Planning Department
Town of Truro
24 Town Hall Road
P.O. Box 2030
Truro, MA 02666
(508) 349-7004

by email only to ldillon@capecodcommission.org

February 20, 2026

Cape Cod Commission
Attention: Lisa Dillon, Commission Clerk
3225 Main Street
PO Box 226
Barnstable, MA 02630

Re: Truro Planning Board Mandatory DRI Referral
2 Sand Pit Road and 9 Noons Drive
Link to project applications:

https://truro-ma.gov/DocumentCenter/View/2902/Planning-Board-Hybrid-Meeting-2-18-2026-at-5pm-2-Sand-Pit-Road-and-9-Noons-Drive-SP-and-CSP

Dear Commission Clerk,

Please find enclosed a completed Development of Regional Impact (DRI) Referral Form. The referral concerns applications to the Planning Board by NextGrid Pecan LLC for Commercial Site Plan Review and a Special Permit under Zoning Bylaw s. 40.7, Large-Scale Ground-Mounted Photovoltaic Arrays, for development of a 7.68-megawatt solar project, including battery storage system (BESS), on property located at 9 Noons Drive and 2 Sand Pit Road. A component of the project is the redivision of these two parcels pursuant to an Approval Not Required (ANR) Plan under the Subdivision Control Law.

As described in the two applications filed with the Planning Board, the ANR plan will reconfigure the 9 Noons Drive and 2 Sand Pit Road parcels, such that the solar project is located on its own parcel. The combined area of these two parcels, which are owned and/or controlled in common, is 55.895 acres. This proposed division of land triggers mandatory referral to the Cape Cod Commission as a Development of Regional Impact (DRI) under Section 3(c) of the Commission's DRI regulations.

Although the ANR plan has not yet been submitted to the Planning Board, the division of land is inherently part of the proposed project, and is implicit in the applications for Commercial Site Plan Review and a Special Permit filed with the Board. Accordingly, referral to the Commission as a DRI is proper at this time. Discussion with Commission staff indicates that staff

is in accord with this view.

At a meeting held February 18, 2026, the Planning Board voted to refer the above project to the Commission as a Development of Regional Impact under Section 3(c) of the Commission's DRI Regulations.

Please let me know if you require additional information or if you have any questions. Thank you.

Very truly yours,

Barbara Carboni
Town Planner and Land Use Counsel

Enclosures

cc: Kelly S. Clark, Town Manager (by email only to ksclark@truro-ma.gov)
Daniel Serber (by email only to daniel@nextgrid.com)
Jordan Velozo (by email only to jordan.velozo@capecodcommission.org)

CAPE COD COMMISSION

Development of Regional Impact (DRI) Referral Form

This form is to be completed by the referring municipal agency's authorized representative. Please attach a copy of the municipal development permit application pending before the municipal agency, showing the date on which it was received. Application materials should be transmitted to the Commission sufficient to describe the project and support the referral. Receipt of this information via the U.S. Mail or delivered in person to the Cape Cod Commission constitutes a referral for purposes of the Cape Cod Commission Act and Regulations. Form continues on the back.

Referred by (Municipal Agency): Town of Truro Planning Board

(●) Mandatory Referral ( ) Full Discretionary Referral ( ) Limited Discretionary Referral

Project Name: Truro Solar Photovoltaic Development

Project Location: 9 Noons Drive and 2 Sand Pit Road, Truro, MA

Applicant Name: NextGrid Pecan LLC

Contact Address: Daniel Serber, NextGrid Pecan LLC. 68 Harrison Ave, Suite 605, PMB 73069

Email: daniel@nextgrid.com Telephone: 855-636-6100

Brief description of the project including, where applicable, gross floor area, lots, units, acres and uses (please use additional sheets as necessary):
Construction of ground-mounted solar photovoltaic array and associated battery energy storage system (BESS) on approximately 24.72 acres of the approximately 55.9-acre site, Project proposed at approximately 7.68 megawatt (MW) direct current (DC)

List municipal agency(ies) before which a municipal development permit is pending or required for the project: (please use additional sheets as necessary): Planning Board: 1) Commercial Site Plan Review under Section 70.3 of Zoning Bylaw; 2) Special Permit under Section 40.7 of Zoning Bylaw, Large-Scale, Ground-Mounted Photovoltaic Arrays

*Referral is Mandatory pursuant to 3(c) of DRI regulations, Division of Land

Barbara Carboni, Town Planner and Land Use Counsel	Barbara Carboni	2/20/2026
Print Name of Authorized Referring Representative/Title	Signature	Date

Mail or Deliver to:
Cape Cod Commission Attention: Commission Clerk
3225 Main Street, PO Box 226
Barnstable, MA 02630

» CONTINUED ON REVERSE »

CAPE COD COMMISSION

Development of Regional Impact (DRI) Referral Form Continued

Prior to making any referral, the Commission recommends that the municipal agency contact Commission staff to confirm process and discuss other relevant issues under the Commission's regulations; and specific to limited discretionary referrals, this discussion might eliminate the potential for misunderstanding about the scope of Commission review under the particular Cape Cod Regional Policy Plan (RPP) issue areas requested.

For Mandatory Referrals: Please indicate the review threshold(s) the project meets/exceeds from Sections 2 and 3 of the Commission's Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact.

For Any Discretionary Referrals: A referring agency should provide support about why it believes a project, that does not otherwise meet or exceed a review threshold, has regional impact and thus should require Development of Regional Impact (DRI) review. A municipal agency making a discretionary referral may request DRI review for one or more, or all, the issue areas of the RPP under which the agency maintains that the project will have regional impact (the RPPs issue areas are set forth below). A "limited" discretionary referral is one that requests review under one or more but fewer than all the RPPs issue areas. If a limited discretionary referral is accepted for DRI review, the Commission will limit its RPP consistency review only to those issue areas specified by the referring agency and accepted for review by the Commission.

Please indicate below the RPP issues under which the municipal agency seeks DRI review:

NATURAL SYSTEMS
_____ Water Resources
_____ Ocean Resources
_____ Wetlands
_____ Wildlife & Plant Habitat
_____ Open Space

COMMUNITY SYSTEMS
_____ Cultural Heritage
_____ Economy
_____ Housing

BUILT SYSTEMS
_____ Community Design
_____ Coastal Resiliency
_____ Capital Facilities & Infrastructure
_____ Transportation
_____ Energy
_____ Waste Management
_____ Affordable Housing

Effect of referral on local board's time limitation to review an application: For mandatory DRIs, local review and the corresponding time periods for review are suspended immediately upon the Commission's receipt of the DRI referral and resume upon the Commission's decision to approve a project becoming final. In the case of any discretionary referral, local review and the corresponding time periods to review are not suspended unless and until the Commission votes to accept the referred project for DRI review.