

**JOINT ADVISORY OPINION OF  
THE QUONSET DEVELOPMENT CORPORATION & THE TOWN OF NORTH KINGSTOWN  
TO THE  
STATE OF RHODE ISLAND ENERGY FACILITY SITING BOARD**

August 23, 2021

State of Rhode Island Energy Facility Siting Board  
89 Jefferson Boulevard  
Warwick, Rhode Island 02888

RE: Docket No. SB-2021-01

Dear Energy Facility Siting Board Members,

The Quonset Development Corporation (“QDC”) and the Town of North Kingstown (the “Town”) are in receipt of the Preliminary Decision and Order from the State of Rhode Island Energy Facility Siting Board (the “Order”) relative to the Revolution Wind, LLC application to construct a major energy facility (the “Facilities”). Both QDC and the Town are listed within the Order as jurisdictional agencies from which advisory opinions are requested, with both advisory opinions considering land use, zoning and development regulation.

Except for the offshore export cables and approximately 1,100 linear feet of underground transmission cables that are to be located within Camp Avenue, which is a Town road, the Facilities are to be located on property and roadways within the Quonset Business Park (the “QBP”). Pursuant to a Memorandum of Agreement between QDC and the Town dated December 16, 2010, and as reflected in the Town’s Zoning Ordinance, all development within the QBP is regulated by the Quonset Business Park Development Package (the “Development Package”), which contains the performance standards against which all development is assessed. Pursuant to the Development Package, review of development plans is performed by a Technical Review Committee, which consists of QDC and Town staff.

Please accept this letter as QDC’s and the Town’s joint advisory opinion relative to Docket No. SB-2021-01. In an advisory capacity to the Energy Facility Siting Board, both QDC and the Town assert that:

- 1) Approval of a development plan for the Facilities is required. It is advised that such approval be granted as the plans are consistent with the requirements of the Development Package.
- 2) The development plan for the Facilities has been reviewed by the TRC and has been deemed consistent with the performance standards of the Development Package; no variances are necessary.
- 3) The Development Package does not provide for the issuance of any special use permits and therefore none are required relative to construction hour restrictions.
- 4) The Development Package contains performance standards relative to noise. It is anticipated that Revolution Wind will be able to comply with those provisions during construction and operation. Please see the Advisory Opinion from the Town of North Kingstown Planning Commission for additional information on compliance with the Town of North Kingstown Noise Ordinance.


reviewed Revolution Wind's Erosion and Sediment Control Plan for the onshore substation and interconnection facilities and has found it consistent with the Handbook. Erosion and Sediment Control Plans for the onshore underground transmission cable installation have not yet been received; however, such plans will also be subject to the Handbook and will be reviewed by QDC and the Town for compliance.

- 6) There are no other ordinances related to land use, zoning, and development regulation to which the proposed Facilities are subject.
- 7) The proposed land use is consistent with the Quonset Business Park Master Land Use and Development Plan (the "Master Plan"). The construction, operation, and maintenance of the proposed Facilities will not adversely alter the character of the lands within the QBP.
- 8) Construction of the Facilities is expected to impact traffic in the surrounding areas, both within the QBP and in the vicinity of Camp Avenue. In both areas, Revolution Wind should be required to submit traffic control plans to the appropriate regulatory entity (QDC or the Town) for approval prior to construction.
- 9) Construction noise may negatively affect neighboring residents and businesses. It is recommended that prior to construction, Revolution Wind be required to submit a Construction Operations Plan to the Town and QDC, which should address measures to be taken to address noise and other potential impacts to the surrounding areas. Please see the Advisory Opinion from the Town of North Kingstown Planning Commission for additional information on the potential impacts of noise in the vicinity of Camp Avenue.

Relative to the onshore transmission cables, both QDC and the Town of North Kingstown have no objection to approval of the location of the cable route. However, both entities respectfully request that Revolution Wind be required to submit final engineering for the underground cables to the relevant entity for final review and approval, as such plans have not yet been received. Review and approval of the final engineering by QDC and the Town will ensure that the cable placement does not negatively impact existing utilities or vehicular access in the area.

These assertions are further detailed within the attached Technical Memorandum. Should there be any questions regarding this opinion, please do not hesitate to contact us.

Sincerely,



Steven J. King  
Managing Director  
Quonset Development Corporation



A. Ralph Mollis  
Town Manager  
Town of North Kingstown

**Quonset Development Corporation**

**and**

**Town of North Kingstown**

**ADVISORY OPINION: TECHNICAL MEMORANDUM**

**related to the**

**Energy Facility Siting Board Preliminary Decision and Order  
for the**

**Revolution Wind, LLC Application to Construct a Major Energy Facility**

**DOCKET NO. B-2021-01**

**August 24, 2021**

## BACKGROUND

Revolution Wind, LLC (“Revolution Wind”) has applied for a license from the Energy Facility Siting Board (“EFSB”) to construct and operate:

- 1) Two, 23-mile submarine export cables;
- 2) Two new underground, 1-mile 275 kV onshore transmission cables;
- 3) An onshore substation; and
- 4) Two new underground 519-foot long 115 kV high voltage transportation lines.

In addition, Revolution Wind proposes to:

- 5) Expand the 115 kV side of the Davisville Substation; and
- 6) Reconfigure 1,340 feet of overhead, 115 kV high voltage transmission lines.

With the exception of the 23-mile submarine export cables (item #1, above), all of the facilities enumerated above (the “Facilities”) are located within the Town of North Kingstown. Additionally, all of the proposed facilities except for an approximately 1,100 liner foot section of the underground onshore transmission cables are located on property and roadways within the Quonset Business Park (or the “Park”). While the landing for the submarine export cables and a small portion of the cable route are located on privately owned parcels, the remainder of the land on which the facilities will be sited is public, owned or controlled either by the Rhode Island Commerce Corporation (“RI Commerce”) or the Town, as depicted on Exhibit A. QDC acts as agent and attorney in fact for all of the land owned by the RI Commerce within the Quonset Business Park, pursuant to R.I. General Laws 42-64.10.

## JURISDICTION & REVIEW PROCESS

### Overview

The EFSB’s Preliminary Decision and Order for this application (Docket No. SB-2021-01) directs the Quonset Development Corporation (“QDC”) and the Town of North Kingstown (the “Town”) to submit advisory opinions to the EFSB, as both agencies are said to have “authority to act upon permits, licenses, assents, or variances required for the proposed Facility”<sup>1</sup>. The Town and QDC confirm that each agency has separate jurisdiction and authority relative to the Facilities, as depicted on Exhibit B and described herein.

Specifically, the Town has permitting authority over, and the Town’s Code of Ordinances applies to, the approximately 1,100 liner foot section of the underground onshore transmission cables that are to be located within Camp Avenue. QDC, through its Technical Review Committee, has permitting authority over the remainder of the Facilities, and the performance standards within the Quonset Business Park Development Package apply.

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<sup>1</sup> Energy Facility Siting Board Preliminary Decision and Order for SB-2021-01, Section V.II.A., page 11.

## State-Controlled Land within the Quonset Business Park

The Quonset Development Corporation was created by the General Assembly in 2004 pursuant to R.I.G.L. § 42-64.10 for the purpose of developing, managing, and conveying “Federal land” on behalf of the State of Rhode Island, consistent with base reuse and other plans adopted by QDC.<sup>2</sup> Per statute, the “Federal land” includes “certain land in the town of North Kingstown, or any portion thereof, which has or shall revert to the state pursuant to the provisions of Public Laws 1939, chapter 696 and is now or hereafter acquired by the [Commerce] corporation from the state.”<sup>3</sup> This land is now commonly known as the Quonset Business Park.

