

Preliminary Areas for Solar Development and Conservation

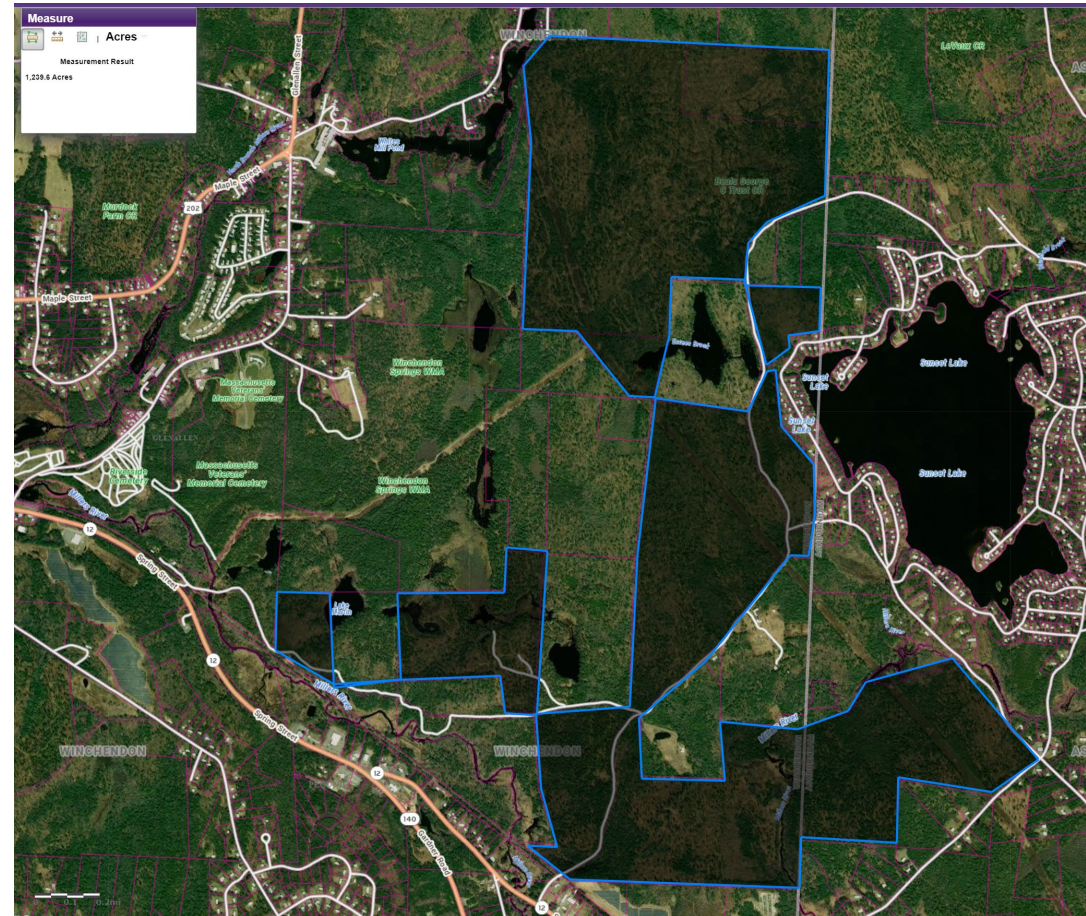
Winchendon, MA

November 2023

Prospero

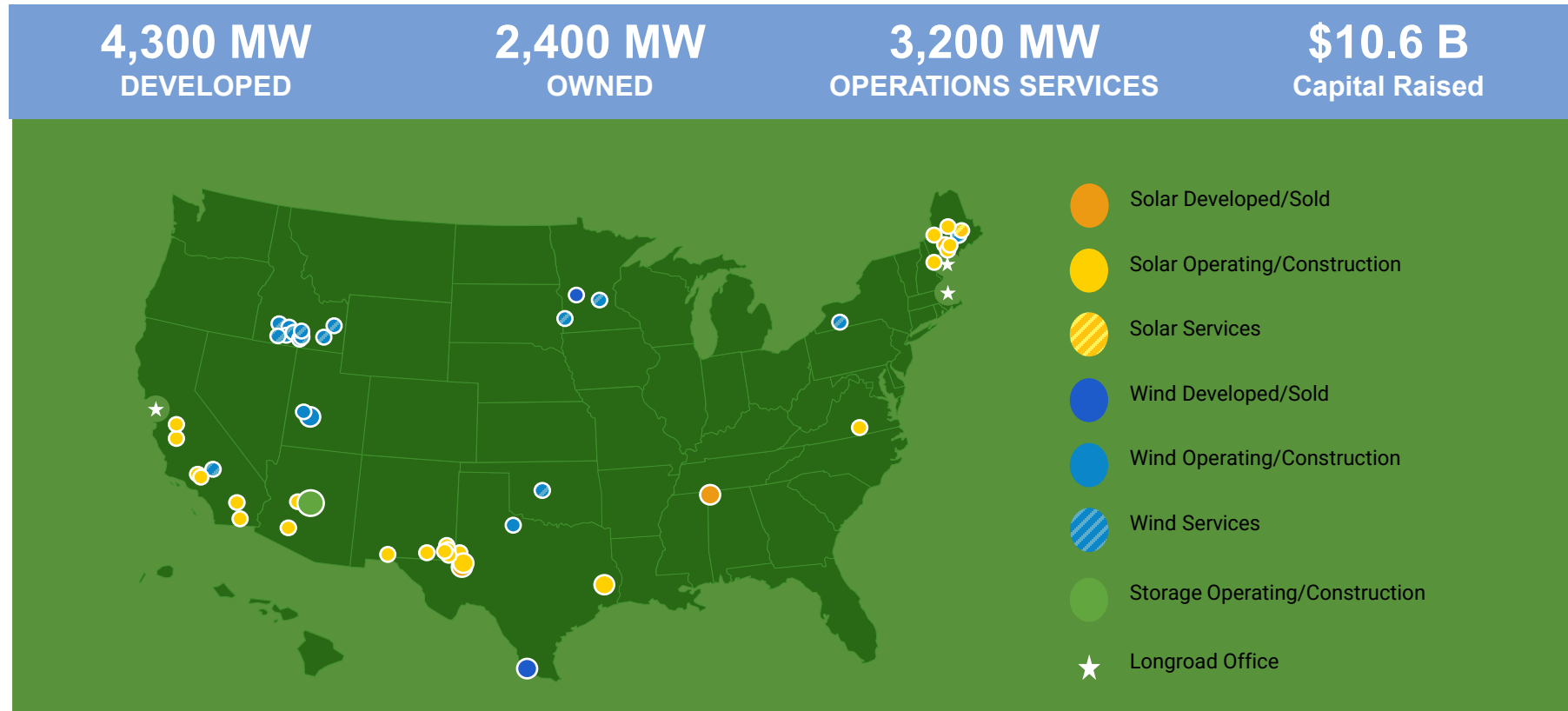
EXECUTIVE SUMMARY

- Winchendon Solar:
 - Situated on timber property exiting Chapter 61 in 2024
 - Solar: Approximately 50MW, avoiding emissions of ~41,000 tons of Carbon Dioxide equivalent per year. Equivalent to carbon sequestered by preserving 248 acres of forest per year.
 - Revenue: Forecasting more than \$800,000 in revenue to Town per year.
 - Conservation: Evaluating conservation within 950 acres.

