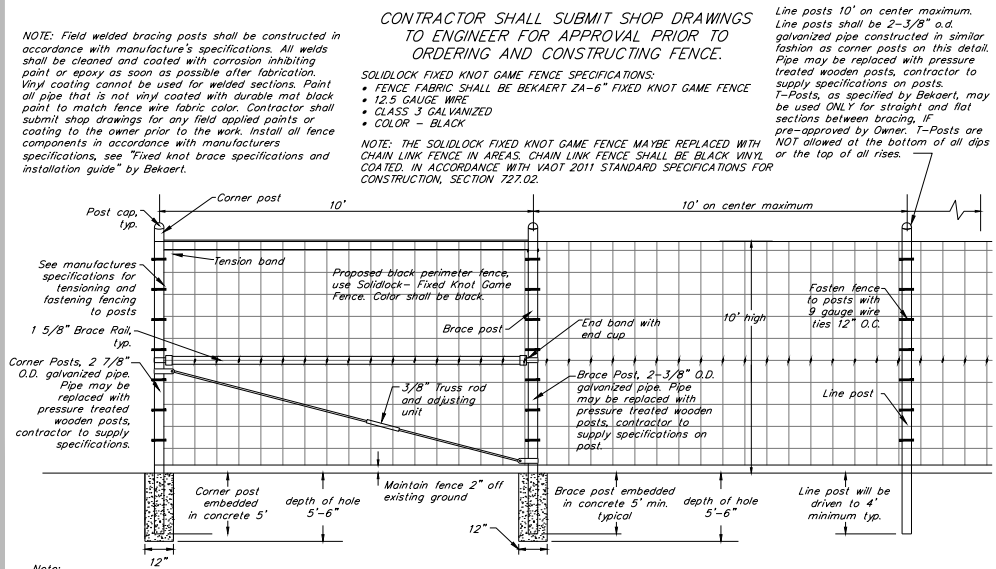
Transformer oil volume for the 3,200 kVA pad mounted transformer, is 550 gallons of Envirotemp FR3 dielectric fluid.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO ORDERING AND CONSTRUCTING FENCE.



NOTE: Field welded bracing posts shall be constructed in accordance with manufacturer's specifications. All welds shall be cleaned and coated with corrosion inhibiting paint or epoxy as soon as possible after fabrication. Vinyl coating cannot be used for welded sections. Paint all pipe that is not vinyl coated with durable mat black paint to match fence wire fabric color. Contractor shall submit shop drawings for any field applied paints or coating to the owner prior to the work. Install all fence components in accordance with manufacturer's specifications, see "Fixed knot brace specifications and installation guide" by Bekaert.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO ORDERING AND CONSTRUCTING FENCE.



Note:
-Additional bracing may be required on longer fence runs. Contractor to add additional bracing when contractor observes corner post deflection during fence tensioning/fastenings.
-All pipes to be SS40
-All fittings to be galvanized
-Fabric to be tied with aluminum page clips

CHELSEA SOLAR

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Bennington, Vermont,



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SOURCE DATA LEGEND

MAPPING SOURCE DATA USED FOR PLAN COMPILATION

Civil Engineering:

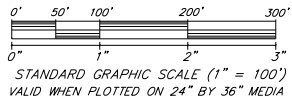
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Arrowwood Environmental
950 Bert White Road
Huntington, Vermont 05462