Additionally, QDC was created for the purpose of undertaking “projects,”<sup>4</sup> with “project” defined as:

“the acquisition, ownership, operation, construction, reconstruction, rehabilitation, improvement, development, sale, lease, or other disposition of, or the provision of financing for, any real or personal property (by whomever owned) or any interests in real or personal property, including without limiting the generality of the foregoing, any port facility, recreational facility, industrial facility, airport facility, pollution control facility, utility facility, solid waste disposal facility, civic facility, residential facility, water supply facility, energy facility or renewable energy facility, or any other facility, or any combination of two (2) or more of the foregoing, or any other activity undertaken by the corporation.”<sup>5</sup>

As the steward of the Quonset Business Park, QDC was granted by the General Assembly all of the powers set forth in R.I.G.L. § 42-64.10-5, § 42-64.10-6, § 42-64-6, and § 42-64-7 necessary or convenient to effect its purposes. Among these enumerated powers is the ability to lease land as both landlord and tenant,<sup>6</sup> to undertake the planning, development, construction, financing, managing, and operation of any project,<sup>7</sup> to regulate utilities at the Quonset Business Park<sup>8</sup>, and to enter into agreements with any city, town, district or public corporation with regard to applicant and/or administration of zoning or other land use ordinances, codes, plans, or regulations.<sup>9</sup>

The statutory intent of R.I.G.L. § 42-64.10 is clear: QDC, through its Board of Directors, is to have complete authority over the types of projects that occur on State-owned land within the Quonset Business Park, and QDC is given a wide array of powers to undertake such projects. Each project to be undertaken on State-owned land within the Park is authorized via a vote of the Quonset Development Corporation Board of Directors (the “Board”), who consider, among other things, the intended use, the State’s economic development goals, the potential number of jobs created, the long-term sustainability of the business,

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<sup>2</sup> R.I.G.L. § 42-64.10(a)

<sup>3</sup> R.I.G.L. § 42-64-3(9)

<sup>4</sup> R.I.G.L. § 42-64.10(b)

<sup>5</sup> R.I.G.L. § 42-64-3(20)

<sup>6</sup> R.I.G.L. § 42-64.10-6(c)(2), 42-64-6(a)(3) and 42-64-6(a)(4)

<sup>7</sup> R.I.G.L. § 42-64-7(1)

<sup>8</sup> R.I.G.L. § 42-64.10(d)

<sup>9</sup> R.I.G.L. § 42-64.10(e)

and the compatibility of the use with adjacent properties when making their decision. To assist the Board in decision-making, the Board has adopted the Quonset Business Park Master Land Use and Development Plan (the “Master Plan”). Last updated in November 2019, the Master Plan outlines goals and objectives for the Park, discusses operations and level of service, and provides information on the various land uses that are encouraged within the Park’s several districts.

QDC was also directed by the General Assembly “to establish, implement and maintain high standards for design, improvement, operation and use of property under its control in order to provide sites and related amenities for high quality businesses that create high value added jobs in Rhode Island.”<sup>10</sup> These standards are contained within Section 4.9 of the Quonset Business Park Development Package (the “Development Package”) which has been adopted as a rule of the Quonset Development Corporation (880-RICR-00-00-4). QDC utilizes the Development Package to ensure that development within the Park is well-planned, optimizes the efficiency of utility infrastructure, conserves limited resources, protects the natural environment, and is compatible with the surrounding community, all while the Park also provides a competitive environment for business to thrive.

While the Master Plan and the Development Regulations are separate documents, with different purposes, they work together to form a complete, predictable process for development within the Park. The Master Plan provides the long-term vision for the Park’s development, while the Development Package provides specific process requirements and performance standards for physical development.

## Privately-Controlled Land Within the Quonset Business Park

R.I.G.L. § 42-64.10-3(c) requires that QDC implement performance standards for property under its control. However, all development proposals within the boundaries of the Quonset Business Park, whether State- or privately-controlled, are reviewed against the performance standards of the Development Package, as explained herein.

Since the transfer of the lands within the Quonset Business Park from the Federal government to the State of Rhode Island, approximately 520 acres have been sold into private ownership. With each property sale, a clause was placed in the deed’s covenants and restrictions that requires future development to follow the review procedures and to comply with the performance standards established by the Quonset Development Corporation.

In December 2010, QDC and the Town entered into a Memorandum of Agreement (the “MOA”) relative to the administration of zoning and land use regulation at the Quonset Business Park. Prior to the MOA, privately-controlled property within the Park was required to undergo two separate land use review processes, one with QDC and one with the Town. Realizing that this process was cumbersome and duplicative, the MOA provides that all development within the QBP, whether State- or privately-controlled, is to be regulated by the Development Package.

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<sup>10</sup> R.I.G.L. § 42-64.10(c)

Pursuant to the agreements set forth in the MOA, the Town of North Kingstown Zoning Ordinance designates the entire area within the QBP as the “Quonset Business Park district”<sup>11</sup> and affirms this regulatory arrangement:

*“Relationship to the local zoning standards and administration. All development proposals in the QBP shall be reviewed under the procedures and standards located in the Quonset Business Park Development Package (September 2005, amended in September 2008, and as subsequently amended consistent with the memorandum of agreement dated December 15, 2010, and as subsequently amended.) Development proposals within the QBP shall comply with the performance standards contained within subsection 21-100(f) of this zoning ordinance. Development proposals within the QBP are not subject to other design standards, processes, or other limitations set by this chapter including the land use table, dimensional regulations, parking requirements, inclusionary zoning, signs, development plan review, and any other provisions that may conflict with those processes and standards outlined in the Quonset Business Park Development Package.”<sup>12</sup>*

The additional performance standards referenced above are the following:

“(1) Residential districts and neighborhoods that abut the QBP shall be protected from the impacts of uses within the QBP through the careful location, design and buffering of non-residential uses on QBP lands.

(2) Buffers created for the protection of residential districts and neighborhoods shall be designed to maximize visual screening and minimize impacts from noise, glare, pollution, odor and heat transfer through the use of best buffering and mitigation practices which may include berms, structural barriers and non-invasive resilient plant species.

(3) Selection of allowed uses shall consider potential impacts from noise, heat, glare, air quality, traffic or other standards enumerated in the development regulations on residential areas and shall be performed in a manner that precludes the possibility of any use causing a nuisance to residential areas under regular operations.

(4) Parking areas shall be designed to avoid more parking spaces than is reasonably required by the use.

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<sup>11</sup> Town of North Kingstown Code of Ordinances, Chapter 21, Sec. 21-100(e)

<sup>12</sup> Town of North Kingstown Code of Ordinances, Chapter 21, Sec. 21-100(c)

(5) Parking areas shall incorporate landscaping in a manner that improves visual appeal by breaking up long stretches of pavement, utilizing landscaping to treat stormwater where appropriate, and providing shade to reduce the heat island effect.

(6) Development proposals shall take into account the availability of water supply, the ability to adequately treat and dispose of wastewater, and the ability to provide adequate circulation for daily traffic demands.

(7) Access to the bay shall be provided in a manner consistent with the QDC public access plan approved by CRMC.”<sup>13</sup>

Recognizing that the above listed standards were of concern to the Town, the Development Package addresses and includes standards relative to potential impacts to residential districts and neighborhoods, noise, heat, glare, air quality, traffic, parking area sizing, parking area landscaping, and the availability of utilities.<sup>14</sup> Therefore, when each proposed project is reviewed against the Development Package’s performance standards, the project is also being reviewed against the standards listed in the Town’s Zoning Ordinance.