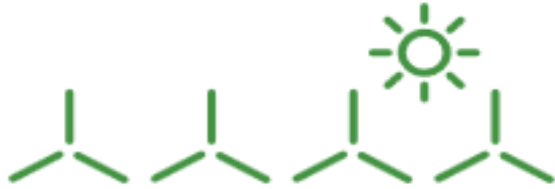


PROVEN LEADERS IN RENEWABLE ENERGY

- BASED IN BOSTON, MASSACHUSETTS
- TEAM HAS BEEN WORKING TOGETHER FOR MORE THAN 20 YEARS
- FOCUSED ON DEVELOPING, OWNING, AND MANAGING WIND, SOLAR, AND STORAGE PROJECTS THROUGHOUT NORTH AMERICA



Longroad creates lasting value for our customers, host communities, and employees by responsibly developing, owning, and operating renewable energy projects



EXPERTISE

The Longroad team has been together for over 20 years, with a track record of over 60 renewable energy projects, totaling more than **7,800 megawatts (MW)**.

We have experience along the entire value chain from development, to finance, construction, and operation of projects across North America.

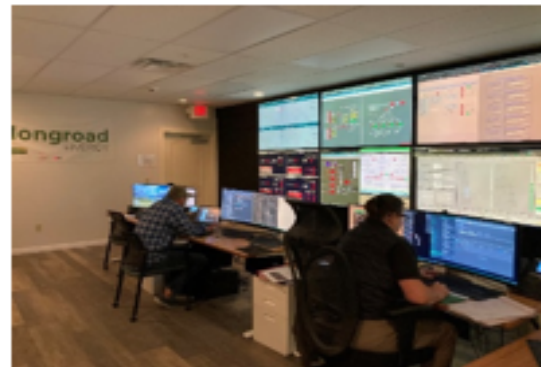
Our motto is simple: **make and honor well thought out commitments**



SUPPORT

Backed by experienced and committed investors with long-term goals.

We have the know how to bring projects to completion and ensure long term operation, with a belief in **supporting the communities we serve.**



Longroad's Remote Operations Center in Scarborough, ME



OPERATIONS

We built a world class Remote Operations Center (ROC) in **Scarborough, Maine.**

We manage the entire scope: Our ROC works around the clock, backed by experienced asset management, on-site technical support, and full back-office team.

Longroad owns a portfolio of operating wind and solar assets, and we bring an **owner's mindset** to the management of all projects.

