



Wood Environment & Infrastructure Solutions, Inc.
511 Congress Street, Suite 200
Portland, ME 04101
www.woodplc.com

VIA ELECTRONIC MAIL

August 18, 2020

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

**Re: Request for Meeting with Naples Planning Board and
Addition to Solar Overlay
Proposed Ground-Mount Solar Photovoltaic Development
18 Olde Village Woods, Naples, ME 04055
Map U-5/U-11, Lot 24-2 – Legere Property**

Dear Members of the Planning Board:

On behalf of Soltage, LLC and Anne Plummer Legere, Wood Environment & Infrastructure Solutions, Inc. (Wood) is pleased to request a meeting with the Naples Planning Board to discuss the addition of a parcel to the Naples Solar Overlay. Provided below is a brief project description including maps of the site location and preliminary solar array layout. A check in the amount of \$300 will be delivered separately to the Code Enforcement Office.

We are prepared to submit a complete application and package of Site Plan Review materials pending the outcome of our meeting.

Proposed Project

The site is owned by Anne Plummer Legere and is identified on property maps U-5 and U-11 as Lot 24-2. The lot encompasses 17.82 acres on the southwest side of Route 302 near the intersection with Route 11 (see attached **Figures 1-3**). The project is similar in scale to that of the recent Planning Board-approved Soltage solar project at the Fogg property, but appears to include fewer sensitive natural resources requiring setbacks.

A topographic survey was previously completed on-site by others and is attached as **Figure 4**. Topography on-site rises from the entrance at Route 302 cresting near the center of the site and dropping off in elevation to the west. Brandy Pond is located approximately 1,000 feet southwest of the site.

The conceptual solar array Layout is shown on **Figure 5** and is surrounded by a buffer area where low existing vegetation will be preserved and trees may be planted to maintain a screen. This buffer area also serves to ensure there will be no future shading of panels that can result from unmanaged tall tree growth.

The proposed fenced area of the solar PV array occupies approximately 10 acres with the array itself consists of approximately 7,900 PV modules. The modules are mounted on a racking system which will be supported by posts embedded into the existing ground surface. The racking system and modules will extend approximately 8 feet above the existing ground surface at their maximum height. The array will be surrounded by a 7-foot high chain link fence and locking gates for security and electrical code purposes.



Access to the Project will come in on Village Way from Route 302. The existing access will be upgraded with crushed stone and gravel as required entering the work area. The road 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.

In addition to the local Site Plan Review process, additional permits to comply with state and federal laws are applicable through the appropriate agencies and are expected to include, wetlands, stormwater management, threatened and endangered species, and cultural resources.

Current Zoning and the Solar Overlay

The northeastern portion of the site is currently zoned Commercial and the southwestern portion is zoned Rural, as shown on the Land Use Map on **Figure 6**. We understand the Commercial Zone is where future commercial development outside of the Village District should take place, and that excessive growth and sprawl should be discouraged in the Rural area. If needed, we also understand the Land Use Ordinance provides for amendments under Section 107.

We understand the Town of Naples recently passed the Solar Overlay in May 2020, and that the intent of the Solar Overlay is to provide clean, low impact re-use for properties. The project site is the location of a formerly proposed large (60 lot) residential subdivision. This timely solar project will result in a far lower burden on municipal services than a residential subdivision, while contributing all the attributes of decades of renewable energy to the electrical grid in Naples.

We look forward to the opportunity of meeting with you and to move Naples ahead as a leader in renewable energy in Southern Maine.

Should you have any questions, please do not hesitate to contact Drew Vardakis at (978) 392-5341 or andrew.vardakis@woodplc.com; or John Rand at (207) 232-1698 or john.rand@woodplc.com.

