

December 17, 2025

By Email and First Class Mail

Town of Lowell Selectboard
Attn: Selectboard Chair – Jennifer Blay
2170 VT Rte 100
Lowell, VT 05847

Re: Northland Solar Project

Dear Chairperson Blay,

We at MHG Solar want to take the opportunity to reach out directly after the site visit at the proposed Northland Solar Project site on Friday, December 12th and the subsequent public meeting hosted by the Department of Public Service (DPS) on December 16th along with the public hearing held immediately after on the 16th by the Public Utility Commission's hearing officer. As we indicated at the site visit and hearings, we continue to be open to discussions about Project modifications and alterations that might address concerns raised. Our goal is to work with the community, and if there are ways within reason that we can improve this Project for the benefit of the Town and neighbors we are very willing to discuss with you.

Going back to our initial Notice Letter that we sent to the Town Selectboard, Planning Commission and adjoining neighbors on July 21, 2025 through to our meeting with the Selectboard and community members on October 14, 2025 up to the recent site visits and hearings, we have tried to communicate ways that the Project has been designed with consideration of community impacts. Our Project plan has always included measures we hope will mitigate many concerns such as the use of vegetative screening and significant distance from public viewpoints on Route 58 and 100. Additionally, in response to concerns raised in the five months since we provided our initial notice to the Town on the Project, we have made further efforts to reduce Project impacts, including:

- Maintaining a significant set back of panels much farther from Route 100 than the 100-foot minimum setback that is required under Section 248, so that panels on the northwestern side of the Project are behind the transmission line running through the parcel and effectively increasing the Project distance to more than 900 feet from the school to the closest Project panels. This leaves several acres of open field between Route 100 and the Project.
- Agreed to let the VAST trail continue to cross the property.
- Agreed to let the Town use the acreage remaining outside the Project for a community garden as suggested at the October 14th, 2025 meeting with members of the Town.
- Agreed to let the school and the school children to continue using the slope of the ravine for sledding.
- Agreed to allow a neighbor to continue sugaring trees along the northern property line.
- Agreed to sheep grazing within the array, at no cost to the farmer, if desired.



We continue to be open to further discussion of other suggestions for measures to improve the Project for the Town, but to date these are the only requests we have received, and we have agreed to each one.

We have also listened to the comments at the public hearing and are proactively thinking of ways we can address some of the concerns we heard. A few people mentioned the parcel as available space for future development within the community and a desire for the Project to give back something to the Town. In response to these comments, and to the extent that the Town has interest, we would be willing to transfer to the Town, at no cost, the several acres of open land between Route 100 and the transmission line on the northwestern portion of the parcel after the Project is built. The Town could use this free land as desired for development, conservation, or for public recreational purposes such as the community garden as previously discussed. Please consider if this is something that the Town would be interested in and we'd be happy to discuss.

It is our hope to continue working with the community in this process and to address concerns about the Project to the extent we reasonably can. We appreciate your efforts on behalf of the Select Board and thank you again for your time.

Sincerely,

A handwritten signature in black ink that reads 'Thomas Hand'.

Thomas Hand
MHG Solar on behalf of Northland Solar LLC

TOWN OF LOWELL

2170 VT RTE 100

LOWELL, VT 05847

Telephone 802-744-6559

Fax 802-744-2357

December 22, 2025

By Email

MHG Solar LLC
Attn: Thomas Hand
Manchester, VT 05255

Re: Northland Solar Project

Dear Mr. Hand,

Thank you for the letter. We started a discussion at the selectboard meeting Wednesday night. We plan to share with the intervenors as well, after the holidays. The proposed listed options really do not get to the heart of the matter or really touch at all on what we heard the citizens of Lowell present at the public hearing wanting, which was for the property to stay open and in agriculture use or support local housing or businesses, which this solar project not only doesn't do but it destroys future possibilities.

This site is fundamentally not right for the town of Lowell and there are no changes that could be made to make it acceptable other than finding another site.

Sincerely,
Jennifer Blay
Town of Lowell
Selectboard Chair

