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September 30, 2021
File No. 09.0026053.01

Town of Naples Planning Board
c/o Kate Matthews, Code Enforcement Officer
15 Village Green Lane; PO Box 1757
Naples, ME 04055

Re: Naples Solar Development – BWC Brandy Pond, LLC
281 Harrison Road (Route 35)
Naples, Maine

Dear Planning Board:

In June 2021, a Major Site Plan Review Application was submitted on behalf of BWC Brandy Pond, LLC (BWC) for a proposed solar development on the property located at 281 Harrison Road in Naples, Maine, Tax Map U52, Lot 96 (i.e., the Site). The project was discussed as a sketch plan review at the Town of Naples (Town) Planning Board meeting on August 3, 2021, and updated application materials were submitted on August 6, 2021. A project site walk and public hearing were held on September 7, 2021, and the Planning Board instructed the BWC to revise the proposed project design so that it will not be visible from public roads and navigable waterways. Attached to this letter is a revised sketch plan for Planning Board review. A preliminary view analysis indicates that the revised layout is not anticipated to be visible from Long Lake. The results of the final visual analysis will be submitted along with a more detailed design in a forthcoming application update submittal.

We look forward to discussing this project in more detail at the next available Planning Board meeting. Please do not hesitate to contact Aimee Mountain at aimee.mountain@gza.com or 207-344-9704 if you have any questions or need additional information.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Aimee D. Mountain, GISP, CPMSM
Senior Project Manager

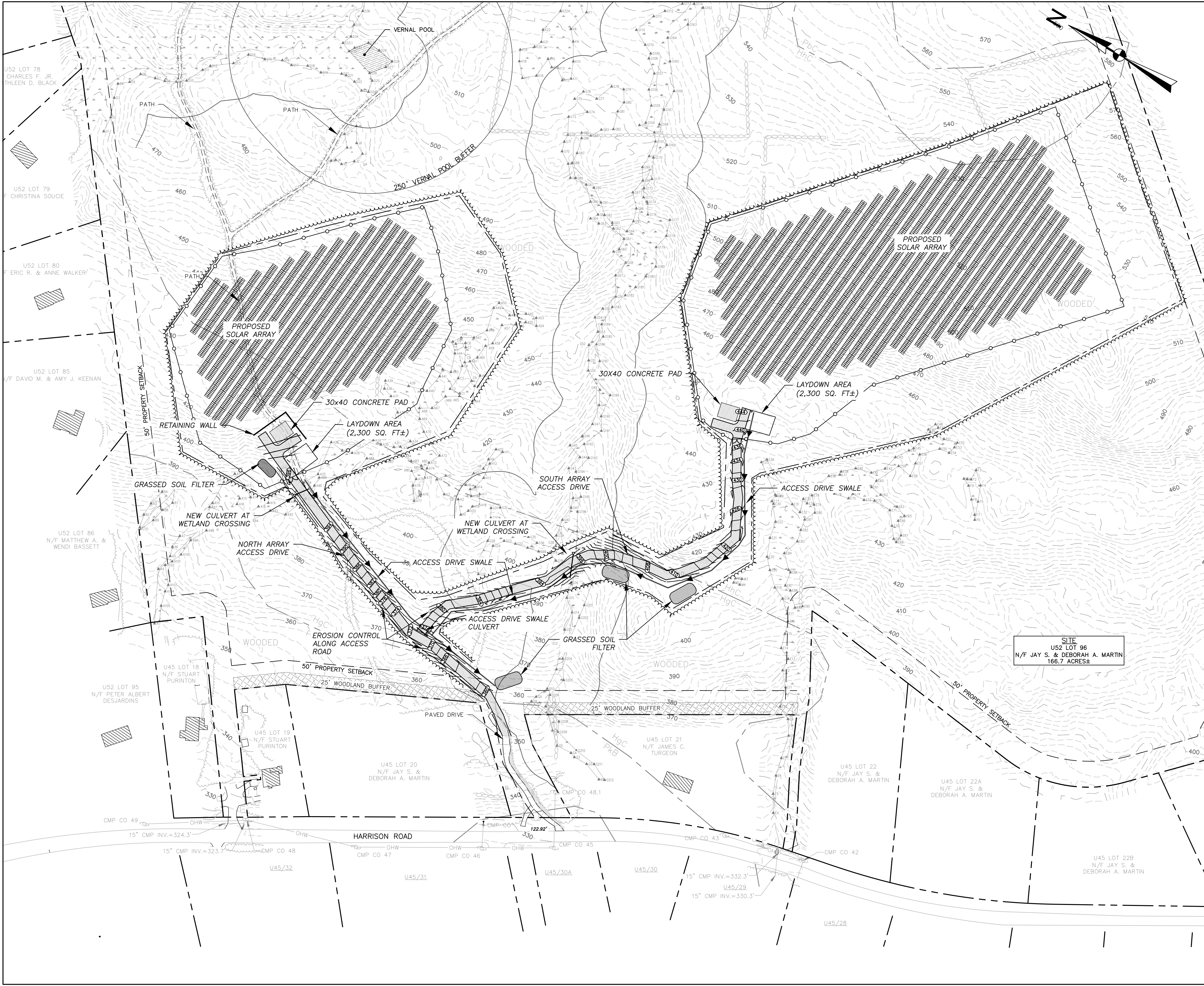
Deborah M. Zarta Gier, CNRP
Principal-in-Charge

