

**COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF NORFOLK  
*The County of Presidents***

**FRANCIS W. O'BRIEN, DEDHAM, CHAIRMAN  
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Trustees of Norfolk County Agricultural High School



*Providing services  
to the 28 communities  
of Norfolk County*

**CLERK: WALTER F. TIMILTY**

**COUNTY DIRECTOR:  
MICHAEL P. MULLEN, JR.**

**COUNTY COMMISSIONERS ADMINISTRATIVE OFFICES  
614 High Street, SUITE 201, P.O. Box 310, DEDHAM, MA 02027-  
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**COUNTY OF NORFOLK  
NORFOLK COUNTY COMMISSIONERS  
PUBLIC HEARING NOTICE**

Notice is hereby given that the Commissioners of the County of Norfolk will hold a PUBLIC HEARING pursuant to M.G.L. Chapter 34, Section 14, on Thursday, November 19, 2020, at 7:00 p.m. on the County's proposed lease of the following two (2) County-owned premises of land in the Town of Walpole to Kearsarge Energy LLC.

- Premises #1:** 17.5 acres of land owned by Norfolk County with improvements on it and addressed as 1377 North Street, Walpole, MA as shown on the plan entitled "Plan of Land of Heirs of Michael D. Healey North Street, Walpole and Westwood Mass." Plan No. 2925, Plan Book 61 and shown as parcel Numbers 5-33, 5-35 and 5-36 on the Town of Walpole's Assessors' map ("Premises #1").
- Premises #2:** 7.7 acres of undeveloped land owned by Norfolk County contiguous with the main campus of the Norfolk County Agricultural High School addressed as 400 Main Street, Walpole, MA as shown on plans entitled "Plan of Land in Walpole, Mass", Plan Number 971 of 1969 in Plan Book 226 and "Plan of Land in Walpole, Mass", Plan Number 978 of 1969 in Plan Book 226 and shown as parcel numbers 12-55 and 13-168 on the Town of Walpole's Assessors' map ("Premises #2")

The County of Norfolk proposes to lease Premises #1 and Premises #2 to Kearsarge Energy LLC for the respective construction and installation of a 5 megawatt AC ground-mounted solar photovoltaic ("PV") array and a 1 megawatt AC ground-mounted solar photovoltaic ("PV"), both for a time period of 20 years.

The County's intent is to use this solar project to address, meet, or exceed several of its goals, objectives, strategies, and actions concerning the County and the Norfolk County Agricultural High School's fiscal needs including entering into a solar Energy Management Services Agreement ("EMSA) that supports the County and School's essential governmental functions and the policies and goals of: (1) reducing energy costs; (2) promoting and supporting the development of renewable energy resources; (3) reducing the County's carbon footprint; and (4) developing a ninth through twelfth grade curriculum in solar energy for the school that conforms to Common Core and Next Generation State Science Standards.

Rental rates include the following:

**Premises #1:** \$166,758 per year in ground rent with a provision for a 1.5% annual increase in rent for the term of the lease

**Premises #2:** \$31,500 per year in ground rent with a provision for a 1.5% annual increase in rent for the term of the lease

Additional information, with an overview of the County’s solar proposal, can be found on the homepage of the Norfolk County website at [www.norfolkcounty.org](http://www.norfolkcounty.org) or by calling the Commissioners’ Office at (781) 461-6105 to request a copy of the overview.

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law (M.G.L. Chapter 30A, Section 18), and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this PUBLIC HEARING will be conducted via REMOTE PARTICIPATION.

The PUBLIC HEARING may be accessed REMOTELY via computer/tablet/smartphone at <https://zoom.us/j/91220629620?pwd=ZWxqYytNL3VnSlhQRjRPcVhrSU5ydz09>, **Meeting ID:** 912 2062 9620, **Passcode:** 352962 or by phone at 1 (929) 436 2866, **Meeting ID:** 912 2062 9620, **Passcode:** 352962.

Residents are invited to provide oral and/or written comments during the PUBLIC HEARING regarding the County’s proposed leases. The County Commissioners encourage residents planning on submitting extensive testimony to submit said testimony in writing so that all interested parties have the opportunity to participate in the public hearing. For planning and logistical purposes, the County asks residents planning on presenting oral and written comments during the PUBLIC HEARING to email [commissioners@norfolkcounty.org](mailto:commissioners@norfolkcounty.org) in advance of said hearing.

If you are unable to participate by these means, but would like to comment or have questions, please contact the Norfolk County Commissioners Office at [commissioners@norfolkcounty.org](mailto:commissioners@norfolkcounty.org) or by phone at (781) 461-6105.

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*Posted on the County of Norfolk website homepage on October 23, 2020*