## Review Process

As described earlier, the appropriateness of projects proposed to occur on State-owned or controlled land within the Quonset Business Park is determined by the Quonset Development Corporation Board of Directors. The Board has complete jurisdiction over determining what types of projects are appropriate on State-owned or controlled land, and exercises this jurisdiction via vote at a public meeting.

Projects authorized by the Board and projects proposed on privately-owned or controlled land are required to prepare and submit development plans, which are reviewed and approved according to the process outlined in the Development Package (“Development Plan Review”). Pursuant to the Development Package, Development Plan Review is performed by a Technical Review Committee (the “TRC”), which consists of the following QDC and Town staff:

- “(1) The Managing Director of the QDC, who will be the chair of the TRC;
- (2) The Director of Development Services of QDC (or his/her designee);
- (3) The Director of Public Works of QDC (or his/her designee);
- (4) The North Kingstown Planning Director (or his/her designee);
- (5) The North Kingstown Public Works Director (or his/her designee); and

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<sup>13</sup> Town of North Kingstown Code of Ordinances, Chapter 21, Sec. 21-100(f)

<sup>14</sup> Quonset Business Park Development Package, Sections 4.9, 4.10, 4.11, 4.12, 4.13, and 4.14.



- (6) The North Kingstown Fire Chief (or his/her designee) and/or the RI State Fire Marshall (or his/her designee) may serve in an advisory capacity.”<sup>15</sup>

Pursuant to the Development Package, the review process begins with “a finding by QDC that the proposed development is an allowable use and that the site is either an existing lot or a new conforming lot,”<sup>16</sup> after which applicants are to submit a complete development plan to the TRC. For projects proposed on State-owned or controlled land, the allowable use finding is considered to be the vote of the Board on the project. For projects on privately-owned land, QDC reviews the Master Plan and the Development Package to determine the appropriateness of the proposed use.

The Development Plan Review process consists of two steps, Pre-Application Review and Development Plan Review.<sup>17</sup> The purpose of Pre-Application Review is to convey the general design of the project in order to determine whether any variances or subdivisions are required. Pre-Application Review is to be completed within 15 days of plan submittal. Upon completion of Pre-Application Review, applicants may submit for Development Plan Review. During Development Plan Review, the TRC is to determine whether the project’s development plans are consistent with the performance standards found within Sections 4.9, 4.10, 4.11, 4.12, 4.13, and 4.14 of the Development Package. Development Plan Review is to be completed within 30 days of receipt of a complete application. Development Plan Review applications require payment of a review fee, as set forth in the Development Package, and development plans must be prepared by professionals licensed in the State of Rhode Island in the applicable discipline.<sup>18</sup>

Approval of an application for Development Plan Review by the TRC requires concurrence of at least two (2) QDC members and at least one (1) Town member, unless neither Town member is in attendance, when only QDC member concurrence is required. If the TRC does not approve a project, the TRC members who oppose the project are required to identify the particular sections of the Development Package with which the project does not conform.<sup>19</sup>

## Performance Standards

The Quonset Business Park Development Package includes performance standards relative to, among other things:

- Noise
- Vibration
- Air quality
- Water quality
- Lighting and glare
- Electronic interference
- Heat
- Fire and explosive hazards

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<sup>15</sup> Quonset Business Park Development Package, Section 4.8 Development Plan Review Regulations, Subsection 4.8.3 Development Plan Review Authority, Part A.1.

<sup>16</sup> Quonset Business Park Development Package, Section 4.8 Development Plan Review Regulations, Subsection 4.8.3 Development Plan Review Authority, Part A.3.

<sup>17</sup> Quonset Business Park Development Package, Section 4.8 Development Plan Review Regulations, Subsection 4.8.4 Development Plan Review Process.

<sup>18</sup> Quonset Business Park Development Package, Section 4.8 Development Plan Review Regulations, Subsection 4.8.5 Development Plan Review Submittals.

<sup>19</sup> Quonset Business Park Development Package, Section 4.8 Development Plan Review Regulations, Subsection 4.8.6 Decisions and Records, Part A.

- Radioactive materials
- Wetlands and buffers
- Waste disposal
- Hazardous materials
- Site design
- Parking and circulation
- Sidewalks
- Loading and service areas
- Driveways and access points
- Storage areas
- Electric and communications
- Water capacity, service and design
- Sanitary sewer capacity, design and placement
- Landscaping
- Signage
- Emergency access

The performance standards included in the Development Package are intended to ensure that site development will not adversely impact neighboring properties both within and outside of the Quonset Business Park.

## REVIEW OF THE REVOLUTION WIND DEVELOPMENT PLANS

### Board Approval of the Onshore Substation and Underground Transmission Cables

The portions of the Revolution Wind project that are planned for QDC-controlled land were approved by the Quonset Development Corporation Board of Directors in two parts.

On December 18, 2018, the Quonset Development Corporation Board of Directors unanimously voted to authorize the QDC Chair, Vice Chair, Managing Director or Finance Director (the “Authorized Officers”) to enter into, execute and deliver an Option to Lease Agreement and a Lease Agreement with DWW Rev I, LLC for use of North Kingstown Tax Assessor’s Plat 179, Lots 1 and 30, which is owned by the RI Commerce Corporation and controlled by QDC, for construction of an onshore substation for offshore wind (please see Exhibit C, which is a certified copy of the Board vote).

During discussion of the proposal, it was noted that one of the properties in question was designated as “Open Space/Recreation” within the Master Plan. At the time, the Master Plan was undergoing a substantial update and QDC’s Managing Director indicated that, should the Board approve the use, the Master Plan update would include a more appropriate land use designation for the property. The Board unanimously approved both the project and the Master Plan update, which was adopted in November 2019 and designates both properties as Quonset Light Industrial District (QLID). This discussion is reflected in the approved meeting minutes, which are included as Exhibit D.

At their meeting of October 20, 2020, the Board took action on two distinct yet related items relative to the onshore cable landing and the routing of the underground transmission cables. In a single vote, the Board unanimously authorized the Authorized Officers 1) to enter into a Lease Agreement with Newton Properties, LLC for the property identified as North Kingstown Tax Assessor’s Plat 185, Lots 1 and 4 (the “Newton Properties”); and 2) to enter into, execute and deliver an Option to Easement and Utility Permit Agreement, an Easement Agreement and a Utility Permit for the routing of the underground transmission cables within the Newton Properties, Burlingham Avenue and Circuit Drive. (Please see Exhibit E, which is a certified copy of the Board votes.)

As evidenced by the unanimous approval of both items, the QDC Board of Directors found the uses of an onshore substation and underground transmission cables appropriate in the locations on which they were proposed. Based on the Board's approval, QDC confirms that:

- The proposed land use is consistent with the Quonset Business Park Master Plan;
- The construction, operation, and maintenance of the proposed Facilities will not adversely alter the character of the lands within the QBP;
- During construction, the impacts on traffic and road conditions and the impacts of noise on the surrounding community will be minimal; and
- During operation, there will be little to no impact on traffic and road conditions, nor will there be impacts to the surrounding community due to noise.

## Review by the Technical Review Committee of the Onshore Substation and Davisville Substation Expansion

The new onshore substation (ONSS) and the expansion of the Davisville Substation for an interconnection facility (ICF) have both been reviewed by the Technical Review Committee and been deemed compliant with the performance standards set forth in the Quonset Business Park Development Package. The development review process began on February 11, 2021 with submission of a 30% design package for the project, and culminated on August 18, 2021 with final review by the TRC at the committee's regularly scheduled meeting. Utilizing the standard review process, Revolution Wind, QDC and the Town of North Kingstown have successfully worked through any inconsistencies with the performance standards so that the development package is now considered "ready to approve."

