Planning Board Meeting June 9, 2020 – 7:00 PM Via Zoom



Meeting Materials

Planning Board Tuesday, June 9, 2020 7:00 PM – via Zoom

CALL TO ORDER

MINUTES

March 10, 2020

COMMUNICATIONS

OLD BUSINESS

Gravel Pit Five Year Renewal – Razzcal Enterprises, LLC – Off Levine Road – Map 4 Lot 7

Formal Site Plan Review – BD Solar Auburn, LLC – Northwest of Lewiston Junction Road – Map 4 Lots 16 and 15-1

NEW BUSINESS

Formal Site Plan Review – ThompsonRolec Enterprises, LLC/ NextGrid – Lewiston Junction Road – Map 3 Lot 9A

Formal Site Plan Review – Middle Range Pond Restaurant, LLC – 723 Maine Street – Map 6 Lot 52

Formal Site Plan Review – Frank and Joy Lowe – Maine Street – Map 6 Lot 47F

ANY OTHER BUSINESS

ADJOURNMENT

POLAND PLANNING BOARD MINUTES OF MEETING March 10, 2020

Approved on _____, 2020

<u>CALL TO ORDER</u> – Chairperson Porter called the meeting to order at 7:00pm with Members Stephanie Floyd, Alternate Member Jimmy Walker, CEO Scott Neal, and Sarah Merrill present. Alternate Member Walker is a voting member for this meeting. Members Mark Weinberg, Cheryl Skilling, and George Greenwood are absent with notice.

<u>MINUTES</u> – <u>February 11, 2020</u> – Member Floyd moved to approve the minutes. Alternate Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

COMMUNICATIONS – None

OLD BUSINESS - None

NEW BUSINESS – Gravel Pit Five Year Renewal – Razzcal Enterprises, LLC

<u>– Off Levine Road – Map 4 Lot 7</u>

Jeff Morrison of Razzcal Enterprises, LLC presented the project to the Board. Mr. Morrison mines for gem tourmaline and other minerals at his mine and has no plans to make any changes in the operation from the last time his mine was up for review.

Stephen Welsh, who owns a mine directly abutting Mr. Morrison's mine, raised two issues: 1) a need to notify neighbors in advance of when blasting is going to occur, and 2) Mr. Morrison's magazine is directly on the property line and Mr. Welsh would like it moved back.

Mr. Morrison said he would move the magazine away from the property line and he went through the procedure he uses when he blasts. Mr. Morrison said he would be willing to notify neighbors of when he plans to blast, although he's never had any complaints from other neighbors.

The Board wants information from the CEO as to whether any special restrictions were put on Mr. Welsh at his last five year renewal and to know what is required for notifications to abutters before blasting.

Member Floyd moved to table the Gravel Pit Five Year Renewal. Alternate Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

<u>Formal Site Plan Review – Tammy and Daniel Swett – Tiger Hill Road</u> <u>– Map 17 Lot 52H</u>

Daniel and Tammy Swett presented the project to the Board. The Swett's would like to put a driveway on their property. The property is part of a subdivision, has a steep pitch, and is part of a watershed. The Board is concerned about the maximum grade of the

POLAND PLANNING BOARD MINUTES OF MEETING March 10, 2020

Approved on _____, 2020

driveway at the intersection with the road, the maximum grade of the driveway, and the phosphorous calculations and will table the application pending further information.

Member Floyd moved to table the Formal Site Plan Review pending more information from the Applicants'. Alternate Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

<u>Gravel Pit Five Year Renewal – D.R. Caron Excavation, Inc – Sandy Lane</u> <u>– Map 12 Lot 37</u> Dan Caron of D.R. Caron Excavation, Inc presented the project to the Board. Mr. Caron does not want to make any changes in the operation from the last review.

Member Floyd moved to approve the Gravel Pit Five Year Renewal. Alternate Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

ANY OTHER BUSINESS – None

<u>ADJOURN</u> – Member Floyd moved to adjourn the meeting at 8:17 pm. Alternate Member Walker seconded the motion. Discussion: None Vote: 3-yes 0-no

Recorded by: Sarah Merrill

Planning Board

James Porter, Chairperson

<u>Absent with Notice</u> George Greenwood, Member

Absent with Notice Mark Weinberg, Secretary

Stephane Floyd, Vice Chairperson

<u>Absent with Notice</u> Cheryl Skilling, Member

James Walker, Alternate Member



Engineers • Environmental Scientists • Surveyors



To: Scott Neal, Code Enforcement Officer, Town of Poland

From: Sean Thies, P.E., Senior Project Manager, CES, Inc.

Re: BD Solar Auburn, LLC | Site Plan Review Application | Response to Peer Review

Date: March 9, 2020

CES, Inc. (CES) has prepared this memo in response to peer review comments of BD Solar Auburn, LLC's Town of Poland Site Plan Review Application, performed by Sebago Technics. The review comment is provided in bold, followed by CES' response.

Site Plan Review:

The site design for the project essentially only includes a small area of the site for paving or structural addition to the existing site. Below are our concerns with the project as proposed:

1. The Property is fairly complex given the access will originate in Auburn cross the Lewiston Auburn Railroad company, before entering the owned/leased property. The site already has a right of way Port Drive into the site, but the applicants are not utilizing that access. We feel the Planning Board should request a formal boundary survey to understand the ownership, and conveyances of rights. The font and print type are very small and difficult to read so the plan may take two sheets to adequately follow and read.

A boundary survey has been done and is included with this submission.

2. The proposed access appears somewhat narrow and we believe that the fire department typically has requested 20 width of access. That can be done simply with extending 2 (two) 2-foot shoulders at the same grade on each side of the proposed access. Additionally, we would request that a formal grading plan be provided for the total access. Given the remote location and lack of space to turnaround that a formal hammerhead terminus be provided. With the excessive length, we would recommend a turnaround at the halfway point and at the terminus of the access drive.

The road width has been revised to 20'. It is the intent of the design to follow existing grades as much as possible to not effect drainage patterns. The site is relatively flat, so there is not much change in grade. We don't believe that a formal grading plan would serve much purpose.

JN: 12186.008



465 South Main Street PO Box 639 Brewer, Maine 04412 T 207.989.4824 F 207.989.4881



3. The applicant should provide clear evidence as to the Entrance into the site will be designed, specifically for construction and deliveries of thousands of solar panels. Address turning radius at entrances, and label potential storage yards for materials and supplies.

This area is in the City of Auburn. There is no storage of materials or supplies in Poland.

4. How will utilities, fire suppression/ and/or water services be integrated into the design. We will need to see details or summaries of how fire suppression will be addressed, given the chance for wildfire with so much combustible material and potential sources for sparking from the panels. Details will be needed for underground and above ground utilities. And any culverts or drainage required by the driveway design.

There are no utilities proposed for this project other than the electric associated with the solar panels and interconnection. We plan to use "rock sandwiches" at wet area crossings of the access roads, and/or culverts as needed, but no areas needing a culvert have been identified at this time. The complete electrical design will be included as part of a building permit application if needed.

5. Landscaping near the front of the existing railroad yard may need to be enhanced as the panels will be readily visible from the public way, and they maybe in a utility easement but is tough to decipher from the plans. The rest of the site is fairly well buffered with vegetation from other public views. Given how tight the panels are stacked and that they need southern exposure the applicant might need a waiver, or determination from the Planning Board that screening from the street is not necessary. Again, it is difficult to assess the elevations with the plan set scale so large and details so small.

We believe this is a City of Auburn issue.

6. Stormwater appears to account that the roadway access is the major contributing factor towards impervious surface impacts. We noted that the applicant downplayed the woods quality and, in the Pre-Developed condition, and typically we assess woods in this type of condition as good which will create a wider gap between pre and post conditions/peak flows. What this means is that the post development difference could be greater by cutting out good woods, over fair woods and placing down grass in the developed condition. This should be explored to see how great the change may be, and it may not change the overall treatment measure by use of meadow buffers but could alter the flows. Also, the driveway design will need to be assessed for grading as the length is near 5000 LF, we suspect pipe culverts and ditching will be necessary to keep this accessible year-round or driveway elevated through wetland areas. No details were discussed or presented.

We modeled the wooded area as "fair" due to the fact that the area has been harvested over the past several years as can be seen on Google Earth imagery. We believe "fair" is a more representative definition than "good". I would note that MDEP is in the process of reviewing this as well and their engineer has not noted this as a concern in his review comments. The driveway design is to follow existing grade and be constructed as a "box cut". We plan to utilize "rock sandwich" crossings in wetland areas as applicable and only install culverts if necessary.



The Town has requested that CES perform stormwater calculations with wooded areas defined as in "good" condition to compare to the results when modeled as "fair".. The stormwater results are summarized in the following table.

		2 Year (cfs)	10 Year (cfs)	25 Year (cfs)	25 Year Net Change	25 Year % Change
Summation	Pre	21.55	48.20	74.00	-0.25	-0.2
Point 1	Post	22.44	48.68	73.75	-0.23	-0.5
Summation	Pre	0.12	2.56	8.78	4.00	16.6
Point 2	Post	0.16	4.08	12.87	4.05	40.0

It's important to note that the increases in runoff are the result of widely varying Times of Concentration from pre- to post-development conditions. Post-development flows through meadow areas have been defined in the HydroCAD model as "short grass pasture" which is not representative of a meadow buffer. In reality, all areas within the fenced limits of the solar array will be turned to meadow to treat stormwater runoff from new impervious areas. HydroCAD does not offer an option that would more accurately model flow through meadows in shallow concentrated flows.

According to the Maine Department of Environmental Protection, meadow buffers must have a dense cover of grass that is generally tall (not lawn) that is mowed no more than two times per year. The Curve Numbers of woodland and meadow areas are very similar, as shown in the table below. A Curve Number is an empirical number that represents direct stormwater runoff over an area. Factors that affect Curve Numbers include land cover type and hydraulic soil properties.

	Hyc (Tho	Iraulic Soil Gro se Present on	oup Site)
	Α	С	D
Woods (Good)	30	70	77
Meadow	30	71	78

7. We will need a site-specific erosion control details and measures shown on the plan, where the site will be placing access driveway, or cutting and grubbing at tree cut areas. A plan shall be provided showing the clear extent of tree clearing and grubbing. This might be done with an aerial map. A written report should be placed on a plan sheet for easier use in the field.

This has been added to the attached plan.

8. Based on data submitted as part of the Maine DEP permits, the applicant was requested to assess vernal pools per letter from State of Maine Department of Fisheries and Wildlife dated May 3, 2019. We have seen no proof or evidence such a mapping has taken place. Given the areas of wetlands and woods there are some odds they may exist. We recommend they provide proof they did perform such a vernal pool audit of the entire parcel.

A vernal pool survey was conducted as part of the wetland delineation as noted on the site plan.



9. The Maine Department of Agriculture, Conservation, and Forestry noted in their responses of a species of Swamp oaks that may be present on the site. The applicant shall provide evidence that no swamp oaks are present or will be disturbed, or a program if there is such a conflict.

A survey was performed for swamp oaks, none were found. See attached memo.

10. Other items:

A. We strongly recommend that all State and Federal permits be acquired and submitted prior to the Planning Board granting approval of the project. Given the extent of review for wetland impacts of 80.000 Sf and the impervious and grading impacts for the stormwater, we would want to evaluate those against the Town ordinances/requirements.

We would request approval conditioned that we receive all state and federal permits.

B. We would like to see a clear delineation on the site plan showing City of Auburn limits and Poland Town line on the Site Plan.

The Town line is shown on the site plan.

C. In the discussion for Financial Capacity we noted Financial statements refer to Dirigo Solar as being the developer, for 110 MW of power production in Maine. Can the corporative or financial connection of Dirigo Solar be made to BD Solar Auburn LLC?

Dirigo Solar is the parent company of BD Solar Auburn, LLC. Additional information can be provided if needed.

D. Lastly, given that the solar farm is close to the Auburn Airport will there be any conflicts with glare or of reflectivity for flights approaching, or could there be any other construction related issues?

We are working with the airport director and the FAA to address any issues/concerns.

E. We recommend that the applicant acquire a letter of support for accessibility and fire suppression needs from the Poland Fire Department as well.

We have received review comments from the fire chief, and they are being addressed.





CES, INC. PO BOX 639



C101



Engineers • Environmental Scientists • Surveyors

MEMO

- To: Scott Neal, Code Enforcement Officer Town of Poland, Maine
- From: Johanna Szillery, CSS, Senior Project Scientist CES, Inc.
- **RE:** Response to Peer Review Comments Site Plan Review Application BD Solar Auburn, LLC, Proposed Solar Array

Date: March 9, 2020

This memo is in response to a portion of the peer review comments provided by Sebago Technics, in a memo titled *Engineering Review Memorandum*, and dated February 18, 2020. The subject of the peer review was the Site Plan Review Application of the BD Solar Auburn proposed solar array. This memo addresses two review comments, which are noted below in bold, with additional information/response provided after each comment.

Based on data submitted as part of the Maine DEP permits, the applicant was requested to assess vernal pools per letter from State of Maine Department of Fisheries and Wildlife dated May 3, 2019. We have seen no proof or evidence such a mapping has taken place. Given the areas of wetlands and woods there are some odds they may exist. We recommend they provide proof they did perform such a vernal pool audit of the entire parcel.

CES, Inc. (CES) completed natural resource surveys on the property in May 8 and 9, 2019, to identify wetlands, streams, and vernal pools. The timing of these natural resource surveys is within the Maine Department of Inland Fisheries and Wildlife's recommended periods for vernal pool surveys. This survey was completed in accordance with guidelines presented in the Maine Association of Wetland Scientists *Vernal Pool Survey Protocol* (April 2014). Areas were assessed based on the definitions provided under Chapter 335 of the *MDEP Significant Wildlife Habitat Rules* and under *Section 404 of the Clean Water Act* as required by US Army Corps of Engineers.

During these surveys, several ponded areas were assessed at the time of the site visit; however, these areas did not contain biological activity and therefore do not qualify as vernal pools. According to State databases, vernal pools are not documented on the Site or on abutting properties. This data has been provided as part of BD Solar Auburn's permit application to the MDEP and Army Corps of Engineers.

JN: 12186.008



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The Maine Department of Agriculture, Conservation, and Forestry noted in their responses of a species of Swamp oaks that may be present on the site. The applicant shall provide evidence that no swamp oaks are present or will be disturbed, or a program if there is such a conflict.

Based on consultation information received from the Maine Natural Areas Program, CES completed botany surveys on the Site on August 20, 2019, for Swamp White Oak. Swamp White Oak was not found on the Site. Six sampling points were located near to the intermittent stream on Site. Tree species common at these survey locations were: red maple, balsam fir, white pine, and red oak. Beech, red spruce and yellow birch were also observed. This data has been provided as part of BD Solar Auburn's permit application to the MDEP and Army Corps of Engineers.



Johanna Szillery, CSS



JN: 12186.008





Engineering Review Memorandum

Town of Poland Planning Board	(STI # 20089)
James Seymour, P.E., Planning Consultant, Sebago Technics, Inc.	
March 16, 2020	
March 24, 2020 Planning Board Meeting	
BD Solar Auburn, LLC-Solar Farm, Site Plan Responses Review	
BD Solar Auburn, LLC, PO Box 9729, Portland, ME 04104 Tax Map 4 Lots 16 & 15-1	
	Town of Poland Planning Board James Seymour, P.E., Planning Consultant, Sebago Technics, Inc. March 16, 2020 March 24, 2020 Planning Board Meeting BD Solar Auburn, LLC-Solar Farm, Site Plan Responses Review BD Solar Auburn, LLC, PO Box 9729, Portland, ME 04104 Tax Map 4 Lots 16 & 15-1

I. Project Description and Background

This project qualifies as a Site Plan application as it entails development for BD Solar Auburn LLC proposed Solar Farm facilities located off Lewiston Junction Road. The Proposal is to remove wood vegetation and utilize the natural land topography for the most part to construct a 14.6 MW solar array farm/facility, consisting of 36,072 individual panels spread out over 45+ acres.

The project is in General Purpose 3 Zone, consisting of 46.2 acres. The site is currently wooded, and meadow vegetated, and has been historically used for agricultural purposes. Our understanding that this project will impact a significant area of wetlands (1.85 Acres) located within the development area. The project does not appear to require waivers. We have prepared the following memorandum review comments to facilitate better understanding of the project, and site plan requirements.

II. <u>Technical Review</u>

We have reviewed the revised submitted information for the purposes of determining if the project is compliant with the Site Plan Standards (Sect 509.8) and meets the requirements as applied for the proposed commercial/industrial or private utility company development. This review is based on responses from CES Inc Engineering dated March 9, 2020, with updates in red.

Site Plan Review:

The site design for the project essentially only includes a small area of the site for paving or structural addition to the existing site. Below are our concerns with the project as proposed:

1. The Property is fairly complex given the access will originate in Auburn cross the Lewiston Auburn Railroad company, before entering the owned/leased property. The site already has a right of way Port Drive into the site but the applicants are not utilizing that access. We feel the Planning Board should request a formal boundary survey to understand the ownership, and conveyances of rights. The font and print type are very small and difficult to read so the plan may take tow sheets to adequately follow and read. The boundary information or plan has been submitted, and is deemed acceptable for portions in the Town of Poland.

2. The proposed access appears somewhat narrow and we believe that the fire department typically has requested 20 width of access. That can be done simply with extending 2 (two) 2-foot shoulders at the same grade on each side of the proposed access. Additionally, we would request that a formal grading plan be provided for the total access. Given the remote location and lack of space to turnaround that a formal hammerhead terminus be provided. With the excessive length, we would recommend a turnaround at the halfway point and at the terminus of the access drive. The response states the road was widened for 20 feet overall width including travel surface and shoulders which is acceptable. They also say that grading is to match existing contours. Based on the detail of the road section the access drive will be elevated and provided ditching, and if used for access in all seasons is correct. Thereby we request to at least see in the Town of Poland some level of general grading by contour or centerline profile as this will be over 1000ft long, and over 4000 LF for the entire project.

3. The applicant should provide clear evidence as to the Entrance into the site will be designed, specifically for construction and deliveries of thousands of solar panels. Address turning radius at entrances, and label potential storage yards for materials and supplies. We request the fire department review concerns about access into the Site as it originates in Auburn. Storage of materials will not take place on the Poland side.

4. How will utilities, fire suppression/ and/or water services be integrated into the design. We will need to see details or summaries of how fire suppression will be addressed, given the chance for wildfire with so much combustible material and potential sources for sparking from the panels. Details will be needed for underground and above ground utilities. And any culverts or drainage required by the driveway design. We are Ok with the electrical connections and utility layout being reviewed with Building permit process, and fire accessibility being worked out with the Fire Department.

5. Landscaping near the front of the existing railroad yard may need to be enhanced as the panels will be readily visible from the public way, and they maybe in a utility easement but is tough to decipher from the plans. The rest of the site is fairly well buffered with vegetation from other public views. Given how tight the panels are stacked and that they need southern exposure the applicant might need a waiver, or determination from the Planning Board that screening from the street is not necessary. Again, it is difficult to assess the elevations with the plan set scale so large and details so small. With the Town line clearly shown this is a City of Auburn issue.

6. Stormwater, appears to account that the roadway access is the major contributing factor towards impervious surface impacts. We noted that the applicant downplayed the woods quality and, in the Pre-Developed condition, and typically we assess woods in this type of condition as good which will create a wider gap between pre and post conditions/peak flows. What this means is that the post development difference could be greater by cutting out good woods, over fair woods and placing down grass in the developed condition. This should be explored to see how great the change may be, and it may not change the overall treatment measure by use of meadow buffers, but could alter the flows. Also, the driveway design will need to be assessed for grading as the length is near 5000 LF, we suspect pipe culverts and ditching will be necessary to keep this accessible year-round or driveway elevated through wetland areas. No details were discussed or presented.

Typically, harvested wood areas grow back to their original condition quickly, if not stumped, and meet the expectation of good, due to the presence of thicker understory, and slash woodpiles/tree tops leading to a surface condition which slows down the Tc path times leading to lower overall

BD Solar Auburn, LLC Site Plan Review – Solar Farm

runoff computations. Additionally, the Project will be required to submit a Stormwater PBR (permit by rule) but only looks at the erosion control levels. The applicant states that the access will be a box cut and that rock sandwiches will be utilized. We have not reviewed either condition, nor detail. The road section indicates elevated install, and no rock sandwich detail has been submitted. This is not a situation where there was an existing road or existing impervious surface, so we feel some level of accountability for maintenance/long term use and design should be made. Additionally, more so on the Auburn side there will be a fair amount of soil disturbance to rid stumps and low vegetation. So, the issuance of the Maine DEP PBR (permit by rule) is fairly critical given 9 acres of land will be disturbed. We recommend that the Applicant confirms acceptance of the Maine DEP Stormwater PBR.

7. We will need a site-specific erosion control details and measures shown on the plan, where the site will be placing access driveway, or cutting and grubbing at tree cut areas. A plan shall be provided showing the clear extent of tree clearing and grubbing. This might be done with an aerial map. A written report should be placed on a plan sheet for easier use in the field. The above condition for the Maine DEP PBR will address the project as a condition of approval.

8. Based on data submitted as part of the Maine DEP permits, the applicant was requested to assess vernal pools per letter from State of Amine Department of Fisheries and Wildlife dated May 3, 2019. We have seen no proof or evidence such a mapping has taken place. Given the areas of wetlands and woods there are some odds they may exist. We recommend they provide proof they did perform such a vernal pool audit of the entire parcel. Adequate information has been submitted and addresses the item.

9. The Maine Department of Agriculture, Conservation, and Forestry noted in their responses of a species of Swamp oaks that may be present on the site. The applicant shall provide evidence that no swamp oaks are present or will be disturbed, or a program if there is such a conflict. Adequate information has been submitted and addresses the item.

10. Other items:

- A. We strongly recommend that all State and Federal permits be acquired and submitted prior to the Planning Board granting approval of the project. Given the extent of review for wetland impacts of 80.000 Sf and the impervious and grading impacts for the stormwater, we would want to evaluate those against the Town ordinances/requirements. Based on the Poland side impacting directly 1.67 acres 72, 000+ SF of wetland, we feel this has a big impact on the layout, and the Town would eb advised to see the permits for the impact, as mitigation is likely to be required by the Army Corps, via compensation or conservation.
- B. We would like to see a clear delineation on the site plan showing City of Auburn limits and Poland Town line on the Site Plan. Adequate information has been submitted and addresses the item.
- C. In the discussion for Financial Capacity we noted Financial statements refer to Dirigo Solar as being the developer, for 110 MW of power production in Maine. Can the corporative or financial connection of Dirigo Solar be made to BD Solar Auburn LLC? Adequate information has been submitted and addresses the item.
- D. Lastly, given that the solar farm is close to the Auburn Airport will there be any conflicts with glare or of reflectivity for flights approaching, or could there be any other construction related issues? They are waiting on the response from FAA or Auburn Airport.
- E. We recommend that the applicant acquire a letter of support for accessibility and fire suppression needs from the Poland Fire Department as well. We have not seen Fire

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BD Solar Auburn, LLC Site Plan Review – Solar Farm

department comments but our understanding is these are being worked through separately from our review.

III. <u>Recommendations:</u>

Upon review of the information provided in the submitted plans and documentations originally through January 24, 2020, and updated through March 7, 2020 we would recommend that the submission requirements be completed and reviewed as suggested. The project is for a site plan with the largest concern is seeing wetland impacts and applied compensation through US Army Corp, Maine DEP Stormwater PBR, fire/emergency access that are associated with a solar farm. The access with buffers as designed could address water quality but some details and locations as to how the road runoff is collected, and treated, may be different than that shown per the responses. We do feel that a discussion to address the need for the Maine DEP approvals plan additions and their review should be made part of the final approval, and that the plan should add a note indicating the permit number and approval date for both Army Corp and Maine DEP approvals. The plan is a living document and record on file for historical tracking for all.

We suggest the applicant work through the final plan items with the Code Enforcement Officer and Planning Board at this hearing, as we feel the list of items is relatively important, and the design issues of the access drive, can be worked through with additional information as a possible condition. The Planning Board could vote for final approval with conditions, or require the applicant return with a final plan at a later meeting once all other State and Federal permits are obtained. As always these are recommendations to the Planning Board and not final determinations but merely offer guidance, and approvals if appropriate, are left with the Planning Board at their discretion

Respectfully Submitted, SEBAGO TECHNICS, INC.

James R. Seymour, P.E. Engineering Consultant

Town of Poland

Planning Board DEPARTMENTAL REVIEW OF PROPOSED SITE APPLICATION

Date:	3 / 13 / 2020			
To:	Tom Printup	In accordance with Chapter 606, Site Review, of the Comprehensive Land		
	1231 Maine Street	is required to ask that Municipal Departments to comment on their		
	Poland, ME 04274	capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the		
		following proposed project and requests your comments		
Applicant:	BD Solar Auburn, LLC			
Address:	P.O. Box 9729			
	Portland, ME 04104			
Location:	Map # <u>4</u> Lot #_	15-1; 16 Sublot #		
Road Loca	tion: Northwest of Lewiston Junction Road			
Project ove	erview: Solar Farm			
	3 24	2020		
Scheduled	Planning Board Meeting Date	/2020		
 Should Should Mail thi to the s Confirm meeting 	attach all relevant sections of their plans to prevent de is form letter along with a copy of the application so the scheduled meeting. (See reverse for list of Department n with the department heads that they have <u>delivere</u> g.	elays. at each department head <u>receives i</u> t at least fourteen days prior Heads) <u>d t</u> heir response to the Planning Board Office in time for the		
	For the Depa	rtment Head		
I have reviewed this application and provide the following: The project has no impact on the Department. The Department has adequate existing capital facilities to serve the project. The Department does not have adequate existing capital facilities to serve the project for the reasons listed. (Please submit reasons on department letterhead) I need more information on the application. Signed: The RDate: 3 / 18 / 2020				
Head of De	epartment (
RETURN T	HIS FORM TO:	Diapping Deard Office		
Please retu	Irn by: Date: 3 122/2020 @ 11:00 am	Planning Board Office Town of Poland 1231 Maine Street Poland, Maine 04274-7328		

POLAND FIRE RESCUE

Chief Thomas Printup

Phone: 207-998-4689 Fax: 207-998-5277



1231 Maine Street Poland, Maine 04274

tprintup@polandtownoffice.org

March 19th 2020

To Whom it May Concern:

Pertaining to the updated proposed site application for BD Solar Auburn, LLC project on Lewiston Junction Road in Poland, I do not have any issues with giving our support for the project. My initial concerns have either been answered or updated in the current code book. I would advise the project manager to or a designee to contact me down the road before the project is near its completion to obtain a Knox Box application to ensure we can access the property once it is in operation.

Thank you,

Tom Printup

February 27, 2020

Ref: 55304.00

The Town of Poland, Maine Planning Board 1231 Maine Street Poland, ME 04274



Re: Application for Site Plan Review NextGrid – Lewiston Junction Road Solar

Dear Board Members:

On behalf of NextGrid (Applicant), Vanasse, Hangen, Brustlin, Inc. (VHB) is pleased to submit this Site Plan Review application for the Lewiston Junction Road Solar Project (the Project) to the Town of Poland Planning Board.

Please find enclosed 10 hard copies and a digital copy of the required application form and the following Attachments:

- Supplemental Information (Provided as Attachment A)
- Copy of redacted lease agreement (Provided as Attachment B)
- Copy of deed and Tax Assessor's information card (Provided as Attachment C)
- A general location map (Provided as Attachment D)
- Property Abutter Map and Information (Attachment E)
- Site Plans for existing conditions and the proposed Project (Attachment F)
- Maine Natural Resource Protection Act permit application (Attachment G)
- U.S. Army Corps of Engineers permit application (Attachment H)

Project Overview:

NextGrid is proposing to install and operate a 5.243 MWdc solar array off Lewiston Junction Road in Poland that will interconnect into the Central Maine Power distribution circuit. The Project would be built under the Affordability of Clean Energy for Homeowners and Businesses under Efficiency Maine Trust and would result in long-term stably priced renewable power resource which would benefit local municipal electric departments and their taxpayers.

Thank you for your timely review of the enclosed materials. Please do not hesitate to contact me at GPaquette@VHB.com or (207) 889-3102, if you have any questions regarding the Project. We look forward to meeting with the Planning Board to discuss the Project.

