

**Exhibit CS-BW-8**

*Decommissioning Plan*

## **Chelsea Solar Project – Decommissioning Plan**

### **1. Introduction**

Chelsea Solar LLC is submitting a petition to the Vermont Public Utility Commission (“PUC”), pursuant to 30 V.S.A. § 248, for a certificate of public good authorizing the installation and operation of a 2.0 MW solar electric generation facility (the “Project”) to be located on Willow Road in the town of Bennington, Vermont. This document outlines the proposed decommissioning plan for the Project.

### **2. Decommissioning Plan**

Upon the end of the useful life of the Chelsea Solar Project, Chelsea Solar LLC shall:

- a. Be responsible for all decommissioning costs;
- b. Obtain any additional permits required for the decommissioning, removal, and legal disposal of Project components prior to commencement of decommissioning activities;
- c. Complete the decommissioning, including component removal and disposition, grading, and re-vegetation in accordance with permits and in compliance with all applicable rules and regulations then in effect governing the disposal thereof;
- d. Remove all hazardous materials and transport them to be disposed of by licensed contractors at an appropriate facility in accordance with rules and regulations governing the disposal of such materials.
- e. Preserve and reclaim the soils on the Project site to a level of pre-Project quality.
- f. Reclaim soils in the equipment pad areas by removing imported aggregate material and concrete foundations and replace with soils to be stockpiled from these areas during construction of the Project.
- g. Remove electrical conduits to a depth of 24 inches below ground level and backfill any holes with the native soils removed.
- h. Perform PH testing of any replaced primary agricultural soils in accordance with the Vermont Agency of Agriculture guidelines for reclamation of primary agricultural soils. A PH of 6.0 or higher will be maintained using recommended Agency of Agriculture procedures.
- i. Reseed and mulch disturbed areas using a seed mix pre-approved by ANR and/or the USDA-WSG guide entitled, *The Use of Native Warm Season Grasses for Critical Area Stabilization*. Reseeding activities will be specifically monitored for the appearance of invasive species. Any invasive species will be removed.

j. In any wetland or wetland buffer areas, perform decommissioning activities during dry or frozen conditions. If decommissioning activities must be performed during wet conditions, matting will be used to stabilize wet areas.

### **3. Estimated Cost to Decommission**

The estimated cost of decommissioning the Project is \$126,000 in 2017 dollars. This does not include the salvage value of the decommissioned equipment. The estimated cost of decommissioning shall be adjusted annually to account for the price level changes in the preceding 12-month period. The adjustment shall be calculated no later than January 31 of each year by multiplying the estimated cost of decommissioning by the percentage change in the Consumer Price Index (“CPI”) as maintained by the Bureau of Labor Statistics and adding that result to the revised estimated cost of decommissioning. Chelsea Solar LLC shall file annual reports with PUC and the Vermont Department of Public Service (“DPS”) on the status of the decommissioning fund after each adjustment for inflation. In the event the CPI has a negative value during the annual adjustment, the decommissioning fund shall not be adjusted downward.

### **4. Decommissioning Fund**

#### **4.1 Purpose**

The purpose of the decommissioning fund is to ensure that there are sufficient funds available to return the Project site to an appropriate condition at the end of the Project’s useful life or earlier, should the Project cease operations for any reason. The amount of the decommissioning fund should represent the full estimated costs of decommissioning without netting out estimated salvage value.

#### **4.2 Funding and Management**

PUC will be the designated beneficiary of the fund and will be provided with a copy of the documentation establishing the fund before construction commences. The decommissioning fund will initially be funded with either an irrevocable standby letter of credit (“LC”) that includes an auto-extension provision (i.e., an ‘evergreen clause’), to be issued by an A-rated institution solely for the benefit of PUC or a security deposit to be held in a federally insured bank in the United States. No parties, including Chelsea Solar LLC or any affiliate thereof, will have the ability to demand payment under the LC or withdraw funds from the deposit without the consent of the PUC.

PUC will be entitled to draw on the LC or the deposit in the event that Chelsea Solar LLC is unable or unwilling to commence decommissioning activities within reasonable period of time, not to exceed ninety (90) days, following the issuance of a final order by PUC for the decommissioning of the Project. No other parties will have the ability to demand payment under the LC or the deposit. Upon completion of decommissioning, Chelsea Solar LLC shall seek a certificate of completion from PUC, to be provided to the LC’s issuing or deposit bank, as the case may be, with instructions to terminate the LC or the deposit. Thereafter, Chelsea Solar LLC or its successor or assignee, shall be entitled to the remainder of the decommissioning fund.

**Appendix A**  
**Decommissioning Cost Estimate**

**Soils**

|                                 |                        |
|---------------------------------|------------------------|
| Soils Reclamation / Restoration | \$22,500               |
| Invasive Species Monitoring     | \$9,000                |
| <i>Subtotal Soils</i>           | <u><i>\$31,500</i></u> |

**Civil Demolition / Decommissioning**

|                                      |                        |
|--------------------------------------|------------------------|
| Panel Removal                        | \$23,000               |
| Post Removal and Racking Disassembly | \$25,500               |
| Fence Removal                        | \$6,000                |
| <i>Subtotal Civil</i>                | <u><i>\$54,000</i></u> |

**Electrical Demolition / Decommissioning**

|                                               |                        |
|-----------------------------------------------|------------------------|
| Underground Wire Removal                      | \$17,500               |
| Inverter, Transformer, and Switchgear Removal | \$23,000               |
| <i>Subtotal Electrical</i>                    | <u><i>\$40,500</i></u> |

|                    |                  |
|--------------------|------------------|
| <b>Total Costs</b> | <b>\$126,000</b> |
|--------------------|------------------|