



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

VIA ELECTRONIC MAIL

August 8, 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
18 Olde Village Woods, Naples, ME 04055
Map U5/U-11, Lot 24-2 – Legere Property**

Dear Members of the Planning Board:

On behalf of Naples Roosevelt Trail Solar 1, LLC (Soltage/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 December 6, 2021, is attached for reference. An extension period of 1 year is currently being requested which would expire on October 5, 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.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.

Andrew P. Vardakis, P.E.
Project Manager

John B. Rand, L.G.
Associate Hydrogeologist

Attachment: Approval Letter

cc: Alex Schild – Soltage, LLC



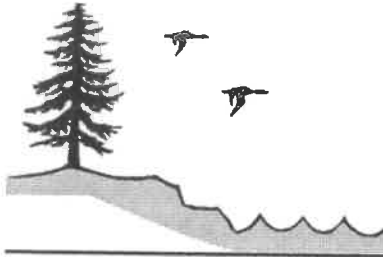


wood.

Attachment

Approval Letter





Town of Naples

Town Hall

15 Village Green Lane

P.O. Box 1757 • Naples, Maine 04055

(207) 693-6364

December 6, 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 October 5, 2021, the Planning Board approved the application from Naples Roosevelt Trail 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 Naples Roosevelt Trail Solar application based on the Findings of Fact from the Planner memo dated September 30, 2021 with the following conditions:

1. 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 project.
2. Any required stormwater and phosphorus controls shown on the site plan must be inspected 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.
3. 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 bond.
4. If the solar panels associated with the solar farm project later become visible from Brandy Pond 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 Code Enforcement Officer. This could involve removing or lowering some of the panels, plantings on the subject parcel, or creating a landscaped berm.
5. The applicant must build a minor street off Olde Village Woods Road that meets private road standards and provides frontage to the solar array.
6. No herbicides, pesticides, or phosphorus-based fertilizers will be applied to the property.
7. No cutting occurs within the 50-foot buffer.

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

The Findings of Fact below are from the North Star Planning memo dated September 30, 2021.

Regards,

Sam Peikes

Contract Planner

Cc: Naples Code Enforcement (via email)
Naples Roosevelt Trail Solar 1, LLC (via email)

Findings of Fact

1. Preservation of Landscape

- The majority of the project area is open space consisting of hardwood tree stands. Clearing to the site will be limited as much as possible for the solar array.
- The project will contribute less than one acre of impervious areas including access roads, equipment pads, and ground-mount posts for the array racking system.
- The tree clearing area within the fence line will be seeded and re-vegetated to form a meadow buffer.
- Per letters received from Maine Department of Inland Fisheries and Wildlife, the project does not impact inland waterfowl, wading bird, vernal pool, or endangered or threatened species (see Attachment F).
- A wetland exists in the northern portion of the site, east of Village Way and will not be impacted by development (see Proposed Site Plan C-101).
- Brandy Pond, a Great Pond at risk from development, is located approximately 1,000 feet southwest of the site (see Site Location maps).

2. Relation of Proposed Building to the Environment

- Topography on site is variable through the Limit of Work area ranging in elevation from 310 to 403 ft. The topography increases from the entrance at Route 302 cresting near the center of the site and declines in elevation to the west.

- All slopes having a grade greater than 15% will be stabilized and vegetated.
- Updated photo simulations provided in the September 16, 2021 submission show updated view analysis profiles from Bandy Pond, including from an on the water location close to the far shore. The view analysis profile shows that the solar array will not be visible from Brandy Pond.

3. Vehicular Access

- Access to the project site will come from Village Way off of Route 302.
- The existing access road will be upgraded with crushed stone and gravel as required entering the Limit of Work area (see Proposed Site Plan C-101).
- The project is anticipated to produce minimal traffic other than for construction and maintenance purposes.

4. Parking and Circulation

- The project does not include any formal parking areas.
- The hammerhead turnaround at the gravel access road could be used as temporary parking for construction and maintenance vehicles (see Proposed Site Plan C-101).

5. Surface Water Drainage

- Surface drainage generally leaves the site north towards the wetland in Drainage Area 1A and southwest in Drainage Area 2A (see Stormwater Site Conditions pg. 2)
- The site will maintain natural stormwater flow patterns.
- Stormwater will drain away from impervious areas and sheet flow to vegetated shoulders wherever such areas are available.

6. Utilities

- The solar array will be connected through inverters and two transformers mounted on concrete pads.
- Medium voltage power from the transformers will run in a subsurface medium voltage line (approximately 550 ft).
- Five total proposed utility poles will be located north of the solar array, along the existing and proposed gravel drive and will connect to an existing utility pole on Route 302 (see Proposed Site Plan C-101).

7. Advertising Features

- No advertising features will be included as part of this project.

8. Special Features

- No special buffering is required to screen this project from residential properties.

9. Exterior Lighting

- No exterior lighting will be included for this project.

10. Emergency Vehicle Access

- The existing access road will be able to accommodate the maneuvering of emergency vehicles (see Proposed Site Plan C-101).

11. Landscaping

- There are no parking areas that require screening or definition.
- The front panels facing northwest and west will be screened from Route 302 via evergreen trees spaced approximately 8 feet on center (see Proposed Site Plan C-101).
- The applicant should confirm the type of evergreen trees used to screen the panels.

12. Environmental Considerations

- This project will not result in the production of toxic matter, odors, or noise that would result in a public nuisance or hazard.

13. Signs

- No signs other than for temporary construction purposes will be included for this project.
- Per Section 615 of the Ordinance, the applicant must include a sign to identify the owner and provide a 24-hour emergency contact phone number.

14. Municipal Services

- No unreasonable adverse impact on the municipal services will result from this project, as there will be limited need for public services associated with the solar farm development.

15. Air Pollution

- No undue air pollution will result from this project.

16. Noise Levels

- The applicant has supplied specification sheets for inverters and transformers to be used on site, demonstrating that this equipment will not violate any applicable noise level restrictions in state or local regulations.

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.