Engineers | Scientists | Planners | Designers

Sincerely,

renfor

Gil Paquette Director, Energy/Environmental Services

40 IDX Drive, Building 100 Suite 200 South Burlington, Vermont 05403 P 802.497.6100 F 802.495.5130



Town of Poland, Maine Planning Board

Formal Site Plan Review

Instructions:

1.	Rea	ad every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
2.	Fill	out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages.
3.	US	e the "Submission Checklist" on pages 5 and 6 to make sure submission requirements are met.
	а.	i ne <u>checklist is a summary of the standard requirements i</u> n Section 509.8 of the Comprehensive Land Use Code.
		I. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page, select
	Ŀ	"Comprenensive Land Use Code" at that bottom of the page. Hardcopies are available for purchase at the town office.
	D.	Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items
		stated as for File are indeed in the town onice.
1		some requirements may need only a one paragraph of one semilence statement. Make sure an requests are answered.
4.	INU 2	A total of at least ton (10) conies of the plans and one DDE conv (on either of or ush) are needed. Be sure to make a conv for vourself
	a. h	The order Enforcement Office must receive the original anticities and additional 9 conies and a digital DE conv (alther of or ush) with
	υ.	antropriate fees by 1:00 nm eleven (11) days before the stated meeting to be put on the uncoming agenda
	c	If review for missing information by the Code Enforcement Officer is desired, a conv must be submitted to the COD at least 14 days prior to
	0.	the meeting.
	d.	The application must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted
		may not be reviewed by the Board for your scheduled meeting date.
5.	Ch	eck with this office to make sure that all departments have responded to your application prior to the meeting.
PR		ECT NAME Photovoltaic Systems NextGrid - Lewiston Junction Road - Poland
Da	to n	f Planning Board Review:
Da		
LOT	INF	ORMATION:
Тах	Asse	essor's Map #3
Wate	ersh	ed: Sabbathday Pond-Upper Roval River
Dron	ortv	- 's Road Location: Lowiston Junction Road
Late	Sino.	26.20 Acres of Section 2016 Contract Section 2016 Contract Section 2016
LOUS	size:	<u>oo.52 Acres</u> Acres of Sq. Ft. Koau Frontage: <u>305</u> Ft.
Year	lot (created: Prior to 1990 based on deeds (If unknown, give best estimate with "est." after date)
Zonii	ng D	District(s): <u>General Purposes 3</u> (G-3) Flood Zone: <u>X-minimal flood</u> hazard Aquifer Overlay: <u>N/A</u>
Curr	ent i	use of lot. The current lot use is primarily agriculture, forest and undeveloped land. For a portion of the forested land the
appli	cant	would build and operate a 5.991 MWdc solar array under the Affordability of Clean Energy for Homeowners and Businesses under
Effici	ency	/ Maine Trust. The project would result in a long-term stably priced renewable power source which would benefit local municipal electric
depa	rtme	ents and their taxpavers.
		······································
LA	ND (OWNER(s):
Nai	ne(s) Thomsponsrolec Enterprises, LLC
	`	/
	mna	ny .
	пра	пу
		PO Box 1911 (800) 533-8058
Mai	I Ad	dress:Main Phone_(000) 000 0000
	۸n/۹	State/7in Lewiston/ME/04241 Δlternate Phone
1 10	/////	

AP	PLIC	CANT or C	CONTACT PERSON:			
App	olicar	<u>nt</u> is:	Landowner Contractor X Renter B	uyer		
lf la	ando	wner, wri	rite "Same" below and continue to next block below. If not the landowner, s	submit a letter of		
per	miss	sion to co	construct on or use the land, or copy of a contract to buy from the landowne	r, along with the following		
info	orma	ation:				
Nar	ne(s): <u>Gil Paq</u>	quette on behalf of NextGrid Renewable Energy			
Cor	mpar	nyVHB				
Mai	il Ad	dress:	500 Southborough Drive, Suite 105B Main Phone: (207) - 88	9-3102		
		_	South Portland, ME_04106-6928			
Tov	vn/S	tato/7in	Altornato Dhono: 207	207 310 1996		
100	vii/J	laie/Lip				
L		_				
тні	IS AI		FIGN IS FOR: (Check all that apply)			
<u></u>	Com	mercial	New Development			
x	Indu	istrial	x Change In Lise			
	Insti	tutional	Expansion of Use			
	Gov	ernmental	al Expansion of Structure(s)			
	One	n Snace	Resumption of Lise			
	ope	in opuce				
EX	ISTI	NG LOT C	CONDITIONS:			
(Th	is pa	nge is to d	describe what is on your lot currently)			
1.	Ġei	neral	5			
	Doe	es this lot	t have any development? (If No, go to "Proposed Development")	Yes		
	Х	No	5 1			
	а.	Is there a	an existing Well	Yes		
			No			
	b.	Is there a	an existing Septic System	Yes		
		i) If w	<u>NO</u>			
	~	I) II ye	an existing Dead Entry	Voc		
	ι.			1es		
		i) If ve	_no	Vos		
		1) 11 yC	No	103		
		ii) <i>(If n</i>	no submit conv of appropriate road entry application if entrance is onto a state or	town road)		
	d.	Any stru	uctures to be removed	Yes		
	••••	·	No			
		i) <i>If ye</i>	/es, submit information about the structure to be removed and how any debris will	be disposed of.		
2.	Exi	sting Lan	nd Development & Improvements NOT Including Buildings			
	a.	Size of la	lawns	Sq. Ft.		
		or Acres	S			
	b.	Size of fi	fields	Sq. Ft.		
		or Acres	S			
	C.	Size of d	driveways/roads	Sq. Ft.		
	d.	Size of o	other non-vegetated areas	Sq. Ft.		
	e.	Wetlands	ds already filled	Sq. Ft.		
3.	<u>Exi</u>	sting Mai	ain Structure			
	а.	Ground	l Footprint	Sq. Ft.		
	b.	I otal Gr	ross Floor Space (exterior dimensions of all floors)	Sq. Ft.		
	С.	Road Fro	rontage Setback	Ft.		

4.	d. e. f. g. h. Fo	Side Setback Rear Setback Distance to Great Pond Distance to Stream Distance to Wetlands undation Type	Full Basement	Not applicable (over 250') Not applicable (over 250') Not applicable (over 250') Frost Walls	Slab	Ft. Ft. Ft. Ft. Piers
5.	Exi	sting Accessory Structure(s)	_			
	a.	Total Number of Structures				0
	b.	Total Ground Footprint				Sq. Ft
	C.	Total Floor Space				Sq. Ft
	d.	Closest Road Setback				Ft.
	e.	Closest Side Setback				Ft.
	f.	Closest Rear Setback				Ft.
	g.	Distance to Great Pond		Not applicable (over 250')		Ft.
	ĥ.	Distance to Streams		Not applicable (over 250')		Ft.
	i.	Distance to Wetlands		Not applicable (over 250')		Ft.
6.	Tot	al Existing Impervious Surfaces	5	· · · · · · · · · · · · · · · · · · ·		Sq. Ft

a. Add 2c +2d + 3a + 5b

PROPOSED DEVELOPMENT:

THOI OGED DEVELOT MENT:	0.005		
1. Wetlands to be impacted	0,305	Sq. Ft.	
2. New footprint(s) and developed area(s):		<u> </u>	
a. Changes in building footprint(s)	0	Sq. Ft.	
b. Changes in driveway/roadway	42,347 of impervious	Sq. Ft.	
 c. Changes in patios, walkways, etc. 	0	Sq. Ft.	
d. TOTAL (2a+2b+2c)	42,347	Sq. Ft.	
3. Percentage of lot covered by impervious surfaces:	5% of Project area	%'	

a. (Equals [areas on line 6 page 2 + line 2d above] / [Total lot area measured in sq. ft.] * 100%)

SUBMISSIONS: Submissions Summary provided in Attachments

Attach drawings and/or statements describing the following items, if applicable:

- a. Provide a copy of deed and Tax Assessor's information card. Attachment C
- b. Provide a map of the general area showing land features within at least ½ mile of this lot. Attachment D
- c. Provide site plan(s) of your lot with <u>existing</u> development and its dimensions shown.
- d. Provide site plan(s) of your lot with proposed development and its dimensions shown.
 - (May be combined on existing development drawing.)
- e. Provide detailed plans of proposed structural development and changes.
- f. Provide statements or drawings of methods of infrastructure: Attachment A.
 - i. Water supply
 - ii. Sewage disposal
 - iii. Fire protection
 - iv. Electricity
 - v. Solid waste disposal
- g. Type, size, and location of signs.
- h. Number of parking spaces.
- i. Provide phosphorus loading calculation if in a great pond watershed area.
- j. Anticipated date for start of construction.
- k. Anticipated date for completion of construction.
- I. Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
 - i. (Use checklist starting on page 6 for summary of usual requirements.)
- m. Other requirements unique to your project added by the Planning Board.

- 2. List all state and federal approvals, permits, and licenses required, if any, for the project: This includes but is not limited to the following:
 - 1. State highway entrance permit.
 - 2. Soil disturbances involving more than one acre.
 - 3. Impact on more than 4,300 square feet of any type wetland.
 - 4. Soil disturbances within 100 feet of lakes, rivers or streams.
 - 5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
 - 6. Timber harvesting.
 - 7. Flood zones.
 - 8. Discharges and emissions

DISCLOSURE: (READ BEFORE SIGNING)

- I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
- 2. I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2009
- 3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
- 4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
- 5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
- 6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
- 7. I understand that a **Certificate of Occupancy or Compliance** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
- 8. I understand that the **approval becomes invalid if** construction or use has not commenced within twelve (12) months of the Planning Board's approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
- 9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
- 10. I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District and/or Superior Court.
- 11. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.

C A Park

February 28, 2020

Applicant's Signature(s)

Date

Summary Checklist Photovoltaic System - Lewiston Junction Road, Poland NextGrid Renewable Energy Prepared by: VHB



	For Applicant Use		t Use		For Planning Board Use		
Provided	<u>Waiver</u> <u>Requested</u>	<u>Not</u> Applicable	<u>Notes</u>	Section 509.8.A Submission Requirements	<u>Provided</u>	<u>Waiver</u> <u>Requested</u>	<u>Not</u> Applicable
х				1. Site Plan Drawings			
х				2. Signed copy of application			
Х				3.a. Name & address of owner			
Х				Name of development			
Х			Attachment E	Name & address of abutters within 500'			
Х			Attachment D	Map of general location			
Х				Show all contiguous properties			
х			Attachment E	Names, Map, & lot #'s on drawings			
Х			Attachment C	Copy of deeds, agreements			
Х				Engineer/ designer of plans			
Х				Existing Conditions (Site Plan)			
Х				Zoning Districts on and/or abutting			
Х				Bearings & Distances shown on			
Х				Location of utilities, culverts, drains			
Х				Location, name of existing r/w			
		х	No existing structures where project will be constructed	Location, dimensions of existing structures			
N/				Location, dimensions of existing roads,			
X				walks, parking, loading, etc.			
Х				Location of intersection within 200'			
v				Location of open drains, wetlands,			
^				wildlife areas, historic sites, etc.			
Х			A general direction of north to south.	Direction of surface drainage			
		Х	The project area is not located within a flood zone.	100-yr. Floodplain			
		х	Signage will be limited to that which is required to promote public safety around the facility, including access warnings.	Signs			
Х				Easement, covenants, restrictions			
Х				Proposed Development (Site Plan)			
				Location & dimensions of all new			
Х				structures. New development			
				delineated from existing development			
Х				Setback dimensions shown & met			
		v	No ovtorior lighting proposed	Exterior lighting (Will meet full cutoff			
		^	no exterior righting proposed.	requirements)			

	Х	There will be no incineration devices	Incineration devices		
	Х	Project Area may experience increased noise volume from machinery during construction but there will be no significant long term noise increase associated with operation.	Noise of machinery and operations		
	Х	Project construction may generate fossil fuel odors during the use of machinery but the project will not generate any long term odors associated operation.	Type of odors generated		
	Х	A residence on the property likely has a septic and water supply (well),	Septic system and other soils reports		
	Х	but there will be no construction within 500' of the residences and the project will not require water supply or a septic system.	Water supply		
х		All project materials will be stored on site outside of wetland and other resource areas.	Raw & finished materials stored outside		
Х			Contours shown at PB specified		
			Intervals Curbs sidowalks drives fonces		
Х			retaining walls, parking, etc.		
		There will be no additional	retaining wails, parking, etc.		
	Х	landscaping associated with the Project.	Landscaping plan		
Х			Easements, r/w, legal restrictions		
Х	Х	Attachment D	Abutters' property lines, names		
			TRAFFIC DATA		
	Х		Peak hour traffic		
	Х		Traffic counts		
	Х	There will be no significant increase in traffic to the site during project operations.	Traffic accident data		
	Х		Road capacities		
	Х		Traffic signs, signals		
			STORMWATER & EROSION		
Х		A stormwater permit will be required	Method for handling stormwater shown		
Х		from Maine DEP before the commencement of the Project. The	Flow direction		
	Х	Applicant will follow a site specific EPSC plan and will comply with all terms and conditions of the permit	Catch basins, dry wells, ditches, etc.		
	Х		Engineering Analysis of stormwater		
Х			Erosion control measures		
	Х		Hydrologist groundwater impact		
Х			Utility plans for all utilities		
Х		Provided in Site Plans Attachment	Cross-section profile of roads, walks		
х			Construction drawings of roads, utilities		
х		Project construction and operation is estimated at \$5,520.000.	Cost analysis of project and financial		
			Capability demonstrated		
	Х		of a great pond		
	Х	See above.	Submission of waiver requests		

x	Natural Resources Protection A and Army Corps 404 permits provided in Attachments G and	Copies of state, federal applications, permits, &/or licenses required for this Project.		
		Condition A.		
		Condition B.		
		Condition C.		
		Condition D.		
		Condition E.		

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3 of 3

Site Review and Shoreland Zoning Review Fees:

Type of fee	Fee	Units or Comments
Application – sketch plans, Rough design	\$75.00	Each application (no other fees)
Application – formal	\$150.00	Each application + fees below
Notification of Abutters	\$0.75 per	All abutters within 500 ft. of the property must be notified.
Approval extension, Planning Board Approval only	\$50.00	One extension only (no other fees)
Escrow, minimum amount	\$700.00	When required by Planning Board
Extension of approval	\$100.00	Before approval expires
Auto graveyards, recycle business	\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots	\$1.50	Per ft of outside storage
Residential Towers	\$20.00 + \$5.00	Based on Cost of Work
	per \$1,000.00	
Commercial Towers	\$20.00 + \$10.00	Based on Cost of Work
	per \$1,000.00	
Notifications	\$.75	Each Notification, First Class Mail sent by Town

1. B<u>uilding and Structures</u> may include up to five times the footprint area of the building for grounds improvements, exclusive of the building footprint, as part of the building review fee.

2. <u>Building and Grounds Improvement Fees</u>. The sum of these two fees may be limited to \$2,500.00 per application at the discretion of the Planning Board. (Junkyards, auto graveyards, recycling business, and towers excluded.

3. <u>Reduced Fees</u>: The Planning Board may, upon application therefore, allow a reduced total site review fees to \$50.00 in any case which it determines that the work for which the permit is sought will be performed within the Shoreland Zone. The project shall be intended solely for the purpose of protecting a Great Pond, Stream, River, or other Natural Resources through the implementation of Conservation, Best Management Practices, or other environmental safeguards. Also, the project shall not result in the enlargement of any building or structure or an intensification of the existing use of the property.

4. <u>Review Escrow Funds</u> may be used by the Town to pay for professional reviews an advice requested by the Planning Board or Code Enforcement Officer related to the applicant's proposed development. Review escrow funds deposited by the applicant not spent during the course of the Town's review shall be returned to the developer within sixty days after the Planning Board's decision on the application is final. If Professional review and advice fees exceed the amount deposited, the developer shall pay the amount outstanding before final approval or any permit is granted.

Town of Poland, Maine PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: <u>March / 03 / 2020</u> Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office Map <u>03</u> Lot <u>9A</u> Sub-lot

Applicant's Name Mailing Address:	C/O Gil Paquette, VHB, 500 Southborough Drive, Suite 105B	_			
Town, State, Zip: South Portland, ME 04106-6928					
Home Phone: Work Phone:	Hours: (207)-899-3102 Hours:				

Type of application:Sketch Plan	<u>x</u> Site Review	Shoreland	Subdivision	Informational	
Road location for project: South Main					
Zoning: General Purpose 3	Watershed	: Sabbathday Pond-Upp	er Royal River	Nature of	
business to be discussed (Brief description): Construction and operation of a 5.991 MWd			solar array		

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming agenda.

- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office 14 days before the meeting.
- Should the Board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant's Signature:	Te A Papa	Date: February / 28 / 2020
OFFICE USE ONLY: Request Taken By:	Date://	Time::a.m. p.m.

Attachment A

Supplemental Information

SUPPLEMENT TO FORMAL SITE PLAN REVIEW APPLICATION FOR THE TOWN OF POLAND, MAINE

NextGrid Renewable Energy (Applicant) can be reached at PO Box 7775 #73069 in San Francisco, CA. The authorized agent is Gil Paquette of VHB who can be reached at 207.889.3102 and via email at <u>gpaquette@vhb.com</u>. All correspondence is requested to be sent or copied to:

Gil Paquette

VHB

500 Southborough Drive, Suite 105B

South Portland, ME 04106-6928

PROJECT DESCRIPTION

The Applicant is proposing to install and operate a 5.243 MWdc solar array (Project) off Lewiston Junction Road in Poland, ME. The proposed Project includes solar panels, associated electrical equipment, perimeter fencing and site access. The facility will interconnect into the Central Maine Power distribution circuit. The Project would be built under the Affordability of Clean Energy for Homeowners and Businesses under Efficiency Maine Trust and would provide a long-term, stably priced renewable power resource which would benefit local municipal electric departments and their taxpayers. Pending approvals, the Project is anticipated to start work by September 7, 2020, with an anticipated construction period of 8 months in duration. The current uses of the lot (Map 03-9a) are agriculture and undeveloped (including forestry). A portion of the forested sections of the lot will be cleared to allow for construction of the project.

Construction of the Project will begin with establishing base lines and demarcating the Project limit of work. Following installation of temporary erosion and sediment control measures such as silt fence and erosion control mix (ECM), the site will be cleared and grubbed as necessary. The design of erosion and sedimentation control measures will be based on the Maine Erosion & Sediment Control Handbook for Construction: Best Management Practices (BMPs). Gravel access roads or entranceways will then be constructed, along with proposed stormwater management features. The perimeter fence will be installed, followed by installation of solar panels. Posts will first be installed for attachment of the racking system, then installation of solar panels and aboveground and underground conductors will occur. Solar panels will be underlain with herbaceous vegetation. The final number of panels will be based on site conditions as determined during construction and may vary slightly from the permit drawings. Individual foundation excavations will then be made and concrete pads will be installed for the placement of electrical equipment such as transformers and inverters. Any necessary final grading, site stabilization, vegetation management and landscaping will then be conducted.

A copy of the lease agreement is provided as Attachment B to this application.

Copies of the deed and Tax Assessor information card are provided in Attachment C of this application.

A map showing the general location of the Project is provided in Attachment D of this application.

INFRASTRUCTURE

Water Supply and Sewage

As there will be no full-time staff required to be located at the Site for operation of the solar energy center, no water supply or wastewater disposal systems will be required for this Project. During construction, anticipated water usage will include use of bottled drinking water or water trucked in from municipal sources for construction personnel and dust abatement. Water for dust abatement will be from publicly accessible, off-site water sources, excluding streams, brooks, and groundwater sources. Surface water withdrawals will be conducted in accordance with the requirements of 38 M.R.S. § 470-B and, if applicable, pond water level regulations in 06-096 CMR Chapter 587. Water for dust abatement will be distributed via a tanker truck.

Fire Protection

The Project is anticipated to have de minimis effects on municipal services, with no foreseen fire, police, or other emergency service needs. Fire and police departments are not expected to be unreasonably adversely affected, as they would be responding infrequently to incidents such as emergency concerns or potentially reports of trespassing. The Town fire department will have access to Project gate keys through knox boxes. A 16 foot buffer will be maintained between arrays and the perimeter fencing to accommodate vehicles, primarily pickup trucks or other passenger vehicles, in the event of an emergency.

Electricity

The solar facility will generate electricity. The Project will comply with both the National Electric Code (NEC 2017) and the International Building Code (IBC 2015). Any fire protection equipment will be located within the substation.

Solid Waste Disposal

Construction of the Project is expected to generate cardboard waste (e.g. broken-down solar panel boxes) and clean wood waste (e.g. wood pallets). Recycling and reuse will be the preferred method of disposing of these solar panel delivery materials. A licensed disposal facility will be contracted to accept and recycle or dispose of waste generated from the Project. Solid waste during operation of the facility is expected to be limited to materials associated with the replacement of equipment and a similar contracting arrangement will be made with a licensed disposal facility. No hazardous waste will be generated by the Project.

SIGNAGE

Signage will be limited to that which is required to promote public safety around the facility, including access warnings.

PARKING SPACES

The Project will not require permanent parking spaces for construction or operation. During construction, most construction personnel will park at the temporary laydown area. Some parking will occur within the Project development area where construction activities are occurring, including for equipment delivery, loading, and unloading; these areas will be spread out through the Project. After construction, the site will generally be unmanned, except for mowing and maintenance.

ANTICIPATED CONSTRUCTION SCHEDULE

Pending approvals, the Project is anticipated to start work in September 7, 2020, with an anticipated construction period of 8 months in duration.

FEDERAL AND STATE APPROVALS, PERMITS AND LICENSES

Anticipated permits include:

- Maine Natural Resources Protection Act Permit
- Maine Stormwater Permit by Rule
- Maine Stormwater Construction General Permit
- U.S. Army Corps of Engineers Section 404 permit

Applications submitted for the Maine Natural Resources Protection Act and USACE Section 404 permits are provided in Attachments G and H.

NOISE OF MACHINERY

During the Project's construction phase there will be minor and temporary noise from construction equipment and vehicles. Noise associated with the construction phase of the Project will occur generally during daylight hours. If blasting is required for the Project, there will be short-duration blasts and notifications will occur in compliance with a Blasting Plan. During operations, the Project will produce minimal noise. The Project inverters will generate a small hum when producing electricity during daylight hours; no sound will be generated by the Project during nighttime hours as the inverters will not operate at night.

TRAFFIC DATA

During construction, the Project will temporarily increase traffic on municipal roads, but these effects will be temporary in nature and relatively minor. Standard trucking methods will be used to transport materials and equipment to the Project site. The inverter and transformer stations are anticipated to be delivered assembled on standard-width flatbed tractor-trailers. Other Project equipment (e.g., wire, cable, conduit, and construction materials) will also be transported on standard-width trucks. On-site, heavy construction equipment is anticipated to be limited to a backhoe for foundation-post and conduit excavation, cement trucks for delivery of concrete for the pier foundations under each inverter enclosure and the transformer pads, and a light duty crane to place the enclosures on these concrete piers.

During operations, no full-time staff will be located at the facility. On-site personnel visits are anticipated to be largely limited to managing the property grounds and associated solar facilities in accordance with any permitting requirements and maintenance of equipment as recommended by manufacturer specifications. Occasionally small crews may access the site to effect repairs in the event of equipment breakdown. These visits will generally be of short duration and so the long-term traffic volume generated by the development will be negligible.

Based on the limited anticipated impacts associated with traffic, the Applicant requests no further traffic data be required.

STORMWATER AND EROSION

The project will disturb one acre or more of area during construction and therefore will be required to obtain a stormwater permit from the Maine Department of Environmental Protection (DEP), in accordance with the State's Stormwater Management Law. The project is not located within the direct watershed of a lake most-at-risk from new development, or an urban impaired stream, and will not result in greater than one acre of impervious area, or five or more acres of developed area.

"Impervious area" is defined by DEP as "the total area of a parcel covered with a low-permeability material, such as asphalt, concrete, and gravel roadways." Consistent with this definition, the total impervious area calculated for the project includes areas covered by concrete equipment pads, gravel access roadways, and the ground-driven post mounts for the solar panels. DEP has previously deemed that the solar panels themselves are not considered impervious.

"Developed area" is defined by DEP as "an impervious area, landscaped area, or unrevegetated area; developed area includes all disturbed areas except an area that is returned to a condition that existed prior to the disturbance and is revegetated within one calendar year of being disturbed, provided the area is not mowed more than twice per year." During a DEP Solar Round Table meeting held on February 5, 2020, DEP confirmed that the area under solar panels is not considered developed as long as it is revegetated after construction and does not get mowed more than twice a year.

Because the project will not result in greater than one acre of impervious area, or five or more acres of developed area, the project will be subject to the basic stormwater standards set forth in DEP's Chapter 500 Stormwater Management Rule ("Chapter 500"). To demonstrate compliance with the basic standards outlined in Chapter 500, the project intends to submit a stormwater permit-by-rule (PBR) application to DEP for their review and approval. The PBR application will include an Erosion and Sediment Control Plan and Site Details that shows the proposed erosion and sediment control measures and stormwater management practices to be used on site. Erosion and sediment controls will be designed in accordance with the State's Erosion and Sediment Control Law (M.R.S. 420-C), and the Maine Erosion and Sediment Control Best Management Practices (BMPs) manual, published by DEP.

Although the project will not be subject to the general stormwater standards outlined in Chapter 500, the project will utilize stormwater management BMPs to control runoff and provide water quality treatment for impervious and developed areas. Such BMPs may include wet ponds, vegetated soil filters, vegetated swales, vegetated buffers, and other low impact development (LID) techniques. Proposed stormwater BMPs will be designed in accordance with the standards set forth in Chapter 500 and the guidance provided in DEP's Stormwater Best Management Practices Manual.

An erosion and sedimentation control plan (E&SC) will be implemented before construction. The E&SC Plan will include erosion control measures that will be incorporated into the construction and restoration phases of the Project to minimize potential adverse impacts.

Overall, though the Project has a large footprint, the Project will result in little impervious area. In general, areas disturbed adjacent to the access roads will be permanently stabilized through seeding and the majority of the site will be maintained as meadow.

ABUTTERS

Attachment E of this application provides a listing of all abutters within the Town of Poland who are within 500 feet of the Project area.

Attachment B

Redacted Lease Agreement



Option to Purchase Agreement

Commercial Terms

Effective Date	February 20, 2019
Duration of Offer	Valid until February 22 nd ,2019
Seller	Thompsonrolec Enterprises, LLC
Buyer	NextGrid Inc
Listed Broker	Tim Millett
Property	O Lewiston Junction Rd, Lewiston, ME see exhibit A
Purchase Price	
Rent	per year
Option Payment	
Development Term	11:59 PM on the date 12 months from the Effective date, which may be extended pursuant to Section 7 (d)
Extension Options	2
Extension Term	6 Months

Seller Notices	Buyer Notices
	NextGrid, Inc. PO Box 7775 #73069 San Francisco, CA 94120-7775
This Option to Purchase Agreement ("Agreement"), specifically including and incorporating herein, the "Commercial Terms" section, is dated as of the Effective Date and is entered into by and between Seller and Buyer (each a "Party" and together, the "Parties").

1. Grant of Option to Purchase. The Seller hereby grants to Buyer an exclusive and irrevocable option ("Option") to purchase the Real Property ('*Property*") described in this Agreement upon the terms and conditions herein.

2. **Property.** The property to be sold consists of (a) the land and all the buildings, other improvements and fixtures on the land; (b) all of the Seller's rights relating to the land; and (c) all personal property specifically included in this contract. The real property to be sold is defined under Property in the Commercial Terms of this agreement and more specifically in Exhibit A.

3. **Rent.** The Development Term ("Development Term") begins on the Effective Date of this agreement. During the Development term and for any extension thereof, Buyer will pay Rent ("Rent") to Seller in quarterly installments. The Rent payments are non-refundable and are paid as consideration, along with other good and valuable consideration, for exclusive rights to obtain all necessary permits and approvals for a Solar Facility (the "Project") during this period. For the avoidance of doubt, there will be no physical changes to the Property during the Development Term without prior written consent of the Seller.

4. **Exercise of Option**. The Buyer may exercise this Option to purchase at any time before the end of the Development Term through Buyer giving notice in writing to the Seller addressed to the contact address above. All notices will be deemed delivered to Seller upon deposit in the U.S. Mail Certified, Return Receipt Requested, or overnight mail courier, addressed to the above address. After receiving such notice, within a reasonable period of time, the Parties will, in good faith, negotiate deposit, closing, and other relevant terms not already agreed to herein.

5. Purchase Price. Upon exercise of the Option to purchase the Property upon the terms herein, the Buyer agrees to buy said Property for the Purchase Price ("Purchase Price") listed in the Commercial Terms.

6. Time and Place of Closing. Due to the nature of this Option to Purchase Agreement, the closing date cannot be made final at this time. However, should Buyer exercise such Option, shortly thereafter, the Buyer and Seller agree to the Estimated Closing Date ("Closing Date") for the closing. Both parties willfully cooperate so the closing can take place on or before the estimated date. All purchase money is due by 5pm ET on the Closing Date.

7. Development Approvals, Contingencies

(a) The Purchase Price is based on the assumption that Buyer will be able to obtain any and all governmental or quasi-governmental permits, approvals, variances, entitlements and the like, with all appeal periods thereon having expired with no appeal having been filed, including without limitation any and all relief, findings, orders and the like with respect to environmental requirements or restrictions (cumulatively, the "*Development Approvals*") in order to develop, construct, use and operate a solar facility on the Property in accordance with its development plan. Outlined below are some of the major development steps and contingencies necessary for Buyer to proceed:

- Environmental & Entitlements Assessment: Professional Wetland Delineation and Testing, ALTA Survey
- System Design and Layout: Engineer Electrical, Site Layout & Civil Engineering Plans
- Utility Interconnection: Utility Review, Impact Study and Approval
- Permitting: Town Building Permits
- Regulatory Contingencies: PUC and Federal Licenses, Programs, and Tax Incentives

(b) Development Approvals Condition. Buyer, at Buyer's sole cost and expense, may seek to obtain any and all Development Approvals. It shall be a condition of Buyer's obligation to consummate the transaction contemplated hereunder (the "Development Approvals Condition") that such Development Approvals shall be received on or before the Closing Date and such Development Approvals shall be satisfactory to Buyer in its sole and absolute discretion. Buyer may waive the Development Approvals Condition at any time at Buyer's sole option, by delivery of written notice from Buyer to Seller.

(c) Seller Cooperation; Non-Opposition. Seller shall cooperate with Buyer in its process of obtaining Development Approvals, including without limitation executing any applications for Development Approvals if so required as fee owner of the Property, provided that no such cooperation shall subject Seller to any cost, expense or and is legal. Neither Seller, nor any employee, officer, director, representative, or agent of Seller acting in its official capacity on Seller's behalf shall object before any governmental authority, by means of appeals or oral or written opposition or by knowingly funding any person for the purpose of objecting by means of appeals or oral or written opposition, to Buyer's development of the Property.

(d) Buyer Extension Option. Buyer shall have two (2) Extension Option ("Extension Option") to extend the Development Term by six (6) months after delivery of notice to Seller on or prior to the original Development Term. If Buyer elects to exercise the foregoing Extension Option, then concurrently with Buyer's notice to Seller, Buyer shall pay a nonrefundable ("Option Payment") to the Seller set forth in Commercial Terms on or before the of the end of the Development Term.

(e) Buyer Termination Right. If the Development Approvals Condition is not satisfied by the end of the Development Term, or if at any time prior to the Development Term, as the same may be extended, Buyer determines in its sole discretion that the Development Approvals Condition is unlikely to be satisfied, Buyer may terminate this Agreement in its sole discretion by delivery of written notice of such election to Seller and the Listed Broker given on or before the Development Term, as the same may be extended, neither party shall have any further liability or obligation to the other hereunder.

8. Transfer of Ownership. Should Buyer exercise its Option to purchase, at the closing, the Seller will transfer ownership of the property to the Buyer. The Seller will give the Buyer a properly executed deed and an adequate affidavit of title. If the Seller is a corporation, it will also deliver a corporate resolution authorizing the sale.

9. Access and Indemnity. Buyer, its mortgage lender (if any) and their agents shall have the right to enter upon the Property after notice to Seller (which may be oral) at reasonable times for purposes of inspection, measurement, and appraisal. Seller shall also permit entry upon the Property by an engineer or land surveyor for the purpose of plotting bounds and taking measurements. All such entries shall, at Seller's option, take place in the presence of Seller or Seller's broker, and the number of such entries shall not exceed five. Buyer shall indemnify Seller and hold Seller harmless from all actions, suits,

claims, liabilities, losses, damages, and costs, including reasonable attorneys' fees, arising from (a) any personal injury suffered by Buyer, its mortgage lender, and their agents, on or about the Property, or (b) property damage to the Property caused by such entries.

10. Seller's Representations. Seller warrants and represents to Buyer as follows:

(a) Seller has no knowledge of existence, at any time, of any violations of any building and zoning laws applicable to the Property and Seller warrants and represents that it has not received any notice or inquiry from any local or state governmental authority or representative thereof claiming or inquiring into the existence of any such violation.

(b) Seller is aware of no lawsuits or demands against the Seller that would affect Seller's ability to convey the Property hereunder;

(c) During the time Seller has owned the Property, to the best of the Sellers knowledge, no hazardous or toxic substances have been used or incorporated into the Property by Seller in violation of any applicable laws; and Seller is not aware of the use or incorporation into the Property of any hazardous or toxic substances in the Property, at any time, by anyone else;

(d) During the time Seller has owned the Property, to the best of the Sellers knowledge, no insulation or other materials containing urea-formaldehyde or similar chemicals have been used or incorporated into the Property and no pesticide containing chlordane or related chemicals has been used in the Property. To the best of Seller's knowledge, Seller is not aware of the use or incorporation into the Property of any insulation or other materials containing urea-formaldehyde or similar chemicals or the use of any pesticide containing chlordane or containing urea-formaldehyde or similar chemicals or the use of any pesticide containing chlordane or related chemicals in the Property, at any time, by anyone else.

