



Wood Environment & Infrastructure Solutions, Inc.
271 Mill Road
3rd Floor
Chelmsford, MA 01824
USA
T: 978-692-9090
www.woodplc.com

VIA ELECTRONIC MAIL

May 4, 2022

Town of Naples Planning Board
c/o Kate Matthews, Code Enforcement Officer
15 Village Green Lane; PO Box 1757
Naples, ME 04055
Email: naplesceo04049@townofnaples.org

**Re: Site Plan Approval Extension Request
Proposed Ground-Mount Solar Photovoltaic Development
24 Old County Road, Naples, ME 04055
Map R07, Lot 65 – Outback Salvage – Kimball Property**

Dear Members of the Planning Board:

On behalf of Soltage, LLC (Applicant), Wood Environment & Infrastructure Solutions, Inc. (Wood) is requesting an extension of the Site Plan Approval for the above-referenced project. Soltage is requesting this "good cause" determination request as a result of the ongoing interconnection process with Central Maine Power (CMP), which remains unresolved at this time. The approval letter for the project dated July 21, 2021, is attached for reference. An extension period of 1 year is currently being requested which would expire on June 15, 2023, if construction has not yet commenced by that date.

Should you have any questions regarding this application, please do not hesitate to contact Drew Vardakis at (978) 483-6771 or andrew.vardakis@woodplc.com; or John Rand at (207) 232-1698 or john.rand@woodplc.com

Sincerely,
Wood Environment & Infrastructure Solutions, Inc.

Andrew P. Vardakis, P.E.
Project Manager

John B. Rand, C.G.
Associate Hydrogeologist

Attachment: Approval Letter

cc: Acacia Hernandez – Soltage, LLC

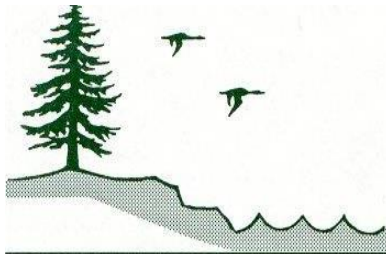




wood.

Attachment

Approval Letter



Town of Naples

Town Hall
15 Village Green Lane
P.O. Box 1757 • Naples, Maine 04055
(207) 693-6364

July 21, 2021

Andrew Vardakis P.E.
Project Manager
Wood Environment & Infrastructure Solutions
271 Mill Road
Chelmsford, MA 01824

Dear Mr. Vardakis,

At the Town of Naples Planning Board meeting on June 15, 2021, the Planning Board approved the application from Naples Old County Road Solar 1, LLC., with conditions. This approval is based on the written submissions and public presentations from the applicant in support of this application. Please note that in addition to the conditions listed below, the applicant will be required to attend a pre-construction meeting prior to the start of development activities.

MOTION: To approve the Outback Salvage-Kimball solar array application with the following conditions:

1. The applicant provides the Town with a removal guarantee to be used by the Town for the removal of the solar farm structures and underground facilities and to stabilize the site the event the system ceases producing electricity for 12 months in a row.
2. Copies of all required State permits and/or letters of approval submitted to the Naples Code Enforcement Office prior to completion of the project.
3. Any required stormwater and phosphorus controls inspected by a licensed engineer or other certified individual.

Motion by: Jim Allen
2nd by: John Thompson
Vote 5-0

The Findings of Fact below are from the North Star Planning memo dated June 4, 2021.

Regards,

Ben Smith

Contract Planner

Cc: Naples Code Enforcement (via email)
Brett Pingree, Soltage (via email)

Findings of Fact

1. Preservation of Landscape

- Two wetlands and a vernal pool have been identified on the site. Due to the location of the vernal pool and wetlands, the limit of work line and array layout were adjusted to meet the Standards in Chapter 305 of the MEDEP Natural Resources Protection Act.
- A letter dated January 6, 2021, from the Department of Inland Fisheries and Wildlife notes that there are no known Significant Wildlife Habitat subject to protection under the Natural Resources Protection Act. This letter is included as Attachment F in the submission dated April 1, 2021.