Should you have any questions, please do not hesitate to contact Drew Vardakis at (978) 392-5341 or andrew.vardakis@woodplc.com; or John Rand at (207) 828-2655 or john.rand@woodplc.com.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Andrew P. Vardakis, P.E.
Project Manager



John B. Rand, C.G.
Senior Hydrogeologist

Attachments: Figures 1-6

cc: Brett Pingree – Soltage, LLC



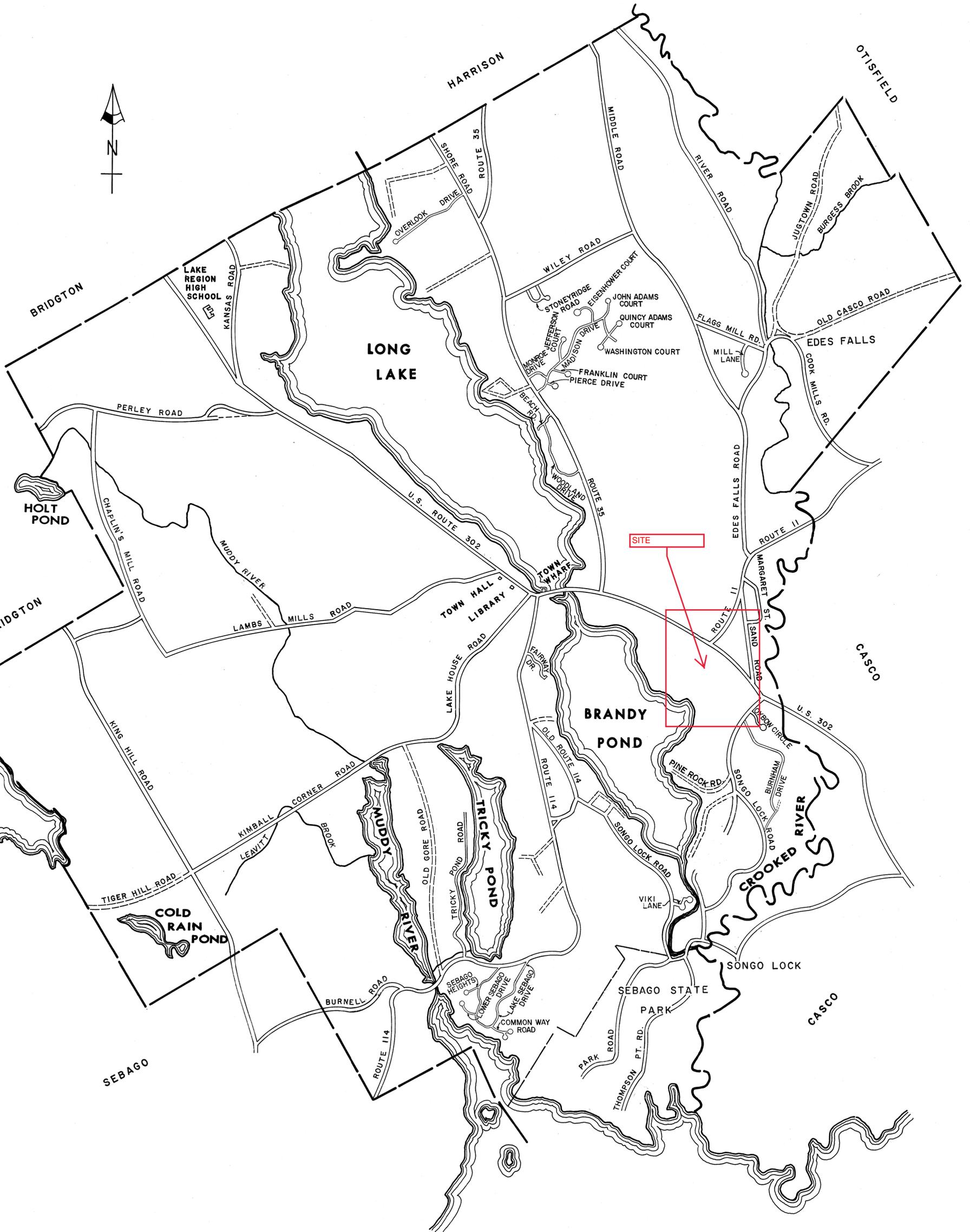
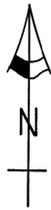
wood.