(e) There is no pending Seller bankruptcy, mortgage foreclosure, or other proceeding that might in any material way impact adversely on the Seller's ability to perform on the closing date;

(f) Seller is aware of no underground storage tanks or other subsurface facilities on the Property;

(g) Seller is aware of no pending or threatened assessments or takings affecting the Property; and

(h) The Property are not subject to any outstanding agreements with any party pursuant to which any such party may acquire an interest in the Property.

11. Financially Able to Close. Buyer represents that it has sufficient funds to complete a purchase should it exercise its Option to purchase Property.

12. Accuracy of Representations. All representations and warranties made by Seller & Buyer in this Agreement shall be true and complete and accurate as at the date thereof and as of the date of the

closing, with the same force and effect as though such representations and warranties had been made on and as of the closing. Each such representation and warranty shall survive the delivery of the deed.

13. Title. Without limitation of any other provisions in this Agreement, the Property shall not be considered to be in compliance with the provisions of this Agreement with respect to title unless:

(a) All structures and improvements on the Property and all means of access to the Property shall be wholly within the boundary lines of the Property and shall not encroach on, upon or under the property of any other person or entity;

(b) No building, structure or improvement, including any driveway(s), garages, septic systems and wells or property of any kind belonging to any other person or entity shall encroach upon or under the Property;

(c) Title to the Property is insurable, for the benefit of Buyer, by a title insurance company reasonably acceptable to Buyer in a fee owner's policy of title insurance, at normal premium rates, on the American Land Title Association form currently in use, subject only to those printed exceptions to title normally included in the "jacket" to such form or policy, the standard so-called "Schedule B" exceptions

(d) The Property have vehicular and pedestrian access to a public way, duly laid out or accepted as such by the town or city in which the Property are located; and

(e) There are no restrictions, easements, agreements, or other matters affecting the Property which interfere with the current use and enjoyment of the Property.

14. Affidavits and Indemnities Necessary for Closing. Seller agrees to execute at closing all affidavits and indemnifications to Buyer's title insurance company and/or Buyer's mortgage lender (if any) as reasonably required, including, but not limited to, affidavits indemnifying against claims or workmen and materialmen and affidavits as to the nonexistence of urea formaldehyde foam insulation on the Property to the best of Seller's knowledge, parties in possession, the purchase price and allocation of the same.

15. Conveyancing Standards. Any matter or practice arising under or relating to this Agreement which is the subject of a title standard or a practice standard of the Real Estate Bar Association of Maine at the time for delivery of the deed shall be governed by such title standard or practice standard to the extent applicable, provided, however, that Buyer shall not be required to purchase the Property if, irrespective of such standard, title is not insurable in accordance with paragraph entitled "Title", subparagraph (c).

16. No Broker. Seller warrants to Buyer that it has dealt with no broker or other person entitled to a broker's commission in connection with the transaction contemplated by this Agreement except the Listed Broker and it agrees to hold harmless from and indemnify Buyer against all damages, claims, losses and liabilities, including legal fees, incurred by Buyer as a result of the failure of this warranty.

17. Dispute Resolution. Buyer and Seller agree to mediate any dispute or claim arising out of this Agreement, or in any resulting transaction, before resorting to arbitration or court action.

(a) Mediation. If a dispute arises, between or among the Parties, and it is not resolved prior to or after recording, the Parties shall first proceed in good faith to submit the matter to mediation. Costs related to mediation shall be mutually shared between or among the Parties. Unless otherwise agreed in mediation, the Parties retain their rights to proceed to arbitration or litigation.

(b) Arbitration. The Parties agree that any dispute or claim in law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The arbitrator is required to be a retired judge or justice, or an attorney with at least five (5) years of residential real estate law experience unless the Parties mutually agree to a different arbitrator. Under arbitration, the Parties shall have the right to discovery in accordance with Maine law. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this Agreement to arbitrate shall be governed by the Federal Arbitration Act.

(c) Exclusions. The following matters shall be excluded from the mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed, mortgage or installment land sale contract as defined in accordance with Maine law; (ii) an unlawful detainer action, forcible entry detainer, eviction action, or equivalent; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation and arbitration provisions of this Section.

18. Assignability.

Buyer shall not assign any of its rights, duties or obligations under this Agreement without the prior consent of Seller, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Buyer may, without consent from Seller, assign any of its rights, duties or obligations under this Agreement: (i) to a Financing Party, (ii) to one or more of its Affiliates of equal or greater creditworthiness as Buyer, (iii) to one or more third parties in connection with a collateral assignment of rights, mortgage, pledge or otherwise, (iv) to any Person or entity succeeding to all or substantially all of the stock or assets of Buyer, provided that such assignee can provide reasonable evidence of its financial and technical wherewithal to perform the obligations of assignor, or (v) to a successor entity in a merger or acquisition transaction. In order to facilitate financing of the System, Seller agrees to enter into a consent and assignment agreement with Buyer's Financing Party reasonably required by Buyer and such Financing Party. An assignment by either Party in accordance with this Section shall relieve the assignor of its obligations hereunder, except with respect to undisputed payments due by the assignor as of the effective date of the assignment, which obligations shall be performed by assignor or assignee as a condition precedent to such assignment.

19. **Governing Law.** This Agreement shall be interpreted in accordance with the laws in the State of Maine.

20. **Risk of Loss.** The Seller is responsible for any damage to the property, except for normal wear and tear until the closing. If there is damage, the Buyer can proceed with the closing and either: (a) require that the Seller repair the damage before the closing; or (b) deduct from the purchase price a fair and reasonable estimate of the cost to repair the Property.

21. **Complete Agreement.** This contract is the entire and only agreement between the Buyer and the Seller, replaces and cancels any previous agreements between the Buyer and the Seller and can only be changed by an agreement in writing signed by both Buyer and Seller. The Seller states that the Seller has not made any other contract to sell the property to anyone else.

22. Parties Liable. This contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities.

23. Notices. All notices under this contract must be in writing. The notices must be delivered personally, mailed by certified mail, return receipt requested, or overnight courier, to the other party at the address written in this contract, or to that party's attorney, and be received by that party.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK - SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year set forth above as the Effective Date.

NextGrid Inc and Assigns

form k lulin Ву: _

Name: Aaron Culig

Date: 2/22/18

Seller

Signature: Name: Date:

- 8 -



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Exhibit A



OWNER OF RECORD Thompsonrolec Enterprises, LLC

BOOK & PAGE 9512/28

ASSESSORS REFERENCE 3-9A

LOT SIZE 85.32 Acres±

ZONING General Purpose 3

HIGHWAY ACCESS Near Maine Turnpike Exit 75 R.E.

TAXES (2018) \$2,050.76

DUE DILIGENCE Phase 1 available to potential buyers

SALE PRICE \$425,000

Attachment C

Deed and Assessor's Card



Property Card: LEWISTON JUNCTION RD.

Poland, ME

NO PHOTO

AVAILABLE

Parcel ID: 0003-0009A **Trio Account #:** 3650

Owner: THOMPSONROLEC ENTERPRISES LLC Co-Owner: Mailing Address: P.O. BOX 1911

iling Address:	P.O. BOX 1911
-	LEWISTON, ME 04241

Valuation	Building Sketch
Card Number: 1 Acreage: 85.32 Land Value: \$136,890 Building Value: \$0 Total Value: \$0 Taxes: \$1,612	NO SKETCH AVAILABLE
Building Information	
Year Built: Remodled:	Stories: Exterior Walls:
Living Area (sqft):	Roofing Materials:
Basement:	Foundation:
Finished Basement:	Insulation:
Number of Rooms:	Fireplace:
Number of Bedrooms:	Heating:
Number of Full Baths:	
Number of Half Baths:	



Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Pk 9512 Ps28 #22182 12-12-2016 @ 12:43p

NOT NOT AN AN OFFICIAL OFFICIAL COPY WARRANTY DEED OPY

 $\begin{array}{cccc} N & O & T & & N & O & T \\ \textbf{DENNIS R. FERLAND} & of Poland, Androscoggin County, State of Maine, \\ & O & F & F & I & C & I & A & L & O & F & F & I & C & I & A & L \\ for consideration paid, grant to & & & & & C & O & P & Y \end{array}$

THOMPSONROLEC ENTERPRISES, LLC, a Maine Limited Liability Company, with a mailing address of P.O. Box 1911, Lewiston, Maine 04241-1911,

with Warranty Covenants, the land situated easterly of, but not adjacent to Torrey Road in the Town of Poland, County of Androscoggin, State of Maine and being more particularly described as follows:

PARCEL A:

BEGINNING at a point at the northwesterly corner of land of now or formerly of Thompsonrolec Enterprises, LLC and described in a deed dated December 28, 2012 and recorded in the Androscoggin County Registry of Deeds in Book 8574, Page 312;

- Thence, N 21° 22' 23" W a distance of nine hundred thirty and 52/100 feet (930.52') to a
 point on the southeasterly sideline of land now or formerly of Dennis R. Ferland as
 described in a deed dated July 20, 2016 and recorded in said Registry in Book 9418, Page
 330;
- Thence, N 52° 02' 45" E along the southeasterly sideline of said Ferland a distance of one thousand fifty and 29/100 feet (1050.29') to a point on the northeasterly sideline of the former Portland & Rumford Falls Ry. as was operated by the Maine Central Railroad Company;
- 3) Thence, southeasterly along the northeasterly sideline of said Portland & Rumford Falls Ry. on a non-tangent curve to the left with a radius of two thousand eight hundred fifteen and 29/100 feet (2815.29') and an arc length of four hundred ninety-eight and 55/100 feet (498.55') to a point. Said curve also having a chord bearing of S 73° 00' 30" E and a chord distance of four hundred ninety-seven and 90/100 feet (497.90');
- 4) Thence, S 78° 04' 54" E along the northerly sideline of said Portland & Rumford Falls Ry. a distance of one hundred twenty-four and 09/100 feet (124.09') to a point on the westerly sideline of land now or formerly the St. Lawrence & Atlantic Railroad, Co. as described in a deed dated May 18, 1989 and recorded in said Registry in Book 2409, Page 130;

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- 5) Thence, S 21° 20' 40'' Falong the southwesterly sideling of said St. Lawrence & Atlantic Railroad, Co. a distance of four hundred forty-one and 71/100 feet (441.71') to a point at the northeasterly corner of land of said Thompsonrolec Enterprises, LLC;
- 6) Thence, S 53° $_{\rm H}$ 17' $_{\rm F}$ 42" W a distance of one thousand five hundred fifty-five and 88/100 feet (1555.88') to the **POINT OF BEGINNING**. C O P Y

The above-described parcel contains 29.54 acres more or less. The bearings above referred to are referenced to magnetic north observed October 2015.

PARCEL B

BEGINNING at a point on the southwesterly sideline of land now or formerly Thompsonrolec Enterprises, LLC and described in a deed dated December 28, 2012 and recorded in the Androscoggin County Registry of Deeds in Book 8574, Page 312. Said point also being S 21° 22' 23" E a distance of six hundred eight and 44/100 feet (608.44') from the northwesterly corner of said Thompsonrolec Enterprises, LLC;

- Thence, S 21° 22' 23" E in part along the southwesterly sideline of said Thompsonrolec Enterprises, LLC and along the southwesterly sideline of land now or formerly of Thompsonrolec Enterprises, LLC as described in a deed dated March 7, 2008 and recorded in said Registry in Book 7383, Page 127 a distance of seven hundred ninetythree and 53/100 feet (793.53') to a point;
- Thence, S 51° 29' 36" W along the northwesterly sideline of land of said Thompsonrolec Enterprises, LLC (B7383/P127) a distance of two hundred twenty-five and 76/100 feet (225.76') to a point of curvature;
- 3) Thence, southwesterly along the northwesterly sideline of land of said Thompsonrolec Enterprises, LLC (B7383/P127) on a curve to the right with a radius of one thousand seventy-eight and 03/100 feet (1078.03') and an arc length of two hundred thirty and 71/100 feet (230.71') to a point;
- 4) Thence, easterly and northerly on a curve to the left with a radius of four hundred twenty and 00/100 feet (420.00') and an arc length of six hundred twenty-one and 47/100 feet (621.47') to a point. Said curve also having a chord bearing of N 21° 01' 00" E and a chord distance of five hundred sixty-six and 31/100 feet (566.31').
- 5) Thence, N 21° 22' 23" W a distance of four hundred eighty-five and 68/100 feet (485.68') to a point;
- 6) Thence, N 68° 37' 37" E a distance of sixty and 00/100 feet (60.00') to the **POINT OF BEGINNING**.

NOT NOT AN AN OFFICIAL OFFICIAL

The above-described pareel contains 1.65 acres more or less. PThe bearings above referred to are referenced to magnetic north observed October 2015.

NOT NOT Meaning and intending to describe only a portion of land as described in a deed to Dennis R. and Cindy F. Ferland from Roger S. Jr. and Julie A. Wilson dated Eebruary 6, 2007 and recorded in the Androscoggin County Registry of Deeds in Book 7089, Page 5. Reference is also made to the Abstract of Divorce between the parties dated June 21, 2012, recorded in said Registry of Deeds in Book 8427, Page 272.

Also releasing to this grantee all rights of this grantor in a right-of-way and utility easements reserved in the following deeds recorded in the Androscoggin County Registry of Deeds:

- 1. Deed from Dennis R. Ferland to Thompsonrolec Enterprises, LLC dated March 7, 2008, recorded in Book 7383, Page 127; and
- 2. Deed from Dennis R. Ferland to Thompsonrolec Enterprises, LLC dated December 28, 2012, recorded in Book 8574, Page 312.

Witness my hand and seal this <u>9th</u> day of December, 2016.

Dennis R. Ferland

December 9_, 2016

STATE OF MAINE Androscoggin, ss.

Personally appeared the above named Dennis R. Ferland and acknowledged the foregoing instrument to be his free act and deed.

Before me,

John/ W. Conway, Attorney at Law

Redoc-Ferland-Thompsonrolec-Ent-LLC-WD

ANDROSCOGGIN COUNTY TINA M CHOUINARD REGISTER OF DEEDS **Attachment D**

General Location Map

Vhb January 02, 2020 FIGURE 1



Attachment E

Property Abutter Map and Information



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Abutter Property Information Photovoltaic System - Poland NextGrid Renewable Energy

\\vhb\gbl\proj\SPortland\55304.00 NextGrid Solar Projects\Local Permitting\Town of Poland\Attachments\working\Abutter AddressesAbutter Addresses

Prepared by: VHB (A. Slaney) January 8, 2019

<u>Parcel</u> <u>Number</u>	<u>GIS Number</u>	Property Address	<u>Owner Name</u>	<u>Owner Address</u>	<u>City</u>	<u>State</u>
0003-0003	0003-0003	34 TORREY RD.	DICK, STEPHEN W. II	34 TORREY RD.	POLAND	ME
0003-0006	0003-0006	110 TORREY RD.	ROBINSON, LAWRENCE E.	110 TORREY RD.	POLAND	ME
0003-0006A	0003-0006A	100 TORREY RD.	WALLACE, JAMES E.	100 TORREY RD.	POLAND	ME
0003-0006B	0003-0006B	122 TORREY RD.	GOBEL, AIMEE	112 TORREY RD.	POLAND	ME
0003-0006C	0003-0006C	TORREY RD.	ROBINSON, LAWRENCE	110 TORREY RD.	POLAND	ME
0003-0009	0003-0009	202 TORREY RD.	FERLAND, DENNIS R.	193 HARDSCRABBLE RD.	POLAND	ME
0003-0009	0003-0009	202 TORREY RD.	FERLAND, DENNIS R.	193 HARDSCRABBLE RD.	POLAND	ME
0003-0009	0003-0009	202 TORREY RD.	FERLAND, DENNIS R.	193 HARDSCRABBLE RD.	POLAND	ME
0003-0009	0003-0009	202 TORREY RD.	FERLAND, DENNIS R.	193 HARDSCRABBLE RD.	POLAND	ME
0003-0009B	0003-0009B	152 TORREY RD.	FERLAND, SCOTT	P.O. BOX 1234	AUBURN	ME
0003-0010	0003-0010	LEWISTON JUNCTION RD.	JAMESAL MCKAY FARM, LLC	829 BALD HILL RD.	NEW GLOUCESTER	ME
0003-0011-0005	0003-0011-0005	215 LEWISTON JUNCTION RD.	HIGGINS, DIANE	215 LEWISTON JUNCTION RD.	POLAND	ME
0003-0027E	0003-0027E	218 LEWISTON JCT. RD.	VERRILL, JAY F.	37 ARTHURS WAY	POLAND	ME
0003-0027F	0003-0027F	204 LEWISTON JUNCTION RD.	VERRILL, ARTHUR L., JR	108 4TH STREET NORTH	ST. PETERSBURG	FL
0004-0015-0001	0004-0015-0001	BARK MULCH DR.	LEWISTON AND AUBURN RAILROAD CO.	415 LISBON ST., SUITE 400	LEWISTON	ME
0004-0015-0002	0004-0015-0002	100 BARK MULCH DR.	MB INVESTMENT PROPERTIES, LLC	100 BARK MULCH DR.	AUBURN	ME
0004-0016	0004-0016	OFF HARDSCRABBLE RD.	PORT OF AUBURN, LLC	54 BARTOL ISLAND RD	FREEPORT	ME
0004-0017	0004-0017	OFF HARDSCRABBLE RD.	MB INVESTMENT PROPERTIES, LLC	100 BARK MULCH DR.	AUBURN	ME

* Property abutter information captures abutting lands within 500' of the proposed project. Data retrieved from the Town of Poland website: https://www.polandtownoffice.org/. Accessed on 1/8/2020.

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<u>Zip Code</u>
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04260
04274
04274
33701
04240
04210
 04032
04210

Attachment F

Site Plans

Site Plans

Issued forPermittingDate IssuedFebruary 28, 2020Latest IssueFebruary 28, 2020

NextGrid Solar Farm

Lewiston Junction Poland, Maine 04274

Owner

Thompsonrolec Enterprises, LLC P.O. Box 1911 Lewiston, Maine 04241

Applicant

NextGrid Inc. P.O. Box 7775 #73069 San Francisco, CA 94120

Assessor's Information:

Map 3, Lot 9A



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No.	Drawing Title	Latest Issue			
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C4.1	Site Details 1	February 28, 2020			
C4.2	Site Details 2	February 28, 2020			



500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150 Legend

Exist.	Prop.		Exist.	Prop.	
			$ \begin{array}{c} & & \\ & & $	an a	CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
					BUILDINGS
		FASEMENT	6010700	BECKSBEL	RIPRAP
		BI III DING SETBACK	68UDV08U		CONSTRUCTION EXIT
		PARKING SETRACK			
10+00	10+00	BASELINE	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
	· 		26.85 BC \times	26.85 BC×	BOTTOM OF CURB ELEVATION
			132.75 ×	132.75 ×	SPOT ELEVATION
			45.0 TW × 38.5 BW ×	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
			- 🔶	\bullet	BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
∆		WETLAND LINE WITH FLAG	€ ^{MW}		MONITORING WELL
		FLOODPLAIN			
DISE		BORDERING LAND SUBJECT		UD 12″D►	UNDERDRAIN
BLSF		TO FLOODING		6"PD	DRAIN
BZ		WETLAND BUFFER ZONE		12"S	ROOF DRAIN
NDZ		NO DISTURB ZONE	FM	1 <u>2</u> 3	SEWER
200'RA—		200' RIVERFRONT AREA		I M	FORCE MAIN
			- OHW	OHW	OVERHEAD WIRE
		GRAVEL ROAD	6"W	6"W	WATER
		EDGE OF PAVEMENT		4"FP	FIRE PROTECTION
55		BITUMINOUS BERM		2"DW	DOMESTIC WATER
BC	<u>BC</u>	BITUMINOUS CURB	3"G	G	GAS
CC	<u>CC</u>	CONCRETE CURB	——————————————————————————————————————	——E——	ELECTRIC
	CG	CURB AND GUTTER	STM	STM	STEAM
CC	ECC	EXTRUDED CONCRETE CURB	T	T	TELEPHONE
CC	MCC	MONOLITHIC CONCRETE CURB	——— FA———	——FA——	FIRE ALARM
CC	PCC	PRECAST CONC. CURB	CATV	CATV	CABLE TV
SGE	SGE	SLOPED GRAN. EDGING			
VGC	VGC	VERT. GRAN. CURB			
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
 Kz			_		DOUBLE CATCH BASIN ECCENTRIC
[]]]]]]]]]		BUILDING			GUTTER INLET
	SEN	BUILDING ENTRANCE	D	\bullet	DRAIN MANHOLE CONCENTRIC
		LOADING DOCK	D	\bigcirc	DRAIN MANHOLE ECCENTRIC
		BOLLARD	=TD=		TRENCH DRAIN
D	D	DUMPSTER PAD	E CO	L CO	PLUG OR CAP
-0-	-	SIGN	•	•	CLEANOUT
0	æ	DOUBLE SIGN			FLARED END SECTION
				\checkmark	HEADWALL
т т	I	STEEL GUARDRAIL	S	\bigcirc	SEWER MANHOLE CONCENTRIC
	B	WOOD GUARDRAIL	S		
		PATH			CURB STOP & BOX
\sim		TREE LINE	WV	©	WATER VALVE & BOX
X	- xx	WIRE FENCE	TSV	TSV	TAPPING SLEEVE, VALVE & BOX
	- -	FENCE	4-9 		SIAMESE CONNECTION
	- -	STOCKADE FENCE	HYD ©	HYD O	FIRE HYDRANT
	$\infty \infty \infty \infty$	STONE WALL	WM •	WM •	WATER METER
		RETAINING WALL	PIV	PIV ●	POST INDICATOR VALVE
		STREAM / POND / WATER COURSE	\bigcirc		WATER WELL
		DETENTION BASIN	GG	00_	GAS GATE
• • • • • • • • • • • •	([[]]]]	HAY BALES	GM	О GM	GAS METED
X	¥	SILT FENCE	•		
		SILT SOCK / STRAW WATTI F	E	● ^{EMH}	ELECTRIC MANHOLE
	·		– EM	EM •	ELECTRIC METER
4	<u> </u>	MINOR CONTOUR	¢	*	LIGHT POLE
—20— —	20	MAJOR CONTOUR	(T)	● ^{™H}	ΤΕΙ ΕΡΗΟΝΕ ΜΔΝΗΟΙ Ε
(10)	(10)		- ~	–	
			T	LT]	TRANSFORMER PAD
DVI		CUIVIFACT PARKIING STALLS	-0-	+	UTILITY POLE
		DOUBLE YELLOW LINE	0-	●-	GUY POI F
SL	SL	STOP LINE	Ļ	Ţ	
		CROSSWALK	HH ₽	HH ⊡	
		ACCESSIBLE CURB RAMP	PB	PB	
Ĵ.	Ĕ.	ACCESSIBLE PARKING			
Ĵ.	Ę.	VAN-ACCESSIBLE PARKING			
VAN	VAN				

MATCHLINE

Abbreviations

DIEVIA	lions
General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
ТҮР	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
со СО	
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYFTHYI FNF PIPF
нн	HANDHOLE
HW	HEADWALL
HYD	 HYDRANT
INV	INVERT ELEVATION
=	
•	

LP

MES

PIV

PVC

RCP

R =

RIM=

SMH

TSV

UG

UP

PWW

LIGHT POLE

METAL END SECTION

PAVED WATER WAY

RIM ELEVATION

RIM ELEVATION

SEWER MANHOLE

UNDERGROUND

UTILITY POLE

POST INDICATOR VALVE

POLYVINYLCHLORIDE PIPE

REINFORCED CONCRETE PIPE

TAPPING SLEEVE, VALVE AND BOX

Purpose of Plans

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF A SOLAR FARM IN POLAND, MAINE.

General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (811 OR 1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- 5. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 6. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- 7. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 8. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 9. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 10. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 11. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 12. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 13. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE MPDES MAINE CONSTRUCTION GENERAL PERMIT (MCGP) PROGRAM. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A NOTICE OF INTENT WITH THE MDEP AND PREPARE AN EROSION AND SEDIMENT CONTROL PLAN IN ACCORDANCE WITH THE MPDES REGULATIONS.

Utilities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- 2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
- A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
- C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND DESIGN REPRESENTATIVE.
- 6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
- A. STORM DRAINAGE PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED.
- 8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- 9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- 1. DIMENSIONS ARE FROM THE EDGE OF GRAVEL, EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- 2. SEE ELECTRICAL DRAWINGS FOR EXACT PANEL DIMENSIONS.
- 3. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR (PLS).
- 4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT AND/OR GRAVEL DRIVE ELEVATIONS AT INTERFACE WITH PROPOSED DRIVES, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- REPRESENTATIVES.
- WORK.

Document Use

- FEATURES.

- B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH

CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.

2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY

3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE

UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Existing Conditions Information

BASE PLAN: THE PROPERTY LINES AND TOPOGRAPHY HAVE BEEN PROVIDED BY MAINE GIS. TOPOGRAPHY IS BASED ON 2M DEM LIDAR FLIGHTS BETWEEN THE YEARS OF 2006 - 2013.

A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VHB DURING NOVEMBER 2019.

B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) RECEIVERS WITH SUB-METER ACCURACY.

C. APPROXIMATE WETLANDS WERE MAPPED USING TOPOGRAPHY, VEGETATION AND SOILS INFORMATION AS GUIDELINES.

2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NGVD 88.

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.

2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT



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NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

No. Revision

Designed by PG	Checked by
Issued for	Date
Permitting	February 28, 2020

Not Approved for Construction

Legend and **General Notes**



Date

Appyd.

Project Number 55304.01

Drawing Number



Dormitting	February 28, 2020
PG	CG
Decigned by	Checked by



Project Number **55304.01**

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Zoning District(S):	General Purpose 3 (G-3)			
Overlay District(S):	Wildlife Management Distric			
Zoning Regulation Requirements	Required*	Provided		
FRONTAGE	384 Feet	2,535 Feet		
FRONT YARD SETBACK	50 Feet	1,210 Feet		
SIDE YARD SETBACK	40 Feet	120 Feet		
REAR YARD SETBACK	25 Feet	>25 Feet		
* Zoning regulation requirements as specified in the Town of Poland Zoning Ordinance				

Type Of Impact	Area (SF)	Area (AC)				
WETLAND VEGETATION ALTERED	5,590	0.128				
WETLAND FILL	775	0.018				
TOTAL	6,365	0.146				

Type Of Impact	Area (SF)	Area (AC)
TREE CLEARING AREA	737,055	16.92
IMPERVIOUS AREA	42,347	0.97
TOTAL PROJECT AREA	864,471	19.85





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Erosion and Sediment Control Site Plan 2



55304.01



Source:



Source: VHB



Source:







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<u>Stone Berm Specifications</u>: The stone berm to which the ditch turn-out delivers the runoff
must be at least 20 feet in length and must be constructed along the contour. It must be at

least one- foot high and two feet across the top with 2:1 side slopes. <u>Stone Size</u>: The stone must be coarse enough that it will not clog with sediment. Stone for stone bermed level lip spreaders must consist of sound durable rock that will not disintegrate by exposure to water or weather. Fieldstone, rough quarried stone, blasted ledge rock or tailings may be used. The rock must be well graded with a median size of approximately 3 inches and a maximum size of 6 inches. See Table 5.4 above.

Source: MDEP

Ditch Turnout Buffer

N.T.S.







NOTES

 WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.

2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Source: VHB

Utility Trench

1/16 LD_300

REV

NextGrid Solar Farm

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Not Approved for Construction





Project Number 55304.01

N.T.S.











NOTES

1. BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Dewatering Filter Bag N.T.S.



- Stabilized Construction Exit 1/16 Source: VHB LD_682
- 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

1 ½" X 1 ½" X 4' WOOD STAKE

OR APPROVED EQUAL -

SILT FENCE -

- 1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT OCCURS. 2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL B PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED
- NOTES LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS

CROSS-SECTION



SITE

— CREST LENGTH (ft) =DRAINAGE AREA (acres) x 6 ISOMETRIC VIEW DIKE, IF NECESSARY, TO DIVERT FLOW INTO TRAP **SECTION A-A** NOTES 1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE .

OF DRAINAGE AREA.

Temporary Sediment Trap

N.T.S.

IMMEDIATELY AFTER THEIR CONSTRUCTION.

AND SHALL DISCHARGE TO A STABILIZED AREA.

2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.

4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED

6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.

15' (MIN.)

3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE

5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP

7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

Source: NH Stormwater Manual

FABRIC







CROSS-SECTION

VEGETATIVE COVER IS ESTABLISHED

1. TOP OF DOWNGRADIENT CHECKDAM AND BOTTOM OF

UPGRADIENT CHECKDAM TO BE SET AT THE SAME ELEVATION.

2. STONE CHECKDAMS MAY BE REMOVED WHEN 90% OF THE

Source: VHB

REV

Temporary Stone Checkdam

N.T.S.



- 2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- 3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY
- 4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE
- FNGINFFR 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE

Source: VHB

COLLECTED AND DISPOSED OF OFFSITE.

Siltsock / Silt Fence Barrier N.T.S.

AS NEEDED



Construction Sequence

- 1. SURVEY AND STAKE LIMITS OF CLEARING AND GRUBBING.
- 2. SURVEY AND STAKE (50 FT OC) LIMITS OF CLEARING AND DISTURBANCE. 3. INSTALL TEMPORARY EROSION CONTROL MEASURES (SILT FENCING, SILTSOCKS, CONSTRUCTION EXITS, ETC.).
- 4. CLEAR AND GRUB WITHIN LIMIT OF ACCESS ROAD. LIMITS OF CLEARING INDICATE AREAS WHERE TREES WILL BE CUT AND STUMPS WILL REMAIN IN THE GROUND.
- 5. STRIP LOAM AND PAVEMENT OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK AND STOCKPILE
- EXCESS MATERIAL. 6. CONSTRUCT TEMPORARY SEDIMENTATION BERMS AS REQUIRED.
- 7. INSTALL DRAINAGE SYSTEM, AND OTHER UTILITIES IN ACCORDANCE WITH THE PLANS AND DETAILS.
- 8. PERFORM FINAL / FINE GRADING INCLUDING SLOPE STABILIZATION BLANKETS.
- 9. PERFORM ALL REMAINING SITE CONSTRUCTION. (I.E. CONCRETE AND GRAVEL AREAS).
- 10. LOAM AND SEED ALL DISTURBED AREAS.
- 11. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER FINAL SURFACING IS INSTALLED; AND LANDSCAPING AREAS ARE ESTABLISHED AND STABILIZED
- 12. CLEAN ALL DRAINAGE BASINS, STRUCTURES, PIPES, AND SUMPS WITHIN THE PROJECT LIMITS OF ALL SILT AND DEBRIS

General

- 1. CONTRACTOR SHALL READ, BE FAMILIAR WITH, AND SHALL FOLLOW THE MAINE EROSION AND SEDIMENT CONTROL BMPS MANUAL (LATEST EDITION) AND MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS (LATEST EDITION); AND SHALL BE ACCOUNTABLE TO THE THIRD PARTY INSPECTOR FOR THE PROJECT AND THE MAINE DEP IN ACCORDANCE WITH MAINE DEP REGULATIONS.
- 2. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT 4. MINIMUM TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN
- ON THE EROSION AND SEDIMENTATION CONTROL PLAN. THE CONTRACTOR SHALL ADHERE TO THE MINIMUM PROVISIONS SHOWN. ADDITIONALLY, TEMPORARY MEASURES SHALL BE SELECTED AND CONSTRUCTED BY THE CONTRACTOR IN CONSULTATION WITH THE ENGINEER TO ACCOMMODATE CHANGING FIELD CONDITIONS THAT DEVELOP DURING CONSTRUCTION.
- 5. PUMPED WATER FROM DEWATERING ACTIVITIES SHALL BE DISCHARGED INTO SETTLING BASINS, FILTER BAGS OR OTHER APPROVED METHODS PRIOR TO DISCHARGE INTO THE ON-SITE STORMWATER MANAGEMENT SYSTEM. ALL WATER FROM DEWATERING ACTIVITIES SHALL BE RECHARGED ON-SITE OR DIRECTED TO THE DETENTION BASIN FOR DISCHARGE.
- 6. NO MORE THAN 1 ACRE SHOULD BE UNSTABILIZED AT ONE TIME WITHOUT REGULAR INSPECTION OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.