Tracy Tarr, CWS, CESSWI
Consultant Reviewer

ADM/TLT

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GZA-01-09-JOB-09-0026053.00 - BLUEWAVE SOLAR\09-0026053.01 - NAPLES - HARRISON RD\FIGURES\CAD\CURRENT\PLANS\PROPOSED CONDITIONS PLANDWG 3 PROPOSED CONDITIONS SEPTEMBER 30, 2021 8:46AM COLLIN CAMP



ZONING SUMMARY

ZONING DISTRICT - RURAL AREA

ZONING REQUIREMENT	REQUIRED	PROVIDED
LOT AREA	5 ACRES	166.7± ACRES
DEVELOPED AREA	60 ACRES(MAX.)	22± ACRES
MAXIMUM HEIGHT	25FT	6FT TYP.
FRONT YARD SETBACK	50FT	470FT
SIDE YARD SETBACK	50FT	150FT
REAR YARD SETBACK	50FT	2,379FT
FRONTAGE	100FT	122FT

GENERAL NOTES

1. THE SITE IS PROPOSED AS A GROUND MOUNTED SOLAR FACILITY.
2. SOLAR FACILITY IS LOCATED ON LESS THAN 50% SLOPE.
3. ZONING REGULATION REQUIREMENTS AS STIPULATED IN THE TOWN OF NAPLES, ZONING CHAPTER 600 SECTION 615 SOLAR ENERGY SYSTEMS AND SOLAR FARMS.
4. THE SITE WILL BE MAINTAINED AS MEADOW FOR STORMWATER TREATMENT PURPOSES AND NOT MOWED MORE THAN TWICE PER YEAR.
5. CULVERT SIZING WILL BE COMPLETED PRIOR TO APPLICATION FOR A BUILDING PERMIT.
6. STORMWATER TREATMENT FOR THE GRAVEL ACCESS DRIVE WILL BE DESIGNED TO MEET THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 500 STORMWATER MANAGEMENT STANDARDS.

LEGEND

	WETLAND BOUNDARY (DELINEATED BY GZA IN MARCH 2020)
	75-FT SETBACK FROM SIGNIFICANT WETLAND AREAS
	PROPERTY LINE
	EXISTING 1-FT CONTOUR
	EXISTING 5-FT CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF PATH
	EXISTING TREE LINE
	EXISTING STONE WALL
	EXISTING UTILITY POLE
	PROPOSED GRAVEL ACCESS ROAD
	EROSION AND SEDIMENT CONTROL BARRIER (SILT FENCE/HAYBALE)
	PROPOSED TREELINE
	PROPOSED LIMIT OF WORK
	PROPOSED CONTOUR
	PROPOSED FENCELINE
	PROPOSED SWALE (ARROW INDICATES FLOW DIRECTION)
	PROPOSED SOLAR ARRAY



SITE
U52 LOT 96
N/F JAY S. & DEBORAH A. MARTIN
166.7 ACRES±

<p>REVISOR</p> <table border="1"> <tr> <th>NO.</th> <th>ISSUE/DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>REVISED LAYOUT AND DESIGN</td> <td>ADM</td> <td>9/2021</td> </tr> </table>		NO.	ISSUE/DESCRIPTION	BY	DATE	1	REVISED LAYOUT AND DESIGN	ADM	9/2021
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<p>THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY NATIONAL GRID OR THE NATIONAL GRID'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA AND NATIONAL GRID. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA AND NATIONAL GRID, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA AND NATIONAL GRID.</p>									
<p>BWC BRANDY POND, LLC SOLAR DEVELOPMENT 281 HARRISON RD. NAPLES, MAINE</p>									
<p>SITE PLAN</p>									
<p>PREPARED BY:</p> <p>GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com</p>	<p>PREPARED FOR:</p> <p>BWC BRANDY POND, LLC C/O BLUEWAVE SOLAR</p>								
<p>PROJ MGR: ADM DESIGNED BY: ADM DATE: SEPTEMBER 2021</p>	<p>REVIEWED BY: TLT DRAWN BY: CMC PROJECT NO. 26053.01</p>	<p>CHECKED BY: DMZ SCALE: AS SHOWN REVISION NO. 1</p>	<p>DRAWING C-3 SHEET NO. 3 OF 4</p>						