Figures



STREET INDEX

- BURNELL ROAD C-6
 - CHAPLIN'S MILL ROAD B-3,B-4
 - COOK MILLS ROAD E-3
 - EDES FALLS ROAD E-3,E-4
 - FAIRWAY DRIVE D-4
 - FLAGG MILL ROAD E-3
 - JUGTOWN ROAD E-2
 - KANSAS ROAD C-2,C-3
 - KIMBALL CORNER ROAD C-5
 - KING HILL ROAD B-4,B-5
 - LAKE HOUSE ROAD D-4
 - LAMBS MILLS ROAD C-4
 - MARGARET STREET E-4
 - MIDDLE ROAD D-1,D-2
 - OLD ROUTE 114 D-5
 - OLD CASCO ROAD E-3,F-2
 - OLD GORE ROAD C-5
 - OXBOW CIRCLE E-5
 - PARK ROAD D-6
 - PERLEY ROAD B-3
 - PINE ROCK ROAD E-5
 - RIVER ROAD E-2
 - ROUTE 11 E-4,F-3
 - ROUTE 35 D-1,D-4
 - ROUTE 114 C-5,D-4
 - SAND ROAD E-4
 - SHORE ROAD D-2
 - SONGO LOCK ROAD E-5
 - STONEYRIDGE ROAD D-2
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-
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 - JEFFERSON COURT D-3
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 - WASHINGTON COURT D-3
 - WOODLAND DRIVE D-3
 - VIKI LANE D-5
-
- TRICKY POND ROAD D-5,6