2. Relation of Proposed Building to the Environment

- Topography on site is variable throughout the Limit of Work area and generally slopes downward from high points in the eastern area of the site to the north, west, and southwest with slopes ranging from 0-15%.
- Localized areas of exposed ledge were observed in several areas dispersed through the site (see Existing Conditions 1).
- Any exposed slopes greater than 3:1 will be stabilized with erosion control matting to retain natural drainage patterns (see C-502 Page 4).

3. Vehicular Access

- Vehicular access to the project will come from the existing Outback Salvage entrance at 24 Old County Road and through the existing gravel roads leading to the rear lot.
- The existing access will be upgraded with crushed stone and gravel (see Site Plan C101).

4. Parking and Circulation

- There will be no formal parking at the site, though the access and turnaround areas will provide for adequate onsite parking areas for the anticipated demand.
- Traffic to the site will be limited to occasional maintenance and operations work.
- The proposed access road generally runs through the middle of the site, and terminates in a hammerhead turnaround.

5. Surface Water Drainage

- Existing surface drainage generally flows south and east across from the site. The proposed development will not impact overall stormwater runoff patterns.
- Based on an address from Maine Department of Environmental Protection and Maine Department of Inland Fisheries and Wildlife, runoff from the project site does not impact freshwater wetlands greater than 4,300 square feet and does not impact endangered or threatened species (see Attachment A Stormwater Permit).

6. Utilities

- All utilities are anticipated to meet the use of the project and will consist of underground electrical conduit, overhead electric wire, utility pole, and transformer pads.
- All aboveground utilities will be properly screened from abutting properties (see Site Plan C101).

7. Advertising Features

- No advertising features in the form of exterior signs and outdoor structures will be included in the site.

8. Special Features

- No buffer zone for screening from the existing environment and surrounding properties will be required for this project.

9. Exterior Lighting

- No exterior lighting will be included in this project.

10. Emergency Vehicle Access

- The access road to the project site will be used for construction vehicle traffic and long-term maintenance of the solar facility and will be able to accommodate the maneuvering of emergency vehicles.

11. Landscaping

- There are no parking areas that require screening or definition.
- A 20-foot buffer between the property line and the leased area for development has been retained by the property owner.
- The project is not anticipated to be visible from any public rights of way.

12. Environmental Considerations

- No toxic matter, odors, or noise to be considered a public nuisance or hazard will result from this project.

13. Signs

- The project should include signage with the name and contact information of the project operator at the entrance to the site for emergency contact purposes.

14. Municipal Services

- No unreasonable adverse impact on the municipal services will result from this development.

15. Air Pollution

- No undue air pollution will result from the development.

16. Noise Levels

- Electrical and mechanical equipment will be located at the project's interior.

Conclusions of Law:

1. The landscape **will** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation when and where desirable, and keep any grade changes in character with the general appearance of neighboring areas.
2. The proposed structures **will** be related harmoniously to the terrain and to existing buildings in the vicinity.
3. The proposed layout of access points **will** be designed so as to avoid adverse impact on existing vehicular and pedestrian traffic patterns.
4. The layout and design of all means of vehicular and pedestrian circulation **will** be safe and convenient.
5. Adequate provisions **will** be made for surface drainage so that removal of surface waters **will not** adversely affect neighboring properties,

downstream conditions, or the public storm drainage system.

6. The site plan **will** show provisions to water supply and wastewater disposal.
7. Advertising features **will not** detract from the design of the proposed buildings and structures.
8. All buffers and screening **will** be maintained indefinitely by the property owner.
9. All exterior lighting **will** be designed to minimize adverse impact on neighboring properties and public ways.
10. Provisions **will** be made for providing and maintaining convenient and safe emergency vehicle access.
11. Landscaping **will** be designed and installed to define, soften or screen the appearance of off-street parking areas and abutting properties.
12. Adequate provisions **will** be made to control noise, vibrations, smoke, heat, glare, fumes, dust, toxic matter, odors and electromagnetic interference.
13. The proposed development **will** adhere to the sign standards outlined in the Ordinance.
14. The development **will not** have an unreasonable adverse impact of municipal services.
15. The development **will not** result in undue air pollution.
16. The development **will not** violate any noise control provisions in the Town of Naples or the State.