Seeding/Mulching

- 1. FERTILIZER, SUPERPHOSPHATE, AND LIME SHALL BE APPLIED AT RATES RECOMMENDED BY THE TESTING AGENCY AND APPROVED BY THE ENGINEER.
- 2. PERMANENT SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF FIVE POUNDS PER 1,000 SF: SEED TYPE (% PROPORTION/% GERMINATION MIN./% PURITY MIN.) CREEPING FESCUE (50/85/95) KENTUCKY BLUEGRASS (40/85/90)
- 3. TEMPORARY SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF 100 POUNDS PER ACRE: SEED TYPE (% WEIGHT MIN./% GERMINATION MIN.) WINTER RYE (80/85) **RED FESCUE - CREEPING (4/80)**
- PERENNIAL RYE GRASS (3/90) RED CLOVER (3/90)

MANHATTAN PERENNIAL RYE (10/90/95)

- 4. MULCH SHALL BE APPLIED TO AREAS IMMEDIATELY AFTER THEY HAVE BEEN SEEDED. MULCH SHALL CONSIST OF HAY, STRAW, HYDRO-MULCH, EROSION CONTROL BLANKETS, EROSION CONTROL MIX OR APPROVED
- 5. HAY OR STRAW MULCH SHALL BE AIR-DRIED; AND FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 75 LB PER 1,000 SF. MULCH SHALL BE ANCHORED WITH NETTING WHEN APPLIED TO SLOPES LESS THAN THAN 15 PERCENT.
- 6. EROSION CONTROL BLANKETS SHALL BE PROVIDED ON ALL SLOPES STEEPER THAN OF 1-FOOT RISE TO 3-FEET HORIZONTAL. BLANKETS SHALL BE SCI5O BN (NORTH AMERICAN GREEN); CURLEX BLANKETS (AMERICAN EXCELSIOR COMPANY); POLYJUTE STYLE 465 GT (SYNTHETIC INDUSTRIES); OR APPROVED EQUIVALENT. BLANKETS SHALL BE SECURED AS RECOMMENDED BY THE MANUFACTURER.
- 7. EROSION CONTROL MIX SHALL MEET THE FOLLOWING STANDARDS: A. ORGANIC MATTER CONTENT SHALL BE BETWEEN 80%-100%, DRY WEIGHT BASIS, B. PARTICLE SIZE BY WEIGHT: 100% PASSING THE 6" SCREEN 70% TO 85% PASSING THE 0.75" SCREEN ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED
- D. SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM, AND pH SHALL BE BETWEEN 5.0 AND 8.0.
- **Temporary Erosion Control Measures**
- 1. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT FROSION AREAS REMAINING LINSTABILIZED FOR A PERIOD OF MORE THAN 15 DAYS SHALL BE TEMPORARILY MULCHED. TOTAL EXPOSED AREAS SHALL BE LIMITED TO NO MORE THAN CAN BE MULCHED IN
- TEMPORARY MULCH SHALL BE APPLIED TO UNSTABILIZED AREAS WITHIN 100-FT OF STREAMS, WETLANDS, AND OTHER WATER RESOURCES WITHIN 7 DAYS OF EXPOSING SOIL AND PRIOR TO ANY STORM EVENT.
- 3. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
- 4. CONTRACTOR SHALL PROVIDE TEMPORARY SILTATION/DEWATERING BASINS, IF NECESSARY AND/OR AS DIRECTED BY THE ENGINEER. TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGNS, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 5. EARTH MATERIAL STOCKPILES SHALL BE LOCATED IN AREAS THAT HAVE A MINIMUM POTENTIAL FOR EROSION AND KEPT AS FAR AWAY AS POSSIBLE FROM EXISTING DRAINAGE COURSES PROTECTED NATURAL RESOURCES TREE DRIP LINES AND OUTSIDE OF THE 100-YEAR FLOOD PLAIN. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES. STORMWATER SHOULD BE DIRECTED AWAY FROM STOCKPILE LOCATIONS.
- 6. REPAIR, CLEAN, AND REPLACE ANY SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS
- EROSION CONTROL BLANKETS SHALL BE PLACED IN THE FLOW LINE OF ALL VEGETATED SWALES NOT OTHERWISE PROTECTED BY STONE.
- 8. EROSION CONTROL BLANKETS OR NETTING OVER LOOSE MULCH SHALL BE APPLIED TO ALL VEGETATED **SLOPES GREATER THAN 3:1**
- 9. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- B. A MINIMUM OF 90% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; D. EROSION CONTROL BLANKETS OR EROSION CONTROL MIX HAVE BEEN PROPERLY INSTALLED.

Permanent Erosion Control Measures

- 1. THE CONTRACTOR SHALL SUBMIT A WRITTEN MANUAL, PREPARED FOR THE OWNER, THAT OUTLINES A SCHEDULE FOR PROPER MAINTENANCE OF THE LAWNS. THIS SCHEDULE SHOULD INCLUDE TIMING AND METHODS FOR MOWING, WATERING, AERATION, FERTILIZATION, LIMING, AND OTHER LAWN MAINTENANCE **OPERATIONS**
- 2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 1, OR BETWEEN AUGUST 15 TO OCTOBER 15.
- 3. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING, OR OTHERWISE DEVELOPED, SHALL BE COVERED WITH 6 INCHES LOAM AND SEEDED.

N.T.S. LD 691

1/16

REV

Erosion Control Blanket Slope Installation Source: VHB

REV

1/16

LD_658-A

REV

Winter Construction

1. WINTER CONSTRUCTION PERIOD: OCTOBER 15 THRU APRIL 15.

- 2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT A MAXIMUM OF 1 ACRE OF THE SITE IS UNSTABILIZED AT ANY ONE TIME OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.
- 3. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB PER 1,000 SF OR 3 TONS/ACRE. MULCH
- SHALL BE APPLIED AND ANCHORED SO THAT THE GROUND SURFACE IS NOT VISIBLE THROUGHOUT THE MULCH. MULCH SHALL NOT BE APPLIED OVER SNOW.
- 4. MULCH SHALL NOT BE APPLIED WHERE THE SNOW DEPTH EXCEEDS ONE INCH. SNOW SHALL BE REMOVED PRIOR TO APPLICATION.
- 5. EROSION CONTROL BLANKETS SHALL BE APPLIED TO ALL VEGETATED SLOPES GREATER THAN 3:1.
- 6. A DOUBLE ROW OF SEDIMENT BARRIERS SHALL BE INSTALLED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE.
- 7. DURING PERIODS WHEN TEMPERATURES ARE ABOVE FREEZING, AREAS SHALL BE FINE GRADED AND PROTECTED WITH EITHER MULCH; OR TEMPORARILY SEEDED AND MULCHED UNTIL THE FINAL TREATMENT CAN BE APPLIED.
- 8. AFTER NOVEMBER 1 EXPOSED AREAS THAT HAVE BEEN LOAMED AND FINAL GRADED MAY BE DORMANT SEEDED AT A RATE OF 3 TIME THE PERMANENT SEED RATE AFTER THE FIRST KILLING FROST AND OVERWINTER MULCHED OR ANCHORED WITH EROSION CONTROL BLANKETS.
- 9. WINTER INSPECTIONS SHALL BE PERFORMED ONE A WEEK AND AFTER EACH RAINFALL, SNOWSTORM, OR THAW FOR VEGETATION GROWTH, EROSION, AND MAINTENANCE NEEDS. A. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE STABILIZED FOR OVERWINTER PROTECTION

Site Inspection & Maintenance

- 1. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND BEFORE AND AFTER EACH STORM EVENT.
- 2. CONTRACTOR SHALL MAINTAIN WRITTEN INSPECTION AND MAINTENANCE LOGS FOR THE EROSION CONTROL MEASURES FOR THE DURATION OF THE CONSTRUCTION PERIOD. LOGS SHALL BE MADE AVAILABLE TO THE OWNER, ENGINEER, MUNICIPALITY, AND MAINE DEP UPON REQUEST
- TEMPORARY MULCHING: ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED TO AREAS WHERE LESS THAN 90% OF THE SOIL SURFACE IS COVERED WITH MULCH. CATCH BASIN/SILT SACK SEDIMENT TRAPS: SEDIMENT SHALL BE REMOVED FROM TRAPS WHEN ACCUMULATION DEPTH IS GREATER THAN OR EQUAL TO 1/2 THE DESIGN DEPTH OF THE TRAP. TRAPS SHALL
- BE REPLACED IF THE ARE DAMAGE, TORN, ETC.
- SILTSOCK BARRIERS, SILT FENCE BARRIERS, AND STONE CHECK DAMS: SILTSOCK BARRIERS, SILT FENCE, AND STONE CHECK DAMES SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. SEDIMENT TRAPPED BEHIND BARRIERS/CHECK DAM SHALL BE REMOVED WHEN SEDIMENT DEPTH REACHES 6 INCHES. BARRIERS SHALL BE REPLACES WITH A TEMPORARY CHECK DAM IF THERE ARE SIGNS OF UNDERCUTTING OR IMPOUNDING LARGE VOLUMES OF WATER BEHIND THEM.
- <u>EROSION CONTROL BLANKETS</u>: IF WASHOUTS OR BREAKAGE OCCURS, SLOPES SHALL BE REPAIRED, AND BLANKETS SHALL BE RE-INSTALLED.
- STABILIZED CONSTRUCTION EXITS: EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF EXIT BECOMES INEFFECTIVE IT SHALL BE RECONSTRUCTED AND/OR REPLACED.
- TEMPORARY SEDIMENTATION/DEWATERING BASINS: SEDIMENT IN TEMPORARY BASINS SHALL BE REMOVED AS NECESSARY DEPENDING ON THEIR USE AND DESIGN.
- 9. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE SYSTEMS
- 10. LONG-TERM MAINTENANCE OF THE PERMANENT EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER.



500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150

NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

No. Revision

Permitting	February 28, 2020
Issued for	Date
PG	CG
Designed by	Checked by

Not Approved for Construction



Drawing Number



Date

Project Number 55304.01 Attachment G

Maine Natural Resources Protection Act Application

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

		IN E	BLACK IN	K ONL	Y													
1. Name of Applicant:	5.N					5.Name of Agent:												
2. Applicant's Mailing Address:					6. Agent's Mailing Address:													
3. Applicant's Daytime Phone #:						7. Agent's Daytime Phone #:												
4. Applicant's Email A Required from <i>either</i> t applicant or agent):	ddress he						8. Agent's Email Address:											
9. Location of Activity (Nearest Road, Street,	: Rt.#)						10. Town:				-			unty:				=
12. Type of Resource: (Check all that apply)	 Rive Great Coast 	r, str at Po stal \	ream or bro ind Wetland	ook			13. Nam	e of	Res	ource								
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	□ Sign □ Frag	ificai ile N	nt Wildlife Iountain	Habitat	t		(0	.ч.т t.	.,			C	Dredging/Veg Removal/Other:					
15. Type of Wetland:		sted	-				FO.	OR F	RE	SHWA	TER	WE	TLA	NDS		2		
(Check all that apply)		rgen	nub			Tier .	l			Tie	r 2				Tier	• 3		
	U Wet	Mea	dow	[0	- 4,999	sq ft.		15,0	000 – 4	13,560) sq	. ft.	⊒ > 4:	3,560 s	.q. 1	ft. or	
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	□ Othe	er				0,000 1-	sq ft							5	for Tie	r 1	ciigibic	
16. Brief Activity Description				·														
17. Size of Lot or Parc	el				1													
& UTM Locations:																		
18. Title, Right or Inter	rest:	ow	n	🗆 leas	se	🖵 purc	hase op	tion		writte	n agre	em	ent					
19. Deed Reference N	umbers	: E	Book#:	P	Page:		20. M	ap a	nd L	ot Nu	nbers	:	Map :	#:	Lot	#:		
21. DEP Staff Previous Contacted:	sly						22. Part of a larger project:Image: Yes Image: No				3	After-the- Fact: INO						
23. Resubmission		→	If yes, pr	evious	5					Previo	ous pro	ojec	t					
24. Written Notice of		→	If yes, na	me of	DEP					mana	ger.	25. I	Previ	ous W	etland		Yes	
Violation?	□ No		enforcem	ent sta	aff in	volved:							Alter	ation:			No	
26. Detailed Directions	S																	
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27. IER 1 IER 2/3 AND INDIVIDUAL PERIVITS I Title right or interest documentation IT Title right or interest documentation IER 2/3 AND INDIVIDUAL PERIVITS								_										
 Topographic Map 	Topographic Map						nent 3),											
Narrative Project De Report Drawing (8 1	ect Description a (8 1/2" x 11") Information Meeting Documentation Information Meeting Documentation Informati																	
Photos of Area	Wetlands Delineation Report required																	
Statement of Avoida	voidance & Minimization (Attachment 1) that contains the						~											
□ Statement/Copy of c	cover let	ter to	MHPC	Informa	ation rnativ	usted un	uer Site /sis (Atta	Cond	aitior ent 2	ns 🗆 2) 🗖	State	nen iptio	i/Cop	v ot co ⊃revioi	over lette Jslv Min	er to ned		,
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	impacts were Avoided/Minimized if required																	
28. FEES Amount End	closed:																	_

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

<u>IMPORTANT</u>: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :

DEP SIGNATORY REQUIREMENT

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor a permit be issued.

CORPS SIGNATORY REQUIREMENT

USC Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry shall be fines not more than \$10,000 or imprisoned not more than five years or both. I authorize the Corps to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

DEP SIGNATORY REQUIREMENT

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the address located on the front page of this application (see #4 for the applicant and #8 for the agent)."

renton

Date:

SIGNATURE OF AGENT/APPLICANT

NOTE: Any changes in activity plans must be submitted to the DEP and the Corps in writing and must be approved by both agencies prior to implementation. Failure to do so may result in enforcement action and/or the removal of the unapproved changes to the activity.

Attachment A: Title, right or interest documentation



Option to Purchase Agreement

Commercial Terms

Effective Date	February 20, 2019
Duration of Offer	Valid until February 22 nd ,2019
Seller	Thompsonrolec Enterprises, LLC
Buyer	NextGrid Inc
Listed Broker	Tim Millett
Property	O Lewiston Junction Rd, Lewiston, ME see exhibit A
Purchase Price	
Rent	per year
Option Payment	
Development Term	11:59 PM on the date 12 months from the Effective date, which may be extended pursuant to Section 7 (d)
Extension Options	2
Extension Term	6 Months

Seller Notices	Buyer Notices
	NextGrid, Inc. PO Box 7775 #73069 San Francisco, CA 94120-7775

This Option to Purchase Agreement ("Agreement"), specifically including and incorporating herein, the "Commercial Terms" section, is dated as of the Effective Date and is entered into by and between Seller and Buyer (each a "Party" and together, the "Parties").

1. Grant of Option to Purchase. The Seller hereby grants to Buyer an exclusive and irrevocable option ("Option") to purchase the Real Property ('*Property*") described in this Agreement upon the terms and conditions herein.

2. **Property.** The property to be sold consists of (a) the land and all the buildings, other improvements and fixtures on the land; (b) all of the Seller's rights relating to the land; and (c) all personal property specifically included in this contract. The real property to be sold is defined under Property in the Commercial Terms of this agreement and more specifically in Exhibit A.

3. **Rent.** The Development Term ("Development Term") begins on the Effective Date of this agreement. During the Development term and for any extension thereof, Buyer will pay Rent ("Rent") to Seller in quarterly installments. The Rent payments are non-refundable and are paid as consideration, along with other good and valuable consideration, for exclusive rights to obtain all necessary permits and approvals for a Solar Facility (the "Project") during this period. For the avoidance of doubt, there will be no physical changes to the Property during the Development Term without prior written consent of the Seller.

4. **Exercise of Option**. The Buyer may exercise this Option to purchase at any time before the end of the Development Term through Buyer giving notice in writing to the Seller addressed to the contact address above. All notices will be deemed delivered to Seller upon deposit in the U.S. Mail Certified, Return Receipt Requested, or overnight mail courier, addressed to the above address. After receiving such notice, within a reasonable period of time, the Parties will, in good faith, negotiate deposit, closing, and other relevant terms not already agreed to herein.

5. Purchase Price. Upon exercise of the Option to purchase the Property upon the terms herein, the Buyer agrees to buy said Property for the Purchase Price ("Purchase Price") listed in the Commercial Terms.

6. Time and Place of Closing. Due to the nature of this Option to Purchase Agreement, the closing date cannot be made final at this time. However, should Buyer exercise such Option, shortly thereafter, the Buyer and Seller agree to the Estimated Closing Date ("Closing Date") for the closing. Both parties willfully cooperate so the closing can take place on or before the estimated date. All purchase money is due by 5pm ET on the Closing Date.

7. Development Approvals, Contingencies

(a) The Purchase Price is based on the assumption that Buyer will be able to obtain any and all governmental or quasi-governmental permits, approvals, variances, entitlements and the like, with all appeal periods thereon having expired with no appeal having been filed, including without limitation any and all relief, findings, orders and the like with respect to environmental requirements or restrictions (cumulatively, the "*Development Approvals*") in order to develop, construct, use and operate a solar facility on the Property in accordance with its development plan. Outlined below are some of the major development steps and contingencies necessary for Buyer to proceed:

- Environmental & Entitlements Assessment: Professional Wetland Delineation and Testing, ALTA Survey
- System Design and Layout: Engineer Electrical, Site Layout & Civil Engineering Plans
- Utility Interconnection: Utility Review, Impact Study and Approval
- Permitting: Town Building Permits
- Regulatory Contingencies: PUC and Federal Licenses, Programs, and Tax Incentives

(b) Development Approvals Condition. Buyer, at Buyer's sole cost and expense, may seek to obtain any and all Development Approvals. It shall be a condition of Buyer's obligation to consummate the transaction contemplated hereunder (the "Development Approvals Condition") that such Development Approvals shall be received on or before the Closing Date and such Development Approvals shall be satisfactory to Buyer in its sole and absolute discretion. Buyer may waive the Development Approvals Condition at any time at Buyer's sole option, by delivery of written notice from Buyer to Seller.

(c) Seller Cooperation; Non-Opposition. Seller shall cooperate with Buyer in its process of obtaining Development Approvals, including without limitation executing any applications for Development Approvals if so required as fee owner of the Property, provided that no such cooperation shall subject Seller to any cost, expense or and is legal. Neither Seller, nor any employee, officer, director, representative, or agent of Seller acting in its official capacity on Seller's behalf shall object before any governmental authority, by means of appeals or oral or written opposition or by knowingly funding any person for the purpose of objecting by means of appeals or oral or written opposition, to Buyer's development of the Property.

(d) Buyer Extension Option. Buyer shall have two (2) Extension Option ("Extension Option") to extend the Development Term by six (6) months after delivery of notice to Seller on or prior to the original Development Term. If Buyer elects to exercise the foregoing Extension Option, then concurrently with Buyer's notice to Seller, Buyer shall pay a nonrefundable ("Option Payment") to the Seller set forth in Commercial Terms on or before the of the end of the Development Term.

(e) Buyer Termination Right. If the Development Approvals Condition is not satisfied by the end of the Development Term, or if at any time prior to the Development Term, as the same may be extended, Buyer determines in its sole discretion that the Development Approvals Condition is unlikely to be satisfied, Buyer may terminate this Agreement in its sole discretion by delivery of written notice of such election to Seller and the Listed Broker given on or before the Development Term, as the same may be extended, neither party shall have any further liability or obligation to the other hereunder.

8. Transfer of Ownership. Should Buyer exercise its Option to purchase, at the closing, the Seller will transfer ownership of the property to the Buyer. The Seller will give the Buyer a properly executed deed and an adequate affidavit of title. If the Seller is a corporation, it will also deliver a corporate resolution authorizing the sale.

9. Access and Indemnity. Buyer, its mortgage lender (if any) and their agents shall have the right to enter upon the Property after notice to Seller (which may be oral) at reasonable times for purposes of inspection, measurement, and appraisal. Seller shall also permit entry upon the Property by an engineer or land surveyor for the purpose of plotting bounds and taking measurements. All such entries shall, at Seller's option, take place in the presence of Seller or Seller's broker, and the number of such entries shall not exceed five. Buyer shall indemnify Seller and hold Seller harmless from all actions, suits,

claims, liabilities, losses, damages, and costs, including reasonable attorneys' fees, arising from (a) any personal injury suffered by Buyer, its mortgage lender, and their agents, on or about the Property, or (b) property damage to the Property caused by such entries.

10. Seller's Representations. Seller warrants and represents to Buyer as follows:

(a) Seller has no knowledge of existence, at any time, of any violations of any building and zoning laws applicable to the Property and Seller warrants and represents that it has not received any notice or inquiry from any local or state governmental authority or representative thereof claiming or inquiring into the existence of any such violation.

(b) Seller is aware of no lawsuits or demands against the Seller that would affect Seller's ability to convey the Property hereunder;

(c) During the time Seller has owned the Property, to the best of the Sellers knowledge, no hazardous or toxic substances have been used or incorporated into the Property by Seller in violation of any applicable laws; and Seller is not aware of the use or incorporation into the Property of any hazardous or toxic substances in the Property, at any time, by anyone else;

(d) During the time Seller has owned the Property, to the best of the Sellers knowledge, no insulation or other materials containing urea-formaldehyde or similar chemicals have been used or incorporated into the Property and no pesticide containing chlordane or related chemicals has been used in the Property. To the best of Seller's knowledge, Seller is not aware of the use or incorporation into the Property of any insulation or other materials containing urea-formaldehyde or similar chemicals or the use of any pesticide containing chlordane or containing urea-formaldehyde or similar chemicals or the use of any pesticide containing chlordane or related chemicals in the Property, at any time, by anyone else.

(e) There is no pending Seller bankruptcy, mortgage foreclosure, or other proceeding that might in any material way impact adversely on the Seller's ability to perform on the closing date;

(f) Seller is aware of no underground storage tanks or other subsurface facilities on the Property;

(g) Seller is aware of no pending or threatened assessments or takings affecting the Property; and

(h) The Property are not subject to any outstanding agreements with any party pursuant to which any such party may acquire an interest in the Property.

11. Financially Able to Close. Buyer represents that it has sufficient funds to complete a purchase should it exercise its Option to purchase Property.

12. Accuracy of Representations. All representations and warranties made by Seller & Buyer in this Agreement shall be true and complete and accurate as at the date thereof and as of the date of the

closing, with the same force and effect as though such representations and warranties had been made on and as of the closing. Each such representation and warranty shall survive the delivery of the deed.

13. Title. Without limitation of any other provisions in this Agreement, the Property shall not be considered to be in compliance with the provisions of this Agreement with respect to title unless:

(a) All structures and improvements on the Property and all means of access to the Property shall be wholly within the boundary lines of the Property and shall not encroach on, upon or under the property of any other person or entity;

(b) No building, structure or improvement, including any driveway(s), garages, septic systems and wells or property of any kind belonging to any other person or entity shall encroach upon or under the Property;

(c) Title to the Property is insurable, for the benefit of Buyer, by a title insurance company reasonably acceptable to Buyer in a fee owner's policy of title insurance, at normal premium rates, on the American Land Title Association form currently in use, subject only to those printed exceptions to title normally included in the "jacket" to such form or policy, the standard so-called "Schedule B" exceptions

(d) The Property have vehicular and pedestrian access to a public way, duly laid out or accepted as such by the town or city in which the Property are located; and

(e) There are no restrictions, easements, agreements, or other matters affecting the Property which interfere with the current use and enjoyment of the Property.

14. Affidavits and Indemnities Necessary for Closing. Seller agrees to execute at closing all affidavits and indemnifications to Buyer's title insurance company and/or Buyer's mortgage lender (if any) as reasonably required, including, but not limited to, affidavits indemnifying against claims or workmen and materialmen and affidavits as to the nonexistence of urea formaldehyde foam insulation on the Property to the best of Seller's knowledge, parties in possession, the purchase price and allocation of the same.

15. Conveyancing Standards. Any matter or practice arising under or relating to this Agreement which is the subject of a title standard or a practice standard of the Real Estate Bar Association of Maine at the time for delivery of the deed shall be governed by such title standard or practice standard to the extent applicable, provided, however, that Buyer shall not be required to purchase the Property if, irrespective of such standard, title is not insurable in accordance with paragraph entitled "Title", subparagraph (c).

16. No Broker. Seller warrants to Buyer that it has dealt with no broker or other person entitled to a broker's commission in connection with the transaction contemplated by this Agreement except the Listed Broker and it agrees to hold harmless from and indemnify Buyer against all damages, claims, losses and liabilities, including legal fees, incurred by Buyer as a result of the failure of this warranty.

17. Dispute Resolution. Buyer and Seller agree to mediate any dispute or claim arising out of this Agreement, or in any resulting transaction, before resorting to arbitration or court action.
(a) Mediation. If a dispute arises, between or among the Parties, and it is not resolved prior to or after recording, the Parties shall first proceed in good faith to submit the matter to mediation. Costs related to mediation shall be mutually shared between or among the Parties. Unless otherwise agreed in mediation, the Parties retain their rights to proceed to arbitration or litigation.

(b) Arbitration. The Parties agree that any dispute or claim in law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The arbitrator is required to be a retired judge or justice, or an attorney with at least five (5) years of residential real estate law experience unless the Parties mutually agree to a different arbitrator. Under arbitration, the Parties shall have the right to discovery in accordance with Maine law. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this Agreement to arbitrate shall be governed by the Federal Arbitration Act.

(c) Exclusions. The following matters shall be excluded from the mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed, mortgage or installment land sale contract as defined in accordance with Maine law; (ii) an unlawful detainer action, forcible entry detainer, eviction action, or equivalent; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation and arbitration provisions of this Section.

18. Assignability.

Buyer shall not assign any of its rights, duties or obligations under this Agreement without the prior consent of Seller, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Buyer may, without consent from Seller, assign any of its rights, duties or obligations under this Agreement: (i) to a Financing Party, (ii) to one or more of its Affiliates of equal or greater creditworthiness as Buyer, (iii) to one or more third parties in connection with a collateral assignment of rights, mortgage, pledge or otherwise, (iv) to any Person or entity succeeding to all or substantially all of the stock or assets of Buyer, provided that such assignee can provide reasonable evidence of its financial and technical wherewithal to perform the obligations of assignor, or (v) to a successor entity in a merger or acquisition transaction. In order to facilitate financing of the System, Seller agrees to enter into a consent and assignment agreement with Buyer's Financing Party reasonably required by Buyer and such Financing Party. An assignment by either Party in accordance with this Section shall relieve the assignor of its obligations hereunder, except with respect to undisputed payments due by the assignor as of the effective date of the assignment, which obligations shall be performed by assignor or assignee as a condition precedent to such assignment.

19. **Governing Law.** This Agreement shall be interpreted in accordance with the laws in the State of Maine.

20. **Risk of Loss.** The Seller is responsible for any damage to the property, except for normal wear and tear until the closing. If there is damage, the Buyer can proceed with the closing and either: (a) require that the Seller repair the damage before the closing; or (b) deduct from the purchase price a fair and reasonable estimate of the cost to repair the Property.

21. **Complete Agreement.** This contract is the entire and only agreement between the Buyer and the Seller, replaces and cancels any previous agreements between the Buyer and the Seller and can only be changed by an agreement in writing signed by both Buyer and Seller. The Seller states that the Seller has not made any other contract to sell the property to anyone else.

22. Parties Liable. This contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities.

23. Notices. All notices under this contract must be in writing. The notices must be delivered personally, mailed by certified mail, return receipt requested, or overnight courier, to the other party at the address written in this contract, or to that party's attorney, and be received by that party.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK - SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year set forth above as the Effective Date.

NextGrid Inc and Assigns

form k lulin Ву: _

Name: Aaron Culig

Date: 2/22/18

Seller

Signature: Name: Date:

- 8 -



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Exhibit A



OWNER OF RECORD Thompsonrolec Enterprises, LLC

BOOK & PAGE 9512/28

ASSESSORS REFERENCE 3-9A

LOT SIZE 85.32 Acres±

ZONING General Purpose 3

HIGHWAY ACCESS Near Maine Turnpike Exit 75 R.E.

TAXES (2018) \$2,050.76

DUE DILIGENCE Phase 1 available to potential buyers

SALE PRICE \$425,000

Attachment B: USGS Topographic Location Map

Vhb January 02, 2020 FIGURE 1



Attachment C: Narrative Project Description

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Statement of Avoidance & Minimization

Narrative Project Description

NextGrid is proposing to install and operate a 5.243 MWdc solar array (Project) off Lewiston Junction Road in Poland, ME. The proposed Project includes solar panels, associated electrical equipment, perimeter fencing and site access. The facility will interconnect into the Central Maine Power distribution circuit. The Project would be built under the Affordability of Clean Energy for Homeowners and Businesses under Efficiency Maine Trust and would provide a long-term, stably priced renewable power resource which would benefit local municipal electric departments and their taxpayers. Pending approvals, the Project is anticipated to start work by September 7, 2020, with an anticipated construction period of 8 months in duration.

Construction of the Project will begin with establishing base lines and demarcating the Project limit of work. Following installation of temporary erosion and sediment control measures such as silt fence and erosion control mix (ECM), the site will be cleared and grubbed as necessary. The design of erosion and sedimentation control measures will be based on the Maine Erosion & Sediment Control Handbook for Construction: Best Management Practices (BMPs). Gravel access roads or entranceways will then be constructed, along with proposed stormwater management features. The perimeter fence will be installed, followed by installation of solar panels. Posts will first be installed for attachment of the racking system, then installation of solar panels and aboveground and underground conductors will occur. Solar panels will be underlain with herbaceous vegetation. The final number of panels will be based on site conditions as determined during construction and may vary slightly from the permit drawings. Individual foundation excavations will then be made and concrete pads will be installed for the placement of electrical equipment such as transformers and inverters. Any necessary final grading, site stabilization, vegetation management and landscaping will then be conducted.