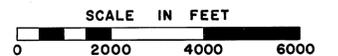


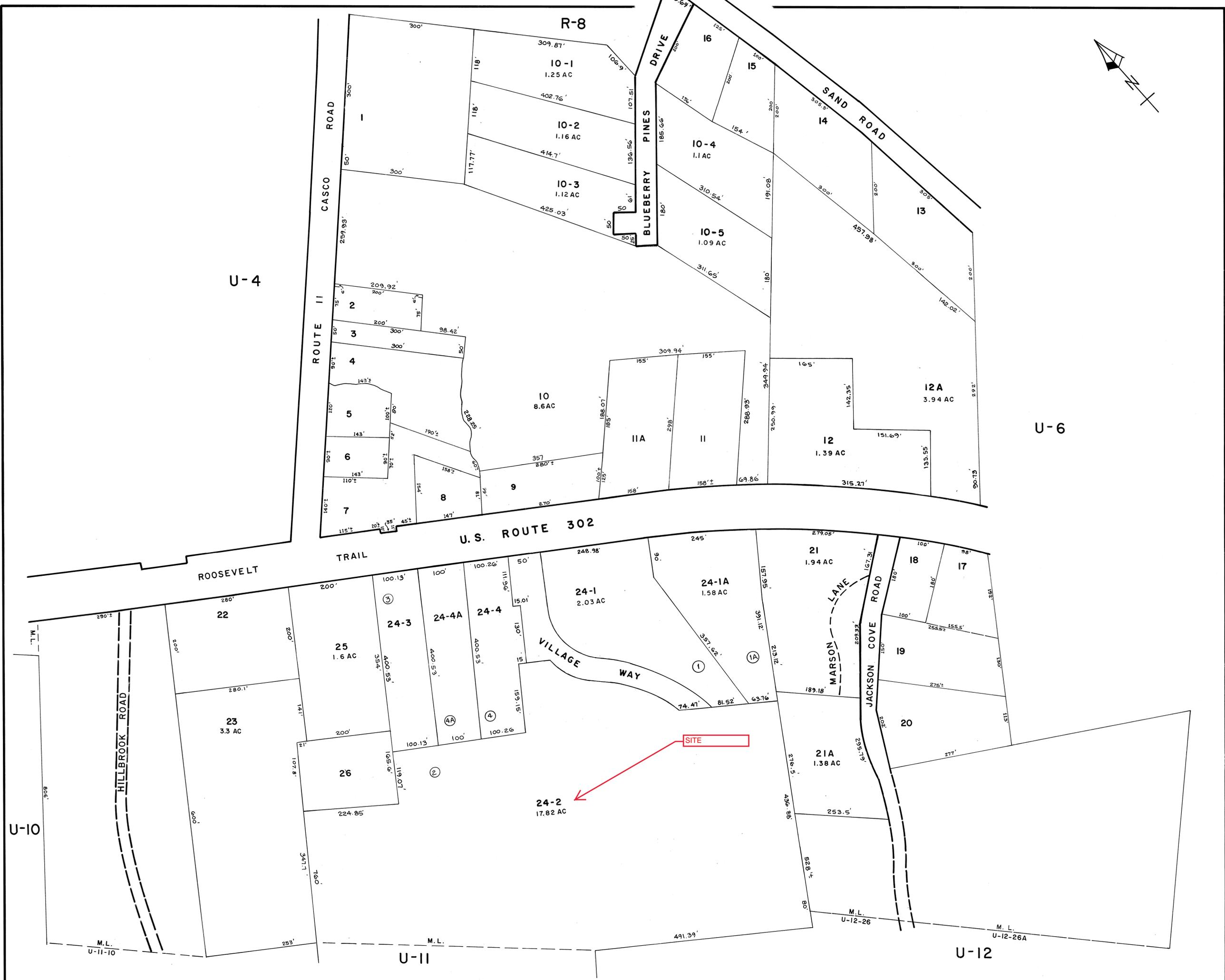
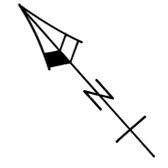
REVISED TO APRIL 2000