EXAMPLE PROJECT: THREE CORNERS SOLAR: SOLAR AND CONSERVATION

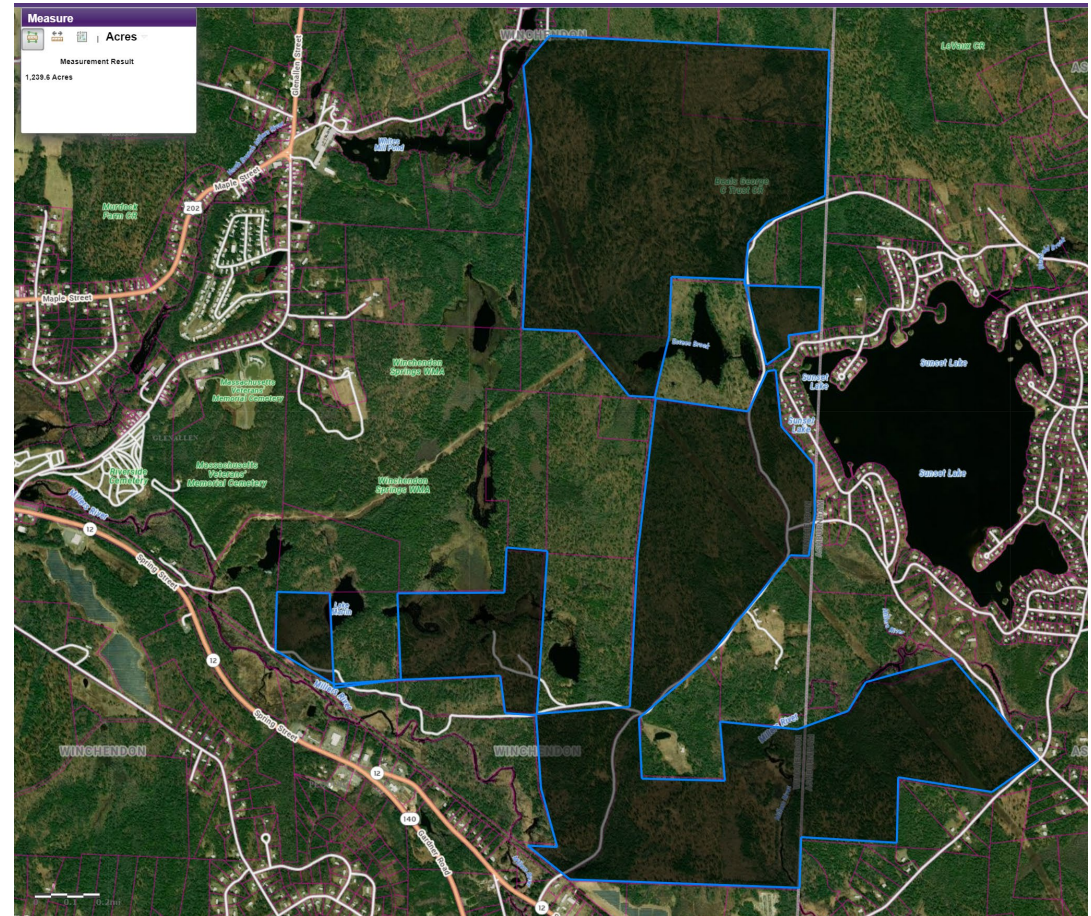
- The Project consulted with Maine DEP and Maine DIFW to determine appropriate avoidance, minimization, and compensation for impacts to natural resources.
- Permitted natural resources impacts were compensated through a combination of a payment to the MDEP In-Lieu program and acquisition of three mitigation parcels, totaling approximately 1,900 acres.
 - Bessey Mitigation Parcel, Benton and Unity Township: 1,041 acres
 - Shirley Mitigation Parcel, Shirley: 526 acres
 - Readfield Mitigation Parcel, Readfield: 331 acres
- Cumulative protection of approximately 534 acres of wetlands, 3.8 miles of streams, 292 acres of IWWH, and 848 acres of DWA.



View of West Shirley Bog, Shirley, Maine. Located within the Shirley Mitigation Parcel, Three Corners Solar.