For informational purposes, the project review consisted of the following milestones:

<b>Date</b>	<b>Milestone</b>
February 11, 2021	Initial 30% design package received
March 4, 2021	QDC comments provided to Revolution Wind on 30% design package
April 15, 2021	Project discussed at monthly Technical Review Committee meeting
April 29, 2021	Meeting held between QDC and Revolution Wind to review comments
May 5, 2021	Project discussed at monthly Technical Review Committee meeting
May 7, 2021	Onshore Substation (ONSS) Technical Review Submission received by QDC
May 19, 2021	QDC discussed project at meeting with RI State Building Official, RI State Fire Marshal and North Kingstown Fire District
May 24, 2021	QDC comments provided to Revolution Wind on the ONSS submission
May 27, 2021	Meeting held between QDC and Revolution Wind to review comments on ONSS submission
June 2, 2021	Revolution Wind attends meeting with RI State Building Official, RI State Fire Marshal and North Kingstown Fire District to discuss project
June 7, 2021	Interconnection Facility (ICF) Technical Review Submission received by QDC
June 14, 2021	Project discussed at monthly Technical Review Committee meeting
June 16, 2021	Revolution Wind submits revised ONSS plans and a response to comments to QDC

June 19, 2021	QDC discussed project at meeting with RI State Building Official, RI State Fire Marshal and North Kingstown Fire District
June 17, 2021	QDC comments provided to Revolution Wind on the ICF submission
June 22, 2021	Final comments on ONSS submission requested from Town of North Kingstown
July 14, 2021	Revolution Wind submits revised ICF plans and response to comments to QDC
July 14, 2021	Final comments on ICF submission requested from Town of North Kingstown
July 15, 2021	Project discussed at monthly Technical Review Committee meeting
July 21, 2021	QDC discussed project at meeting with RI State Building Official, RI State Fire Marshal and North Kingstown Fire District
July 28, 2021	Comments on both ONSS and ICF received from the Town of North Kingstown
August 18, 2021	Project discussed at monthly Technical Review meeting and deemed compliant with the performance standards set forth in the Development Package

Review of the development plans for the ONSS and the ICF found both developments to be consistent with the relevant performance standards set forth in the Development Package. It is the TRC's determination that:

- No variances from the performance standards of the Development Package are necessary to permit the Revolution Wind project;
- The Development Package does not provide for the issuance of any special use permits and therefore none are required relative to construction hour restrictions;
- The projects are consistent with the noise standards of the Development Package, and Revolution Wind will be able to comply with those standards during construction; and
- The project plans are consistent with the State of Rhode Island Department of Environmental Management's Erosion and Sediment Control Handbook, 2016 (the "Handbook").

## Review of the Underground Onshore Transmission Cables

QDC has worked closely with Revolution Wind to determine the best route for the underground onshore transmission cables. Discussion between QDC and Revolution Wind of the route of the underground onshore transmission cables began in September 2019. As discussed above and documented by the Board votes attached as Exhibit E, the QDC Board of Directors approved of the location of the onshore transmission cables in October 2020. This work will primarily occur within right-of-way controlled by QDC, and as such the design and engineering would typically be approved by QDC through a Road Cut/Curb Cut/Excavation Permit.

While QDC has reviewed preliminary engineering plans for the proposed cable route, the final engineering has not yet been completed and/or submitted to QDC or the Town. QDC and the Town do not object to approval of the onshore transmission cables in the proposed location, conditioned on review and approval of the final engineering plans and soil erosion and sediment control plans by QDC or the Town, dependent on jurisdiction. Review and approval by QDC or the Town is essential to ensure that the positioning of the underground cable does not interfere or conflict with the existing utilities within the right-of-way and that the plans are consistent with the Handbook.

It is expected that Revolution Wind will be able to comply with the noise standards of the Development Package during construction of the underground transmission cables within the Quonset Business Park. The Town of North Kingstown Planning Commission will submit a separate Advisory Opinion to the EFSB relative to the noise impacts of construction activity on Camp Avenue. Also, with QDC and the Town's assistance, the construction should not unduly impact traffic patterns. Revolution Wind should be required to submit Traffic Control Plans to both QDC and the Town, respectively based on jurisdiction, to ensure adequate safety measures and traffic protocols are implemented. Revolution Wind has agreed to fully reconstruct the right-of-way in which the cables will be located, and therefore the long-term road conditions will improve as a result of the project.

## CONCLUSION

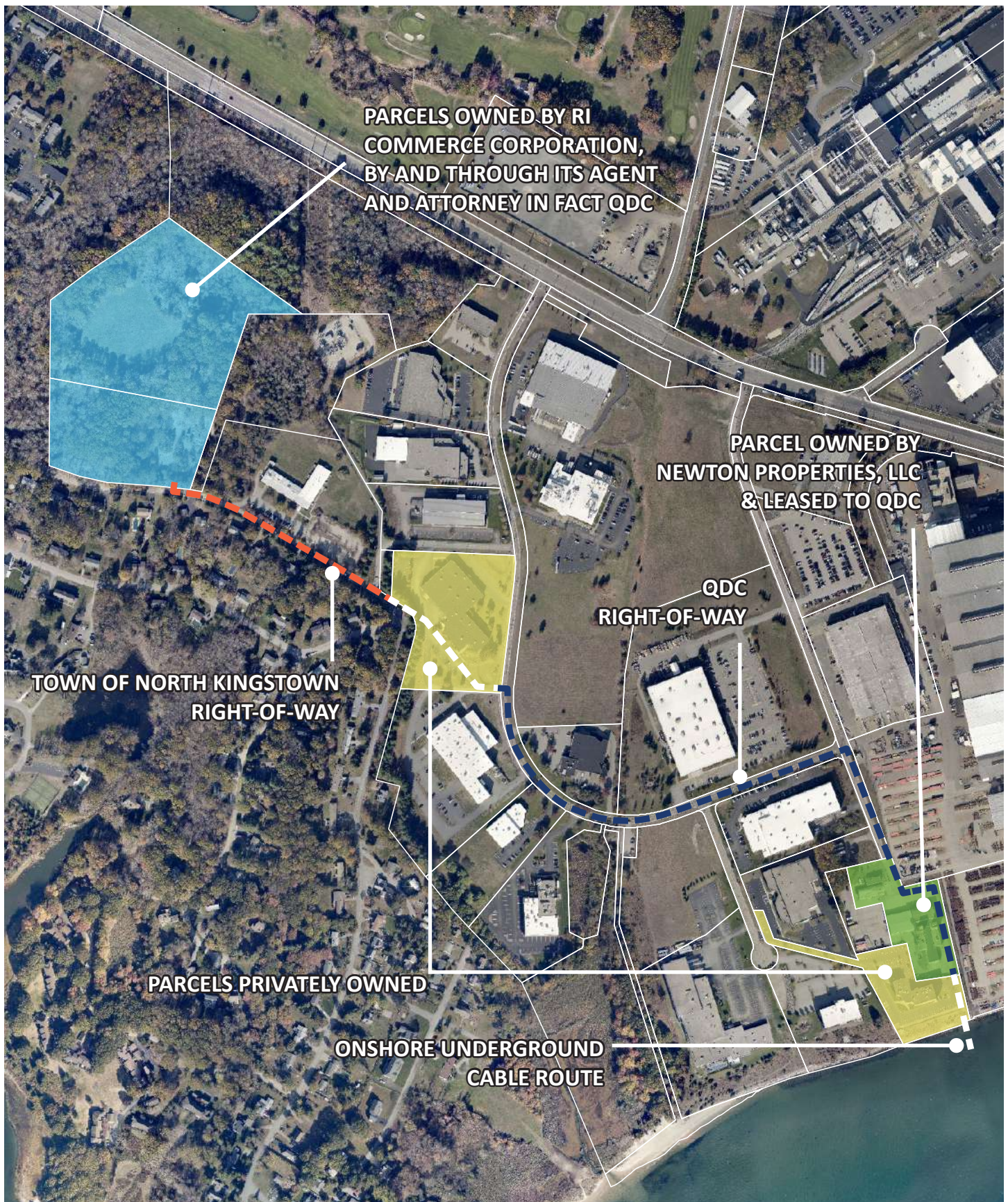
In conclusion, QDC and the Town of North Kingstown take no objection to the issuance of permits and approvals for Facilities. QDC and the Town assert that:

- 1) Approval of a development plan for the Facilities is required. It is advised that such approval be granted as the plans are consistent with the requirements of the Development Package.
- 2) The development plan for the Facilities has been reviewed by the TRC and has been deemed consistent with the performance standards of the Development Package; no variances are necessary.
- 3) The Development Package does not provide for the issuance of any special use permits and therefore none are required relative to construction hour restrictions.
- 4) Development and construction activity that occurs within the QBP is not subject to the Town's Noise Ordinance. However, the Development Package contains its own performance standards relative to noise and Revolution Wind will be able to comply with those provisions during construction and operation.
- 5) The development and construction activity that will occur within Camp Avenue is subject to the Town's Noise Ordinance. Please see the Advisory Opinion from the Town of North Kingstown Planning Commission for additional information on this matter.
- 6) The work proposed is subject to the State of Rhode Island Department of Environmental Management's Erosion and Sediment Control Handbook, 2016 (the "Handbook"). The TRC has reviewed Revolution Wind's Erosion and Sediment Control Plan for the onshore substation and interconnection facilities and has found it consistent with the Handbook. Erosion and Sediment Control Plans for the onshore underground transmission cable installation have not yet been received; however, such plans will also be subject to the Handbook and will be reviewed by QDC and the Town for compliance.
- 7) There are no other ordinances related to land use, zoning, and development regulation to which the proposed Facilities are subject.
- 8) The proposed land use is consistent with the Quonset Business Park Master Land Use and Development Plan (the "Master Plan"). The construction, operation, and maintenance of the proposed Facilities will not adversely alter the character of the lands within the QBP.
- 9) Construction of the Facilities is expected to impact traffic in the surrounding areas, both within the QBP and in the vicinity of Camp Avenue. In both areas, Revolution Wind should be required to submit traffic control plans to the appropriate regulatory entity (QDC or the Town) for approval prior to construction.

- 10) Construction noise is not anticipated to adversely impact businesses within the QBP. Please see the Advisory Opinion from the Town of North Kingstown Planning Commission for additional information on the potential impacts of noise in the vicinity of Camp Avenue.

Relative to the onshore transmission cables, both QDC and the Town of North Kingstown have no objection to approval of the location of the cable route. However, both entities respectfully request that Revolution Wind be required to submit final engineering, soil erosion and sediment control plans and traffic control plans for the underground cables to the relevant entity for final review and approval.



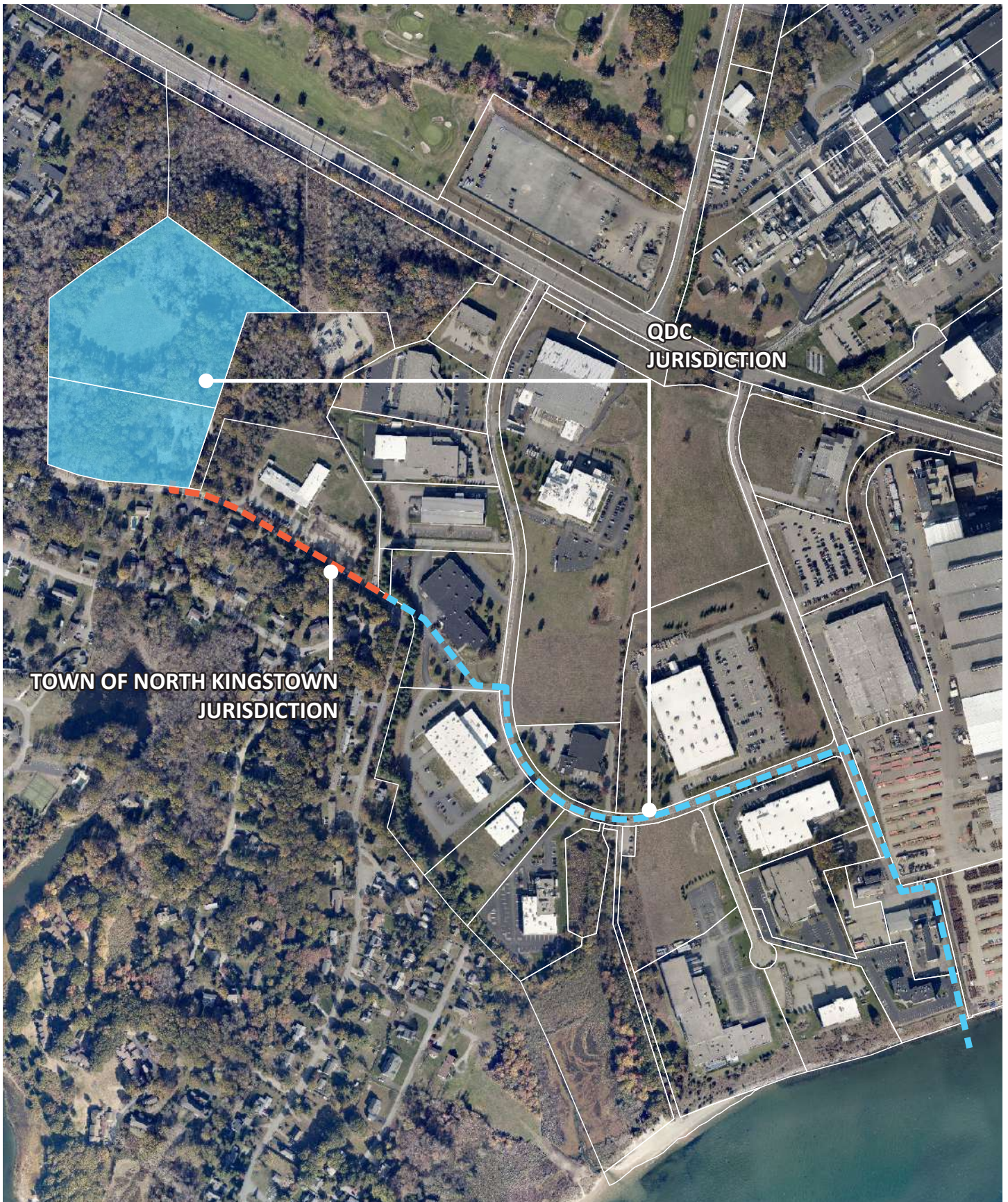


## EXHIBIT A

ADVISORY OPINION TO THE RI ENERGY FACILITY SITING BOARD  
AUGUST 2021







## EXHIBIT B

ADVISORY OPINION TO THE RI ENERGY FACILITY SITING BOARD  
AUGUST 2021



**EXHIBIT C**  
(attached)

## CERTIFICATE OF CORPORATE SECRETARY

I hereby certify that I am the Secretary of the Quonset Development Corporation, a corporation duly organized and existing under the laws of the State of Rhode Island, and that the following is a true copy of a Resolution unanimously approved by the Board of Directors of said corporation at the meeting held on the 18<sup>th</sup> day of December 2018, at which a quorum was present, to-wit:

**VOTED:** The Corporation acting by and through its Chair, Vice-chair, Managing Director or Finance Director, each of them acting alone (the "Authorized Officers") is hereby authorized to enter into, execute and deliver an Option to Lease Agreement with the exercise of the option to lease being conditioned on Vineyard Wind, LLC's receipt of certain regulatory permits (as determined by the Authorized Officers) (the "Option to Lease Agreement") and a Lease Agreement (the "Lease Agreement") (and related instruments as deemed appropriate by the Authorized Officers) with Vineyard Wind LLC, relating to that certain approximately 14.9 acre parcel of land located on Babcock Road, which parcel is currently designated as Site Readiness Parcels 22, 23 & 24, the terms of such Option to Lease Agreement and Lease Agreement to be substantially in accordance with the Request for Board Authorization presented to the Board (the Option to Lease Agreement and the Lease Agreement and such related documents are referred to herein collectively as the "Agreements").