Statement of Avoidance & Minimization

The Project has been designed to avoid and minimize wetland impacts to the maximum extent practicable. Proposed solar panel layouts, any new access roads, and equipment pads have been purposely sited outsite of wetland areas to the greatest extent, while still meeting the clean energy production goals of the Project. Compared to other potential development alternatives, solar has two main advantages: retention of ownership and minimal environmental impacts. Unlike industrial and residential development, the construction of a solar project is relatively low impact and less permanent in nature. The extent of clearing is limited to only what is necessary to construct the facility and minimize shading losses. The majority of proposed wetland impact has been limited to the conversion of forested wetlands to wet meadow wetlands to create areas for the installation of panels and shade reduction areas. These areas will be cleared of woody vegetation but will not be grubbed or filled. This will preserve the soil layer and hydrological characteristics of these wetlands, while transforming the hydric vegetation community. As such, these wetlands will not be lost or filled and the functions and values of these wetlands will be maintained as those associated with wet meadow and emergent wetlands. These areas will be maintained as either low

growing scrub-shrub and/or emergent cover types by means of hand trimming or periodic mowing (no more than two [2] times per year) during operations and maintenance in order to keep vegetation from shading the solar array. They will continue to provide groundwater recharge/discharge, sediment and nutrient removal, wildlife habitat and other valuable functions for the duration of the Project.

Existing access roads have been utilized whenever possible. In addition, new access roads will be constructed at the minimum allowable width, limiting the amount of wetland fill required for accessing the site. Access roads will not be paved and will consist of gravel surfaces with appropriate stormwater management controls.

A stormwater management system will be incorporated into the Project design that will provide treatment to stormwater prior to potentially entering or impacting wetland areas. Stormwater treatment measures will comply with state and municipal regulations. Wherever possible existing drainage and grading patterns will be maintained in the proposed design.

An erosion and sedimentation control plan will be implemented before construction. The E&SC Plan will include erosion control measures that will be incorporated into the construction and restoration phases of the Project to minimize potential adverse wetland impacts. Construction practices that will be utilized by the Project to avoid and minimize potential impacts to wetlands will include the following protective measures (as determined to be necessary during construction):

- Erosion and sedimentation control barriers will be installed on slopes leading into forested wetlands that are only be cleared along the edge of the construction area, as necessary, to prevent disturbed soils from flowing into wetlands that are on or adjacent to the Project area;
- Wetlands located in agricultural fields will not be grubbed; and
- Clear demarcation of wetland boundaries will be accomplished in the field prior to clearing so as to avoid accidental entry into the wetlands being protected.

Attachment D: Project Plans

Site Plans

Issued forPermittingDate IssuedFebruary 28, 2020Latest IssueFebruary 28, 2020

NextGrid Solar Farm

Lewiston Junction Poland, Maine 04274

Owner

Thompsonrolec Enterprises, LLC P.O. Box 1911 Lewiston, Maine 04241

Applicant

NextGrid Inc. P.O. Box 7775 #73069 San Francisco, CA 94120

Assessor's Information:

Map 3, Lot 9A



Sheet Index			
No.	Drawing Title	Latest Issue	
C1.0	Legend and General Notes	February 28, 2020	
C2.0	Master Plan	February 28, 2020	
C3.1	Erosion and Sediment Control Site Plan 1	February 28, 2020	
C3.2	Erosion and Sediment Control Site Plan 2	February 28, 2020	
C4.1	Site Details 1	February 28, 2020	
C4.2	Site Details 2	February 28, 2020	



500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150 Legend

Exist.	Prop.		Exist.	Prop.	
			$ \begin{array}{c} & & \\ & & $	an a	CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
					BUILDINGS
		FASEMENT	6010700	BECKSBEL	RIPRAP
		BI III DING SETBACK	68UDV08U		CONSTRUCTION EXIT
		PARKING SETRACK			
10+00	10+00	BASELINE	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
	· 		26.85 BC \times	26.85 BC×	BOTTOM OF CURB ELEVATION
			132.75 ×	132.75 ×	SPOT ELEVATION
			45.0 TW × 38.5 BW ×	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
			- 🔶	\bullet	BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
∆		WETLAND LINE WITH FLAG	€ ^{MW}		MONITORING WELL
		FLOODPLAIN			
DISE		BORDERING LAND SUBJECT		UD 12″D►	UNDERDRAIN
BL3F		TO FLOODING		6"PD	DRAIN
BZ		WETLAND BUFFER ZONE		12"S	ROOF DRAIN
NDZ		NO DISTURB ZONE	FM	1 <u>2</u> 3	SEWER
200'RA—		200' RIVERFRONT AREA		I M	FORCE MAIN
			- OHW	OHW	OVERHEAD WIRE
		GRAVEL ROAD	6"W	6"W	WATER
		EDGE OF PAVEMENT		4"FP	FIRE PROTECTION
55		BITUMINOUS BERM		2"DW	DOMESTIC WATER
BC	<u>BC</u>	BITUMINOUS CURB	3"G	G	GAS
CC	<u>CC</u>	CONCRETE CURB	——————————————————————————————————————	——E——	ELECTRIC
	CG	CURB AND GUTTER	STM	STM	STEAM
CC	ECC	EXTRUDED CONCRETE CURB	T	T	TELEPHONE
CC	MCC	MONOLITHIC CONCRETE CURB	——— FA———	——FA——	FIRE ALARM
CC	PCC	PRECAST CONC. CURB	CATV	CATV	CABLE TV
SGE	SGE	SLOPED GRAN. EDGING			
VGC	VGC	VERT. GRAN. CURB			
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
 Kz			_		DOUBLE CATCH BASIN ECCENTRIC
[]]]]]]]]]		BUILDING			GUTTER INLET
	SEN	BUILDING ENTRANCE	D	\bullet	DRAIN MANHOLE CONCENTRIC
		LOADING DOCK	D	\bigcirc	DRAIN MANHOLE ECCENTRIC
		BOLLARD	=TD=		TRENCH DRAIN
D	D	DUMPSTER PAD	E CO	L CO	PLUG OR CAP
-0-	-	SIGN	•	•	CLEANOUT
0	æ	DOUBLE SIGN			FLARED END SECTION
				\checkmark	HEADWALL
т т	I	STEEL GUARDRAIL	S	\bigcirc	SEWER MANHOLE CONCENTRIC
	B	WOOD GUARDRAIL	S		
		PATH			CURB STOP & BOX
\sim		TREE LINE	WV	©	WATER VALVE & BOX
X	- xx	WIRE FENCE	TSV	TSV	TAPPING SLEEVE, VALVE & BOX
	- -	FENCE	4-9 		SIAMESE CONNECTION
	- -	STOCKADE FENCE	HYD ©	HYD O	FIRE HYDRANT
	$\infty \infty \infty \infty$	STONE WALL	WM •	WM •	WATER METER
		RETAINING WALL	PIV	PIV ●	POST INDICATOR VALVE
		STREAM / POND / WATER COURSE	\bigcirc		WATER WELL
		DETENTION BASIN	GG	00_	GAS GATE
• • • • • • • • • • • •	([[]]]]	HAY BALES	GM	О GM	GAS METED
X	¥	SILT FENCE	•		
		SILT SOCK / STRAW WATTI F	E	● ^{EMH}	ELECTRIC MANHOLE
	·		– EM	EM •	ELECTRIC METER
4	<u> </u>	MINOR CONTOUR	¢	*	LIGHT POLE
—20— —	20	MAJOR CONTOUR	(T)	● ^{™H}	ΤΕΙ ΕΡΗΟΝΕ ΜΔΝΗΟΙ Ε
(10)	(10)		- ~	–	
			T	LT]	TRANSFORMER PAD
DVI		CUIVIFACT PARKIING STALLS	-0-	+	UTILITY POLE
		DOUBLE YELLOW LINE	0-	●-	GUY POI F
SL	SL	STOP LINE	Ļ	Ţ	
		CROSSWALK	HH ₽	HH ⊡	
		ACCESSIBLE CURB RAMP	PB	PB	
Ĵ.	Ĕ.	ACCESSIBLE PARKING			
Ĵ.	Ę.	VAN-ACCESSIBLE PARKING			
VAN	VAN				

MATCHLINE

Abbreviations

DIEVIA	lions
General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
ТҮР	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
со СО	
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYFTHYI FNF PIPF
НН	HANDHOLE
HW	HEADWALL
HYD	 HYDRANT
INV	INVERT ELEVATION
=	
•	

LP

MES

PIV

PVC

RCP

R =

RIM=

SMH

TSV

UG

UP

PWW

LIGHT POLE

METAL END SECTION

PAVED WATER WAY

RIM ELEVATION

RIM ELEVATION

SEWER MANHOLE

UNDERGROUND

UTILITY POLE

POST INDICATOR VALVE

POLYVINYLCHLORIDE PIPE

REINFORCED CONCRETE PIPE

TAPPING SLEEVE, VALVE AND BOX

Purpose of Plans

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF A SOLAR FARM IN POLAND, MAINE.

General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (811 OR 1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- 5. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 6. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- 7. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 8. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 9. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 10. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 11. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 12. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 13. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE MPDES MAINE CONSTRUCTION GENERAL PERMIT (MCGP) PROGRAM. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A NOTICE OF INTENT WITH THE MDEP AND PREPARE AN EROSION AND SEDIMENT CONTROL PLAN IN ACCORDANCE WITH THE MPDES REGULATIONS.

Utilities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- 2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
- A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
- C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND DESIGN REPRESENTATIVE.
- 6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
- A. STORM DRAINAGE PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED.
- 8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- 9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- 1. DIMENSIONS ARE FROM THE EDGE OF GRAVEL, EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- 2. SEE ELECTRICAL DRAWINGS FOR EXACT PANEL DIMENSIONS.
- 3. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR (PLS).
- 4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT AND/OR GRAVEL DRIVE ELEVATIONS AT INTERFACE WITH PROPOSED DRIVES, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- REPRESENTATIVES.
- WORK.

Document Use

- FEATURES.

- B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH

CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.

2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY

3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE

UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Existing Conditions Information

BASE PLAN: THE PROPERTY LINES AND TOPOGRAPHY HAVE BEEN PROVIDED BY MAINE GIS. TOPOGRAPHY IS BASED ON 2M DEM LIDAR FLIGHTS BETWEEN THE YEARS OF 2006 - 2013.

A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VHB DURING NOVEMBER 2019.

B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) RECEIVERS WITH SUB-METER ACCURACY.

C. APPROXIMATE WETLANDS WERE MAPPED USING TOPOGRAPHY, VEGETATION AND SOILS INFORMATION AS GUIDELINES.

2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NGVD 88.

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.

2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT



500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150

NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

No. Revision

Designed by PG	Checked by
Issued for	Date
Permitting	February 28, 2020

Not Approved for Construction

Legend and **General Notes**



Date

Appyd.

Project Number 55304.01

Drawing Number



Dormitting	February 28, 2020
PG	CG
Decigned by	Checked by



Project Number **55304.01**

\\vhb\gbl\proj\SPortland\55304.00 NextGrid Solar Projects\cad\ld\01 Poland-Lewiston Junction\Planset\55304.01-GD.dwg

Zoning District(S):	General Purpos	ie 3 (G-3)	
Overlay District(S):	Wildlife Manag	ement District	
Zoning Regulation Requirements	Required*	Provided	
FRONTAGE	384 Feet	2,535 Feet	
FRONT YARD SETBACK	50 Feet	1,210 Feet	
SIDE YARD SETBACK	40 Feet	120 Feet	
REAR YARD SETBACK	25 Feet	>25 Feet	
* Zoning regulation requirements as specified in the Town of Poland Zoning Ordinance			

Type Of Impact	Area (SF)	Area (AC)
WETLAND VEGETATION ALTERED	5,590	0.128
WETLAND FILL	775	0.018
TOTAL	6,365	0.146

Type Of Impact	Area (SF)	Area (AC)
TREE CLEARING AREA	737,055	16.92
IMPERVIOUS AREA	42,347	0.97
TOTAL PROJECT AREA	864,471	19.85





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Erosion and Sediment Control Site Plan 2



55304.01



Source:



Source: VHB



Source:







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<u>Stone Berm Specifications</u>: The stone berm to which the ditch turn-out delivers the runoff
must be at least 20 feet in length and must be constructed along the contour. It must be at

least one- foot high and two feet across the top with 2:1 side slopes. <u>Stone Size</u>: The stone must be coarse enough that it will not clog with sediment. Stone for stone bermed level lip spreaders must consist of sound durable rock that will not disintegrate by exposure to water or weather. Fieldstone, rough quarried stone, blasted ledge rock or tailings may be used. The rock must be well graded with a median size of approximately 3 inches and a maximum size of 6 inches. See Table 5.4 above.

Source: MDEP

Ditch Turnout Buffer

N.T.S.







NOTES

 WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.

2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Source: VHB

Utility Trench

1/16 LD_300

REV

NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274



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Project Number 55304.01

N.T.S.











NOTES

1. BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Dewatering Filter Bag N.T.S.



- Stabilized Construction Exit 1/16 Source: VHB LD_682
- 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

1 ½" X 1 ½" X 4' WOOD STAKE

OR APPROVED EQUAL -

SILT FENCE -

- 1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT OCCURS. 2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL B PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED
- NOTES LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS

CROSS-SECTION



SITE

— CREST LENGTH (ft) =DRAINAGE AREA (acres) x 6 ISOMETRIC VIEW DIKE, IF NECESSARY, TO DIVERT FLOW INTO TRAP **SECTION A-A** NOTES 1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE .

OF DRAINAGE AREA.

Temporary Sediment Trap

N.T.S.

IMMEDIATELY AFTER THEIR CONSTRUCTION.

AND SHALL DISCHARGE TO A STABILIZED AREA.

2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.

4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED

6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.

15' (MIN.)

3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE

5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP

7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

Source: NH Stormwater Manual

FABRIC







CROSS-SECTION

VEGETATIVE COVER IS ESTABLISHED

1. TOP OF DOWNGRADIENT CHECKDAM AND BOTTOM OF

UPGRADIENT CHECKDAM TO BE SET AT THE SAME ELEVATION.

2. STONE CHECKDAMS MAY BE REMOVED WHEN 90% OF THE

Source: VHB

REV

Temporary Stone Checkdam

N.T.S.



- 2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- 3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY
- 4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE
- FNGINFFR 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE

Source: VHB

COLLECTED AND DISPOSED OF OFFSITE.

Siltsock / Silt Fence Barrier N.T.S.

AS NEEDED



Construction Sequence

- 1. SURVEY AND STAKE LIMITS OF CLEARING AND GRUBBING.
- 2. SURVEY AND STAKE (50 FT OC) LIMITS OF CLEARING AND DISTURBANCE. 3. INSTALL TEMPORARY EROSION CONTROL MEASURES (SILT FENCING, SILTSOCKS, CONSTRUCTION EXITS, ETC.).
- 4. CLEAR AND GRUB WITHIN LIMIT OF ACCESS ROAD. LIMITS OF CLEARING INDICATE AREAS WHERE TREES WILL BE CUT AND STUMPS WILL REMAIN IN THE GROUND.
- 5. STRIP LOAM AND PAVEMENT OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK AND STOCKPILE
- EXCESS MATERIAL. 6. CONSTRUCT TEMPORARY SEDIMENTATION BERMS AS REQUIRED.
- 7. INSTALL DRAINAGE SYSTEM, AND OTHER UTILITIES IN ACCORDANCE WITH THE PLANS AND DETAILS.
- 8. PERFORM FINAL / FINE GRADING INCLUDING SLOPE STABILIZATION BLANKETS.
- 9. PERFORM ALL REMAINING SITE CONSTRUCTION. (I.E. CONCRETE AND GRAVEL AREAS).
- 10. LOAM AND SEED ALL DISTURBED AREAS.
- 11. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER FINAL SURFACING IS INSTALLED; AND LANDSCAPING AREAS ARE ESTABLISHED AND STABILIZED
- 12. CLEAN ALL DRAINAGE BASINS, STRUCTURES, PIPES, AND SUMPS WITHIN THE PROJECT LIMITS OF ALL SILT AND DEBRIS

General

- 1. CONTRACTOR SHALL READ, BE FAMILIAR WITH, AND SHALL FOLLOW THE MAINE EROSION AND SEDIMENT CONTROL BMPS MANUAL (LATEST EDITION) AND MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS (LATEST EDITION); AND SHALL BE ACCOUNTABLE TO THE THIRD PARTY INSPECTOR FOR THE PROJECT AND THE MAINE DEP IN ACCORDANCE WITH MAINE DEP REGULATIONS.
- 2. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT 4. MINIMUM TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN
- ON THE EROSION AND SEDIMENTATION CONTROL PLAN. THE CONTRACTOR SHALL ADHERE TO THE MINIMUM PROVISIONS SHOWN. ADDITIONALLY, TEMPORARY MEASURES SHALL BE SELECTED AND CONSTRUCTED BY THE CONTRACTOR IN CONSULTATION WITH THE ENGINEER TO ACCOMMODATE CHANGING FIELD CONDITIONS THAT DEVELOP DURING CONSTRUCTION.
- 5. PUMPED WATER FROM DEWATERING ACTIVITIES SHALL BE DISCHARGED INTO SETTLING BASINS, FILTER BAGS OR OTHER APPROVED METHODS PRIOR TO DISCHARGE INTO THE ON-SITE STORMWATER MANAGEMENT SYSTEM. ALL WATER FROM DEWATERING ACTIVITIES SHALL BE RECHARGED ON-SITE OR DIRECTED TO THE DETENTION BASIN FOR DISCHARGE.
- 6. NO MORE THAN 1 ACRE SHOULD BE UNSTABILIZED AT ONE TIME WITHOUT REGULAR INSPECTION OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.

Seeding/Mulching

- 1. FERTILIZER, SUPERPHOSPHATE, AND LIME SHALL BE APPLIED AT RATES RECOMMENDED BY THE TESTING AGENCY AND APPROVED BY THE ENGINEER.
- 2. PERMANENT SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF FIVE POUNDS PER 1,000 SF: SEED TYPE (% PROPORTION/% GERMINATION MIN./% PURITY MIN.) CREEPING FESCUE (50/85/95) KENTUCKY BLUEGRASS (40/85/90)
- 3. TEMPORARY SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF 100 POUNDS PER ACRE: SEED TYPE (% WEIGHT MIN./% GERMINATION MIN.) WINTER RYE (80/85) **RED FESCUE - CREEPING (4/80)**
- PERENNIAL RYE GRASS (3/90) RED CLOVER (3/90)

MANHATTAN PERENNIAL RYE (10/90/95)

- 4. MULCH SHALL BE APPLIED TO AREAS IMMEDIATELY AFTER THEY HAVE BEEN SEEDED. MULCH SHALL CONSIST OF HAY, STRAW, HYDRO-MULCH, EROSION CONTROL BLANKETS, EROSION CONTROL MIX OR APPROVED
- 5. HAY OR STRAW MULCH SHALL BE AIR-DRIED; AND FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 75 LB PER 1,000 SF. MULCH SHALL BE ANCHORED WITH NETTING WHEN APPLIED TO SLOPES LESS THAN THAN 15 PERCENT.
- 6. EROSION CONTROL BLANKETS SHALL BE PROVIDED ON ALL SLOPES STEEPER THAN OF 1-FOOT RISE TO 3-FEET HORIZONTAL. BLANKETS SHALL BE SCI5O BN (NORTH AMERICAN GREEN); CURLEX BLANKETS (AMERICAN EXCELSIOR COMPANY); POLYJUTE STYLE 465 GT (SYNTHETIC INDUSTRIES); OR APPROVED EQUIVALENT. BLANKETS SHALL BE SECURED AS RECOMMENDED BY THE MANUFACTURER.
- 7. EROSION CONTROL MIX SHALL MEET THE FOLLOWING STANDARDS: A. ORGANIC MATTER CONTENT SHALL BE BETWEEN 80%-100%, DRY WEIGHT BASIS, B. PARTICLE SIZE BY WEIGHT: 100% PASSING THE 6" SCREEN 70% TO 85% PASSING THE 0.75" SCREEN ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED
- D. SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM, AND pH SHALL BE BETWEEN 5.0 AND 8.0.
- **Temporary Erosion Control Measures**
- 1. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT FROSION AREAS REMAINING LINSTABILIZED FOR A PERIOD OF MORE THAN 15 DAYS SHALL BE TEMPORARILY MULCHED. TOTAL EXPOSED AREAS SHALL BE LIMITED TO NO MORE THAN CAN BE MULCHED IN
- TEMPORARY MULCH SHALL BE APPLIED TO UNSTABILIZED AREAS WITHIN 100-FT OF STREAMS, WETLANDS, AND OTHER WATER RESOURCES WITHIN 7 DAYS OF EXPOSING SOIL AND PRIOR TO ANY STORM EVENT.
- 3. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
- 4. CONTRACTOR SHALL PROVIDE TEMPORARY SILTATION/DEWATERING BASINS, IF NECESSARY AND/OR AS DIRECTED BY THE ENGINEER. TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGNS, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 5. EARTH MATERIAL STOCKPILES SHALL BE LOCATED IN AREAS THAT HAVE A MINIMUM POTENTIAL FOR EROSION AND KEPT AS FAR AWAY AS POSSIBLE FROM EXISTING DRAINAGE COURSES PROTECTED NATURAL RESOURCES TREE DRIP LINES AND OUTSIDE OF THE 100-YEAR FLOOD PLAIN. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES. STORMWATER SHOULD BE DIRECTED AWAY FROM STOCKPILE LOCATIONS.
- 6. REPAIR, CLEAN, AND REPLACE ANY SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS
- EROSION CONTROL BLANKETS SHALL BE PLACED IN THE FLOW LINE OF ALL VEGETATED SWALES NOT OTHERWISE PROTECTED BY STONE.
- 8. EROSION CONTROL BLANKETS OR NETTING OVER LOOSE MULCH SHALL BE APPLIED TO ALL VEGETATED **SLOPES GREATER THAN 3:1**
- 9. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- B. A MINIMUM OF 90% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; D. EROSION CONTROL BLANKETS OR EROSION CONTROL MIX HAVE BEEN PROPERLY INSTALLED.

Permanent Erosion Control Measures

- 1. THE CONTRACTOR SHALL SUBMIT A WRITTEN MANUAL, PREPARED FOR THE OWNER, THAT OUTLINES A SCHEDULE FOR PROPER MAINTENANCE OF THE LAWNS. THIS SCHEDULE SHOULD INCLUDE TIMING AND METHODS FOR MOWING, WATERING, AERATION, FERTILIZATION, LIMING, AND OTHER LAWN MAINTENANCE **OPERATIONS**
- 2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 1, OR BETWEEN AUGUST 15 TO OCTOBER 15.
- 3. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING, OR OTHERWISE DEVELOPED, SHALL BE COVERED WITH 6 INCHES LOAM AND SEEDED.

N.T.S. LD 691

1/16

REV

Erosion Control Blanket Slope Installation Source: VHB

REV

1/16

LD_658-A

REV

Winter Construction

1. WINTER CONSTRUCTION PERIOD: OCTOBER 15 THRU APRIL 15.

- 2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT A MAXIMUM OF 1 ACRE OF THE SITE IS UNSTABILIZED AT ANY ONE TIME OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.
- 3. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB PER 1,000 SF OR 3 TONS/ACRE. MULCH
- SHALL BE APPLIED AND ANCHORED SO THAT THE GROUND SURFACE IS NOT VISIBLE THROUGHOUT THE MULCH. MULCH SHALL NOT BE APPLIED OVER SNOW.
- 4. MULCH SHALL NOT BE APPLIED WHERE THE SNOW DEPTH EXCEEDS ONE INCH. SNOW SHALL BE REMOVED PRIOR TO APPLICATION.
- 5. EROSION CONTROL BLANKETS SHALL BE APPLIED TO ALL VEGETATED SLOPES GREATER THAN 3:1.
- 6. A DOUBLE ROW OF SEDIMENT BARRIERS SHALL BE INSTALLED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE.
- 7. DURING PERIODS WHEN TEMPERATURES ARE ABOVE FREEZING, AREAS SHALL BE FINE GRADED AND PROTECTED WITH EITHER MULCH; OR TEMPORARILY SEEDED AND MULCHED UNTIL THE FINAL TREATMENT CAN BE APPLIED.
- 8. AFTER NOVEMBER 1 EXPOSED AREAS THAT HAVE BEEN LOAMED AND FINAL GRADED MAY BE DORMANT SEEDED AT A RATE OF 3 TIME THE PERMANENT SEED RATE AFTER THE FIRST KILLING FROST AND OVERWINTER MULCHED OR ANCHORED WITH EROSION CONTROL BLANKETS.
- 9. WINTER INSPECTIONS SHALL BE PERFORMED ONE A WEEK AND AFTER EACH RAINFALL, SNOWSTORM, OR THAW FOR VEGETATION GROWTH, EROSION, AND MAINTENANCE NEEDS. A. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE STABILIZED FOR OVERWINTER PROTECTION

Site Inspection & Maintenance

- 1. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND BEFORE AND AFTER EACH STORM EVENT.
- 2. CONTRACTOR SHALL MAINTAIN WRITTEN INSPECTION AND MAINTENANCE LOGS FOR THE EROSION CONTROL MEASURES FOR THE DURATION OF THE CONSTRUCTION PERIOD. LOGS SHALL BE MADE AVAILABLE TO THE OWNER, ENGINEER, MUNICIPALITY, AND MAINE DEP UPON REQUEST
- TEMPORARY MULCHING: ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED TO AREAS WHERE LESS THAN 90% OF THE SOIL SURFACE IS COVERED WITH MULCH. CATCH BASIN/SILT SACK SEDIMENT TRAPS: SEDIMENT SHALL BE REMOVED FROM TRAPS WHEN ACCUMULATION DEPTH IS GREATER THAN OR EQUAL TO 1/2 THE DESIGN DEPTH OF THE TRAP. TRAPS SHALL
- BE REPLACED IF THE ARE DAMAGE, TORN, ETC.
- SILTSOCK BARRIERS, SILT FENCE BARRIERS, AND STONE CHECK DAMS: SILTSOCK BARRIERS, SILT FENCE, AND STONE CHECK DAMES SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. SEDIMENT TRAPPED BEHIND BARRIERS/CHECK DAM SHALL BE REMOVED WHEN SEDIMENT DEPTH REACHES 6 INCHES. BARRIERS SHALL BE REPLACES WITH A TEMPORARY CHECK DAM IF THERE ARE SIGNS OF UNDERCUTTING OR IMPOUNDING LARGE VOLUMES OF WATER BEHIND THEM.
- <u>EROSION CONTROL BLANKETS</u>: IF WASHOUTS OR BREAKAGE OCCURS, SLOPES SHALL BE REPAIRED, AND BLANKETS SHALL BE RE-INSTALLED.
- STABILIZED CONSTRUCTION EXITS: EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF EXIT BECOMES INEFFECTIVE IT SHALL BE RECONSTRUCTED AND/OR REPLACED.
- TEMPORARY SEDIMENTATION/DEWATERING BASINS: SEDIMENT IN TEMPORARY BASINS SHALL BE REMOVED AS NECESSARY DEPENDING ON THEIR USE AND DESIGN.
- 9. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE SYSTEMS
- 10. LONG-TERM MAINTENANCE OF THE PERMANENT EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER.



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NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

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Drawing Number



Date

Project Number 55304.01 Attachment E: Photos of Area



Photo 1: Taken 11/17/2019



Photo 2: Taken 11/17/2019



Photo 3: Taken 11/17/2019



Photo 4: Taken 11/17/2019



Photo 5: Taken 11/17/2019



Photo 6: Taken 11/17/2019

Attachment F: MHPC Correspondence

January 7, 2020



Mr. Kirk F. Mohney, Director Maine Historic Preservation Commission 55 Capitol Street 65 State House Station Augusta, Maine 04333

RE: Information Request for Proposed NextGrid Solar Projects 13 Proposed Project Locations

Dear Mr. Mohney:

NextGrid Solar Design Associates (NextGrid) is preparing to file permit applications to the Maine Department of Environmental Protection and local municipalities as required for 13 proposed solar development projects. The purpose of these projects is to construct large-scale solar energy facilities to provide new sources of renewable electricity to the New England electrical grid. All projects will include new ground-mounted solar energy facilities including site access and transmission connections to existing electricity distribution systems. Estimated land impact at each site is less than 20 acres. The proposed project locations are as follows:

- Lewiston Junction, Poland, ME
- Merrill Road, Lewiston, ME
- Lisbon Road, Lewiston, ME
- Main Street, Lewiston, ME
- Western Avenue, Manchester, ME
- 615 Pushaw Road, Bangor, ME
- 2111 Broadway, Bangor, ME
- Water Street, Howland, ME
- Roderick Road, Winslow, ME
- Webb Road, Waterville, ME
- 6 Timber Lane, Mechanic Falls, ME
- Minot Road, Minot, ME
- Franklin Road, Jay, ME

VHB is requesting, on behalf of NextGrid, information and/or digital data, if available, regarding historic and archeological resources known to exist at the proposed project sites. Please see the attached USGS locus maps for the 13 proposed project locations. If digital data are available, they should be e-mailed to shale@vhb.com. Your information will be incorporated into state permit applications associated with the Project. NextGrid is also requesting that if surveys are not warranted, that written correspondence confirming this conclusion be provided. Your correspondence will be included in permit applications.

500 Southborough Dr. Suite 105B South Portland, Maine 04106 P 207.889.3150 F 207.253.5596

Engineers | Scientists | Planners | Designers

NextGrid Solar Projects January 7, 2020 Page 2



If you have any questions regarding these projects or would like additional information, please do not hesitate to contact me by email at shale@vhb.com or by phone at 207.536.2588. Thank you very much.

Sincerely, Vanasse Hangen Brustlin, Inc.

_5.D.M

Sean D. Hale, PWS, CWS Project Manager

Attachment G: Certificate of Good Standing



Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Mon Jan 20 2020 16:41:00. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
NEXTGRID INC.	20200209 F	BUSINESS CORPORATION (FOREIGN)	GOOD STANDING
Filing Date	Expiration Date	Jurisdiction	
09/30/2019	N/A	DELAWARE	
Other Names		(A=Assumed ; F=Former)	

NONE

Clerk/Registered Agent

REGISTERED AGENTS INC 415 CONGRESS STREET, STE 202A PORTLAND, ME 04101

Back to previous screen

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings
Obtain additional information:	
Certificate of Existence (more info)	Short Form without amendments (\$30.00)

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If you encounter technical difficulties while using these services, please contact the <u>Webmaster</u>. If you are unable to find the information you need through the resources provided on this web site, please contact the Bureau's Reporting and Information Section at 207-624-7752 or <u>e-mail</u> or visit our <u>Feedback</u> page.

Attachment H

U.S. Army Corps of Engineers Application



Appendix B: Self-Verification Notification Form

(for all tidal and non-tidal projects in Maine subject to Corps jurisdiction)

US Army Corps of Engineers ® New England District

At least two weeks before work commences, complete **all** fields (write "none" if applicable) below or use the fillable form at <u>www.nae.usace.army.mil/missions/regulatory.aspx</u>. Send this form, a location map, any project plans, and an Official Species List (See GC 8) to the address noted below; fax to (207) 623-8206; or email to jay.l.clement@usace.army.mil. The two-week lead time is not required for emergency situations (see page 4 for definition). Please call (207) 623-8367 with questions.

