



August, 18 2020

Renee Carter  
Code Enforcement Officer  
Town of Naples  
P.O. Box 1757  
Naples, ME 04055

Dear Renee,

We are providing this letter along with several enclosures to more fully introduce the Naples Solar Project (Project), located on Fire Road 24 approximately 0.5 miles west of Route 302. We are providing this information as a follow up to our discussions with you, and after our presentation to the Naples Select Board on August 10. As you know, the Select Board requested that we work with you and the Planning Board to introduce the Project concept, review its merits, and if the Planning Board deems appropriate, make a recommendation for the project area to be included within the Naples Solar Farm Overlay District.

Longroad Energy is the developer of the Naples Solar Project. From its office in Portland, Longroad's team has been developing renewable energy facilities in Maine and across the U.S. since 2005, successfully delivering over 5,000 megawatts of clean energy projects. Longroad has 12 employees in Portland – made up of Maine Maritime Academy graduates and veterans of nearly every branch of the service – who monitor and operate hundreds of renewable energy projects across the country from a 24x7 operations facility. Longroad retained Boyle Associates, an environmental consultant also based in Portland, to assist with environmental due diligence, local permitting, and agency consultation.

A key feature of the Project, and of state solar policy in general, is keeping power local and providing a positive economic benefit to Maine businesses and communities. We have been working in partnership with Hancock Lumber for more than a year. After considering many options, Hancock opted to partner with us on solar projects on their land in both Casco and Naples near company headquarters and mill operations. They are committed to both ensuring that their operations are sustainable and encouraging new investment in the communities where they do business.

The Naples Project is unique as Hancock will both host the facility on their land in Naples and purchase the output from the Project. This will doubly boost an important local business as they will receive income from the lease for hosting the Project and purchase locally produced power at a savings.

As you are aware, the Project is being proposed for Hancock Lumber lands (Tax Map R4, Lots 34, 35, and 36) and located west of Route 302 at the terminus of Fire Lane 24 (see Exhibit 2). The site has been extensively managed for commercial timber for decades. Of the approximately 272 acres that comprise these lots, approximately 41 acres (15%) would be occupied by solar panels with an additional 31 acres of tree clearing to address shading impacts. The entire 272 acres was surveyed for regulated natural resources by the Boyle team during the spring and summer of this year and this data was utilized to develop a project that presents the least environmentally damaging practical alternative (see Exhibit 4). The project will only require ~10,100 square feet of wetland conversion associated with a small amount of tree clearing in wetlands. The Project will be subject to regulation by the Maine Department of



Environmental Protection (MDEP) through the Site Location of Development Act (SLODA) and will need to meet stringent review standards to demonstrate that it will not substantially affect the environment or existing uses. The SLODA standards address stormwater, wildlife, visual impacts, and noise, along with twenty-one other regulatory review categories.

The Project will also require Site Plan Review by the Naples Planning Board under the town's Land Use Ordinance. As you know, the Project will need to demonstrate to the Planning Board that it will preserve the landscape, fit harmoniously within existing terrain and development, retain all stormwater on site, and be buffered from residential properties, among other requirements. That detailed municipal permitting process will occur this fall in parallel with the SLODA application.

We appreciate the work you and the Town of Naples have done in developing the Solar Farm Overlay, and we want to highlight how we believe the proposed project area is consistent with Section 501(6) (Solar Farm Overlay) of the Naples Ordinance. The purpose of the overlay zone is to allow for Medium and Large Solar Farms in Naples on larger, previously developed lands in locations that are compatible with surrounding land uses (see Exhibit 3). We believe this proposed project area should be considered due to the prolonged harvesting and commercial timber management that has occurred on the property for decades. The site is not visible from Route 302 or the surrounding area. Commercial timber management could continue on the remaining 160 acres of Hancock land during the operational life of the Project. We view this as redeveloping part of an actively logged landscape to provide clean low-impact power in a way that will be compatible with surrounding land use.

Another factor to consider is that solar development is limited by the amount of power that can be interconnected to the Central Maine Power (CMP) system in Naples. Our Project currently holds the first queue position for interconnection at the Bridgton substation. CMP has indicated that the system has the capacity to accept and deliver all the renewable energy produced by the Project to the local grid. However, the CMP system in the area is limited in terms of how much new power generation it can accommodate, meaning that, in effect, there is a limit on the amount of solar that can be developed in Naples and neighboring communities. (Although a developer could, in theory, pay to expand the amount the utility system can interconnect, it would be too costly for a solar project to bear.)