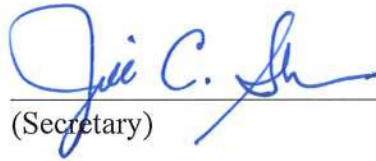
**VOTED:** That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the Agreements or as any of the Authorized Officers acting singularly and alone shall deem necessary, desirable and without further specific action by this Board, and empowered and directed to prepare or cause to be prepared and to execute, perform and deliver in the name and on behalf of the Corporation the Agreements and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the Agreements, including any and all agreements, contracts, certificates, licenses, assignments, and memorandums upon such terms and conditions and with such changes, additions, deletions, supplements and amendments thereto as the Authorized Officer executing or authorizing the use of the same and shall determine to be necessary, desirable and appropriate and in the best interest of the Corporation.

**VOTED:** That in connection with any and/or all of the above resolutions, the taking of any action, the executed and delivery of any instrument, document or agreement by any of the Authorized Officers in connection with the implementation of any or all of the foregoing resolutions shall be conclusive

of such Authorized Officer's determination that the same was necessary, desirable and appropriate and in the best interest of the Corporation.

And I further certify that the foregoing Resolution is still in full force and effect; that the same has not been rescinded, nor has it been amended or modified in any way.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said corporation on this 24<sup>th</sup> day of August 2021.

  
(Secretary)

**EXHIBIT D**  
(attached)

**QUONSET DEVELOPMENT CORPORATION  
MEETING OF BOARD OF DIRECTORS**

**DECEMBER 18, 2018**

**PUBLIC SESSION MINUTES**

A meeting of the Board of Directors of the Quonset Development Corporation (the "Corporation") was held at 5:00 p.m. on Tuesday, December 18, 2018, at the offices of the Corporation located at 95 Cripe Street, North Kingstown, Rhode Island, pursuant to notice to all members of the Board of Directors and a public notice of the meeting as required by the By-Laws of the Corporation and applicable Rhode Island Law.

The following members constituting a quorum were present and participated throughout the meeting as indicated: Guy Asadorian, Jr., Susan Leach DeBlasio, Scot A. Jones, John Justo, Gregory A. Mancini, Kerry P. McKay, Stefan Pryor, Guillaume de Ramel, Job Toll and Richard A. Welch. Also present were: Steven J. King, P.E., Managing Director; Kevin M. Barry, Finance Director; John R. Pariseault, Secretary and Corporation's staff and members of the public.

**1. CALL TO ORDER:**

The meeting was called to order at 5:00 p.m. by Vice Chairman Kerry P. McKay.

**2. APPROVAL OF MINUTES:**

Upon motion duly made by Ms. DeBlasio and seconded by Mr. Mancini, the Board:

**VOTED:** To approve the Public Session Minutes of the October 15, 2018 meeting as presented.

Voting in favor were: Guy Asadorian, Jr., Susan Leach DeBlasio, John Justo, Gregory A. Mancini, Kerry P. McKay, Guillaume de Ramel, Job Toll and Richard A. Welch.

Voting Against were: None.

Unanimously Approved.

Scott A. Jones joined the meeting at 5:07 p.m.

**3. STAFF REPORTS:**

Mr. King reviewed the staff report with the Board of Directors.

Stefan Pryor joined the meeting at 5:14 p.m. and assumed the Chair.

4. COMMITTEE REPORTS:

No committee meetings were held.

5. APPROVALS:

A. Approval of Option to Lease Agreement and Lease Agreement with Deepwater Wind:

Mr. King explained that Deepwater Wind ("DWW") as part of their pending power purchase project with Rhode Island, called Revolution I Wind Farm, is asking for a 5-year option to lease 13.26 acres at the Quonset Business Park for the purpose of creating a substation for the power from the wind farm. The project would involve running a cable from the offshore wind station to the mainland in the Quonset Business Park; the substation would be located at 574 and 594 Camp Avenue. If the power purchase agreement is reached, DWW will have the option to enter into a 20-year lease agreement with the Corporation and have 5-year lease renewal options not to exceed 99 years. Mr. King reviewed the specifics of the option/lease agreements outlined in the "Request for Board Authorization", noting that this project would create 800 construction jobs and 50 permanent operation and maintenance jobs for the region.

Mr. King noted, upon questioning from Mr. McKay, that a portion of the proposed land is designed as open space. Mr. King explained that the land is a former Navy landfill and that DWW is aware of the issue and will work with DEM to ensure proper clean up and use of the property. Mr. King also stated that the upcoming Master Plan update will include a land use update for this property.

Ms. DeBlasio asked if there is any liability to the Corporation or if any special insurance is needed given the unique circumstances of running an electric cable such a long distance. Mr. King stated QDC staff would look into that question but not to his knowledge.

Upon motion duly made by Mr. McKay and seconded by Mr. Mancini, the Board:

VOTED:

The Corporation acting by and through its Chair, Vice-chair, Managing Director or Finance Director, each of them acting alone (the "Authorized Officers") is hereby authorized to enter into, execute and deliver an Option to Lease Agreement (the "Option to Lease Agreement") and a Lease Agreement (the "Lease Agreement") (and related instruments as deemed appropriate by the Authorized Officers) with DWW Rev I, LLC, an affiliated entity of Deepwater Wind, relating to that certain approximately 5.19 acre parcel of land and that certain other approximately 8.07 acre parcel of land located on Camp Avenue, which parcels are currently designated as North Kingstown Tax Assessor Plat 179, Lots 1 and 30, respectively, the terms of such Option to Lease Agreement and Lease

Agreement to be substantially in accordance with the Request for Board Authorization presented to the Board (the Option to Lease Agreement and the Lease Agreement and such related documents are referred to herein collectively as the "Agreements").

**VOTED:** That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the Agreements or as any of the Authorized Officers acting singularly and alone shall deem necessary, desirable and without further specific action by this Board, and empowered and directed to prepare or cause to be prepared and to execute, perform and deliver in the name and on behalf of the Corporation the Agreements and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the Agreements, including any and all agreements, contracts, certificates, licenses, assignments, and memorandums upon such terms and conditions and with such changes, additions, deletions, supplements and amendments thereto as the Authorized Officer executing or authorizing the use of the same and shall determine to be necessary, desirable and appropriate and in the best interest of the Corporation.

**VOTED:** That in connection with any and/or all of the above resolutions, the taking of any action, the executed and delivery of any instrument, document or agreement by any of the Authorized Officers in connection with the implementation of any or all of the foregoing resolutions shall be conclusive of such Authorized Officer's determination that the same was necessary, desirable and appropriate and in the best interest of the Corporation.