Maine Project Office	
U.S. Army Corps of Engineers	State Dormit Number
675 Western Avenue #3	Date of State Permit:
Manchester, Maine 04351	State Project Manager:
Permittee:	
Address, City, State & Zip:	
Phone(s) and Email:	
Contractor:	
Address, City, State & Zip:	
Phone(s) and Email:	
Consultant/Engineer/Designer:	
Address, City, State & Zip:	
Phone(s) and Email:	
Wetland/Vernal Pool Consultant:	
Address, City, State & Zip:	
Phone(s) and Email:	
Project Location/Description:	
Address City State & Zip	
Latitude/Longitude Coordinates:	Tax Map/Lot:
Waterway Name:	*
Work Description:	
Provide any prior Corps permit numbers:	
Proposed Work Dates: Start:	Finish:
Area of wetland impact: SF (lear Area of waterway impact: SF (lear Area of compensatory mitigation provided:	ve blank if work involves structures & no fill in Navigable Waters) ve blank if work involves structures & no fill in Navigable Waters) SF
Work will be done under the following Appendix I. Inland Waters and wetlands: 1 2 3 4 II. Navigable Waters: 1 2 3 4 Your name/signature below, as permittee, indicate and general conditions of Category 1 of the Main	A categories (circle all that apply): 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 tes that you accept and agree to comply with the terms, eligibility criteria, the General Permit.
Permittee Printed Name:	
Permittee Signature: <u>Ale Alega</u>	Date:

Attachment 1

USGS Quad

Vhb January 02, 2020 FIGURE 1



Attachment 2

Wetland Mapping

Site Plans

Issued forPermittingDate IssuedFebruary 28, 2020Latest IssueFebruary 28, 2020

NextGrid Solar Farm

Lewiston Junction Poland, Maine 04274

Owner

Thompsonrolec Enterprises, LLC P.O. Box 1911 Lewiston, Maine 04241

Applicant

NextGrid Inc. P.O. Box 7775 #73069 San Francisco, CA 94120

Assessor's Information:

Map 3, Lot 9A



Sheet Index		
No.	Drawing Title	Latest Issue
C1.0	Legend and General Notes	February 28, 2020
C2.0	Master Plan	February 28, 2020
C3.1	Erosion and Sediment Control Site Plan 1	February 28, 2020
C3.2	Erosion and Sediment Control Site Plan 2	February 28, 2020
C4.1	Site Details 1	February 28, 2020
C4.2	Site Details 2	February 28, 2020



500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150 Legend

PROPERTY LINE PROJECT LIMIT LINE PROJECT LIMIT LINE RIGHT-OF-WAY/PROPERT EASEMENT EASEMENT UILDING SETBACK PARKING SETBACK I0+00 I0+00 BASELINE CONSTRUCTION LAYOUT CONSTRUCTION LAYOUT CONSTRUCTION LAYOUT CONSTRUCTION LAYOUT LIMIT OF DISTURBANCE UIMIT OF DISTURBANCE UIMIT OF DISTURBANCE CONSTRUCTION LINE CONSTRUCTION	Y LINE 27.35 TC × 26.85 BC × 132.75 × 45.0 TW × 38.5 BW × 	27.35 TC × 26.85 BC × 132.75 × 45.0 TW × 38.5 BW ×	CONCRETE HEAVY DUTY PAVEMENT BUILDINGS RIPRAP CONSTRUCTION EXIT TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION
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	27.35 TC × 26.85 BC × 132.75 × 45.0 TW × 38.5 BW	27.35 TC × 26.85 BC × 132.75 × 45.0 TW × 38.5 BW ×	RIPRAP CONSTRUCTION EXIT TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION
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	45.0 TW× 38.5 BW×	45.0 TW 38.5 BW	SPOT ELEVATION
	•		TOP & BOTTOM OF WALL ELEVATION
	88	\bullet	BORING LOCATION
			TEST PIT LOCATION
	G ⊖ ^{MW}	• ^{MW}	MONITORING WELL
FLOODPLAIN			
BORDERING LAND SUBJE	UD CT 12"D	UD 12″D►	UNDERDRAIN
TO FLOODING		6″PD	DRAIN
BZ WETLAND BUFFER ZONE		12"S	ROOF DRAIN
NO DISTURB ZONE	FM	I <u>Z_</u> 3	SEWER
200'RA-200' RIVERFRONT AREA		I M	FORCE MAIN
	OHW	OHW	OVERHEAD WIRE
GRAVEL ROAD	6"W	6"W	WATER
EDGE OF PAVEMENT	4"FP	4"FP	FIRE PROTECTION
BITUMINOUS BERM		2"DW	DOMESTIC WATER
BC BITUMINOUS CURB	3"G	G	GAS
<u>CC</u> <u>CC</u> CONCRETE CURB	——————————————————————————————————————	——————————————————————————————————————	ELECTRIC
CURB AND GUTTER	STM	STM	STEAM
CC ECC EXTRUDED CONCRETE CU	RBT	T	TELEPHONE
	CURB — FA-	——FA——	FIRE ALARM
<u>CC</u> <u>PCC</u> PRECAST CONC. CURB	CATV	—— CATV——	CABLE TV
<u>SGE</u> <u>SGE</u> SLOPED GRAN. EDGING			
VGC VGC VERT. GRAN. CURB			CATCH BASIN CONCENTRIC
LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
– — — – SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
			DOUBLE CATCH BASIN ECCENTRIC
BUILDING			GUTTER INLET
	D	(\bullet)	DRAIN MANHOLE CONCENTRIC
	D	(\bullet)	DRAIN MANHOLE ECCENTRIC
- BOLLARD	=TD=		TRENCH DRAIN
D DUMPSTER PAD	1	Ľ	PLUG OR CAP
→ → SIGN	0	•	CLEANOUT
DOUBLE SIGN			FLARED END SECTION
		\searrow	HEADWALL
STEEL GUARDRAIL	(5)		
WOOD GUARDRAIL	© (5)		
			Sewer MANHOLE ECCENTRIC
····· PATH	•	 CS O 	CURB STOP & BOX
	ŴV	WV ۱	WATER VALVE & BOX
WIRE FENCE	TSV	TSV	TAPPING SLEEVE, VALVE & BOX
FENCE	<i>\$\$</i>	*	SIAMESE CONNECTION
STOCKADE FENCE	HYD ©	HYD ©	FIRE HYDRANT
	WM •	WM •	WATER METER
	PIV	PIV ()	POST INDICATOR VALVE
		\otimes	WATER WELL
		GG	
	С GM	GM	
			GAS METER
	Ē	● ^{EMH}	ELECTRIC MANHOLE
SILI SUCK / STRAW WAT	EM	EM	ELECTRIC METER
	¢	*	LIGHT POLE
MAJOR CONTOUR		TMH	
		• _	
	T	Ţ	TRANSFORMER PAD
COMPACT PARKING STAL	LS -0-	+	UTILITY POLE
DIL DYL DOUBLE YELLOW LINE	0-	●	
SL SL STOP LINE	Ļ	- 1	
CROSSWALK	HH	HH	
ACCESSIBLE CURB RAMP	PB	PB	
 الجري الجريم ACCESSIBLE PARKING	<u>ت</u>		
د الله VAN-ACCESSIRI E PARKINI	G —		

MATCHLINE

Abbreviations

DIEVIA	lions
General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CMP	
DCB	DOUBLE CATCH BASIN
DMH	
COND	
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
=	INVERT ELEVATION

LP

MES

PIV

PVC

RCP

R =

RIM=

SMH

TSV

UG

UP

PWW

LIGHT POLE

METAL END SECTION

PAVED WATER WAY

RIM ELEVATION

RIM ELEVATION

SEWER MANHOLE

UNDERGROUND

UTILITY POLE

POST INDICATOR VALVE

POLYVINYLCHLORIDE PIPE

REINFORCED CONCRETE PIPE

TAPPING SLEEVE, VALVE AND BOX

Purpose of Plans

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF A SOLAR FARM IN POLAND, MAINE.

General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (811 OR 1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- 5. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 6. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- 7. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 8. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 9. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 10. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 11. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 12. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 13. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE MPDES MAINE CONSTRUCTION GENERAL PERMIT (MCGP) PROGRAM. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A NOTICE OF INTENT WITH THE MDEP AND PREPARE AN EROSION AND SEDIMENT CONTROL PLAN IN ACCORDANCE WITH THE MPDES REGULATIONS.

Utilities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- 2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
- A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
- C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND DESIGN REPRESENTATIVE.
- 6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
- A. STORM DRAINAGE PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED.
- 8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- 9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- 1. DIMENSIONS ARE FROM THE EDGE OF GRAVEL, EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- 2. SEE ELECTRICAL DRAWINGS FOR EXACT PANEL DIMENSIONS.
- 3. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR (PLS).
- 4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT AND/OR GRAVEL DRIVE ELEVATIONS AT INTERFACE WITH PROPOSED DRIVES, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- REPRESENTATIVES.
- WORK.

Document Use

- FEATURES.

- B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH

CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.

2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY

3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE

UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Existing Conditions Information

BASE PLAN: THE PROPERTY LINES AND TOPOGRAPHY HAVE BEEN PROVIDED BY MAINE GIS. TOPOGRAPHY IS BASED ON 2M DEM LIDAR FLIGHTS BETWEEN THE YEARS OF 2006 - 2013.

A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VHB DURING NOVEMBER 2019.

B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) RECEIVERS WITH SUB-METER ACCURACY.

C. APPROXIMATE WETLANDS WERE MAPPED USING TOPOGRAPHY, VEGETATION AND SOILS INFORMATION AS GUIDELINES.

2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NGVD 88.

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.

2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT



500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150

NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

No. Revision

Designed by PG	Checked by
Issued for	Date
Permitting	February 28, 2020

Not Approved for Construction

Legend and **General Notes**



Date

Appyd.

Project Number 55304.01

Drawing Number



Dormitting	February 28, 2020
PG	CG
Decigned by	Checked by



Project Number **55304.01**

\\vhb\gbl\proj\SPortland\55304.00 NextGrid Solar Projects\cad\ld\01 Poland-Lewiston Junction\Planset\55304.01-GD.dwg

Zoning District(S):	General Purpos	ie 3 (G-3)
Overlay District(S):	Wildlife Manag	ement District
Zoning Regulation Requirements	Required*	Provided
FRONTAGE	384 Feet	2,535 Feet
FRONT YARD SETBACK	50 Feet	1,210 Feet
SIDE YARD SETBACK	40 Feet	120 Feet
REAR YARD SETBACK	25 Feet	>25 Feet
* Zoning regulation requirements as specified in the Town of Poland Zoning Ordinance		

Type Of Impact	Area (SF)	Area (AC)
WETLAND VEGETATION ALTERED	5,590	0.128
WETLAND FILL	775	0.018
TOTAL	6,365	0.146

Type Of Impact	Area (SF)	Area (AC)
TREE CLEARING AREA	737,055	16.92
IMPERVIOUS AREA	42,347	0.97
TOTAL PROJECT AREA	864,471	19.85





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NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

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Drawing Number



Appvd.

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500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150



Date

NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

Designed by P	Checked by
Issued for	Date
Permitting	February 28, 2020

Not Approved for Construction

Erosion and Sediment Control Site Plan 2



55304.01



Source:



Source: VHB



Source:







500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150

<u>Stone Berm Specifications</u>: The stone berm to which the ditch turn-out delivers the runoff
must be at least 20 feet in length and must be constructed along the contour. It must be at

least one- foot high and two feet across the top with 2:1 side slopes. <u>Stone Size</u>: The stone must be coarse enough that it will not clog with sediment. Stone for stone bermed level lip spreaders must consist of sound durable rock that will not disintegrate by exposure to water or weather. Fieldstone, rough quarried stone, blasted ledge rock or tailings may be used. The rock must be well graded with a median size of approximately 3 inches and a maximum size of 6 inches. See Table 5.4 above.

Source: MDEP

Ditch Turnout Buffer

N.T.S.







NOTES

 WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.

2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Source: VHB

Utility Trench

1/16 LD_300

REV

NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274



Not Approved for Construction





Project Number 55304.01

N.T.S.











NOTES

1. BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Dewatering Filter Bag N.T.S.



- Stabilized Construction Exit 1/16 Source: VHB LD_682
- 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

1 ½" X 1 ½" X 4' WOOD STAKE

OR APPROVED EQUAL -

SILT FENCE -

- 1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT OCCURS. 2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL B PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED
- NOTES LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS

CROSS-SECTION



SITE

— CREST LENGTH (ft) =DRAINAGE AREA (acres) x 6 ISOMETRIC VIEW DIKE, IF NECESSARY, TO DIVERT FLOW INTO TRAP **SECTION A-A** NOTES 1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE .

OF DRAINAGE AREA.

Temporary Sediment Trap

N.T.S.

IMMEDIATELY AFTER THEIR CONSTRUCTION.

AND SHALL DISCHARGE TO A STABILIZED AREA.

2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.

4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED

6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.

15' (MIN.)

3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE

5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP

7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

Source: NH Stormwater Manual

FABRIC







CROSS-SECTION

VEGETATIVE COVER IS ESTABLISHED

1. TOP OF DOWNGRADIENT CHECKDAM AND BOTTOM OF

UPGRADIENT CHECKDAM TO BE SET AT THE SAME ELEVATION.

2. STONE CHECKDAMS MAY BE REMOVED WHEN 90% OF THE

Source: VHB

REV

Temporary Stone Checkdam

N.T.S.



- 2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- 3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY
- 4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE
- FNGINFFR 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE

Source: VHB

COLLECTED AND DISPOSED OF OFFSITE.

Siltsock / Silt Fence Barrier N.T.S.

AS NEEDED



Construction Sequence

- 1. SURVEY AND STAKE LIMITS OF CLEARING AND GRUBBING.
- 2. SURVEY AND STAKE (50 FT OC) LIMITS OF CLEARING AND DISTURBANCE. 3. INSTALL TEMPORARY EROSION CONTROL MEASURES (SILT FENCING, SILTSOCKS, CONSTRUCTION EXITS, ETC.).
- 4. CLEAR AND GRUB WITHIN LIMIT OF ACCESS ROAD. LIMITS OF CLEARING INDICATE AREAS WHERE TREES WILL BE CUT AND STUMPS WILL REMAIN IN THE GROUND.
- 5. STRIP LOAM AND PAVEMENT OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK AND STOCKPILE
- EXCESS MATERIAL. 6. CONSTRUCT TEMPORARY SEDIMENTATION BERMS AS REQUIRED.
- 7. INSTALL DRAINAGE SYSTEM, AND OTHER UTILITIES IN ACCORDANCE WITH THE PLANS AND DETAILS.
- 8. PERFORM FINAL / FINE GRADING INCLUDING SLOPE STABILIZATION BLANKETS.
- 9. PERFORM ALL REMAINING SITE CONSTRUCTION. (I.E. CONCRETE AND GRAVEL AREAS).
- 10. LOAM AND SEED ALL DISTURBED AREAS.
- 11. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER FINAL SURFACING IS INSTALLED; AND LANDSCAPING AREAS ARE ESTABLISHED AND STABILIZED
- 12. CLEAN ALL DRAINAGE BASINS, STRUCTURES, PIPES, AND SUMPS WITHIN THE PROJECT LIMITS OF ALL SILT AND DEBRIS

General

- 1. CONTRACTOR SHALL READ, BE FAMILIAR WITH, AND SHALL FOLLOW THE MAINE EROSION AND SEDIMENT CONTROL BMPS MANUAL (LATEST EDITION) AND MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS (LATEST EDITION); AND SHALL BE ACCOUNTABLE TO THE THIRD PARTY INSPECTOR FOR THE PROJECT AND THE MAINE DEP IN ACCORDANCE WITH MAINE DEP REGULATIONS.
- 2. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT 4. MINIMUM TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN
- ON THE EROSION AND SEDIMENTATION CONTROL PLAN. THE CONTRACTOR SHALL ADHERE TO THE MINIMUM PROVISIONS SHOWN. ADDITIONALLY, TEMPORARY MEASURES SHALL BE SELECTED AND CONSTRUCTED BY THE CONTRACTOR IN CONSULTATION WITH THE ENGINEER TO ACCOMMODATE CHANGING FIELD CONDITIONS THAT DEVELOP DURING CONSTRUCTION.
- 5. PUMPED WATER FROM DEWATERING ACTIVITIES SHALL BE DISCHARGED INTO SETTLING BASINS, FILTER BAGS OR OTHER APPROVED METHODS PRIOR TO DISCHARGE INTO THE ON-SITE STORMWATER MANAGEMENT SYSTEM. ALL WATER FROM DEWATERING ACTIVITIES SHALL BE RECHARGED ON-SITE OR DIRECTED TO THE DETENTION BASIN FOR DISCHARGE.
- 6. NO MORE THAN 1 ACRE SHOULD BE UNSTABILIZED AT ONE TIME WITHOUT REGULAR INSPECTION OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.

Seeding/Mulching

- 1. FERTILIZER, SUPERPHOSPHATE, AND LIME SHALL BE APPLIED AT RATES RECOMMENDED BY THE TESTING AGENCY AND APPROVED BY THE ENGINEER.
- 2. PERMANENT SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF FIVE POUNDS PER 1,000 SF: SEED TYPE (% PROPORTION/% GERMINATION MIN./% PURITY MIN.) CREEPING FESCUE (50/85/95) KENTUCKY BLUEGRASS (40/85/90)
- 3. TEMPORARY SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF 100 POUNDS PER ACRE: SEED TYPE (% WEIGHT MIN./% GERMINATION MIN.) WINTER RYE (80/85) **RED FESCUE - CREEPING (4/80)**
- PERENNIAL RYE GRASS (3/90) RED CLOVER (3/90)

MANHATTAN PERENNIAL RYE (10/90/95)

- 4. MULCH SHALL BE APPLIED TO AREAS IMMEDIATELY AFTER THEY HAVE BEEN SEEDED. MULCH SHALL CONSIST OF HAY, STRAW, HYDRO-MULCH, EROSION CONTROL BLANKETS, EROSION CONTROL MIX OR APPROVED
- 5. HAY OR STRAW MULCH SHALL BE AIR-DRIED; AND FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 75 LB PER 1,000 SF. MULCH SHALL BE ANCHORED WITH NETTING WHEN APPLIED TO SLOPES LESS THAN THAN 15 PERCENT.
- 6. EROSION CONTROL BLANKETS SHALL BE PROVIDED ON ALL SLOPES STEEPER THAN OF 1-FOOT RISE TO 3-FEET HORIZONTAL. BLANKETS SHALL BE SCI5O BN (NORTH AMERICAN GREEN); CURLEX BLANKETS (AMERICAN EXCELSIOR COMPANY); POLYJUTE STYLE 465 GT (SYNTHETIC INDUSTRIES); OR APPROVED EQUIVALENT. BLANKETS SHALL BE SECURED AS RECOMMENDED BY THE MANUFACTURER.
- 7. EROSION CONTROL MIX SHALL MEET THE FOLLOWING STANDARDS: A. ORGANIC MATTER CONTENT SHALL BE BETWEEN 80%-100%, DRY WEIGHT BASIS, B. PARTICLE SIZE BY WEIGHT: 100% PASSING THE 6" SCREEN 70% TO 85% PASSING THE 0.75" SCREEN ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED
- D. SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM, AND pH SHALL BE BETWEEN 5.0 AND 8.0.
- **Temporary Erosion Control Measures**
- 1. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT FROSION AREAS REMAINING LINSTABILIZED FOR A PERIOD OF MORE THAN 15 DAYS SHALL BE TEMPORARILY MULCHED. TOTAL EXPOSED AREAS SHALL BE LIMITED TO NO MORE THAN CAN BE MULCHED IN
- TEMPORARY MULCH SHALL BE APPLIED TO UNSTABILIZED AREAS WITHIN 100-FT OF STREAMS, WETLANDS, AND OTHER WATER RESOURCES WITHIN 7 DAYS OF EXPOSING SOIL AND PRIOR TO ANY STORM EVENT.
- 3. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
- 4. CONTRACTOR SHALL PROVIDE TEMPORARY SILTATION/DEWATERING BASINS, IF NECESSARY AND/OR AS DIRECTED BY THE ENGINEER. TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGNS, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 5. EARTH MATERIAL STOCKPILES SHALL BE LOCATED IN AREAS THAT HAVE A MINIMUM POTENTIAL FOR EROSION AND KEPT AS FAR AWAY AS POSSIBLE FROM EXISTING DRAINAGE COURSES PROTECTED NATURAL RESOURCES TREE DRIP LINES AND OUTSIDE OF THE 100-YEAR FLOOD PLAIN. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES. STORMWATER SHOULD BE DIRECTED AWAY FROM STOCKPILE LOCATIONS.
- 6. REPAIR, CLEAN, AND REPLACE ANY SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS
- EROSION CONTROL BLANKETS SHALL BE PLACED IN THE FLOW LINE OF ALL VEGETATED SWALES NOT OTHERWISE PROTECTED BY STONE.
- 8. EROSION CONTROL BLANKETS OR NETTING OVER LOOSE MULCH SHALL BE APPLIED TO ALL VEGETATED **SLOPES GREATER THAN 3:1**
- 9. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- B. A MINIMUM OF 90% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; D. EROSION CONTROL BLANKETS OR EROSION CONTROL MIX HAVE BEEN PROPERLY INSTALLED.

Permanent Erosion Control Measures

- 1. THE CONTRACTOR SHALL SUBMIT A WRITTEN MANUAL, PREPARED FOR THE OWNER, THAT OUTLINES A SCHEDULE FOR PROPER MAINTENANCE OF THE LAWNS. THIS SCHEDULE SHOULD INCLUDE TIMING AND METHODS FOR MOWING, WATERING, AERATION, FERTILIZATION, LIMING, AND OTHER LAWN MAINTENANCE **OPERATIONS**
- 2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 1, OR BETWEEN AUGUST 15 TO OCTOBER 15.
- 3. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING, OR OTHERWISE DEVELOPED, SHALL BE COVERED WITH 6 INCHES LOAM AND SEEDED.

N.T.S. LD 691

1/16

REV

Erosion Control Blanket Slope Installation Source: VHB

REV

1/16

LD_658-A

REV

Winter Construction

1. WINTER CONSTRUCTION PERIOD: OCTOBER 15 THRU APRIL 15.

- 2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT A MAXIMUM OF 1 ACRE OF THE SITE IS UNSTABILIZED AT ANY ONE TIME OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.
- 3. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB PER 1,000 SF OR 3 TONS/ACRE. MULCH
- SHALL BE APPLIED AND ANCHORED SO THAT THE GROUND SURFACE IS NOT VISIBLE THROUGHOUT THE MULCH. MULCH SHALL NOT BE APPLIED OVER SNOW.
- 4. MULCH SHALL NOT BE APPLIED WHERE THE SNOW DEPTH EXCEEDS ONE INCH. SNOW SHALL BE REMOVED PRIOR TO APPLICATION.
- 5. EROSION CONTROL BLANKETS SHALL BE APPLIED TO ALL VEGETATED SLOPES GREATER THAN 3:1.
- 6. A DOUBLE ROW OF SEDIMENT BARRIERS SHALL BE INSTALLED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE.
- 7. DURING PERIODS WHEN TEMPERATURES ARE ABOVE FREEZING, AREAS SHALL BE FINE GRADED AND PROTECTED WITH EITHER MULCH; OR TEMPORARILY SEEDED AND MULCHED UNTIL THE FINAL TREATMENT CAN BE APPLIED.
- 8. AFTER NOVEMBER 1 EXPOSED AREAS THAT HAVE BEEN LOAMED AND FINAL GRADED MAY BE DORMANT SEEDED AT A RATE OF 3 TIME THE PERMANENT SEED RATE AFTER THE FIRST KILLING FROST AND OVERWINTER MULCHED OR ANCHORED WITH EROSION CONTROL BLANKETS.
- 9. WINTER INSPECTIONS SHALL BE PERFORMED ONE A WEEK AND AFTER EACH RAINFALL, SNOWSTORM, OR THAW FOR VEGETATION GROWTH, EROSION, AND MAINTENANCE NEEDS. A. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE STABILIZED FOR OVERWINTER PROTECTION

Site Inspection & Maintenance

- 1. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND BEFORE AND AFTER EACH STORM EVENT.
- 2. CONTRACTOR SHALL MAINTAIN WRITTEN INSPECTION AND MAINTENANCE LOGS FOR THE EROSION CONTROL MEASURES FOR THE DURATION OF THE CONSTRUCTION PERIOD. LOGS SHALL BE MADE AVAILABLE TO THE OWNER, ENGINEER, MUNICIPALITY, AND MAINE DEP UPON REQUEST
- TEMPORARY MULCHING: ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED TO AREAS WHERE LESS THAN 90% OF THE SOIL SURFACE IS COVERED WITH MULCH. CATCH BASIN/SILT SACK SEDIMENT TRAPS: SEDIMENT SHALL BE REMOVED FROM TRAPS WHEN ACCUMULATION DEPTH IS GREATER THAN OR EQUAL TO 1/2 THE DESIGN DEPTH OF THE TRAP. TRAPS SHALL
- BE REPLACED IF THE ARE DAMAGE, TORN, ETC.
- SILTSOCK BARRIERS, SILT FENCE BARRIERS, AND STONE CHECK DAMS: SILTSOCK BARRIERS, SILT FENCE, AND STONE CHECK DAMES SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. SEDIMENT TRAPPED BEHIND BARRIERS/CHECK DAM SHALL BE REMOVED WHEN SEDIMENT DEPTH REACHES 6 INCHES. BARRIERS SHALL BE REPLACES WITH A TEMPORARY CHECK DAM IF THERE ARE SIGNS OF UNDERCUTTING OR IMPOUNDING LARGE VOLUMES OF WATER BEHIND THEM.
- <u>EROSION CONTROL BLANKETS</u>: IF WASHOUTS OR BREAKAGE OCCURS, SLOPES SHALL BE REPAIRED, AND BLANKETS SHALL BE RE-INSTALLED.
- STABILIZED CONSTRUCTION EXITS: EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF EXIT BECOMES INEFFECTIVE IT SHALL BE RECONSTRUCTED AND/OR REPLACED.
- TEMPORARY SEDIMENTATION/DEWATERING BASINS: SEDIMENT IN TEMPORARY BASINS SHALL BE REMOVED AS NECESSARY DEPENDING ON THEIR USE AND DESIGN.
- 9. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE SYSTEMS
- 10. LONG-TERM MAINTENANCE OF THE PERMANENT EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER.



500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150

NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

No. Revision

Permitting	February 28, 2020
Issued for	Date
PG	CG
Designed by	Checked by

Not Approved for Construction



Drawing Number



Date

Project Number 55304.01 Attachment 3

IPAC Review



United States Department of the Interior

FISH AND WILDLIFE SERVICE Maine Ecological Services Field Office P. O. Box A East Orland, ME 04431 Phone: (207) 469-7300 Fax: (207) 902-1588 http://www.fws.gov/mainefieldoffice/index.html



In Reply Refer To: Consultation Code: 05E1ME00-2020-SLI-0407 Event Code: 05E1ME00-2020-E-01438 Project Name: NextGrid Lewiston Junction, Poland, ME January 08, 2020

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies the threatened, endangered, candidate, and proposed species and designated or proposed critical habitat that may occur within the boundary of your proposed project or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC Web site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the Endangered Species Consultation Handbook at: <u>http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF</u>

This species list also identifies candidate species under review for listing and those species that the Service considers species of concern. Candidate species have no protection under the Act but are included for consideration because they could be listed prior to completion of your project. Species of concern are those taxa whose conservation status is of concern to the Service (i.e., species previously known as Category 2 candidates), but for which further information is needed.

If a proposed project may affect only candidate species or species of concern, you are not required to prepare a Biological Assessment or biological evaluation or to consult with the Service. However, the Service recommends minimizing effects to these species to prevent future conflicts. Therefore, if early evaluation indicates that a project will affect a candidate species or species of concern, you may wish to request technical assistance from this office to identify appropriate minimization measures.

Please be aware that bald and golden eagles are not protected under the Endangered Species Act but are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.). Projects affecting these species may require development of an eagle conservation plan: <u>http://www.fws.gov/windenergy/eagle_guidance.html</u> Information on the location of bald eagle nests in Maine can be found on the Maine Field Office Web site: <u>http://www.fws.gov/mainefieldoffice/Project%20review4.html</u>

Additionally, wind energy projects should follow the wind energy guidelines: <u>http://www.fws.gov/windenergy/</u> for minimizing impacts to migratory birds and bats. Projects may require development of an avian and bat protection plan.

Migratory birds are also a Service trust resource. Under the Migratory Bird Treaty Act, construction activities in grassland, wetland, stream, woodland, and other habitats that would result in the take of migratory birds, eggs, young, or active nests should be avoided. Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g.,

cellular, digital television, radio, and emergency broadcast) can be found at: <u>http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm</u> and at: <u>http://www.towerkill.com</u>; and at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Maine Ecological Services Field Office P. O. Box A

East Orland, ME 04431 (207) 469-7300

Project Summary

Consultation Code:	05E1ME00-2020-SLI-0407
Event Code:	05E1ME00-2020-E-01438
Project Name:	NextGrid Lewiston Junction, Poland, ME
Project Type:	** OTHER **

Project Description: Proposed NextGrid solar project site at Lewiston Junction in Poland, ME

Project Location:

Approximate location of the project can be viewed in Google Maps: <u>https://www.google.com/maps/place/44.04922216444672N70.3106315668812W</u>



Counties: Androscoggin, ME

Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. <u>NOAA Fisheries</u>, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <u>https://ecos.fws.gov/ecp/species/9045</u>	Threatened
Fishes	
NAME	STATUS
Atlantic Salmon Salmo salar Population: Gulf of Maine DPS There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: <u>https://ecos.fws.gov/ecp/species/2097</u>	Endangered
Flowering Plants	
NAME	STATUS
Small Whorled Pogonia <i>Isotria medeoloides</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1890	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.



Engineering Review Memorandum

То:	Town of Poland Planning Board	(STI # 20121)
From:	James Seymour, P.E., Planning Consultant, Sebago Technics, Inc.	
Date:	March 16, 2020	
Subject	March 24, 2020 Planning Board Meeting	
Project:	NextGrid Renewable Energy Solar Farm, Site Plan Review	
Applicant:	NextGrid Renewable Energy, 300 Southborough Drive, Suite 105B South Portland, ME 04106-6928 Tax Map 3 Lot 09A	

I. Project Description and Background

[Type here]

This project qualifies as a Site Plan application as it entails development for NextGrid Renewable Energy Solar Farm facilities located off Lewiston Junction Road. The Proposal is to disturb vegetation and utilize the natural land topography for the most part to construct a 5.243 MW solar array farm/facility, consisting of installing solar panels, electrical equipment/lines, access, and fencing out over 17+/- acres.

The project is in General Purpose 3 Zone, on property consisting of 85.32 acres. The site is currently used for agricultural purposes, along with wooded, and meadow vegetated areas. Our understanding that this project will impact a small area of wetlands (6.365 SF) located within the development area. The project does not appear to require waivers. We have prepared the following memorandum review comments to facilitate better understanding of the project, and site plan requirements.

II. **Technical Review**

We have reviewed the revised submitted information from VHB Engineering, dated February 28, 2020 for the purposes of determining if the project is compliant with the Site Plan Standards (Sect 509.8) and meets the requirements as applied for the proposed commercial/industrial or private utility company development.

