

April 30, 2016

Seth Gardner and Jean Vissering
Town Of East Montpelier
40 Kelton Road, P.O. Box 157
East Montpelier, VT 05651-0157

Re: CPG # 16-0001-NMP
BDE East Montpelier Lazar Solar, LLC PSB CPG Proceedings

Dear Mr. Gardner and Ms. Vissering,

My name is Anthony Cassani and I am the owner of the property located approximately at 2537 Route 2, East Montpelier. I have been the owner of the property since 1995. I am writing this letter because after reviewing all of the correspondence between Bullrock Deutsche Eco (BDE), the solar project developer and both the Planning Commission and the Selectboard of the Town of East Montpelier, I am furious about the conduct of the Town!

I have been trying to develop this property since 2002. I have spent a great deal of time and money in the process. In addition, I have continued to pay my real estate taxes based on the rates for residential development. It is most obvious that no matter what my development objectives were and no matter what the Towns objectives are, residential development on this property for a variety of reasons did not happen.

After reading all the detailed responses by both BDE and The Town, it is clear that BDE has gone beyond what I would consider to be reasonable to accommodate the Towns ongoing demands. After all these efforts the Town continues to obstruct this process and the sale of my property because of their Orderly Development concerns. Let me be clear, I understand the Town wants more nice residential development, but after trying and paying the price since 2002, it is not happening. I feel the Town is overreaching, abusing their power and denying me my rights to sell my property. Michael Lazar, the new buyer, and BDE the developer, have every right to build the proposed solar development. The State of Vermont and the Federal Government have created the incentives for solar energy development. With Zachary Sances withdrawing his Motion to Intervene yesterday, BDE and Michael Lazar now have the support of all the neighbors for this project. The neighbors do not want six- residence development jammed into this property. They have decided a solar development is a lower impact, more attractive long term neighbor.

After considering all facets of this situation, I demand the Town withdraw their Motion To Intervene and allow me to sell my property, which is my right, and allow BDE to develop the solar project, which is their right. If the Town continues to obstruct this process, costing both me and BDE time and money, I will seek to exercise my rights with whatever means are available to me!

While I am committed to doing whatever is necessary, I am having my hip replaced next Tuesday and therefore I am only able to meet with you before my surgery on Monday or after I am well enough following my surgery. If necessary, I will have my attorney pursue this resolution on my behalf in my absence.,

Sincerely,

Anthony C. Cassani

Anthony Cassani *Jean M. Cassani*

cc: Judith Whitney, Acting Clerk, Vermont Public Service Board
Jeannie Oliver, Special Council, Department of Public Service
Michael Lazar, AG Solar, LLC
Andrew Thomas, Bullrock Deutsche Eco
Joslyn Wilschek, Primmer Piper Eggleston & Cramer