Voting in favor were: Guy Asadorian, Jr., Susan Leach DeBlasio, Scot A. Jones, John Justo, Gregory A. Mancini, Kerry P. McKay, Stefan Pryor, Guillaume de Ramel, Job Toll and Richard A. Welch.

Voting Against were: None.

Unanimously Approved.

**B. Approval of Option to Lease Agreement and Lease Agreement with Vineyard Wind LLC:**

Mr. King stated the next approval item also relates to a wind project, continuing to propel the QBP's goal of being a hub for wind energy which has been almost a decade long pursuit. Mr. King stated that Vineyard Wind LLC has an 800-megawatt offshore wind farm project and has a power purchase agreement with Massachusetts. The wind farm project will be

called "Area of Mutual Interest" located offshore in Rhode Island and Massachusetts. Vineyard Wind LLC is looking for a place for blade storage for the 60-70 turbines that will be part of their project. Mr. King noted that parts will come in at the Port of Davisville and then be transported and stored/staged at the Park's site readiness parcels 23, 23, and 24 and then transported back to the Port of Davisville for loading onto ships for delivery to the wind farm. Mr. King noted Vineyard Wind LLC is only looking to option the property for 13 months; option costs will increase each month until the option ends in January 31, 2020. Vineyard Wind LLC would then have the option to enter into a lease agreement for 3 years with four 1-year renewal options. Mr. King reviewed the "Request for Board Authorization" with the Board, noting the entire project should be done in 3 to 7 years.

Mr. King added that the sites in the proposed agreement are currently grass lots which would require turning into gravel lots and the road at the corner of Cross Park Road would require some smoothing to allow for the large components. Mr. King stated Vineyard Wind LLC would pay for the cost of the road alteration. Overhead power lines at the Port of Davisville would also require relocation, an improvement the Corporation already had identified to accommodate the unloading and loading of turbine blades.

Mr. Mancini stated Vineyard Wind LLC does not create Rhode Island jobs and offers direct competition to other wind projects, such as DWW, that are more rooted in Rhode Island. Mr. King stated the project would support port activity and the growing wind energy industry. Mr. King also stated that the land has been identified for DWW closer to the Port of Davisville should they move forward with their wind project and that the land under this option is the most westerly land available in relation to the Port of Davisville.

Mr. Welch asked if the road change at Cross Park Road would infringe upon the Town's property. Mr. King stated there is a possibility, but that the details have not been worked out yet. Mr. Welch also asked if the transport of the blades would be a daytime activity given the proximity of the property to the QBP neighbors. Mr. Welch stated the North Kingstown Town Council has received several complaints about the lights at Quonset. Mr. King stated if Vineyard Wind LLC did need to use lights that they would be required to restrict their lights to allowable limits under the Development Regulations.

The Board continued to discuss Vineyard Wind LLC and their permitting issues with local fisheries. The Board asked to amend the vote to approve the option but to restrict entering into the lease agreement until Vineyard Wind LLC's permitting issues are resolved with RI fisheries and CRMC. Mr. Pariseault stated conditioning the exercise of the option a receipt of certain permits seemed reasonable but the specific permits would need to be listed for such an action. Mr. Mancini pointed out that resolving the permitting issues would not increase jobs for Rhode Island. Mr. King stated there would be stevedoring, handling and logistics jobs in Rhode Island as a direct result of this project. Mr. King continued by stating that establishing the Port of Davisville as the epic center for wind farm projects sets Rhode Island up for future jobs in the industry. Ms. DeBlasio added that having two different wind companies vying for space at Quonset makes the Park more attractive to other similar projects and since the project is not long term, it seems like a reasonable use of the property.

Upon motion duly made by Mr. Jones and seconded by Mr. Justo, the Board;



**VOTED:**

The Corporation acting by and through its Chair, Vice-chair, Managing Director or Finance Director, each of them acting alone (the "Authorized Officers") is hereby authorized to enter into, execute and deliver an Option to Lease Agreement with the exercise of the option to lease being conditioned on Vineyard Wind, LLC's receipt of certain regulatory permits (as determined by the Authorized Officers) (the "Option to Lease Agreement") and a Lease Agreement (the "Lease Agreement") (and related instruments as deemed appropriate by the Authorized Officers) with Vineyard Wind LLC, relating to that certain approximately 14.9 acre parcel of land located on Babcock Road, which parcel is currently designated as Site Readiness Parcels 22, 23 & 24, the terms of such Option to Lease Agreement and Lease Agreement to be substantially in accordance with the Request for Board Authorization presented to the Board (the Option to Lease Agreement and the Lease Agreement and such related documents are referred to herein collectively as the "Agreements").

**VOTED:**

That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the Agreements or as any of the Authorized Officers acting singularly and alone shall deem necessary, desirable and without further specific action by this Board, and empowered and directed to prepare or cause to be prepared and to execute, perform and deliver in the name and on behalf of the Corporation the Agreements and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the Agreements, including any and all agreements, contracts, certificates, licenses, assignments, and memorandums upon such terms and conditions and with such changes, additions, deletions, supplements and amendments thereto as the Authorized Officer executing or authorizing the use of the same and shall determine to be necessary, desirable and appropriate and in the best interest of the Corporation.

**VOTED:**

That in connection with any and/or all of the above resolutions, the taking of any action, the executed and delivery of any instrument, document or agreement by any of the Authorized Officers in connection with the implementation of any or all of the foregoing resolutions shall be conclusive of such Authorized Officer's determination that the same was necessary, desirable and appropriate and in the best interest of the Corporation.

Voting in favor were: Guy Asadorian, Jr., Susan Leach DeBlasio, Scot A. Jones, John Justo, Kerry P. McKay, Stefan Pryor, Guillaume de Ramel, and Job Toll.

Voting Against were: Gregory A. Mancini and Richard A. Welch

Motion Passed.

C. Approval of Right of Entry for the Army Corp .of Engineers to former NIKE Site, PR58:

Mr. King explained the Army Corp. of Engineers ("ACOE") is requesting a Right of Entry ("ROE") to Plat 191, lots 6, 75, 59 and 69 to continue their clean up of the former NIKE site. In the past, ROE have been granted at 5-year increments; the current cleanup is estimated to take about 60 years and therefore, the ACOE will be requesting those subsequent ROE authorizations as needed.

Upon motion duly made by Mr. Welch and seconded by Mr. McKay, the Board:

**VOTED:** The Corporation acting by and through its Chair, Vice-chair, Managing Director or Finance Director, each of them acting alone (the "Authorized Officers") is hereby authorized to enter into, execute and deliver a Right of Entry for Environmental Assessment and Response (and related instruments as deemed appropriate by the Authorized Officers) with the United States of America Army Corp. of Engineers, relating to those certain lots currently designated as North Kingstown Tax Assessor Plat 191, Lots 6, 59, 66 & 75, the terms of such Right of Entry for Environmental Assessment and Response to be substantially in accordance with Right of Entry for Environmental Assessment and Response document presented to the Board (the Right of Entry for Environmental Assessment and Response and all related documents are referred to herein collectively as the "Agreements").

**VOTED:** That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the Agreements or as any of the Authorized Officers acting singularly and alone shall deem necessary, desirable and without further specific action by this Board, and empowered and directed to prepare or cause to be prepared and to execute, perform and deliver in the name and on behalf of the Corporation the Agreements and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the Agreements, including any and all agreements, contracts, certificates, licenses, assignments, and memorandums upon such terms and conditions and with such changes, additions, deletions, supplements and amendments thereto as the Authorized Officer executing or authorizing the use of the same and shall determine to be necessary, desirable and appropriate and in the best interest of the Corporation.