Site Plan Review:

The site design for the project essentially only includes a small area of the site for paving or structural addition to the existing site. Below are our concerns with the project as proposed:

- 1. The Property is fairly complex given the past uses and size, before entering the owned/leased property. The site already has frontage on both Torrey Drive and Lewiston Junction Road. We feel the Planning Board should request a formal boundary survey to understand the ownership, and conveyances of rights such as the leased area and easement rights for access and utilities.
- 2. The proposed travel width access appears acceptable but shoulders are somewhat narrow and we believe that the fire department typically has requested 20 width of

total access. That can be done simply with extending the 2 shoulders and additional foot and can vegetate the shoulders. The applicant is also showing a narrower road down to 12 feet width for the second leg of driveway access to the final terminus for the electrical equipment. The Town typically will want a minimum access of 20 feet total with shoulders for emergency access, but the applicant could request reduction or waiver, but it should be reviewed with the Fire Department. I would suggest that the travel surface be allowed to be reduced to 12 feet with gravel/vegetated shoulders to make up the overall width to 20 feet.

- **3.** The depth of aggregates for the access road/driveway appears very thin at only 6 inches total aggregate for the access. This does not seem acceptable to handle large electrical equipment trucks or emergency equipment. The road depths should be closer to 12-15 inches of clean aggregate material.
- **4.** The Maine Department of Environmental Protection will require a Stormwater PBR (Permit by Rule) for the project since it is disturbing more than 1 acre. The Planning Board should make note that this should be added to any condition of approval, that the Town is copied on application approvals.
- **5.** The applicant indicates the use of Stormwater BMP's but there is no plan showing the road grading or how and where the BMP's will be installed, nor how they will be sized. This part of the application needs more information, such as stormwater calculations, sizing, road/ditch grading and locations of measures to treat runoff and protect erosion.
- 6. Other items:
 - A. For the discussion for Financial Capacity we did not see information, but will defer to the Staff or Board to comment
 - B. Lastly, given that the solar farm is close to the Auburn Airport will there be any conflicts with glare or of reflectivity for flights approaching, or could there be any other construction related issues?
 - C. We recommend that the applicant acquire a letter of support for accessibility and if any fire suppression needs will be required from the Poland Fire Department as well.
 - D. Although the applicant has a Maine DEP Wetland Permit in hand, it should be noted that the Army Corps of Engineers has yet to officially sign off on the application. Also given that there is an apparent history of wetland alterations that had occurred on the lot prior to this project, and that there were ongoing negotiations as to the corrective measures with the current landowner, we suggest that application definitely include approvals form the US Army Corps of Engineering.
 - E. The plan shall indicate general areas where materials and equipment will be located during construction.

III. <u>Recommendations:</u>

Upon review of the information provided in the submitted plans and documentations through February 28, 2020 we would recommend that the submission requirements be completed and reviewed as suggested. The project is for a site plan with the largest concern understanding, stormwater, and utility

NextGRid Solar Farm-Lewiston Junction Rd Site Plan – Engineering Peer Review-comments.

rights and access that are associated with a solar farm and then what PUC regulations could exist (the Town has no regulations for solar farms, currently). The driveway/access designs, along with suggested Stormwater BMP's details could address water quality but the design is missing grading and locations of where such measures would go and how road runoff is collected, and treated. We do feel that a discussion to address the need for the Maine DEP approvals plan additions and their review should be made part of the final approval, and that the plan should add a note indicating the permit number and approval date for both Army Corp and Maine DEP approvals. The plan is a living document and record on file for historical tracking for all.

We suggest the applicant work through the final plan items with the Code Enforcement Officer and Planning Board at this hearing, as we feel the list of items is relatively important, it can be worked through with additional design information. The Planning Board could accept the application as complete but we would recommend waiting on any final approval or conditions, and require the applicant return with a final plan at a later meeting once all other design features and permits are obtained. However, if all the items of conditions noted above have been reviewed and approved prior to the meeting date, the Planning Board might consider for final approval, with other State and Federal permit requirements as a condition if evidence is presented stating these are in final writing or have met agency requirements for acceptance. As always these are recommendations to the Planning Board and not final determinations but merely offer guidance, and approvals if appropriate, are left with the Planning Board at their discretion

Respectfully Submitted, SEBAGO TECHNICS, INC.

James R. Seymour, P.E. Engineering Consultant



May 18, 2020

Ref: 55304.00

Scott Neal Code Enforcement Officer The Town of Poland, Maine 1231 Maine Street Poland, ME 04274

Re: Application for Site Plan Review Lewiston Junction Road Solar

Dear Mr. Neal:

On behalf of NextGrid, Inc. (NextGrid), Vanasse, Hangen, Brustlin, Inc. (VHB) is pleased to submit supplemental materials for related to the Site Plan Review application for the Lewiston Junction Road Solar Project (the Project). For ease of review have provided our responses to these comments with this letter.

NextGrid is participating in a Maine Public Utilities Commission (PUC) competitive bid process for clean energy, which has an expected award date of August 31, 2020. However, an applicant must have all of their non-ministerial permits in hand by June 11, 2020. NextGrid is therefore asking that certain design requirements be delayed until further into the PUC's review process, when the financial surety of the Project will be better established. This approach is consistent with our experience with other municipalities across the State of Maine.

Thank you for your timely review of the enclosed materials. Please do not hesitate to contact me at GPaquette@VHB.com or (207) 889-3102, if you have any questions regarding the Project. We look forward to meeting with the Planning Board to discuss the Project.

Sincerely,

MERPOR

Gil Paquette Director, Energy/Environmental Services

500 Southborough Dr. Suite 105B South Portland, Maine 04106 P 207.889.3150 F 207.253.5596

Engineers | Scientists | Planners | Designers



RESPONSE TO COMMENTS FROM THE SITE PLAN REVIEW

NextGrid, Inc. (NextGrid or Applicant) is providing the following additional information in response to the Engineering Review Memorandum developed by Sebago Technics as part of a review of the Site Plans for the requested as part of the Planning Staff Review report for the South Main Street Solar Project (the Project). We look forward to working with the Town of Poland (Town) to resolve these concerns.

1. The Property is fairly complex given the past uses and size, before entering the owned/leased property. The site already has frontage on both Torrey Drive and Lewiston Junction Road. We feel the Planning Board should request a formal boundary survey to understand the ownership, and conveyances of rights such as the leased area and easement rights for access and utilities.

Licensed Surveyor has completed research on this parcel to ensure that the Project will not be located on the existing deed restriction but a formal survey in the field has not been completed. To address concerns related to ownership, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: The Applicant will provide a formal survey, signed by a Licensed Surveyor, as part of its Building Permit application. This survey along with any accompanying materials provide information on parcel ownership and existing easements, as well as demonstrate that the Applicant has sufficient rights to construct the project.

2. The proposed travel width access appears acceptable but shoulders are somewhat narrow and we believe that the fire department typically has requested 20 width of total access. That can be done simply with extending the 2 shoulders and additional foot and can vegetate the shoulders. The applicant is also showing a narrower road down to 12 feet width for the second leg of driveway access to the final terminus for the electrical equipment. The Town typically will want a minimum access of 20 feet total with shoulders for emergency access, but the applicant could request reduction or waiver, but it should be reviewed with the Fire Department. I would suggest that the travel surface be allowed to be reduced to 12 feet with gravel/vegetated shoulders to make up the overall width to 20 feet.

The Applicant appreciates this suggestion and has modified the Site Plans so that in narrow areas it is a twelve-foot gravel travel surface with wide vegetated shoulders to make up an overall width of 20 feet. See revised detail on drawing C4.1.

To address concerns related to access, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: The Applicant will provide the Town Police Department and Fire & Rescue Department with a full-size set of the drawings for review and consultation and any comments received will be incorporated into the site plans submitted with the Building Permit.

3. The depth of aggregates for the access road/driveway appears very thin at only 6 inches total aggregate for the access. This does not seem acceptable to handle large electrical equipment trucks or emergency equipment. The road depths should be closer to 12-15 inches of clean aggregate material.

The Applicant agrees with this comment and has modified the Site Plans so that the road depth is twelve inches of clean aggregate material. See revised detail on drawing C4.1.

4. The Maine Department of Environmental Protection will require a Stormwater PBR (Permit by Rule) for the project since it is disturbing more than 1 acre. The Planning Board should make note that this should be added to any condition of approval, that the Town is copied on application approvals.

The Applicant has no concerns with being required to provide a copy of the Project's Stormwater PBR to the Town as a condition for receiving a Building Permit. However, the Applicant cannot control how the Maine Department of Environmental Protection (MDEP) will issue their approval, particularly at a time when agency staff have indicated that they are experiencing a high volume of requests.

5. The applicant indicates the use of Stormwater BMP's but there is no plan showing the road grading or how and where the BMP's will be installed, nor how they will be sized. This part of the application needs more information, such as stormwater calculations, sizing, road/ditch grading and locations of measures to treat runoff and protect erosion.

Because the project will not result in greater than one acre of impervious area, or five or more acres of developed area, it is subject only to the basic stormwater standards set forth in DEP's Chapter 500 Stormwater Management Rule ("Chapter 500"). To demonstrate compliance with these standards, the Project submitted a Stormwater PBR application to MDEP that included the equivalent Erosion and Sediment Control Plan and Site Details as was provided to the Town. The Applicant also committed that erosion and sediment controls will be designed in accordance with the State's Erosion and Sediment Control Law (M.R.S. 420-C), and the Maine Erosion and Sediment Control Best Management Practices (BMPs) manual, published by DEP.

Based on the existing topography of the site, the Applicant intents to maintain existing grades within the Project area to the greatest extent possible. The Project area will be maintained as a meadow and not mowed more than twice a year. Detailed grading and design of the access road will be provided prior to construction. Erosion control blankets shall be installed at the drip edge of the solar panels to help prevent erosion from stormwater runoff. Accordingly, the Applicant believes that stormwater calculations for this magnitude of impervious surface (5% of the total Project area, with the remainder as meadow) would be unnecessarily burdensome.

As is standard for a development of this type, a formal erosion and sedimentation control plan (E&SC) was anticipated to be developed in cooperation with the contractor before construction. It is possible that the construction contractor chosen for the Project may provide construction or design modifications to enhance efficiency or safety of the Project.

To address concerns related to stormwater and erosion control, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: Prior to receiving a Building Permit, the stormwater and erosion control program of the Project will be reviewed and approved by the Code Enforcement Officer. This program documentation shall include but not be limited to: a) existing and proposed method of handling storm-water run-offs; b) direction of flow of the run-off, c) location,

elevation, and size of all catch basins, drywells, drainage ditches, swales, retention basins, and storm sewers; d) methods of controlling erosion and sedimentation; and e) post-construction grading.

6. Other items:

A. For the discussion for Financial Capacity we did not see information, but will defer to the Staff or Board to comment

NextGrid Inc develops, constructs and operates solar power and battery storage power facilities across the United States. Currently they have over 100 projects totaling over 200MW in MA, ME, NJ, DC, CA, NC, PA, MD CO in development, construction or operation. Of these, 59 projects are operational, 20 projects in active construction and 81 projects in earlier stages of development. In 2019 the NextGrid team launched Grid Builders LLC, which provides integrated construction functionality to the project development cycle.

In June of 2019, Madison Energy Investments, LLC and NextGrid Inc. entered into an exclusive long-term relationship whereby Madison Energy Investments, LLC agreed to purchase all of NextGrid Inc's renewable energy projects throughout the country. Madison Energy Investments, LLC currently operates a \$250M fund, backed by Stonepeak Infrustructure Partners, to construct and own solar energy and storage projects in the US.

To address any remaining concerns related to financial capacity, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: Prior to construction, the Applicant will provide financial assurance for the construction costs in the form of a performance bond, letter of credit, surety bond, escrow agreement or some other standard financial instrument in an amount agreed upon by the Code Enforcement Officer.

B. Lastly, given that the solar farm is close to the Auburn Airport will there be any conflicts with glare or of reflectivity for flights approaching, or could there be any other construction related issues?

The Applicant will be filing the necessary paperwork with the Federal Aviation Administration.

C. We recommend that the applicant acquire a letter of support for accessibility and if any fire suppression needs will be required from the Poland Fire Department as well.

Please see earlier recommendation on how to demonstrate that the Project incorporates any concerns from the Poland Fire Department.

D. Although the applicant has a Maine DEP Wetland Permit in hand, it should be noted that the Army Corps of Engineers has yet to officially sign off on the application. Also given that there is an apparent history of wetland alterations that had occurred on the lot prior to this project, and that there were ongoing negotiations as to the corrective measures with the current landowner, we suggest that application definitely include approvals form the US Army Corps of Engineering.

This approval is provided as Attachment 2 to this document. Please note that the USACE based this decision on the same set of Site Plans, including erosion control measures, provided in the application to the Town.

E. The plan shall indicate general areas where materials and equipment will be located during construction.

The Applicant currently considers any area that has not been identified as sensitive (e.g. wetlands, easement areas) as a potential location where material and equipment could be stored and will rely upon the contractor to site these in locations that best promote efficient construction practices. The construction will be phased so as to avoid and minimize erosion and sedimentation issues. If this explanation is insufficient, the Applicant can identify likely location for storage with the proviso that any such designation is subject to change by the contractor for good engineering principles.

III. Recommendations:

Upon review of the information provided in the submitted plans and documentations through February 28, 2020 we would recommend that the submission requirements be completed and reviewed as suggested. The project is for a site plan with the largest concern understanding, stormwater, and utility rights and access that are associated with a solar farm and then what PUC regulations could exist (the Town has no regulations for solar farms, currently). The driveway/access designs, along with suggested Stormwater BMP's details could address water quality but the design is missing grading and locations of where such measures would go and how road runoff is collected, and treated. We do feel that a discussion to address the need for the Maine DEP approvals plan additions and their review should be made part of the final approval, and that the plan should add a note indicating the permit number and approval date for both Army Corp and Maine DEP approvals. The plan is a living document and record on file for historical tracking for all.

The Applicant believes that they have addressed concerns related to stormwater above. The Applicant will provide a copy of the MDEP stormwater permit prior to construction and has no concerns about inserting the permit approval number on the final site plans. However, as previously noted, there will be no approval document from the US Army Corps of Engineers and therefore it is not possible to record that approval on the plans.

The Applicant is unsure how to respond to the reference to "PUC regulations". The Project will be constructed in such a way as to adhere to the Maine Public Utilities Commission requirements, as well as the National Electric Code. The Applicant anticipates demonstrating adherence to these and applicable building codes adopted by the Town¹ in its submission for a Building Permit and Electrical Permit.

¹ https://www.polandtownoffice.org/sites/polandme/files/uploads/adopted.pdf

ATTACHMENT 1 REVISED SITE PLANS

Site Plans

Issued forDate IssuedLatest Issue

Permitting February 28, 2020 May 12, 2020

NextGrid Solar Farm

Lewiston Junction Poland, Maine 04274

Owner

Thompsonrolec Enterprises, LLC P.O. Box 1911 Lewiston, Maine 04241

Applicant

NextGrid Inc. P.O. Box 7775 #73069 San Francisco, CA 94120

Assessor's Information:

Map 3, Lot 9A



Sheet Index		
No.	Drawing Title	Latest Issue
C1.0	Legend and General Notes	February 28, 2020
C2.0	Master Plan	February 28, 2020
C3.1	Erosion and Sediment Control Site Plan 1	February 28, 2020
C3.2	Erosion and Sediment Control Site Plan 2	February 28, 2020
C4.1	Site Details 1	May 12, 2020
C4.2	Site Details 2	February 28, 2020



500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150 Legend

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Abbreviations

DIEVIA	lions
General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
ТҮР	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
со СО	
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYFTHYI FNF PIPF
нн	HANDHOLE
HW	HEADWALL
HYD	 HYDRANT
INV	INVERT ELEVATION
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LP

MES

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R =

RIM=

SMH

TSV

UG

UP

MATCHLINE

PWW

LIGHT POLE

METAL END SECTION

PAVED WATER WAY

RIM ELEVATION

RIM ELEVATION

SEWER MANHOLE

UNDERGROUND

UTILITY POLE

POST INDICATOR VALVE

POLYVINYLCHLORIDE PIPE

REINFORCED CONCRETE PIPE

TAPPING SLEEVE, VALVE AND BOX

Purpose of Plans

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF A SOLAR FARM IN POLAND, MAINE.

General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (811 OR 1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- 5. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 6. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- 7. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 8. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 9. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 10. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 11. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 12. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 13. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE MPDES MAINE CONSTRUCTION GENERAL PERMIT (MCGP) PROGRAM. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A NOTICE OF INTENT WITH THE MDEP AND PREPARE AN EROSION AND SEDIMENT CONTROL PLAN IN ACCORDANCE WITH THE MPDES REGULATIONS.

Utilities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- 2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
- A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
- B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
- C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND DESIGN REPRESENTATIVE.
- 6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
- A. STORM DRAINAGE PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED.
- 8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- 9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- 1. DIMENSIONS ARE FROM THE EDGE OF GRAVEL, EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- 2. SEE ELECTRICAL DRAWINGS FOR EXACT PANEL DIMENSIONS.
- 3. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR (PLS).
- 4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT AND/OR GRAVEL DRIVE ELEVATIONS AT INTERFACE WITH PROPOSED DRIVES, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- REPRESENTATIVES.
- WORK.

Document Use

- FEATURES.

CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.

2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY

3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE

UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Existing Conditions Information

BASE PLAN: THE PROPERTY LINES AND TOPOGRAPHY HAVE BEEN PROVIDED BY MAINE GIS. TOPOGRAPHY IS BASED ON 2M DEM LIDAR FLIGHTS BETWEEN THE YEARS OF 2006 - 2013.

A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VHB DURING NOVEMBER 2019.

B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) RECEIVERS WITH SUB-METER ACCURACY.

C. APPROXIMATE WETLANDS WERE MAPPED USING TOPOGRAPHY, VEGETATION AND SOILS INFORMATION AS GUIDELINES.

2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NGVD 88.

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.

2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT



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NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

No. Revision

Designed by PG	Checked by
Issued for	Date
Permitting	February 28, 2020

Not Approved for Construction

Legend and **General Notes**

Drawing Number

Date

Appyd.

Project Number 55304.01



Designed by	Checked by

Project Number **55304.01**

\\vhb\gbl\proj\SPortland\55304.00 NextGrid Solar Projects\cad\ld\01 Poland-Lewiston Junction\Planset\55304.01-GD.dwg

Zoning District(S):	General Purpose 3 (G-3)	
Overlay District(S):	Wildlife Management District	
Zoning Regulation Requirements	Required*	Provided
FRONTAGE	384 Feet	2,535 Feet
FRONT YARD SETBACK	50 Feet	1,210 Feet
SIDE YARD SETBACK	40 Feet	120 Feet
REAR YARD SETBACK	25 Feet	>25 Feet
* Zoning regulation requirements as specified in the Town of Poland Zoning Ordinance		

Type Of Impact	Area (SF)	Area (AC)
WETLAND VEGETATION ALTERED	5,590	0.128
WETLAND FILL	775	0.018
TOTAL	6,365	0.146

Type Of Impact	Area (SF)	Area (AC)
TREE CLEARING AREA	737,055	16.92
IMPERVIOUS AREA	42,347	0.97
TOTAL PROJECT AREA	864,471	19.85

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Erosion and Sediment Control Site Plan 2

55304.01

Source:

ROAD HAS A WIDTH OF 16', AND 4' WIDE WHERE GRAVEL ACCESS ROAD HAS A WIDTH OF 12', TO PROVIDE A TOTAL ROADWAY WIDTH OF 20' THROUGHOUT THE SITE.

VEGETATED SLOPE (TYP) —

- ADEQUATE DRAINAGE OF SURFACE RUNOFF AND PREVENT EROSION. 3. VEGETATED SHOULDERS SHALL BE 2' WIDE WHERE GRAVEL ACCESS

- 20,000 LBS (MIN). 2. STONE MATTRESS TO BE INSTALLED AS NEEDED TO PROVIDE FOR

- 1. GRAVEL ACCESS ROAD SHALL HAVE A SURFACE BEARING CAPACITY OF

- NOTES

- EXISTING GRADE —

VEGETATED SHOULDER (LOAM & SEED)

SEE NOTE 3

- GEOTEXTILE FABRIC - COMPACTED - 4" THICK COMPACTED SURFACE SUBGRADE GRAVEL. MAXIMUM PARTICLE SIZE OF 2" WITH 7-12% FINES PASSING #200 SIEVE -8" THICK COMPACTED GRAVEL

2/17

GRAVEL ACCESS ROAD

(WIDTH VARIES - SEE PLANS)

Source:

2% ----

N.T.S.

VEGETATED SHOULDER (LOAM & SEED) SEE NOTE 3

BASE MEETING MAINE DOT

703.06 TYPE A STANDARDS

/--- 4" LOAM & SEED

- 12" COMPOST FILTER TUBE

FENCE FABRIC

CORNER, END OR

LINE POSTS —

1" BEVEL — TENSION WIRE FINISH GRADE — CONCRETE FOOTING (3000 PSI-TYPE I) — 1-1 NOTES 10" DIA. @ LINE POSTS OR 1'-4" @ CORNER, SECTION I. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S PULL OR END POSTS -INSTITUTE" PRODUCT MANUAL. 2. FENCE VISIBLE FROM THE MAIN ENTRANCE SHALL BE GREEN VINYL COATED. 7' Chain Link Fence

Source: VHB

- CENTER

RAIL

— TIE WIRES TOP RA CENTER RAIL – 2" DIAMOND MESH CHAIN LINK FABRIC TRUSS ROD -(SEE NOTE 2) - TENSION WIRE ELEVATION TOP RAIL

- SELVAGE OF FABRIC

KNUCKLED TOP & BOTTOM

<u>NOTES</u>

VSF# A B C D E

ELEVATION TABLE

2. FILTER MEDIA SHALL CONSIST (BY VOLUME) OF:

SIEVE (ASTM D422) NO. 4

NO. 10

NO. 40

EQUIVALENT.

THAN 2%.

NO. 200

SEAMS AND TEXTURED SURFACE.

200 (CLAY SIZE)

• 50% SAND (ASTM C-33 CONCRETE SAND),

VEGETATED SOIL FILTER REQUIREMENTS PER MAINE DEP CHAPTER 500, LATEST EDITION. MINIMUM REQUIREMENTS PER THE DEVELOPMENT:

• 20% SANDY LOAM TO FINE SANDY LOAM CONFORMING TO THE FOLLOWING GRADATION:

PERCENT PASSING BY WEIGHT

60-90

35-85

< 2.0

• 30% MATURE COMPOSTED WOODY FIBERS AND FINE SHREDDED BARK MULCH, SUPERHUMUS OR

FILTER MEDIA SHALL BE FIELD TESTED TO INSURE DRAINAGE WITHIN 24 TO 48 HOURS AND HAVE SUFFICIENT FINES TO ENSURE FILTRATION OF FINE PARTICLES. GRADATION SHALL BE ADJUSTED, IF

3. IMPERMEABLE LINER SHALL CONSIST OF HIGH-STRENGTH 30 MIL POLYETHYLENE MEMBRANE WITH BONDED

5. PERFORATED UNDERDRAIN PIPE SHALL BE LAID AS SHOWN IN PLAN VIEW, NO GREATER THAN 15' ON CENTER, TO DRAIN THE ENTIRE FILTER AREA.

SHALL BE SUBMITTED TO DESIGN ENGINEER FOR REVIEW AND APPROVAL.

4. BOTTOM OF BASIN SHALL BE SEEDED WITH A CONSERVATION TYPE SEED MIX AND MULCHED.

• RESULTING MIXTURE SHALL HAVE 8% TO 12% PASSING THE NO. 200 SIEVE AND A CLAY CONTENT OF LESS

REQUIRED, TO MEET THE REQUIRED DRAW DOWN TIME. ADJUSTED GRADATIONS AND DRAINAGE TIME

20-70

• DRAIN TIME = 24-48 HOURS, ASSUMES AN RATE OF 3 INCHES/HOUR.

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<u>Stone Berm Specifications</u>: The stone berm to which the ditch turn-out delivers the runoff
must be at least 20 feet in length and must be constructed along the contour. It must be at

least one- foot high and two feet across the top with 2:1 side slopes. <u>Stone Size</u>: The stone must be coarse enough that it will not clog with sediment. Stone for stone bermed level lip spreaders must consist of sound durable rock that will not disintegrate by exposure to water or weather. Fieldstone, rough quarried stone, blasted ledge rock or tailings may be used. The rock must be well graded with a median size of approximately 3 inches and a maximum size of 6 inches. See Table 5.4 above.

Source: MDEP

Ditch Turnout Buffer

N.T.S.

NOTES

 WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.

2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Source: VHB

Utility Trench

1/16 LD_300

REV

NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274 No. Revision

No.	Revision	Date	Appvd
1	REVISED PER TOWN COMMENTS	5/12/20	CG
Designed by PG		Checked by	
		CG	
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N.T.S.

NOTES

1. BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Dewatering Filter Bag N.T.S.

- Stabilized Construction Exit 1/16 Source: VHB LD_682
- 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

1 ½" X 1 ½" X 4' WOOD STAKE

OR APPROVED EQUAL -

SILT FENCE -

- 1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT OCCURS. 2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL B PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED
- NOTES LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS

CROSS-SECTION

SITE

— CREST LENGTH (ft) =DRAINAGE AREA (acres) x 6 ISOMETRIC VIEW DIKE, IF NECESSARY, TO DIVERT FLOW INTO TRAP **SECTION A-A** NOTES 1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE .

OF DRAINAGE AREA.

Temporary Sediment Trap

N.T.S.

IMMEDIATELY AFTER THEIR CONSTRUCTION.

AND SHALL DISCHARGE TO A STABILIZED AREA.

2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.

4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED

6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.

15' (MIN.)

3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE

5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP

7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

Source: NH Stormwater Manual

FABRIC

CROSS-SECTION

VEGETATIVE COVER IS ESTABLISHED

1. TOP OF DOWNGRADIENT CHECKDAM AND BOTTOM OF

UPGRADIENT CHECKDAM TO BE SET AT THE SAME ELEVATION.

2. STONE CHECKDAMS MAY BE REMOVED WHEN 90% OF THE

Source: VHB

REV

Temporary Stone Checkdam

N.T.S.

- 2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
- 3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY
- 4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE
- FNGINFFR 5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE

Source: VHB

COLLECTED AND DISPOSED OF OFFSITE.

Siltsock / Silt Fence Barrier N.T.S.

AS NEEDED

Construction Sequence

- 1. SURVEY AND STAKE LIMITS OF CLEARING AND GRUBBING.
- 2. SURVEY AND STAKE (50 FT OC) LIMITS OF CLEARING AND DISTURBANCE. 3. INSTALL TEMPORARY EROSION CONTROL MEASURES (SILT FENCING, SILTSOCKS, CONSTRUCTION EXITS, ETC.).
- 4. CLEAR AND GRUB WITHIN LIMIT OF ACCESS ROAD. LIMITS OF CLEARING INDICATE AREAS WHERE TREES WILL BE CUT AND STUMPS WILL REMAIN IN THE GROUND.
- 5. STRIP LOAM AND PAVEMENT OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK AND STOCKPILE
- EXCESS MATERIAL. 6. CONSTRUCT TEMPORARY SEDIMENTATION BERMS AS REQUIRED.
- 7. INSTALL DRAINAGE SYSTEM, AND OTHER UTILITIES IN ACCORDANCE WITH THE PLANS AND DETAILS.
- 8. PERFORM FINAL / FINE GRADING INCLUDING SLOPE STABILIZATION BLANKETS.
- 9. PERFORM ALL REMAINING SITE CONSTRUCTION. (I.E. CONCRETE AND GRAVEL AREAS).
- 10. LOAM AND SEED ALL DISTURBED AREAS.
- 11. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER FINAL SURFACING IS INSTALLED; AND LANDSCAPING AREAS ARE ESTABLISHED AND STABILIZED
- 12. CLEAN ALL DRAINAGE BASINS, STRUCTURES, PIPES, AND SUMPS WITHIN THE PROJECT LIMITS OF ALL SILT AND DEBRIS

General

- 1. CONTRACTOR SHALL READ, BE FAMILIAR WITH, AND SHALL FOLLOW THE MAINE EROSION AND SEDIMENT CONTROL BMPS MANUAL (LATEST EDITION) AND MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS (LATEST EDITION); AND SHALL BE ACCOUNTABLE TO THE THIRD PARTY INSPECTOR FOR THE PROJECT AND THE MAINE DEP IN ACCORDANCE WITH MAINE DEP REGULATIONS.
- 2. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT 4. MINIMUM TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN
- ON THE EROSION AND SEDIMENTATION CONTROL PLAN. THE CONTRACTOR SHALL ADHERE TO THE MINIMUM PROVISIONS SHOWN. ADDITIONALLY, TEMPORARY MEASURES SHALL BE SELECTED AND CONSTRUCTED BY THE CONTRACTOR IN CONSULTATION WITH THE ENGINEER TO ACCOMMODATE CHANGING FIELD CONDITIONS THAT DEVELOP DURING CONSTRUCTION.
- 5. PUMPED WATER FROM DEWATERING ACTIVITIES SHALL BE DISCHARGED INTO SETTLING BASINS, FILTER BAGS OR OTHER APPROVED METHODS PRIOR TO DISCHARGE INTO THE ON-SITE STORMWATER MANAGEMENT SYSTEM. ALL WATER FROM DEWATERING ACTIVITIES SHALL BE RECHARGED ON-SITE OR DIRECTED TO THE DETENTION BASIN FOR DISCHARGE.
- 6. NO MORE THAN 1 ACRE SHOULD BE UNSTABILIZED AT ONE TIME WITHOUT REGULAR INSPECTION OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.