We are hopeful this provides you with the background necessary to set up a workshop soon with the Planning Board to discuss the Project. Upon completion of this workshop we hope that the Planning Board will make a recommendation to the Select Board to ask the town voters to include the project area within the Naples Solar Farm Overlay District.

We believe this is an important local project. There will be tangible benefits received by the town with no cost or need for public services. At the end of the day, the real winner will be a longstanding local business that employs many local residents.

Please do not hesitate to reach out with any questions if you have them, and we would welcome the opportunity to meet with you and the Town Planner in Naples at a time convenient for you.



Thanks for your time,

A handwritten signature in blue ink, appearing to read "Matt Kearns".

Matt Kearns  
Chief Development Officer  
Longroad Energy  
matt.kearns@longroadenergy.com  
(207) 272-3904

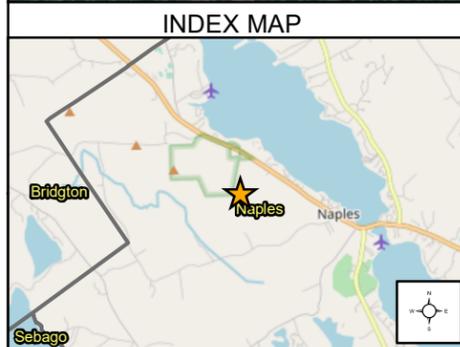
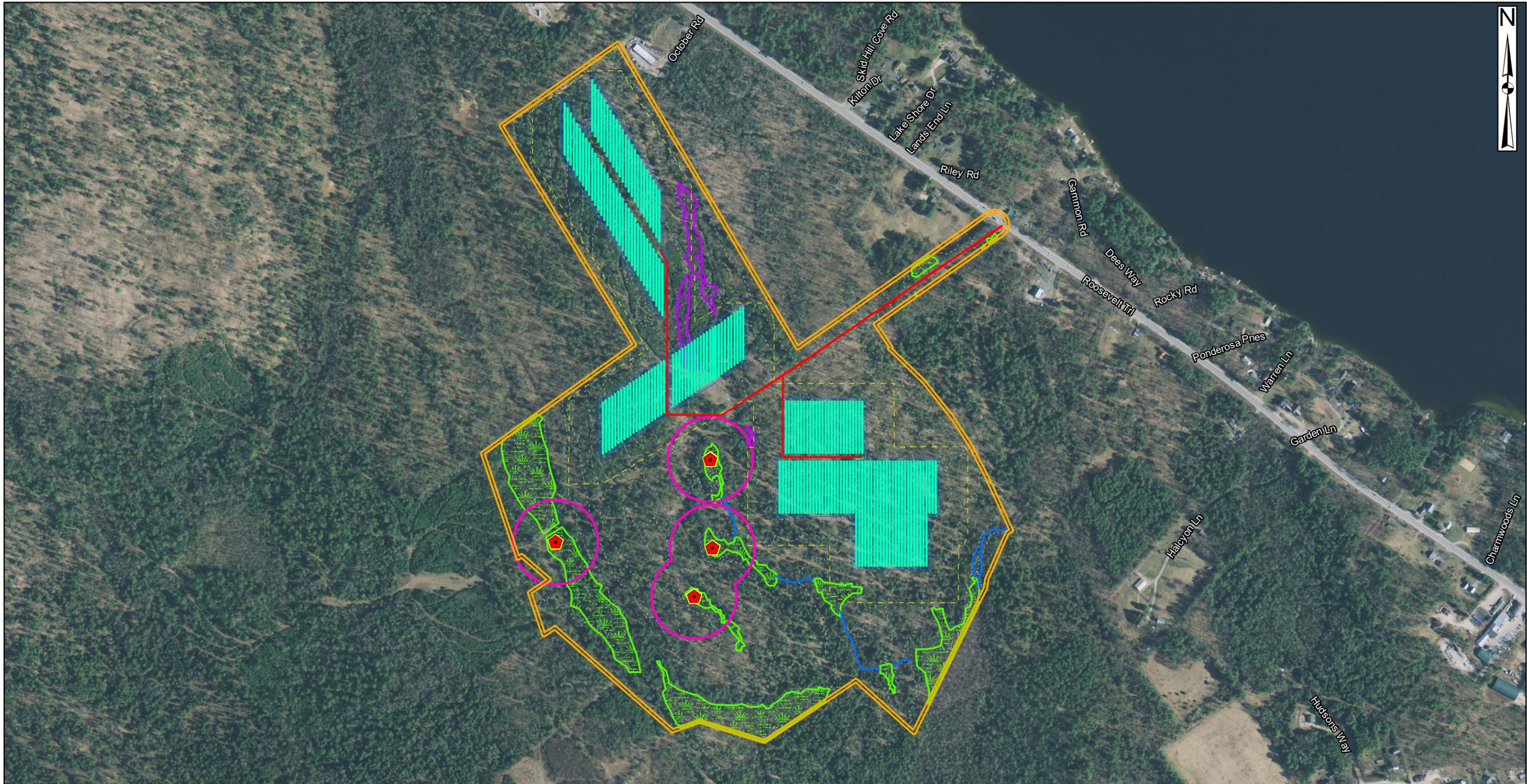
A handwritten signature in blue ink, appearing to read "Dale F. Knapp".