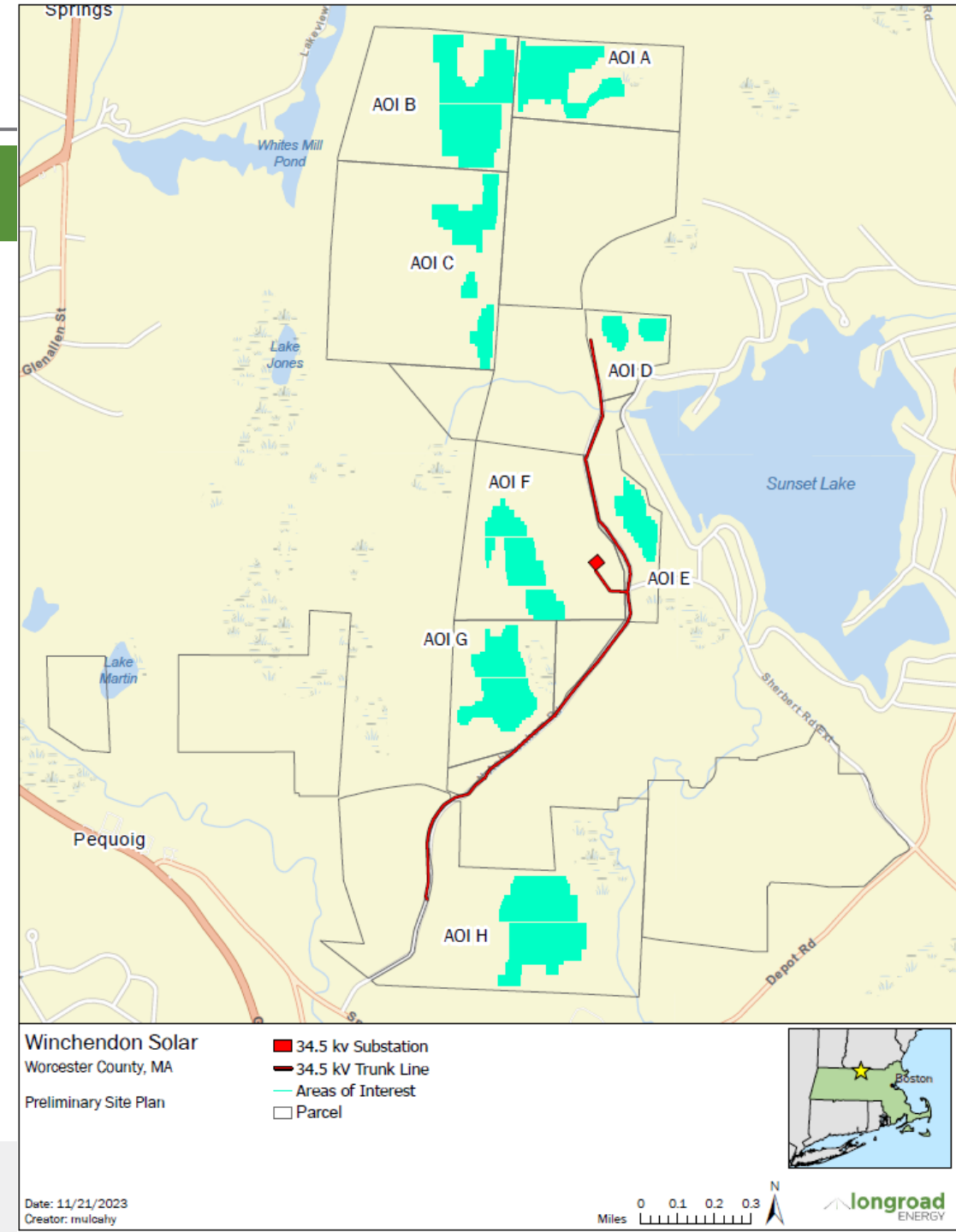
WINCHENDON SOLAR: OVERVIEW AND LOCATION

- Purchasing approximately 1,350 acres along North Ashburnham Road in Winchendon and Ashburnham.
- Evaluating solar development on an estimated 30% of property.
- Accompanied by conservation or continued land management on remaining ~950 acres.
- Contributing to Winchendon Town Revenue at a rate expected to be more than \$800,000 per year.
- Delivering approximately 50MW to Massachusetts' goal of net zero emissions by 2050, equivalent to carbon sequestered by 44,000 acres of US Forests per year or 248 acres of forest preserved per year.



WINCHENDON SOLAR: REVENUE OPPORTUNITY

- Initial wetland reconnaissance and design efforts accommodate ~50MWdc
- 8 solar project areas of interest (AOI A – H)
- Revenue from PILOT agreement forecasted to be \$7,500 / MWdc per year. (~50MWdc = ~\$375,000 per year)
- Additional revenue available through operations agreement, estimated \$8,750 / MWdc (~50MWdc = ~\$437,500 per year)
- Total revenue to the town expected to be more than \$800,000 per year

