

From: [Puco ContactOPSB](#)
To: [PUCO-Docketing](#)
Subject: public comment 21-1231
Date: Tuesday, August 8, 2023 1:35:53 PM
Attachments: [image001.png](#)
[image004.emz](#)
[image005.png](#)

From: Jeny Hammer <jhamz4@yahoo.com>
Sent: Tuesday, August 8, 2023 1:33 PM
To: Puco ContactOPSB <contactopsb@puco.ohio.gov>
Subject: OPSB Case #21-1231

OPSB Case #21-1231
Fountain Point
August 8, 2023

Dear OPSB,

My husband and I are writing today to point out why the Fountain Point Project should be denied. We would like to share with you how this Project will affect our lives and the community. My family lives in Bokescreek Township and would be adjacent landowners to the property with solar abutting to our property lines. We have spent a lifetime making enough money to own a home in a rural area that allows us to enjoy viewing nature and the changing seasons. Now our home is at risk of looking like a prison yard.

I am an intervenor in this case but will not be testifying at the evidentiary hearing. The purpose of this letter is really just to share some pertinent information to this case when deciding if it shall be approved or denied. I have respect for all of the board members and feel that my story needs to be shared. I pray that the board can see that this Project does not belong in Logan County and will protect the rights of hundreds of residents and the future of our agricultural county.

With respect to R.C. 4906.10(A)(6), the Board should find that the Project does not serve the public interest, convenience, and necessity. As with all proposed solar facilities, there are numerous public benefits. Juxtaposed against these benefits is the need to fully consider the impact on individuals who are most directly affected by a proposed Project, primarily residents living near the Project. Assessing these sometimes-competing interests is required in order to determine whether a Project satisfies the R.C. requirement. There is uniform public opposition expressed by our local government entities whose constituents are impacted by the Project. Moreover, government opposition has remained consistent even after the Staff Report was issued in the case. Logan County filed resolutions prohibiting future large solar farm development in all unincorporated areas wherein it reiterated that but for the grandfathering provisions in SB 52, the Project would be legally prohibited by the county. The overwhelming number of opposition letters and petition signatures are relevant in consideration of this R.C. The opposition public comments reinforce issues

raised in both the local public hearing and the local government communications that oppose the Project. Based on the unanimous and consistent opposition to the Project by the community and government entities whose constituents are impacted by the Project, the Board should find that the Project fails to serve the public interest, convenience, and necessity as required by R.C. 4906.10(A)(6).

Thank you,
Jeny and Trent Hammer
2532 State Route 292
West Mansfield, OH

Reasons for denial:

LOCAL OPPOSITION:

Fountain Point has been overwhelmingly spoken up against this Project, has very minimal local interest, and therefore, DOES NOT **“meet the public interest, convenience, and necessity” as required by R.C. 4906.10(A)(6)**. There are many “significant impacts to residential and viewsheds”. The rural nature of the area surrounding the Facility generally DOES NOT “limit the number of potential viewers”. Therefore, this Project does not meet the requirements set by the OPSB and should be denied!

The number of opposition letters, petition signatures, and hearing attendances evidence by a landslide that our county does not want industrial solar taking over our farmlands. It has torn our community apart and friendships have been destroyed.

As an employee at BL schools, I can say that according to Board Meeting records, they are in a good place financially and do not “need” the funds Projected for them to receive as they are receiving funds from wind turbines. The school’s support contradicts the opposition of the communities surrounding BL and therefore, should not even be considered.

GOVERNMENT OPPOSITION:

Logan county is built on the belief that being a good neighbor means being responsible, courteous and respectful of others. Being respectful of private property and the need to safeguard our agricultural farmlands will help preserve the rural landscape so everyone can continue to enjoy it. Our Logan County Comprehensive Plan, Regional Planning Commission, and the Logan Land Trust protect our rural country that this county was built upon. County Commissioners, State Congressman, and Township trustees have all opposed Fountain Point on record with the OPSB. Not only has our county opposed this Project, but they have adopted resolutions prohibiting large scale solar in 16/17 townships! They have stated that Logan County does not “need” the profit solar would bring and that it DOES NOT **“meet the public**

interest, convenience, and necessity”.