Dale F. Knapp CSS, LSE, CEP, PWS  
Principal  
Boyle Associates, a Subsidiary of CEA  
dale.knapp@boyleassociates.net  
(207) 631-9134

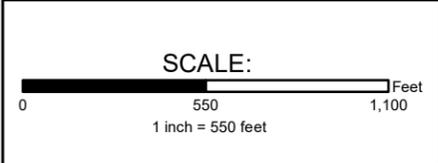
Cc: John Hawley, Town Manager  
James Gratello, Chair, Naples Select Board



## Exhibit 1 – Conceptual Project Layout



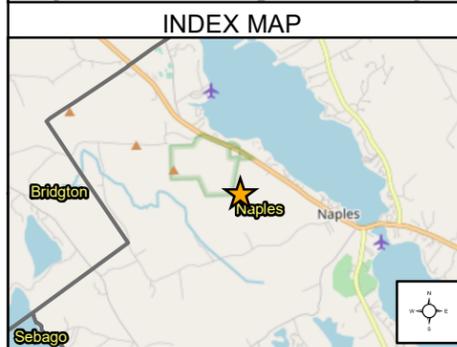
LEGEND	
	Wetlands
	Streams
	Significant Vernal Pool
	250ft SVP Buffer
	Survey Boundary
	5ft Contour Interval
	Solar Array
	Non-Jurisdictional Wetland
	Solar Array Fence
	Clearing Limit
	Access Roads



<b>CONCEPTUAL SITE PLAN NAPLES SOLAR SITE: NAPLES, MAINE</b>	
PROJECT NUMBER: 656	AUGUST 19, 2020



## Exhibit 2 – Naples Tax Map



**LEGEND**

- Solar Array
- Solar Array Fence
- Site Control Parcels
- 75ft Access Road Buffer
- Access Roads