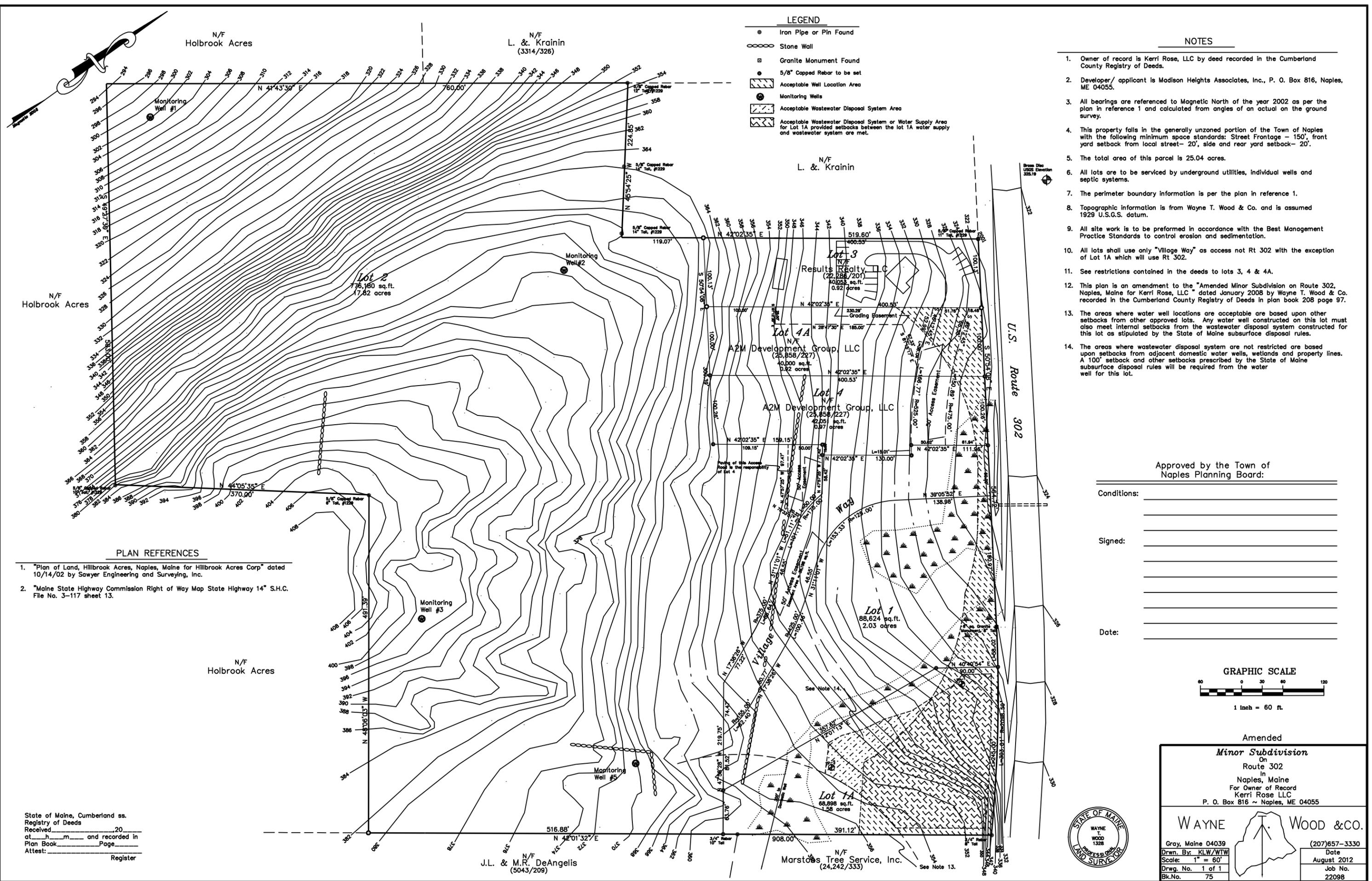
JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE
 1969

NAPLES

MAINE







- LEGEND**
- Iron Pipe or Pin Found
 - Stone Wall
 - Granite Monument Found
 - 5/8" Capped Rebar to be set
 - ▨ Acceptable Well Location Area
 - Monitoring Wells
 - ▨ Acceptable Wastewater Disposal System Area
 - ▨ Acceptable Wastewater Disposal System or Water Supply Area for Lot 1A provided setbacks between the lot 1A water supply and wastewater system are met.

- NOTES**
1. Owner of record is Kerri Rose, LLC by deed recorded in the Cumberland County Registry of Deeds.
 2. Developer/ applicant is Madison Heights Associates, Inc., P. O. Box 816, Naples, ME 04055.
 3. All bearings are referenced to Magnetic North of the year 2002 as per the plan in reference 1 and calculated from angles of an actual on the ground survey.
 4. This property falls in the generally unzoned portion of the Town of Naples with the following minimum space standards: Street Frontage - 150', front yard setback from local street- 20', side and rear yard setback- 20'.
 5. The total area of this parcel is 25.04 acres.
 6. All lots are to be serviced by underground utilities, individual wells and septic systems.
 7. The perimeter boundary information is per the plan in reference 1.
 8. Topographic information is from Wayne T. Wood & Co. and is assumed 1929 U.S.G.S. datum.
 9. All site work is to be performed in accordance with the Best Management Practice Standards to control erosion and sedimentation.
 10. All lots shall use only "Village Way" as access not Rt 302 with the exception of Lot 1A which will use Rt 302.
 11. See restrictions contained in the deeds to lots 3, 4 & 4A.
 12. This plan is an amendment to the "Amended Minor Subdivision on Route 302, Naples, Maine for Kerri Rose, LLC" dated January 2008 by Wayne T. Wood & Co. recorded in the Cumberland County Registry of Deeds in plan book 208 page 97.
 13. The areas where water well locations are acceptable are based upon other setbacks from other approved lots. Any water well constructed on this lot must also meet internal setbacks from the wastewater disposal system constructed for this lot as stipulated by the State of Maine subsurface disposal rules.
 14. The areas where wastewater disposal system are not restricted are based upon setbacks from adjacent domestic water wells, wetlands and property lines. A 100' setback and other setbacks prescribed by the State of Maine subsurface disposal rules will be required from the water well for this lot.