Proposed 2.0 MW-AC Solar Array

REVISIONS/COMMENTS

Drawing Title:
45 DAY NOTICE:
PROJECT DETAILS

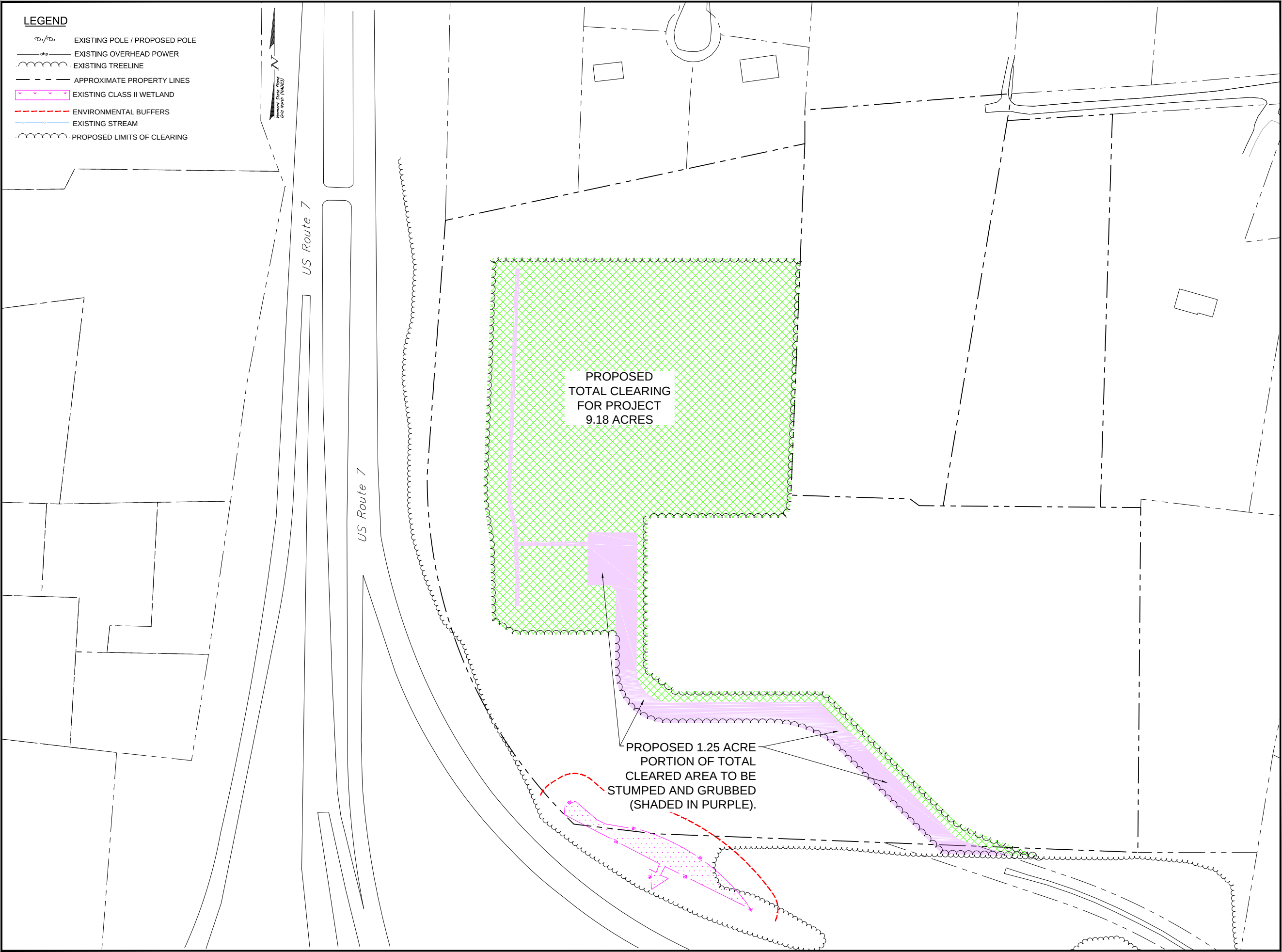
DATE of Issue: 10/13/17

Drawn by: GTD Checked by:

Project No.: 17272 Scale: as noted

Drawing No.: Rev No.:

C-102



CHELSEA SOLAR

Willow Road
Bennington, Vermont,

ecos
ENERGY

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MINNEAPOLIS, MN 55402

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SOURCE DATA LEGEND

MAPPING SOURCE DATA USED FOR PLAN COMPILATION

Civil Engineering:
Krebs and Lansing Consulting Engineers, Inc.
164 Main Street, Suite. 201
Colchester, Vermont 05446

Electrical Engineering:
ECOS Energy
222 South 9th Street
Minneapolis, MN 55402

Environmental:
Arrowwood Environmental
950 Bert White Road
Huntington, Vermont 05462

0' 50' 100' 200' 300'
0" 1" 2" 3"

STANDARD GRAPHIC SCALE (1" = 100')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

0' 113.64' 227.28' 284.10'
0" 0.5" 1" 1.25"