**BOYLE ASSOCIATES**

**SCALE:**

0 850 1,700 Feet

1 inch = 850 feet

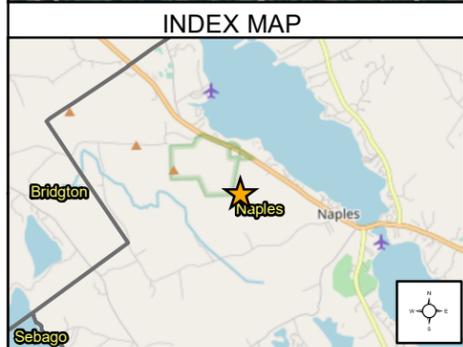
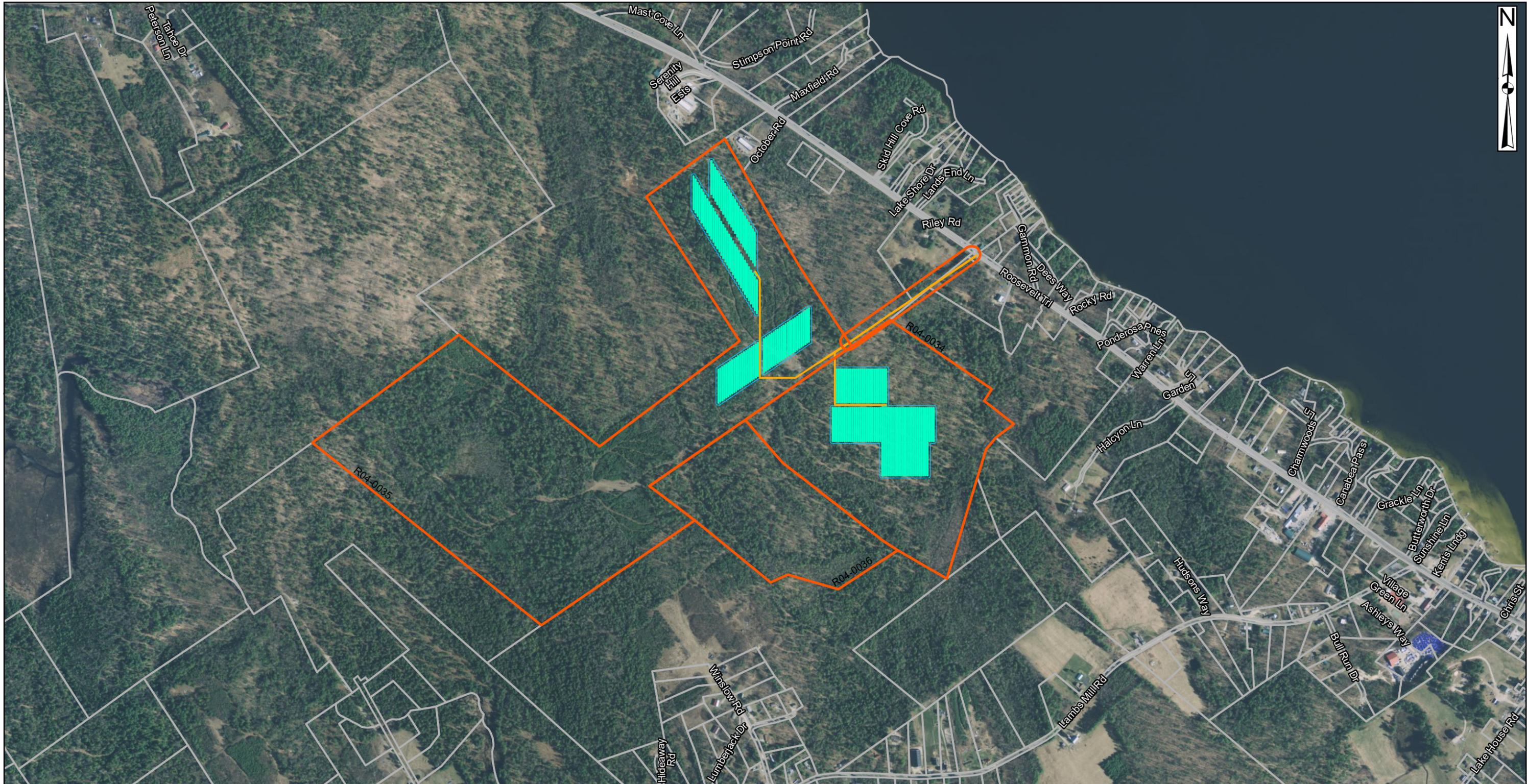
**longroad ENERGY**

**TAX MAP**  
**NAPLES SOLAR SITE: NAPLES, MAINE**

PROJECT NUMBER: 656      AUGUST 20, 2020



## Exhibit 3 – Aerial Photo of Site



LEGEND	
	Solar Array
	Solar Array Fence
	Site Control Parcels
	75ft Access Road Buffer
	Access Roads

**BOYLE ASSOCIATES**

SCALE:  
  