**VOTED:** That in connection with any and/or all of the above resolutions, the taking of any action, the executed and delivery of any instrument, document or agreement by any of the Authorized Officers in connection with the implementation of any or all of the foregoing resolutions shall be conclusive of such Authorized Officer's determination that the same was necessary, desirable and appropriate and in the best interest of the Corporation.

Voting in favor were: Guy Asadorian, Jr., Susan Leach DeBlasio, Scot A. Jones, John Justo, Gregory A. Mancini, Kerry P. McKay, Stefan Pryor, Guillaume de Ramel, Job Toll and Richard A. Welch.

Voting Against were: None.

Unanimously Approved

**6. MOTION TO ADJOURN TO EXECUTIVE SESSION:**

Upon motion duly made by Mr. Welch and seconded by Mr. McKay, the Board:

**VOTED:** To adjourn to Executive Session pursuant to: citing of business in Rhode Island, (2) sessions related to litigation and subsection (6) location of prospective businesses in Rhode Island and subsection (7) (A matter related to the question of the investment of public funds where the premature disclosure would adversely affect the public interest) of Rhode Island General Laws, Section 42-46-5(a), the Open Meeting Law.

Voting in favor were: Guy Asadorian, Jr., Susan Leach DeBlasio, Scot A. Jones, John Justo, Gregory A. Mancini, Kerry P. McKay, Stefan Pryor, Guillaume de Ramel, Job Toll and Richard A. Welch.

Voting Against were: None.

Unanimously Approved.

The meeting adjourned to Executive Session at 5:57 p.m. The meeting reconvened in Public Session at 6:22 p.m.

**7. VOTE TO MAINTAIN MINUTES OF EXECUTIVE SESSION CLOSED:**

Upon motion duly made by Mr. Mancini and seconded by Ms. DeBlasio, the Board:

**VOTED:** Pursuant to Section 42-46-4 and 42-46-5 of the General Laws, the minutes of the Executive Session shall not be made available to the public at the

next regularly scheduled meeting of the Corporation because such disclosure may adversely impact ongoing negotiations or adversely affect the public interest.

Voting in favor were: Guy Asadorian, Jr., Susan Leach DeBlasio, Scot A. Jones, John Justo, Gregory A. Mancini, Kerry P. McKay, Stefan Pryor, Guillaume de Ramel, Job Toll and Richard A. Welch.

Voting Against were: None.

Unanimously Approved.

**8. ADJOURNMENT:**

Upon motion duly made by Mr. McKay and seconded by Mr. Justo, the meeting adjourned at 6:23 p.m.

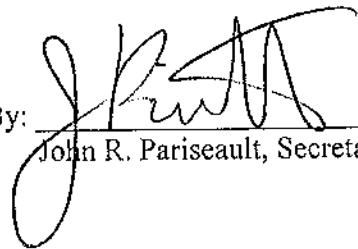
Voting in favor were: Guy Asadorian, Jr., Susan Leach DeBlasio, Scot A. Jones, John Justo, Gregory A. Mancini, Kerry P. McKay, Stefan Pryor, Guillaume de Ramel, Job Toll and Richard A. Welch.

Voting Against were: None.

Unanimously Approved.

Respectfully submitted:

By:

  
John R. Pariseault, Secretary

**EXHIBIT E**  
(attached)

## CERTIFICATE OF CORPORATE SECRETARY

I hereby certify that I am the Secretary of the Quonset Development Corporation, a corporation duly organized and existing under the laws of the State of Rhode Island, and that the following is a true copy of a Resolution unanimously approved by the Board of Directors of said corporation at the meeting held on the 20<sup>th</sup> day of October 2020, at which a quorum was present, to-wit:

**VOTED:** The Corporation, acting by and through its Chair, Vice-chair, Managing Director or Finance Director, each of them acting alone (the "Authorized Officers"), is hereby authorized to lease, as lessee, those certain parcels of land with all improvements thereon, being currently designated as North Kingstown Tax Assessor's Plat 185, Lots 1 and 4, and in connection therewith, execute and deliver a lease with a purchase option (collectively, the "Lease Documents") (and related instruments as deemed appropriate by the Authorized Officers) with Newton Properties, LLC, the terms of such Lease Documents to be substantially in accordance with the Request for Board Authorization presented to the Board (the Lease Documents and such related documents are referred to herein collectively as the "Agreements").

**VOTED:** That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the Agreements or as any of the Authorized Officers acting singularly and alone shall deem necessary, desirable and without further specific action by this Board, and empowered and directed to prepare or cause to be prepared and to execute, perform and deliver in the name and on behalf of the Corporation the Agreements and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the Agreements, including any and all agreements, contracts, certificates, licenses, assignments, and memorandums upon such terms and conditions and with such changes, additions, deletions, supplements and amendments thereto as the Authorized Officer executing or authorizing the use of the same and shall determine to be necessary, desirable and appropriate and in the best interest of the Corporation.

**VOTED:** That in connection with any and/or all of the above resolutions, the taking of any action, including the execution and delivery of any instrument, document or agreement by any of the Authorized Officers in connection with the implementation of any or all of the foregoing resolutions shall be conclusive of such Authorized Officer's determination that the same was necessary, desirable and appropriate and in the best interest of the Corporation.

AND

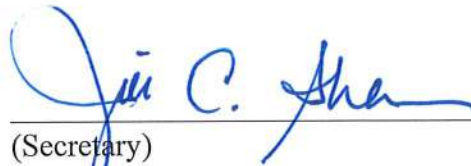
**VOTED:** The Corporation, acting by and through its Chair, Vice-chair, Managing Director or Finance Director, each of them acting alone (the “Authorized Officers”), is hereby authorized to grant easement rights relating to routing of cable to connect off-shore wind development to a proposed substation over certain portions of the parcels currently designated as North Kingstown Tax Assessor’s Plat 185, Lots 1 and 4, and within the existing right-of-way of Burlingham Avenue and Circuit Drive, and in connection therewith, to enter into, execute and deliver an Easement and Utility Permit Option Agreement and related Easement Agreement (collectively, the “Easement Agreements”) (and related instruments as deemed appropriate by the Authorized Officers) with Revolution Wind, LLC, the terms of such Agreements to be substantially in accordance with the Request for Board Authorization presented to the Board (the Easement Agreements and such related documents are referred to herein collectively as the “Agreements”).

**VOTED:** That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the Agreements or as any of the Authorized Officers acting singularly and alone shall deem necessary, desirable and without further specific action by this Board, and empowered and directed to prepare or cause to be prepared and to execute, perform and deliver in the name and on behalf of the Corporation the Agreements and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the Agreements, including any and all agreements, contracts, certificates, licenses, assignments, and memorandums upon such terms and conditions and with such changes, additions, deletions, supplements and amendments thereto as the Authorized Officer executing or authorizing the use of the same and shall determine to be necessary, desirable and appropriate and in the best interest of the Corporation.

**VOTED:** That in connection with any and/or all of the above resolutions, the taking of any action, including the execution and delivery of any instrument, document or agreement by any of the Authorized Officers in connection with the implementation of any or all of the foregoing resolutions shall be conclusive of such Authorized Officer’s determination that the same was necessary, desirable and appropriate and in the best interest of the Corporation.

And I further certify that the foregoing Resolutions are still in full force and effect; that the same has not been rescinded, nor has it been amended or modified in any way.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said corporation on this 24<sup>th</sup> day of August 2021.

  
\_\_\_\_\_  
(Secretary)