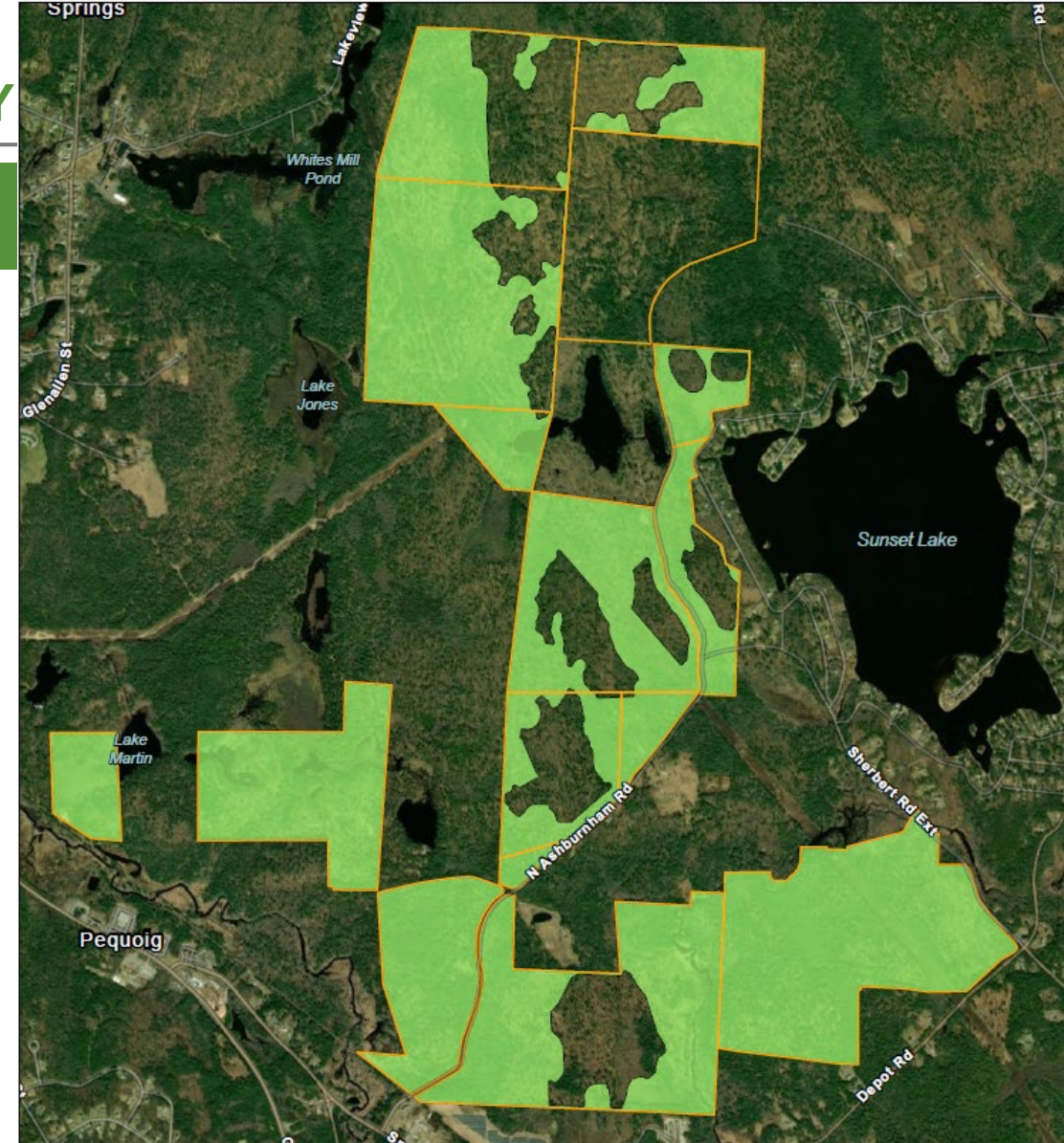


WINCHENDON SOLAR: CONSERVATION OPPORTUNITY

- Approximately 950 acres in Winchendon and Ashburnham would be available for conservation or other uses.
- Conserving the land with a focus on ecological, recreational and scenic values could accommodate public uses, including:
 - Bike trails
 - Walking trails
 - Habitat preservation
 - Wildlife sanctuaries

Longroad Energy has a history of working with The Nature Conservancy, Maine Audubon, US BLM and Departments of Conservation and Recreation, and Departments of Environmental Quality, Towns and Counties all over the country.

We seek to bring this experience to work with the Town of Winchendon on a conservation plan that accommodates Environmental Sustainability and Economic Growth.

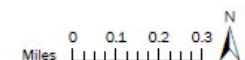


Winchendon Solar
Worcester County, MA
Preliminary Site Plan

Parcel
Evaluating for Conservation



Date: 11/21/2023
Creator: mulcahy



longroad ENERGY



THANK YOU