REDUCED GRAPHIC SCALE (1" = 227.28')
VALID WHEN PLOTTED ON 11" BY 17" MEDIA

**Proposed
2.0 MW-AC
Solar Array**

REVISIONS/COMMENTS

Drawing Title: **45 DAY NOTICE:
CLEARING
FOR CHELSEA SOLAR IF
CONSTRUCTED PRIOR TO
APPLE HILL SOLAR**

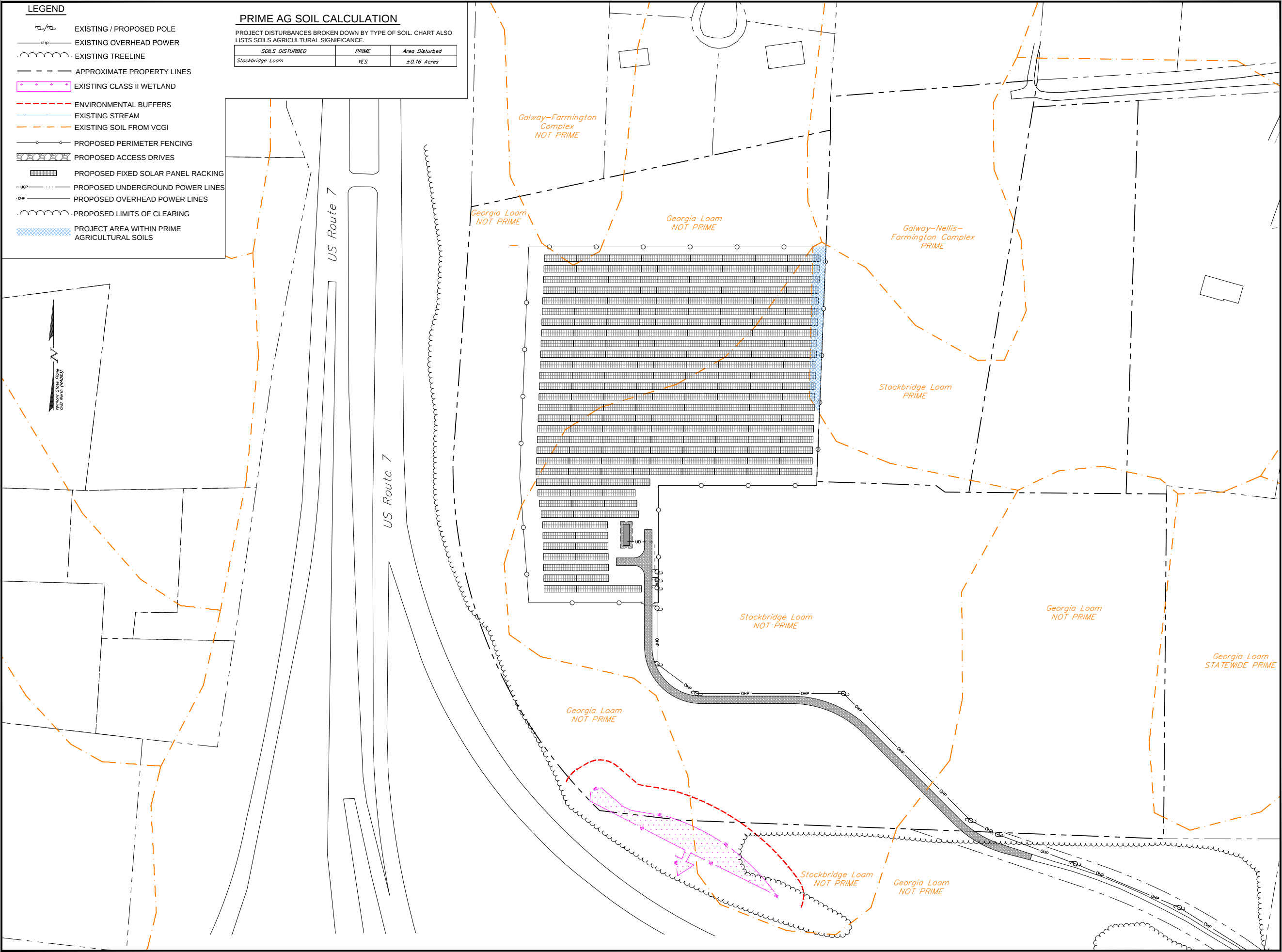
DATE of Issue: 10/13/17

Drawn by: GTD Checked by:

Project No.: 17272 Scale: 1" = 80'

Drawing No.: Rev No.:

C-103



CHelsea SOLAR

Willow Road
Bennington, Vermont,

222 SOUTH 9TH STREET
SUITE 1600
MINNEAPOLIS, MN 55402

K&L

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email@krebssandlansing.com
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**ISSUED FOR PERMIT REVIEW
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Electrical Engineering:

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0' 50' 100' 200' 300'

0" 1" 2" 3"

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0' 113.64' 227.28' 284.10'

0" 0.5" 1" 1.25"

REDUCED GRAPHIC SCALE (1" = 227.28')
VALID WHEN PLOTTED ON 11" BY 17" MEDIA

**Proposed
2.0 MW-AC
Solar Array**

REVISIONS/COMMENTS

Drawing Title:

**45 DAY NOTICE:
PRIME
AGRICULTURAL
SOILS**

DATE of Issue: 10/13/17

Drawn by: GTD Checked by:

Project No.: 17272 Scale: 1" = 80'

Drawing No.: Rev No.:

C-105

Brad Wilson

From: Justin Stover <stover@shipgmm.com>
Sent: Monday, October 16, 2017 2:05 PM
To: Brad Wilson
Subject: Delivery information

Mr. Wilson –

Deliveries to Bennington were made at 4:10pm (town hall) and 4:19pm (planning commission) by our driver Linda Holmes

Delivery to Montpelier was made at 4:21 by our driver Stephen Leonard.

I hope this is sufficient, thank you for your business.

Regards,
Jay

Jay Stover
Dispatcher - Williston



Williston VT Office Manchester NH Office
PHONE: (802) 862-7662 PHONE: (603) 626-7120
FAX: (802) 862-5513 FAX: (603) 626-7121
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