INVENERGY'S LACK OF TRANSPARENCY:

Invenergy makes many claims that just aren't true. They still claim that they have and are seeking to meet with stakeholders to make stipulations or good neighbor agreements. I am here to tell you, as an adjoining property owner and intervenor, that I have not had a phone call nor a

visit from Invenergy reps since Feb. 16, 2022. I wouldn't agree with their words, that "Invenergy has gone beyond required outreach" "and have continued to meet with stakeholders and community members since." None of our concerns that have been raised to the OPSB have been answered by Invenergy. What rights or protections do we have? We are the ones being forced to bear the cost of this development, in terms of loss of scenic vistas, loss of access, wildlife impacts, farming impacts, health impacts, and property impacts without reaping any of the benefits.

I also have a problem with their resolution to reduce the Project size. They try to make it sound as if they reduced it to keep "our rural nature". They just couldn't get the easements they needed and they haven't released leaseholders either. It mentions that they "drastically reduced the view in and out of West Mansfield."

Honestly, that did nothing to eliminate the public viewshed because SR 47, SR 292 run along a majority of the Project and are heavily trafficked. Also, TR 142 runs through West Mansfield and to the north of town where the Project will run along. The roads they removed are country roads that are not busy and the Project abuts many residents' homes.

Concerns as adjoining resident:

COUNTRY AMBIENCE:

We spent most of our life living here because we chose to live in God's country with fresh air, the sounds of nature, deer in our backyard, and the beautiful sunrises and sunsets around us. This Project takes our rights away! It's not reasonable to expect people in Rural-1 Agricultural areas to put up with solar farms. "People want quality of life and people move to rural areas because of the peacefulness of it. When you introduce industrial solar over tens of thousands of acres, you're interrupting that quality of life." It should be noted here that this Project is adjacent to many houses, not like other solar Projects in Ohio and other states.

Setbacks and natural screenings can help soften the visual impact for nearby residents at ground level. But for those of us whose property overlooks a solar farm, there's not much that can be done to cloak half a million panels or so. And there's little developers can do to satisfy those who simply do not want any disruption to the landscape that affects their views. There is a big distinction between farming and agriculture, and the heavy industrial production of electricity. At no point in our history has it been OK for people to do whatever they want. Adjoining residents also have property rights when it comes to the possible nuisances of solar.

Project NUISANCES AFFECTING OUR ADJOINING PROPERTY:

We've seen the extreme nuisance residents are dealing with in nearby solar Projects. This Project is literally in our backyard. There is NOT any research around

adjoining landowners, proving that solar panels don't cause health or safety concerns to date.

- The destruction of roads, ditches, yards, and noise from the heavy construction.
- The flooding due to their carelessness of pounding pipes into the ground damaging tiles that link fields.
- The bulldozing, grading, and traffic.
- The **heat island effect** is a real problem that affects residents in close proximity and the ecosystem. The increase in temperatures means an increase in gas and electric costs associated with cooling our home. [Heat Island Impacts | US EPA](#)
- The noise from inverters and lithium batteries are not "minor" and with this in our backyard, it will be disruptive to our everyday living or even affect our health.

SAFETY AND HEALTH CONCERNS:

- The **PFAS chemicals** from the toxic panels and **batteries** create a host of environmental and safety issues and the EPA is classifying these hazardous. PFAS is found in the coatings on electrical wires, back panels, tapes and adhesives. They could contaminate our well water that we drink as well as the groundwater and sewer system. A major concern is as well, that very few studies have been done to measure the impact of these panels over long periods of time. We are guinea pigs. Invenergy Solar Panels used in previous Projects and some are known to have PFAS chemicals in them:

JinKO Solar (Shanghai, China)

Longi Solar (Xi'An, China)

First Solar (Tempe, AZ)

Trina Solar (Changzhou, China)

Q Cells (now Hanwha Solutions, South Korea)

[PFAS Strategic Roadmap: EPA's Commitments to Action 2021-2024 | US EPA](#)

[ACC Statement on EPA's PFAS Roadmap \(americanchemistry.com\)](#)

- The **glare of panels** shining into our backyard and **EMF waves** from panels/batteries are huge concerns. My health could be affected because I have MS and noise/glare/EMF waves could cause relapses or additional pain. Invenergy can't 100% guarantee my health won't be affected! From our house to the back of the solar field, there is a huge slope which will point these panels right at us and into our windows as they move from the East to the West. No amount of vegetation or trees could even come close to buffer the thousands of solar panels from our view.

