NextGrid

March 20, 2026

Cape Cod Commission

Attn: Ellen Carlson, Regulatory Planner

3225 Main Street

Barnstable, MA 02630

Re: 2 Sand Pit Road / 9 Noons Drive Solar Project – Response to Staff Comments: Groundwater Monitoring Wells, Plan Revisions, and Project Commitments

Dear Ms. Carlson,

On behalf of NextGrid, LLC, we appreciate the Cape Cod Commission staff's review and comments regarding the proposed solar project at Sand Pit Road / 9 Noons Drive in Truro, Massachusetts. This letter is provided in response to your request for a formal description of how existing groundwater monitoring wells will be addressed as part of the project, along with clarification of related plan revisions, operational commitments, and a proposed permit condition.

Groundwater Monitoring Wells – Access, Protection, and Maintenance

NextGrid acknowledges the importance of maintaining the integrity, accessibility, and ongoing monitoring of all groundwater wells associated with the site's Immediate Response Action (IRA) Plan under the Massachusetts Contingency Plan (310 CMR 40.0000).

Well Identification on Plans:

All existing groundwater monitoring wells (including MW-1, MW-2, MW-3, LE-MW1, LE-MW2, LE-MW3, LE-MW4, and any additional wells as required) will be clearly shown on revised plan sets.

Protection During Construction:

Construction documents will include notes requiring protection of all wells during site work to prevent damage or disturbance.

Post-Construction Accessibility:

The final solar array layout will be designed to maintain adequate clearance around each monitoring well to ensure safe and practical access for inspection and sampling activities.

Well Relocation:

Any proposed relocation of groundwater monitoring wells will be conducted only with prior written approval from the Massachusetts Department of Environmental Protection (MassDEP).

Proposed Permit Condition (Truro Site Plan / Special Permit)

To formalize these commitments at the local level, NextGrid proposes inclusion of the following condition in the Truro Site Plan Approval and/or Special Permit:

Groundwater Monitoring Wells:

All existing groundwater monitoring wells shall be protected and shall remain accessible at all times. A minimum horizontal clearance of five (5) feet shall be maintained between any monitoring well and any solar array, racking system, or associated structure.

No groundwater monitoring well shall be relocated, modified, or decommissioned without prior written approval from the Massachusetts Department of Environmental Protection (MassDEP).

Prior to the issuance of a Building Permit, the Applicant shall submit to the Truro Planning Board and Building Commissioner: (1) a plan, stamped by a registered professional engineer, demonstrating access to all groundwater monitoring wells; and (2) written documentation from MassDEP confirming approval of any proposed well relocation, if applicable.

Compliance with all applicable requirements of the Massachusetts Contingency Plan (310 CMR 40.0000) shall be maintained for the duration of the project.

Monitoring Responsibility and Reporting

Upon acquisition of the property, NextGrid (or an affiliated entity) will assume responsibility for the site under its assigned Release Tracking Number (RTN) with MassDEP.

NextGrid has engaged Weston & Sampson to perform ongoing groundwater monitoring.

Monitoring will continue on a quarterly basis, consistent with IRA Plan requirements, and all required reporting will be submitted directly to MassDEP.

As-Built Plan Commitment

Following construction, NextGrid will provide an as-built plan documenting the final locations of all groundwater monitoring wells.

Fence Specifications – Wildlife Passage

All proposed fencing will incorporate a 6-inch to 12-inch wildlife gap at grade.

Revised plan details will explicitly illustrate and specify this requirement to ensure clarity.

Conclusion

NextGrid is committed to ensuring that the proposed solar development is designed and constructed in a manner that fully protects environmental resources, maintains regulatory compliance, and allows for continued groundwater monitoring without interruption.

We appreciate the Commission's guidance and welcome any additional feedback.

Sincerely,

Daniel Serber

Daniel Serber

Senior Director of Land Development, NextGrid