

BUILDING PERMIT – TOWN OF NAPLES

P.O. Box 1757, Naples, Maine 04055
 Phone: (207) 693-6364 / Fax: (207) 693-3667
www.townofnaples.org

Owner Information	Name(s): <u>BWC Brandy Pond, LLC Attn: Alan Robertson</u>
	Phone Number: <u>978-235-0478</u> Email: <u>arobertson@bluewavesolar.com</u>
	Mailing Address: <u>PO Box 171381, Boston, MA 02117</u>
Contractor Information	Name or Company Name: <u>Nav EPC Co LLC Attn: Stephen Campbell</u>
	Phone Number: <u>781-422-9073</u> Email: <u>stephencampbell@navisunllc.com</u>
	Mailing Address: <u>18 Shipyard Drive, Suite 2A, Hingham, MA 02043</u>

PROPERTY INFORMATION

Site Address: 281 Harrison Road Map: U52 Lot: 96 Zone: Rural Area

Property/Building Use: Residential Commercial Is the property in Tree Growth?: Yes

Is the location near a water body? (Including a runoff): Yes Is the property in a floodplain: No

PROJECT INFORMATION

New Structure Addition Renovation Demolition Are bedrooms being added? No How many:

Description of proposed work: Develop a solar facility on approximately 17 acres of the 155-acre property.

Estimated cost of construction: \$7,500,000 CMP Work Order #: PRJ 132

Setbacks of New Construction*: Front <u>510</u> ft; Rear <u>>1,000</u> ft; Right Side <u>575</u> ft Left Side <u>140</u> ft; Setback from high-water line: <u>N/A</u> See Attached Site Plan <input checked="" type="checkbox"/>	Size of New Construction: <u>See Attached Site Plan</u> Length: <u> </u> Width: <u> </u> Height: <u> </u> Total Sq. Footage: <u>256,416</u>
--	---

**You are responsible to know of and maintain any buffer zones, ROW's etc. required by your subdivision or deed.*

I HERBY CERTIFY THAT THE INFORMATION IN THIS APPLICATION IS COMPLETE AND CORRECT AND I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND LAWS APPLICABLE TO THIS PROJECT. I UNDERSTAND THAT I MAY BE REQUIRED TO MOVE/REMOVE ANY IMPROVEMENT IF AN EXACT DETERMIANTION OF PROPERTY LINES ESTABLISHES THAT REQUIRED SETBACKS WERE NOT MET. I AM OR LEGALLY REPRESENT THE OWNER OF THE SUBJECT PROPERTY FOR THE PURPOSE OF THIS PERMIT.

Signature of Applicant: *W.B. [Signature]* Date: May 26, 2022
This Permit is only valid for one year after the date issued. No occupancy without a completed inspection and an occupancy permit.

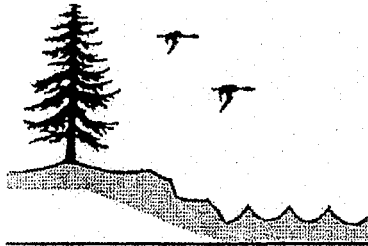
OFFICE USE ONLY

APPROVED DISAPPROVED CEO Signature: *[Signature]* Date: 9/27/22

Building Fee	<u>J</u>	Internal Plumbing	<u>N/A</u>
Occupancy Fee		Subsurface Plumbing	

Total Fees: 58,667 Permit #: 165-22

Notes: Approval based off of Planning Board decision outlined + attached from 12/7/21



Town of Naples

Town Hall

15 Village Green Lane

P.O. Box 1757 • Naples, Maine 04055

(207) 693-6364

December 8, 2021

BWC Brandy Pond, LLC
Applicant
BWC Brandy Pond Solar, Major Site Plan

Dear Ms. Mountain,

At the Town of Naples Planning Board meeting on December 7, 2021, the Planning Board approved the application from GZA GeoEnvironmental Inc. 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 BWC Brandy Pond Solar application based on the Findings of Fact from the Planner memo dated November 29, 2021 with the following conditions:

1. The project must comply at all times with all applicable federal, state, and local approvals to which it is subject.
2. Copies of all required State permits and/or letters of approval (DOT, Fire Marshall, DEP, etc.) shall be submitted to the Naples Code Enforcement Officer prior to completion of the project.
3. Any required stormwater and phosphorus controls shown on the site plan must be inspected yearly by a licensed engineer or other certified individual and a signed statement that the controls were installed as presented in the plans is to be provided to the Naples CEO prior to the building being placed in service.
4. Prior to issuance of a building permit, the applicant shall provide 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 in the event the system ceases producing electricity for 12 months in a row. The amount and form of this guarantee must be acceptable to the Town Manager, but could take the form of a cash escrow or letter of credit.
5. If the solar panels associated with the solar farm project later become visible from Long Lake resulting from changes either on the solar farm property or on property owned by others, the operator must take action to mitigate the visibility in a reasonable time frame, in a manner acceptable to the CEO. This could involve removing or lowering some of the panels, planting on the subject parcel, or creating a landscaped berm.
6. If at any time noise associated from the solar inverters exceeds 50 decibel levels, the applicant must make appropriate measures to mitigate the noise.

Motion by: Jim Allen
2nd by: Larry Anton
Vote 5-0

The Findings of Fact below are from the North Star Planning memo dated November 29, 2021.

Regards,

Sam Peikes

Contract Planner

Cc: Naples Code Enforcement (via email)
Aimee Mountain, GISP, CPMSM, GZA (via email)

Findings of Fact

1. Preservation of Landscape

- The site will involve roughly 17 acres of developed area.
- The site contains two vernal pools, one which has been identified as significant.
- A deer wintering area has been identified on the eastern side of the property. No development is proposed for this portion of the site.
- Proposed wetland impacts are limited as much as possible for road construction, filling, and tree clearing. Impacts have been avoided on wetlands of significant value and significant vernal pools.

2. Relation of Proposed Building to the Environment

- The proposed solar facility is located on land with less than 50% slope. The project was sited west to avoid steeper slopes.
- Minimal grading will occur surrounding the northwestern edge of the solar panels facing north, the access road, and the grass soil filters, all in areas with 25% slopes or greater.
- A stabilized construction entrance will be located at every point where construction traffic enters or leaves a construction site.

3. Vehicular Access

- Vehicular access to the site will be through an 18-foot gravel access road off of the public Harrison Road (see Site Plan C-3).
- The site is anticipated to produce minimal vehicular traffic other than for construction and maintenance purposes.
- The northern proposed solar array will be located approximately 350 feet from Pierce Drive with a 250-foot wooded buffer between the road and the proposed solar array.
- The proposed solar array will be located approximately 490 feet from Franklin Court with a 445-foot wooded buffer between the road and the proposed solar array.

4. Parking and Circulation

- There will be no formal parking at the site other than the two 2,300 square foot laydown areas abutting the access road and the two hammerhead turnaround areas.
- Traffic to the site will be limited to occasional maintenance and operations work.

5. Surface Water Drainage

- Drainage generally flows in a west and southwest direction to wetlands that provide drainage for the site (see Site Plan C-3).
- Proposed drainage features on site include two vegetated drainage swales and four grass soil filters (see Site Plan C-3).
- The site will be maintained as a meadow for stormwater treatment purposes and not be mowed more than twice per year.
- Temporary erosion control measures will consist of erosion control blankets and straw bales

6. Utilities

- All utilities are anticipated to meet the needs of the project and all aboveground utilities will be properly screened from abutting properties where feasible.
- The proposed project does not include any wastewater disposal system.

7. Advertising Features

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

8. Special Features

- Existing vegetation will be retained within the setbacks from the project to the property line.
- The project will include an approximately 100-foot-wide evergreen vegetated buffer around the northern most solar array to screen from abutting properties.

9. Exterior Lighting

- No exterior lighting will be included in this project.

10. Emergency Vehicle Access

- An email providing details of the project location and design was sent to Fire Chief Justin Cox on June 9, 2021. A response was received on June 20, 2021.
- The site will accommodate emergency vehicle access, but winter access for apparatus will need to be maintained.

11. Landscaping

- There are no parking areas that require screening or definition.
- The meadow buffer and line of evergreen trees will serve as landscaping for the project. The type of trees selected will be based on availability.
- The meadow buffer will consist of a combination of grasses, shrubs, and trees.

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 includes installation of one sign on the property to identify the owner and provide a 24-hour emergency contact phone number.
- The sign will be posted on the perimeter fence and be 12 by 18 inches.

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

- Noise levels were calculated based on estimated dBA from the inverters on abutting properties. The western inverter was 41.81 dBA, eastern inverter was 38.62 dBA, and inverter closest to residence was 38.33 dBA. Based on these estimates, the solar project will not create any significant adverse noise impacts on abutting properties.
- 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.