<https://pubmed.ncbi.nlm.nih.gov/27161905>

- Recently there have been an abundance of **solar fires** from lithium batteries. [Amazon took solar rooftops offline last year after fires, explosions \(cnbc.com\)](https://www.cnn.com/2019/07/26/energy/solar-rooftops-fires/index.html) Our home adjoins this field, and the WM fire dept. is a volunteer dept. which would not be prepared or able to put out a solar fire. Who's responsible if a fire happens, damages our property, or even takes our lives?
- **Safety to residents and school students** is a serious concern. There is heavy Honda traffic on State Routes that surround the Project. The intersection at SR 47 and SR 292 has had dozens of accidents and deaths which could increase due to this Project. Benjamin Logan school district would be affected as construction traffic would interrupt bus routes, danger of kids crossing roads at their bus stops, and the many high students driving to BL. This also shows that this Project is not "rural in nature limiting the potential number of viewers" and reason for denial.
- **LiUNA** has reported the lack of transparency of Invenergy **not hiring Ohio workers** and using PeopleReady for temp workers. There are police reports from close solar farms with workers fighting and not being trustworthy. It scares me that these workers don't have background checks, the developer knows nothing about them, and they are working very close to homes.

<https://dis.puc.state.oh.us/DocumentRecord.aspx?DocID=7df09894-8f8c-4471-bfdf-b1fb92b39353>

DEVALUATION OF PROPERTY:

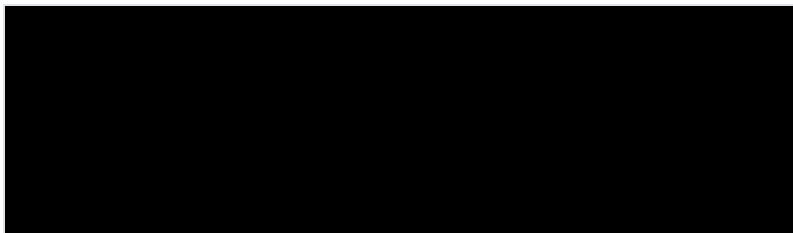
There's an obvious and very provable negative impact on property values and people's standard of living. Solar is no longer placed away from communities but now in their backyards.

- Multiple studies have shown that solar reduces property value anywhere from 5%-30%. The entire back of our property adjoins and therefore, are likely to have a huge loss of value. We have worked our whole life to build a wonderful home in the country. In future, we could decide to sell when we retire, however, if this solar is approved it is very likely that we'll take a hard hit and this will have devastating consequences for us.

Cited studies:

1. <https://duanesburgneighbors.com/wp-content/uploads/2022/02/Sep-15-2021-Property-Value-Mary-McClinton-Clay.pdf?fbclid=IwAR2rZu7vynKFjznpMM2CYw3KI7dOG9JXkaiSTWiVvyCfOaDLMx60vXPU9rQ>
2. https://drive.google.com/file/d/1e41sr1O3iUIEoq_DpKExVF-rm_Q9VksO/view
3. [URI researcher: Housing prices decline within mile of solar energy arrays – Rhody Today](https://www.uri.edu/researcher/housing-prices-decline-within-mile-of-solar-energy-arrays)

[URI researcher: Housing prices decline within mile of solar energy arrays](https://www.uri.edu/researcher/housing-prices-decline-within-mile-of-solar-energy-arrays)KINGSTON, R.I. – September 30, 2020 – A study of the impact of utility scale solar power installations on nearby...



URI researcher: Housing prices decline within mile of solar energy arrays

KINGSTON, R.I. – September 30, 2020 – A study of the impact of utility scale solar power installations on nearby...

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Case No(s). 21-1231-EL-BGN

Summary: Public Comment of Jeny Hammer electronically filed by Docketing Staff
on behalf of Docketing.