 1 inch = 850 feet

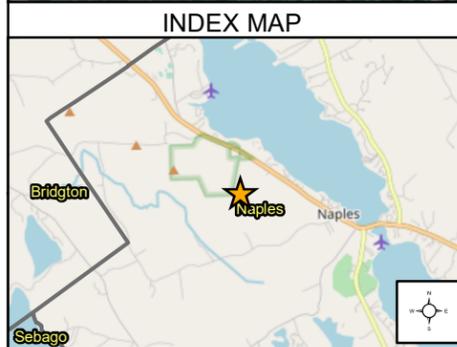
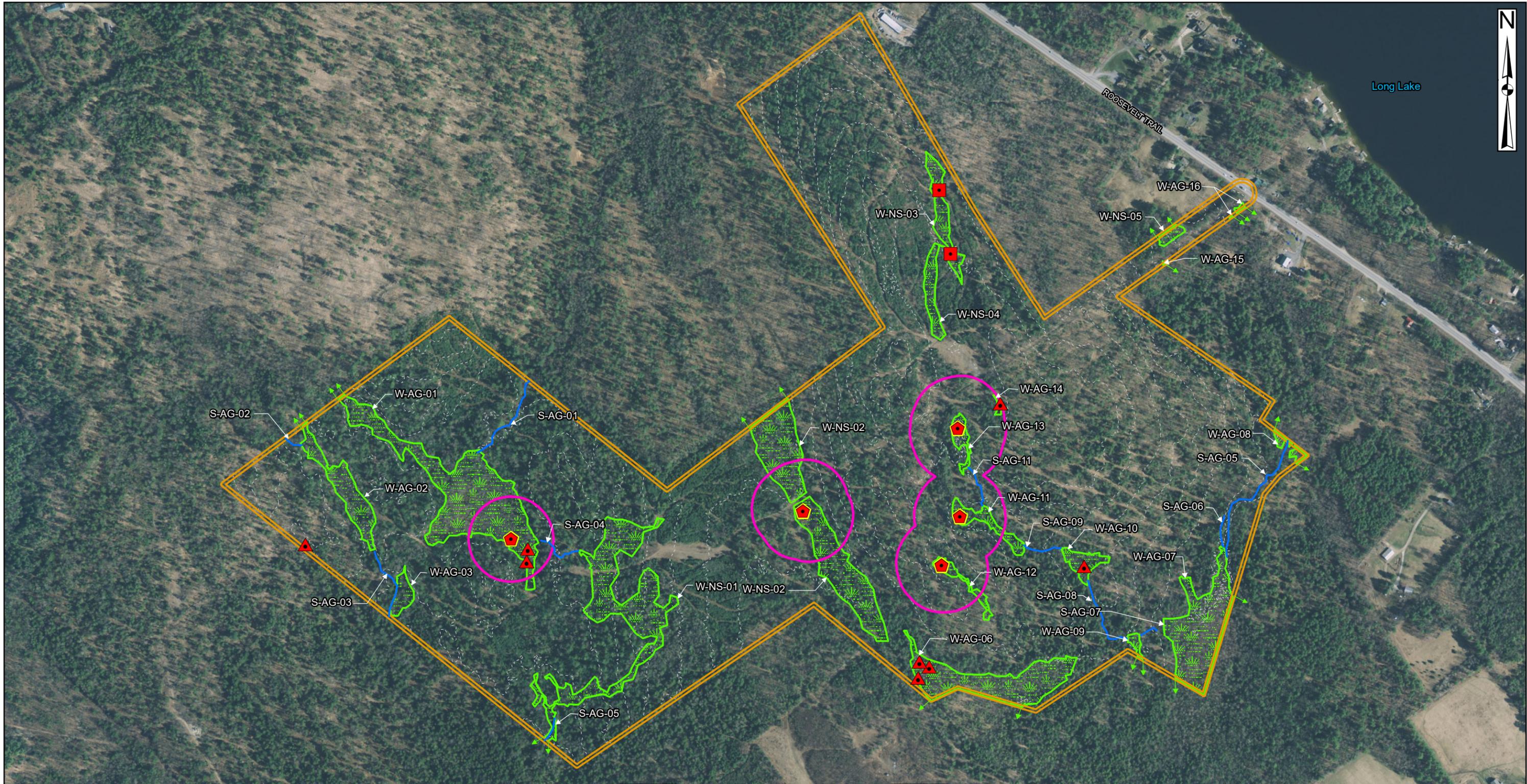
**longroad ENERGY**

**TAX MAP**  
**NAPLES SOLAR SITE: NAPLES, MAINE**

PROJECT NUMBER: 656	AUGUST 20, 2020
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## Exhibit 4 – Natural Resource Map



LEGEND	
	Wetlands
	Streams
	Significant Vernal Pool
	Vernal Pool- High Function
	Vernal Pool- Low Function
	250ft Significant Vernal Pool Buffer
	Survey Boundary
	5ft Contour Interval

DATE	REVISION	INITIALS
06/04/20	LEGEND AND NATURAL RESOURCES	SDH
06/05/20	TIER UPDATES	JRH
06/05/20	REVIEWED	SEK

**SCALE:**  
  
 1 inch = 550 feet

**NATURAL RESOURCE MAP  
 NAPLES SOLAR SITE: NAPLES, MAINE**

PROJECT NUMBER: 656	JUNE 5, 2020
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## Exhibit 5 – Representative Site Photos



