

NEIGHBORHOOD MEETING FORBES STREET SOLAR PROJECT

March 14, 2011

Riverside Middle School

6:30 pm

FORBES STREET SOLAR PROJECT

- Councilman DiGioia
 - Welcoming Remarks



Stephen Coutu – Overview of Former Forbes Street Landfill Site

Background

- The former Forbes Street landfill consists of approximately 70 acres of the 228 acre property operating from 1969 to 1979.
- During its operation, the landfill accepted household and commercial wastes only.
- Numerous environmental studies have been conducted at the Site.



Stephen Coutu – Overview of Former Forbes Street Landfill Site

Current Status

- The City is working with RIDEM's Landfill Closure Program personnel to obtain a final Certificate of Closure.
- In December 2010, City personnel and subcontractors performed test pits, wetlands flagging and land surveying at Phase III of the former landfill which is located at the southernmost extent of the Site.
- The City has received 50,000 cubic yards of clean gravel at the Site at no cost to the City from RIDOT resulting from demolition of the former Route 195 abutments in Providence.
- RIDOT has conducted an extensive site investigation of the soils in the demolition area and prepared a Site Investigation Report and Soil Management Plan which contains results of all soil sampling conducted.
- The clean gravel has been determined to be appropriate by RIDEM for use in capping the Site.
- The City has executed Memorandums of Understanding (MOUs) with RIDEM and RIDOT and prepared Stormwater Pollution Prevention and Soil Management Plans to ensure that only clean gravel is transported to the Site, documented in writing by all parties, and handled in an environmentally responsible manner.

Stephen Coutu– Overview of Former Forbes Street Landfill Site

Copies of the RIDOT Site Investigation Report and Soil Management Plan and each of the MOUs pertaining to the clean gravel being transported to the Site can be reviewed in the following locations:

- RIDEM Web Site: www.dem.ri.gov
- East Providence Planning Web Site: www.eastprovidenceri.net
- Riverside Library, 475 Bullocks Point Avenue, Riverside RI 02915

Jeanne Boyle – Overview of Former Forbes Street Landfill Site

Solar Power Project

- In January 2010 the East Providence City Council adopted a Comprehensive Plan Update which identifies alternative energy as the priority use for the Forbes Street property.
- In July 2010 the City issues a Request for Proposals (RFP) for development partners for redevelopment of the Forbes Street Property. The RFP emphasizes re-use for alternative energy development and experience in redevelopment of closed landfills.
- Responses were received from seven development teams, some with national and international experience.
- The City selected CME-OCI Solar Power LLC, a team with extensive national and international energy development experience, including design of solar installations on closed landfills.
- CME-OCI proposes development of a photovoltaic solar installation of between 6-12 MW with an estimated construction cost of \$40 million to \$50 million.
- The City Council approved a development agreement with CME-OCI in November 2010 allowing CME-OCI to begin due diligence and feasibility analysis of the project.

Jeanne Boyle – Overview of Former Forbes Street Landfill Site

Local Press Coverage

The image is a screenshot of a news article from Providence Business News (PBN) dated Monday, March 7, 2011. The article is titled "East Providence planning solar farm at former landfill site" and is written by Chris Barrett, a PBN Staff Writer. The article is part of a "FOCUS: ENERGY AND THE ENVIRONMENT" series. The text of the article begins with "Let's talk dirt and trash. Not the political kind, but the kind that will serve as the foundation for an East Providence solar farm that could start construction as soon as this year." There is a note at the bottom of the article stating it is available in full to subscribers for \$5.00. The article is accompanied by a small photo of a person at a presentation. The website's navigation bar includes links for Home, News Topics, Opinion, Top Lists, Events, Photos/Video, and Special Sections. The article is also promoted as "AUDIO VISUAL PRODUCTIONS" by ATR/Treehouse. The screenshot also shows a sidebar with "Rhode Island news" and a "Former East Providence landfill eyed for solar energy project" headline. At the top, there are advertisements for projo.com and a cat litter product. The bottom of the screenshot shows a "NEWS" section with a "Solar panel array proposed in East Providence" headline and navigation options like "Share This", "Print", and "Text Size".