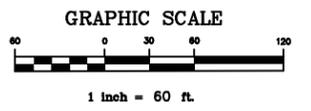
- PLAN REFERENCES**
1. "Plan of Land, Hillbrook Acres, Naples, Maine for Hillbrook Acres Corp" dated 10/14/02 by Sawyer Engineering and Surveying, Inc.
 2. "Maine State Highway Commission Right of Way Map State Highway 14" S.H.C. File No. 3-117 sheet 13.

Approved by the Town of
Naples Planning Board:

Conditions: _____

Signed: _____

Date: _____



State of Maine, Cumberland ss.
Registry of Deeds
Received _____, 20____
at _____ h _____ m _____ and recorded in
Plan Book _____ Page _____
Attest: _____
Register

J.L. & M.R. DeAngelis
(5043/209)

Marston's Tree Service, Inc.
(24,242/333)



Amended
Minor Subdivision
On
Route 302
In
Naples, Maine
For Owner of Record
Kerri Rose LLC
P. O. Box 816 ~ Naples, ME 04055

WAYNE T. WOOD & CO.

Gray, Maine 04039 (207)657-3330
Drwn. By: K/LW/W/TW Date: August 2012
Scale: 1" = 60' Job No. 22098
Drwg. No. 1 of 1 Bk.No. 75

POWER TABLE										
ARRAY				MOUNT			INVERTER			
LOCATION	# OF MODULES	MODULE TYPE	kWp	AZIMUTH	PITCH	TYPE	MODEL	SIZE (kW)	QTY	KW AC
ARRAY 1	7930	395	3132.35	180	25 DEGREES	FIXED-TILT GROUND MOUNT	SUNNY HIGHPOWER PEAK 3 150	150	16	2,400
TOTAL	7,930		3,132.35							2,400

DATE:	04/17/20
SCALE:	1"=100'
PROJ #:	XXX
DRAWN BY:	JC
REV BY:	XX
REVISION	
No.	COMMENTS DATE

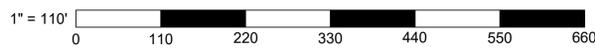


NAPLES - PLUMMER
 18 OLDE VLG W
 NAPLES, ME 04055
 3,132.35KW DC GROUND MOUNT (2,400 KWAC)
 PHOTOVOLTAIC GROUND MOUNT ARRAY LAYOUT



Soltage, LLC
 66 York Street, 5th Floor
 Jersey City, NJ
 07302
 Tel: (201) 432 1786
 Fax: (201) 432 1010

NAPLES - PLUMMER
 SCALE: 1"=100' WHEN PRINTED 36" x 24"

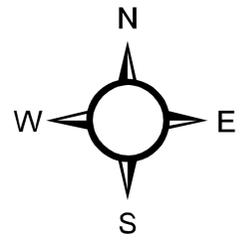


E-100

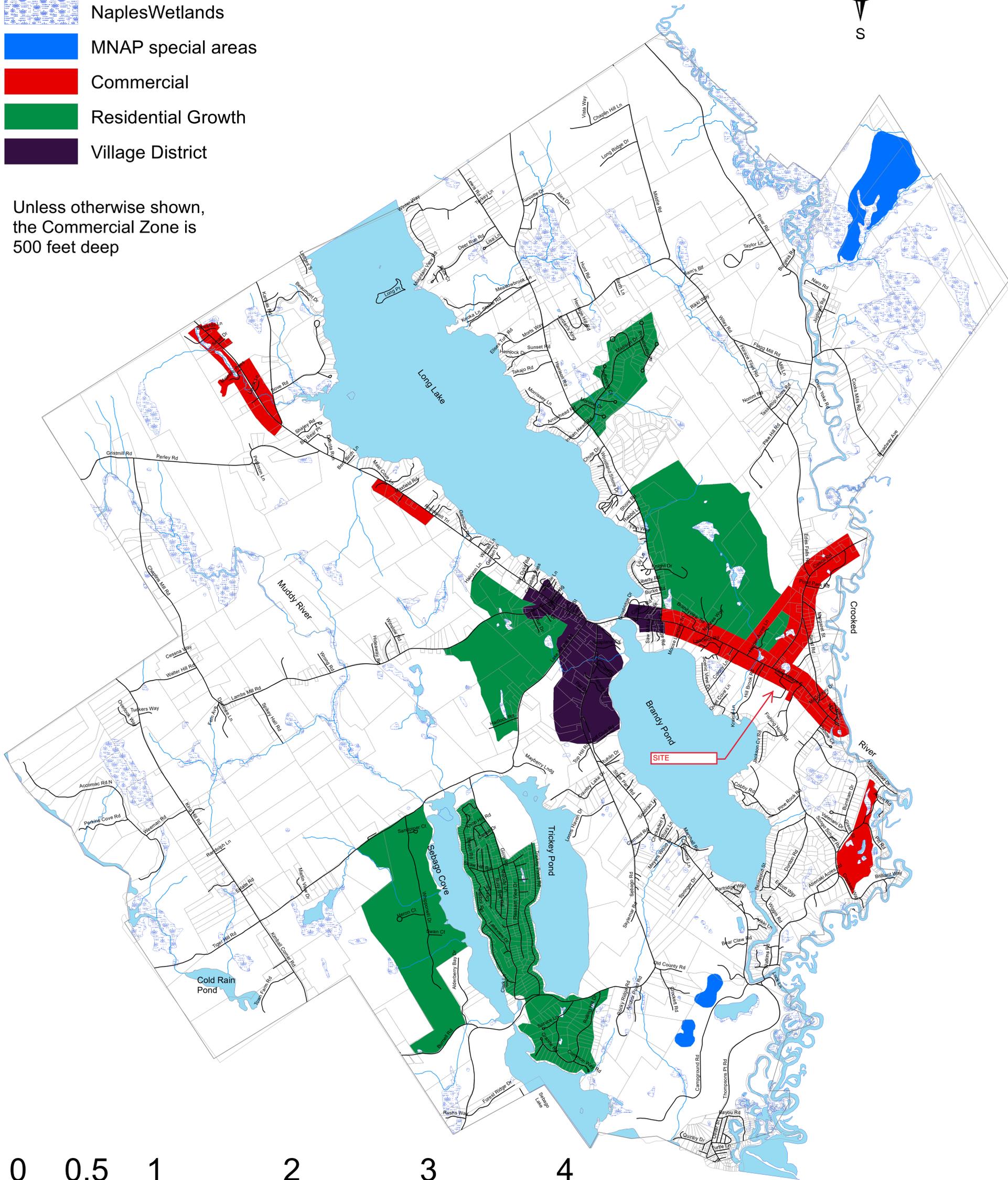
Naples Land Use

Legend

-  Rural Area
-  Naples Wetlands
-  MNAP special areas
-  Commercial
-  Residential Growth
-  Village District



Unless otherwise shown,
the Commercial Zone is
500 feet deep



These data present generalized information sufficient for the Comprehensive Planning purposes and should not replace on-the-ground inspection of resources for site-specific uses.



Prepared by:
Lakes Environmental Association
September 2017