Monday, March 7, 2011 12:47 p.m.

projo.com
The Providence Journal

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Former East Providence landfill eyed for solar energy project
01:00 AM EDT on Saturday, October 30, 2010

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Monday, March 7, 2011 | Newport, Rhode Island 37° Feels Like: 31° Overcast

NEWS

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Solar panel array proposed in East Providence

ATR/Treehouse
Combining Technology and Art

From the Feb 21, 2011 edition
FOCUS: ENERGY AND THE ENVIRONMENT

East Providence planning solar farm at former landfill site

By Chris Barrett
PBN Staff Writer

Let's talk dirt and trash. Not the political kind, but the kind that will serve as the foundation for an East Providence solar farm that could start construction as soon as this year. More »

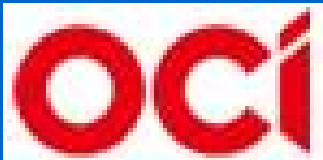
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AUDIO VISUAL PRODUCTIONS

PROVIDENCE BUSINESS NEWS

William Martin -Team Overview

We are an experienced team that has a long track record of successful power plant development and brownfield reclamation.



- Over 30 years of successfully developing environmentally conscious power, energy conservation and energy related projects.
- Developing solar plants in several states.

- Leadership team has cumulative experience of over 120 years of developing, owning, and operating over 50 power plants totaling thousands of megawatts.
- Currently developing 150 MWs of solar power plants in several northeastern states.

- Full-service environmental, engineering, and renewable energy design firm with more than 24 years of experience with remediation and brownfield reclamation. Extensive experience in landfill closure and wetland restoration.
- Developed and constructed 11 solar installations.

Project Summary

What is a solar power farm?

- Rows of solar panels that are mounted on tracker systems.
- The rows are spaced far enough apart that a service vehicle can drive between them.
- The tops of the panels sit about 8 feet above the ground.
- The majority of the ground remains covered with vegetation.

Example of rows of solar panels.



Project Summary

Solar power is viable in the northeast, and produces electricity at a stable price over the long-term.

- Solar power is viable in the northeastern United States.
 - Irradiance profile suitable for effective solar generation in northern latitudes.
 - Decreasing cost of solar equipment.
 - Increased efficiency of solar modules, inverters, and trackers.
 - Increased state requirements for renewable power.
- Solar power has a high installed cost per unit of output compared to large fossil fuel power plants, but over the long run has proven financial benefits.
 - Solar power plants can be built in locations where large natural gas and coal plants cannot.
 - Solar power plants have low operating costs and free fuel.
 - The useful life of many components of a solar power plant exceeds 20 years.
 - Solar power provides stable electricity prices that do not fluctuate with fuel costs.

Project Summary

The City has set an ambitious but achievable goal.

- The City wishes to make renewable energy an integral part of its reclamation of 229 acres including a 70-acre landfill.
- A “fast track” first phase solar installation can be constructed while the landfill remediation occurs.
 - This fast-track installation will need to utilize land that is neither wetlands nor landfill.
- The landfill remediation is a multi-year process, and is a necessary component of reclaiming the site.
 - Once the landfill is remediated, those acres are a logical location for a portion of the renewable energy installation.
- We believe that the City will find solar energy capacity to be the prudent financial decision.
 - The exact size and timing for installation of the first and future phases of solar energy will be determined during the first four months.
 - The fast-track solar installation could be installed within the first year of the project.

Project Summary

Hypothetical site layout.



Project Benefits

- Formal closure of the landfill per RIDEM requirements
- Re-use of dormant City property
- Potential lease payments to City
- Local electricity generation
- Potential purchase of energy at affordable cost over the long term
- Connection to Riverside Middle School and educational benefits

Environmental and other Development Impact Concerns

■ Drainage and Wetlands

- The landfill cover will eventually be planted with grasses to effectively reduce runoff from the landfill cap and as a result, reduce runoff impacts into the surrounding wetlands.
- The surrounding wetlands and recharge areas will not be altered as a result of this project.
- Best Management Practices will be utilized throughout the entire construction process.
- The proposed solar development proposal will not contribute to any additional drainage or flooding impacts to the neighborhood.



Environmental and other Development Impacts

- Other Impacts to neighbors
 - Visual Impacts – The site development area is set well away from adjacent neighboring properties and will not have any negative visual impacts on the community.
 - The development will not generate any noise, glare or other physical impacts on neighboring properties.
 - The site will become a more secure facility and reduce the potential impacts associated with unauthorized activities on the property.
 - The site will continue to be a significant preserved area for wildlife habitat in the area.



Project Status

- Continuing to receive cover material from RIDOT
- Working with RIDEM on Landfill Closure Plan
- Assessing feasibility of solar project with CME/OCI
- Pursuing State and Federal grants
- Lease and power purchase agreements between the City and CME may be negotiated after feasibility studies are complete

FORBES STREET SOLAR PROJECT

Questions and Answers Session