Seeding/Mulching

- 1. FERTILIZER, SUPERPHOSPHATE, AND LIME SHALL BE APPLIED AT RATES RECOMMENDED BY THE TESTING AGENCY AND APPROVED BY THE ENGINEER.
- 2. PERMANENT SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF FIVE POUNDS PER 1,000 SF: SEED TYPE (% PROPORTION/% GERMINATION MIN./% PURITY MIN.) CREEPING FESCUE (50/85/95) KENTUCKY BLUEGRASS (40/85/90)
- 3. TEMPORARY SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF 100 POUNDS PER ACRE: SEED TYPE (% WEIGHT MIN./% GERMINATION MIN.) WINTER RYE (80/85) **RED FESCUE - CREEPING (4/80)**
- PERENNIAL RYE GRASS (3/90) RED CLOVER (3/90)

MANHATTAN PERENNIAL RYE (10/90/95)

- 4. MULCH SHALL BE APPLIED TO AREAS IMMEDIATELY AFTER THEY HAVE BEEN SEEDED. MULCH SHALL CONSIST OF HAY, STRAW, HYDRO-MULCH, EROSION CONTROL BLANKETS, EROSION CONTROL MIX OR APPROVED
- 5. HAY OR STRAW MULCH SHALL BE AIR-DRIED; AND FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 75 LB PER 1,000 SF. MULCH SHALL BE ANCHORED WITH NETTING WHEN APPLIED TO SLOPES LESS THAN THAN 15 PERCENT.
- 6. EROSION CONTROL BLANKETS SHALL BE PROVIDED ON ALL SLOPES STEEPER THAN OF 1-FOOT RISE TO 3-FEET HORIZONTAL. BLANKETS SHALL BE SCI5O BN (NORTH AMERICAN GREEN); CURLEX BLANKETS (AMERICAN EXCELSIOR COMPANY); POLYJUTE STYLE 465 GT (SYNTHETIC INDUSTRIES); OR APPROVED EQUIVALENT. BLANKETS SHALL BE SECURED AS RECOMMENDED BY THE MANUFACTURER.
- 7. EROSION CONTROL MIX SHALL MEET THE FOLLOWING STANDARDS: A. ORGANIC MATTER CONTENT SHALL BE BETWEEN 80%-100%, DRY WEIGHT BASIS, B. PARTICLE SIZE BY WEIGHT: 100% PASSING THE 6" SCREEN 70% TO 85% PASSING THE 0.75" SCREEN ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED
- D. SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM, AND pH SHALL BE BETWEEN 5.0 AND 8.0.
- **Temporary Erosion Control Measures**
- 1. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT FROSION AREAS REMAINING LINSTABILIZED FOR A PERIOD OF MORE THAN 15 DAYS SHALL BE TEMPORARILY MULCHED. TOTAL EXPOSED AREAS SHALL BE LIMITED TO NO MORE THAN CAN BE MULCHED IN
- TEMPORARY MULCH SHALL BE APPLIED TO UNSTABILIZED AREAS WITHIN 100-FT OF STREAMS, WETLANDS, AND OTHER WATER RESOURCES WITHIN 7 DAYS OF EXPOSING SOIL AND PRIOR TO ANY STORM EVENT.
- 3. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
- 4. CONTRACTOR SHALL PROVIDE TEMPORARY SILTATION/DEWATERING BASINS, IF NECESSARY AND/OR AS DIRECTED BY THE ENGINEER. TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGNS, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 5. EARTH MATERIAL STOCKPILES SHALL BE LOCATED IN AREAS THAT HAVE A MINIMUM POTENTIAL FOR EROSION AND KEPT AS FAR AWAY AS POSSIBLE FROM EXISTING DRAINAGE COURSES PROTECTED NATURAL RESOURCES TREE DRIP LINES AND OUTSIDE OF THE 100-YEAR FLOOD PLAIN. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES. STORMWATER SHOULD BE DIRECTED AWAY FROM STOCKPILE LOCATIONS.
- 6. REPAIR, CLEAN, AND REPLACE ANY SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS
- EROSION CONTROL BLANKETS SHALL BE PLACED IN THE FLOW LINE OF ALL VEGETATED SWALES NOT OTHERWISE PROTECTED BY STONE.
- 8. EROSION CONTROL BLANKETS OR NETTING OVER LOOSE MULCH SHALL BE APPLIED TO ALL VEGETATED **SLOPES GREATER THAN 3:1**
- 9. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
- B. A MINIMUM OF 90% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED; D. EROSION CONTROL BLANKETS OR EROSION CONTROL MIX HAVE BEEN PROPERLY INSTALLED.

Permanent Erosion Control Measures

- 1. THE CONTRACTOR SHALL SUBMIT A WRITTEN MANUAL, PREPARED FOR THE OWNER, THAT OUTLINES A SCHEDULE FOR PROPER MAINTENANCE OF THE LAWNS. THIS SCHEDULE SHOULD INCLUDE TIMING AND METHODS FOR MOWING, WATERING, AERATION, FERTILIZATION, LIMING, AND OTHER LAWN MAINTENANCE **OPERATIONS**
- 2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 1, OR BETWEEN AUGUST 15 TO OCTOBER 15.
- 3. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING, OR OTHERWISE DEVELOPED, SHALL BE COVERED WITH 6 INCHES LOAM AND SEEDED.

N.T.S. LD 691

1/16

REV

Erosion Control Blanket Slope Installation Source: VHB

REV

1/16

LD_658-A

REV

Winter Construction

1. WINTER CONSTRUCTION PERIOD: OCTOBER 15 THRU APRIL 15.

- 2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT A MAXIMUM OF 1 ACRE OF THE SITE IS UNSTABILIZED AT ANY ONE TIME OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.
- 3. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB PER 1,000 SF OR 3 TONS/ACRE. MULCH
- SHALL BE APPLIED AND ANCHORED SO THAT THE GROUND SURFACE IS NOT VISIBLE THROUGHOUT THE MULCH. MULCH SHALL NOT BE APPLIED OVER SNOW.
- 4. MULCH SHALL NOT BE APPLIED WHERE THE SNOW DEPTH EXCEEDS ONE INCH. SNOW SHALL BE REMOVED PRIOR TO APPLICATION.
- 5. EROSION CONTROL BLANKETS SHALL BE APPLIED TO ALL VEGETATED SLOPES GREATER THAN 3:1.
- 6. A DOUBLE ROW OF SEDIMENT BARRIERS SHALL BE INSTALLED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE.
- 7. DURING PERIODS WHEN TEMPERATURES ARE ABOVE FREEZING, AREAS SHALL BE FINE GRADED AND PROTECTED WITH EITHER MULCH; OR TEMPORARILY SEEDED AND MULCHED UNTIL THE FINAL TREATMENT CAN BE APPLIED.
- 8. AFTER NOVEMBER 1 EXPOSED AREAS THAT HAVE BEEN LOAMED AND FINAL GRADED MAY BE DORMANT SEEDED AT A RATE OF 3 TIME THE PERMANENT SEED RATE AFTER THE FIRST KILLING FROST AND OVERWINTER MULCHED OR ANCHORED WITH EROSION CONTROL BLANKETS.
- 9. WINTER INSPECTIONS SHALL BE PERFORMED ONE A WEEK AND AFTER EACH RAINFALL, SNOWSTORM, OR THAW FOR VEGETATION GROWTH, EROSION, AND MAINTENANCE NEEDS. A. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE STABILIZED FOR OVERWINTER PROTECTION

Site Inspection & Maintenance

- 1. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND BEFORE AND AFTER EACH STORM EVENT.
- 2. CONTRACTOR SHALL MAINTAIN WRITTEN INSPECTION AND MAINTENANCE LOGS FOR THE EROSION CONTROL MEASURES FOR THE DURATION OF THE CONSTRUCTION PERIOD. LOGS SHALL BE MADE AVAILABLE TO THE OWNER, ENGINEER, MUNICIPALITY, AND MAINE DEP UPON REQUEST
- TEMPORARY MULCHING: ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED TO AREAS WHERE LESS THAN 90% OF THE SOIL SURFACE IS COVERED WITH MULCH. CATCH BASIN/SILT SACK SEDIMENT TRAPS: SEDIMENT SHALL BE REMOVED FROM TRAPS WHEN ACCUMULATION DEPTH IS GREATER THAN OR EQUAL TO 1/2 THE DESIGN DEPTH OF THE TRAP. TRAPS SHALL
- BE REPLACED IF THE ARE DAMAGE, TORN, ETC.
- SILTSOCK BARRIERS, SILT FENCE BARRIERS, AND STONE CHECK DAMS: SILTSOCK BARRIERS, SILT FENCE, AND STONE CHECK DAMES SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. SEDIMENT TRAPPED BEHIND BARRIERS/CHECK DAM SHALL BE REMOVED WHEN SEDIMENT DEPTH REACHES 6 INCHES. BARRIERS SHALL BE REPLACES WITH A TEMPORARY CHECK DAM IF THERE ARE SIGNS OF UNDERCUTTING OR IMPOUNDING LARGE VOLUMES OF WATER BEHIND THEM.
- <u>EROSION CONTROL BLANKETS</u>: IF WASHOUTS OR BREAKAGE OCCURS, SLOPES SHALL BE REPAIRED, AND BLANKETS SHALL BE RE-INSTALLED.
- STABILIZED CONSTRUCTION EXITS: EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF EXIT BECOMES INEFFECTIVE IT SHALL BE RECONSTRUCTED AND/OR REPLACED.
- TEMPORARY SEDIMENTATION/DEWATERING BASINS: SEDIMENT IN TEMPORARY BASINS SHALL BE REMOVED AS NECESSARY DEPENDING ON THEIR USE AND DESIGN.
- 9. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE SYSTEMS
- 10. LONG-TERM MAINTENANCE OF THE PERMANENT EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER.

500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150

NextGrid Solar Farm

Lewiston Junction Road Poland, Maine 04274

No. Revision

Permitting	February 28, 2020
Issued for	Date
PG	CG
Designed by	Checked by

Not Approved for Construction

Drawing Number

Date

Project Number 55304.01

ATTACHMENT 2 U.S. ARMY CORPS OF ENGINEERS PERMIT

DEPARTMENT OF THE ARMY NEW ENGLAND DISTRICT, CORPS OF ENGINEERS 696 VIRGINIA ROAD CONCORD, MASSACHUSETTS 01742-2751

March 18, 2020

Regulatory Division CENAE-RDC Permit Number: NAE-2020-00364; NAE-2020-00365; NAE-2020-00379; NAE-2020-00380; NAE-2020-00381; NAE-2020-00382

Daniel Serber Next Grid Inc. PO BOX 7775 #73069 San Francisco, CA 94120

Dear Mr. Serber:

Based on our review of the information you provided, we have determined that your projects will have only minimal individual and cumulative impacts on waters and wetlands of the United States. Your work is therefore authorized by the U.S. Army Corps of Engineers under the Federal Permit, the Maine General Permit which can be found at: https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/

Department of the Army has issued the following permits:

- <u>Corps of Engineers Permit No. NAE-2020-00364 was issued to Next Grid Inc. c/o</u> <u>Daniel Serber</u>. This work authorized to place approximately 754 s.f. (0.0173 acres) of temporary fill and approximately 2,717 s.f. (0.0623 acres) of permanent fill in a freshwater wetland at 265 Merrill Rd, Lewiston, Maine in order to build a groundmounted solar energy facility. This work is shown on the attached plans entitled "Next <u>Grid Solar Site Merrill Road</u>" dated "01/02/2020" and "NextGrid Solar Farm – 265 Merrill Rd, Lewiston, Maine" on 8 sheets dated "02/28/2020".
- <u>Corps of Engineers Permit No. NAE-2020-00365 was issued to Next Grid Inc. c/o</u> <u>Daniel Serber. This work authorized to place approximately 5,625 s.f. (0.1291 acres) of</u> temporary fill and approximately 7,112 s.f. (0.1632 acres) of permanent fill in a freshwater wetland at 615 Pushaw Road, Bangor, Maine in order to build a groundmounted solar energy facility. This work is shown on the attached plans entitled "Next Grid Solar Site Pushaw Rd" dated "01/02/2020" and "NextGrid Solar Farm – 615</u> Pushaw Road, Bangor, Maine" on 4 sheets dated "03/13/2020".
- <u>Corps of Engineers Permit No. NAE-2020-00379 was issued to Next Grid Inc. c/o</u> <u>Daniel Serber. This work authorized to place approximately 8,975 s.f. (0.2060 acres) of</u> temporary fill in a freshwater wetland at 980 Western Ave, Manchester, Maine in order to build a ground-mounted solar energy facility. This work is shown on the attached plans entitled "Next Grid Solar Site Western Avenue" dated "01/02/2020" and "NextGrid Solar Farm –980 Western Ave, Manchester, Maine" on 5 sheets dated "03/09/2020".

- <u>Corps of Engineers Permit No. NAE-2020-00380</u> was issued to Next Grid Inc. c/o <u>Daniel Serber</u>. This work authorized to place approximately 13,264 s.f. (0.3044 acres) of permanent fill in a freshwater wetland at South Main St/Timber Lane, Mechanic Falls, Maine (44.092524 W, -70.395488 N) in order to build a ground-mounted solar energy facility. This work is shown on the attached plans entitled "Next Grid Solar Site Timber Lane" dated "01/02/2020" and "NextGrid Solar Farm –South Main Street, Mechanic Falls, Maine" on 9 sheets dated "02/07/2020".
- <u>Corps of Engineers Permit No. NAE-2020-00381 was issued to Next Grid Inc. c/o</u> <u>Daniel Serber</u>. This work authorized to place approximately 5,590 s.f. (0.1283 acres) of temporary fill and approximately 775 s.f. (0.0177 acres) of permanent fill in a freshwater wetland at Lewiston Junction Road, Poland, Maine (44.044564 W, -70.308426 N) in order to build a ground-mounted solar energy facility. This work is shown on the attached plans entitled "Next Grid Solar Site Lewiston Junction" dated "01/02/2020" and "NextGrid Solar Farm –Lewiston Junction, Poland, Maine" on 8 sheets dated "02/28/2020".
- <u>Corps of Engineers Permit No. NAE-2020-00382</u> was issued to Next Grid Inc. c/o <u>Daniel Serber</u>. This work authorized to place approximately 14,240 s.f. (0.3269 acres) of permanent fill in a freshwater wetland at 111 Franklin Rd, Jay, Maine in order to <u>build a ground-mounted solar energy facility</u>. This work is shown on the attached plans entitled "Next Grid Solar Site Franklin Road" dated "01/02/2020" and "NextGrid Solar Farm –Franklin Rd, Jay, Maine" on 3 sheets dated "02/28/2020".

You must perform the activity authorized herein in compliance with all the terms and conditions of the GP [including any conditions placed on the State 401 Water Quality Certification <u>including any required mitigation</u>]. Please review the GP carefully, including the GP conditions beginning on page 5, to familiarize yourself with its contents. You are responsible for complying with all of the GP requirements; therefore you should be certain that whoever does the work fully understands all of the conditions. You may wish to discuss the conditions of this authorization with your contractor to ensure the contractor can accomplish the work in a manner that conforms to all requirements.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

Condition 38 of the GP (page 16) provides one year for completion of work that has commenced or is under contract to commence prior to the expiration of the GP on October 13, 2020. You will need to apply for reauthorization for any work within Corps jurisdiction that is not completed by October 13, 2021.

This authorization presumes the work shown on your plans noted above is in waters of the U.S. Should you desire to appeal our jurisdiction, please submit a request for an approved jurisdictional determination in writing to the undersigned.

No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained.

We continually strive to improve our customer service. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at http://per2.nwp.usace.army.mil/survey.html

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Digitally signed by MAHANEY.SHAW N.B.1006439302 Date: 2020.03.18 08:17:58 -04'00'

STUKAS.HEATH Digitally signed by STUKAS.HEATHER.1573477649 Date: 2020.03.18 08.03:41 -04'00' Date: 2020.03.18 08.03:41 -04'00' For: Frank J. Del Giudice Chief, Permits & Enforcement Branch Regulatory Division

Sarah Merrill

From: Sent: To: Subject: Attachments: Scott Neal Friday, May 29, 2020 11:57 AM Sarah Merrill FW: NextGrid Response 20121 NextGrid Solar_Response to Site Review Comments_may19-2020.pdf

Scott Neal Code Enforcement Officer Town of Poland sneal@polandtownoffice.org (207) 998-4604

From: James Seymour <jseymour@sebagotechnics.com> Sent: Tuesday, May 19, 2020 4:46 PM To: Scott Neal <sneal@polandtownoffice.org> Cc: 20121 <20121@sebagotechnics.com>; 12173 <12173@sebagotechnics.com> Subject: RE: NextGrid Response

Scott,

Please see comments from me on the NextGrid site revisions and letter. I placed comments in red following their response.

I understand the delays and timing this has been through, but I am not sure it's our authority to accept the proposal for conditions of approval. I think we can support most suggestions for conditions, but Survey and Stormwater are basic requirements of all site plan submittals. If the Board supports the argument, and delay final review as part of a condition, then we will comply and support. This is a major plan and should have a boundary survey and access drive engineering not waived. Again this has been a project caught in the pandemic timing, so their windows for PUC timing are now condensed.

My concern, is that the Town does not want to set a precedent, or create a situation where it cannot require added safeguards for a design not completed.

It's a tough one to give a pass on, again given land size and coverage area involved.

James Seymour, PE Senior Project Manager

Sebago Technics, Inc. | An Employee-Owned Company 75 John Roberts Rd., Suite 4A, South Portland, ME 04106 Office: 207.200.2100 | Direct: 207.200.2083 | Fax: 207.856.2206 jseymour@sebagotechnics.com | www.sebagotechnics.com

Coronavirus Update:

May 18, 2020

Ref: 55304.00

Scott Neal Code Enforcement Officer The Town of Poland, Maine 1231 Maine Street Poland, ME 04274

Re: Application for Site Plan Review Lewiston Junction Road Solar

Dear Mr. Neal:

On behalf of NextGrid, Inc. (NextGrid), Vanasse, Hangen, Brustlin, Inc. (VHB) is pleased to submit supplemental materials for related to the Site Plan Review application for the Lewiston Junction Road Solar Project (the Project). For ease of review have provided our responses to these comments with this letter.

NextGrid is participating in a Maine Public Utilities Commission (PUC) competitive bid process for clean energy, which has an expected award date of August 31, 2020. However, an applicant must have all of their non-ministerial permits in hand by June 11, 2020. NextGrid is therefore asking that certain design requirements be delayed until further into the PUC's review process, when the financial surety of the Project will be better established. This approach is consistent with our experience with other municipalities across the State of Maine.

Thank you for your timely review of the enclosed materials. Please do not hesitate to contact me at GPaquette@VHB.com or (207) 889-3102, if you have any questions regarding the Project. We look forward to meeting with the Planning Board to discuss the Project.

Sincerely,

MERPOR

Gil Paquette Director, Energy/Environmental Services

500 Southborough Dr. Suite 105B South Portland, Maine 04106 P 207.889.3150 F 207.253.5596

Engineers | Scientists | Planners | Designers

RESPONSE TO COMMENTS FROM THE SITE PLAN REVIEW

NextGrid, Inc. (NextGrid or Applicant) is providing the following additional information in response to the Engineering Review Memorandum developed by Sebago Technics as part of a review of the Site Plans for the requested as part of the Planning Staff Review report for the South Main Street Solar Project (the Project). We look forward to working with the Town of Poland (Town) to resolve these concerns.

1. The Property is fairly complex given the past uses and size, before entering the owned/leased property. The site already has frontage on both Torrey Drive and Lewiston Junction Road. We feel the Planning Board should request a formal boundary survey to understand the ownership, and conveyances of rights such as the leased area and easement rights for access and utilities.

Licensed Surveyor has completed research on this parcel to ensure that the Project will not be located on the existing deed restriction but a formal survey in the field has not been completed. To address concerns related to ownership, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: The Applicant will provide a formal survey, signed by a Licensed Surveyor, as part of its Building Permit application. This survey along with any accompanying materials provide information on parcel ownership and existing easements, as well as demonstrate that the Applicant has sufficient rights to construct the project. This is typically required with all site plan

applications, but will defer to Planning Board Decision

2. The proposed travel width access appears acceptable but shoulders are somewhat narrow and we believe that the fire department typically has requested 20 width of total access. That can be done simply with extending the 2 shoulders and additional foot and can vegetate the shoulders. The applicant is also showing a narrower road down to 12 feet width for the second leg of driveway access to the final terminus for the electrical equipment. The Town typically will want a minimum access of 20 feet total with shoulders for emergency access, but the applicant could request reduction or waiver, but it should be reviewed with the Fire Department. I would suggest that the travel surface be allowed to be reduced to 12 feet with gravel/vegetated shoulders to make up the overall width to 20 feet.

The Applicant appreciates this suggestion and has modified the Site Plans so that in narrow areas it is a twelve-foot gravel travel surface with wide vegetated shoulders to make up an overall width of 20 feet. See revised detail on drawing C4.1.

To address concerns related to access, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: The Applicant will provide the Town Police Department and Fire & Rescue Department with a full-size set of the drawings for review and consultation and any comments received will be incorporated into the site plans submitted with the Building Permit.

We feel the conditional approval to be noted on drawings is acceptable.

3. The depth of aggregates for the access road/driveway appears very thin at only 6 inches total aggregate for the access. This does not seem acceptable to handle large electrical equipment trucks or emergency equipment. The road depths should be closer to 12-15 inches of clean aggregate material.

The Applicant agrees with this comment and has modified the Site Plans so that the road depth is twelve inches of clean aggregate material. See revised detail on drawing C4.1.

This is agreed to, and is an acceptable detail

4. The Maine Department of Environmental Protection will require a Stormwater PBR (Permit by Rule) for the project since it is disturbing more than 1 acre. The Planning Board should make note that this should be added to any condition of approval, that the Town is copied on application approvals.

The Applicant has no concerns with being required to provide a copy of the Project's Stormwater PBR to the Town as a condition for receiving a Building Permit. However, the Applicant cannot control how the Maine Department of Environmental Protection (MDEP) will issue their approval, particularly at a time when agency staff have indicated that they are experiencing a high volume of requests. Approvals are typically granted after a 14 day wait period, as long as the notes are

referenced for permit approval we have no objection

5. The applicant indicates the use of Stormwater BMP's but there is no plan showing the road grading or how and where the BMP's will be installed, nor how they will be sized. This part of the application needs more information, such as stormwater calculations, sizing, road/ditch grading and locations of measures to treat runoff and protect erosion.

Because the project will not result in greater than one acre of impervious area, or five or more acres of developed area, it is subject only to the basic stormwater standards set forth in DEP's Chapter 500 Stormwater Management Rule ("Chapter 500"). To demonstrate compliance with these standards, the Project submitted a Stormwater PBR application to MDEP that included the equivalent Erosion and Sediment Control Plan and Site Details as was provided to the Town. The Applicant also committed that erosion and sediment controls will be designed in accordance with the State's Erosion and Sediment Control Law (M.R.S. 420-C), and the Maine Erosion and Sediment Control Best Management Practices (BMPs) manual, published by DEP.

Based on the existing topography of the site, the Applicant intents to maintain existing grades within the Project area to the greatest extent possible. The Project area will be maintained as a meadow and not mowed more than twice a year. Detailed grading and design of the access road will be provided prior to construction. Erosion control blankets shall be installed at the drip edge of the solar panels to help prevent erosion from stormwater runoff. Accordingly, the Applicant believes that stormwater calculations for this magnitude of impervious surface (5% of the total Project area, with the remainder as meadow) would be unnecessarily burdensome.

As is standard for a development of this type, a formal erosion and sedimentation control plan (E&SC) was anticipated to be developed in cooperation with the contractor before construction. It is possible that the construction contractor chosen for the Project may provide construction or design modifications to enhance efficiency or safety of the Project.

To address concerns related to stormwater and erosion control, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: Prior to receiving a Building Permit, the stormwater and erosion control program of the Project will be reviewed and approved by the Code Enforcement Officer. This program documentation shall include but not be limited to: a) existing and proposed method of handling storm-water run-offs; b) direction of flow of the run-off, c) location,

Typically stormwater measures like culverts and vegetated filtration system(as shown in details) are submittal requirements also needing appropriate sizing by a Maine Licensed Engineer. There is a wetland crossing, and other low points requiring dips, culverts and some ditching of concentrated field runoff, that even farmers must address, to avoid flooding, mud areas, or washouts. This site with long drive access is no different. We will leave the decision of the Condition with the Planning Board, but at a minimal this must be addressed prior to ANY construction activity.
elevation, and size of all catch basins, drywells, drainage ditches, swales, retention basins, and storm sewers; d) methods of controlling erosion and sedimentation; and e) post-construction grading.

6. Other items:

A. For the discussion for Financial Capacity we did not see information, but will defer to the Staff or Board to comment

NextGrid Inc develops, constructs and operates solar power and battery storage power facilities across the United States. Currently they have over 100 projects totaling over 200MW in MA, ME, NJ, DC, CA, NC, PA, MD CO in development, construction or operation. Of these, 59 projects are operational, 20 projects in active construction and 81 projects in earlier stages of development. In 2019 the NextGrid team launched Grid Builders LLC, which provides integrated construction functionality to the project development cycle.

In June of 2019, Madison Energy Investments, LLC and NextGrid Inc. entered into an exclusive long-term relationship whereby Madison Energy Investments, LLC agreed to purchase all of NextGrid Inc's renewable energy projects throughout the country. Madison Energy Investments, LLC currently operates a \$250M fund, backed by Stonepeak Infrustructure Partners, to construct and own solar energy and storage projects in the US.

To address any remaining concerns related to financial capacity, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: Prior to construction, the Applicant will provide financial assurance for the construction costs in the form of a performance bond, letter of credit, surety bond, escrow agreement or some other standard financial instrument in an amount agreed upon by the Code Enforcement Officer.

We are OK with the condition, but leave final review with the Planning Board

B. Lastly, given that the solar farm is close to the Auburn Airport will there be any conflicts with glare or of reflectivity for flights approaching, or could there be any other construction related issues?

The Applicant will be filing the necessary paperwork with the Federal Aviation Administration.

Ok with added note to plan.

C. We recommend that the applicant acquire a letter of support for accessibility and if any fire suppression needs will be required from the Poland Fire Department as well.

Please see earlier recommendation on how to demonstrate that the Project incorporates any concerns from the Poland Fire Department. Agreed and support previous condition as discussed.

D. Although the applicant has a Maine DEP Wetland Permit in hand, it should be noted that the Army Corps of Engineers has yet to officially sign off on the application. Also given that there is an apparent history of wetland alterations that had occurred on the lot prior to this project, and that there were ongoing negotiations as to the corrective measures with the current landowner, we suggest

This approval is provided as Attachment 2 to this document. Please note that the USACE based this decision on the same set of Site Plans, including erosion control measures, provided in the application to the Town.

that application definitely include approvals form the US Army Corps of Engineering.

Approvals are acceptable, as submitted.

E. The plan shall indicate general areas where materials and equipment will be located during construction.

The Applicant currently considers any area that has not been identified as sensitive (e.g. wetlands, easement areas) as a potential location where material and equipment could be stored and will rely upon the contractor to site these in locations that best promote efficient construction practices. The construction will be phased so as to avoid and minimize erosion and sedimentation issues. If this explanation is insufficient, the Applicant can identify likely location for storage with the proviso that any such designation is subject to change by the contractor for good engineering principles.

We suggest that pre-constrcution meeting be held to discuss these locations and at that time the applicants contractor provide a map indicating entrances, storage areas, and traffic patterns on site.

III. Recommendations:

Upon review of the information provided in the submitted plans and documentations through February 28, 2020 we would recommend that the submission requirements be completed and reviewed as suggested. The project is for a site plan with the largest concern understanding, stormwater, and utility rights and access that are associated with a solar farm and then what PUC regulations could exist (the Town has no regulations for solar farms, currently). The driveway/access designs, along with suggested Stormwater BMP's details could address water quality but the design is missing grading and locations of where such measures would go and how road runoff is collected, and treated. We do feel that a discussion to address the need for the Maine DEP approvals plan additions and their review should be made part of the final approval, and that the plan should add a note indicating the permit number and approval date for both Army Corp and Maine DEP approvals. The plan is a living document and record on file for historical tracking for all.

The Applicant believes that they have addressed concerns related to stormwater above. The Applicant will provide a copy of the MDEP stormwater permit prior to construction and has no concerns about inserting the permit approval number on the final site plans. However, as previously noted, there will be no approval document from the US Army Corps of Engineers and therefore it is not possible to record that approval on the plans.

The Applicant is unsure how to respond to the reference to "PUC regulations". The Project will be constructed in such a way as to adhere to the Maine Public Utilities Commission requirements, as well as the National Electric Code. The Applicant anticipates demonstrating adherence to these and applicable building codes adopted by the Town¹ in its submission for a Building Permit and Electrical Permit.

Our goal is to make sure that no activities may occur on the site until all state and federal permits are accounted for. For the Town, it is a benefit to have all permit references identified on a plan, which can be submitted at the time of review of building permits, or during pre-construction review of access drives. It should be noted too that the Army Corp permit has restrictions to start by Oct 13, 2020, and finish by Oct 13, 20121. If the conditions are not met they must file for an extension. The Planning Board should eb clear about approval deadlines as well.

¹ https://www.polandtownoffice.org/sites/polandme/files/uploads/adopted.pdf

Planning Board DEPARTMENTAL REVIEW OF PROPOSED SITE APPLICATION

Date:	3 / 13 / 2020	
To:	Tom Printup	In accordance with Chapter 606, Site Review, of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval
		is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore,
	Poland, ME 04274	the Planning Board, by way of the applicant, is notifying you of the
		tollowing proposed project and requests your comments
	Thompson Poles Enterprises 11 C/NevtG	rid
Applicant:	P O Box 1911	
Address:	Lewiston ME 04241	
· · ·		9A Sublet #
Location:	Map #	<u></u>
Road Loca	Solar Farm	
Project ove		
Scheduled	Planning Board Meeting Date 3 /24	/ 2020
Scheduled	i lanning board Meeting bate	· · · · · · · · · · · · · · · · · · ·
Applicants:	attach all relevant sections of their plans to prevent	delavs
2. Mail thi	s form letter along with a copy of the application so t	nat each department head <u>receives it at least fourteen days prior</u>
to the s	cheduled meeting. (See reverse for list of Department	nt Heads)
3. Confirm	n with the department neads that they have <u>deliver</u> g.	ed their response to the Planning Board Office in time for the
	-	
I have revie	For the Dep ewed this application and provide the following:	artment Head
	The project has no impact on the Department.	
	The Department has adequate existing capital facilitie	s to serve the project.
	reasons on department letterhead)	
_	I need more information on the application.	
Signed:	R R V AP	Date: 3 / 19 / 20
Head of De	partment	
RETURN T	HIS FORM TO:	

Please return by: Date: 3 127 2020 @ 11:00 am

Planning Board Office Town of Poland 1231 Maine Street Poland, Maine 04274-7328

POLAND FIRE RESCUE

Chief Thomas Printup

Phone: 207-998-4689 Fax: 207-998-5277



1231 Maine Street Poland, Maine 04274

tprintup@polandtownoffice.org

March 19th 2020

To Whom it May Concern:

Pertaining to the proposed site application for NextGrid solar farm on Lewiston Junction Road, if the entrance road is going to have any sort of closure or gate to prevent people from gaining access I will be asking Thompsonrolec Enterprises, LLC or their designee to obtain the proper application through Poland Fire Rescue to have a secured and approved Knox Box for fire department access to the farm in case of an emergency.

Thank you,

The Repatry

Tom Printup



Town of Poland, Maine Planning Board

Formal Site Plan Review

Instructions:

1.								
	Read every	part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.						
2.	Fill out the fo	rms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages.						
3.	Use the "Sul	mission Checklist" on pages 5 and 6 to make sure submission requirements are met.						
	a. The ch	ecklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code.						
	i T	ne actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page select						
	"(in a blade observe land lise Code" at that hottom of the page. Hardconies are available for nurchase at the town office						
	h Maka (un all univer requests have a written statement for each request request.						
	D. Wakes	an ware requests have a winter statement to each request. Check with the code Enforcement Onice to make sure nems						
	Stateu	as on rile are indeed in the town onice.						
.	c. Somer	equirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.						
4.	NUMBER O	- COPIES OF THE APPLICATION AND DUE DATE						
	a. A total	of at least ten (10) copies of the plans and one PDF copy (on either cd or usb) are needed. Be sure to make a copy for yourself.						
	b. <u>The Co</u>	de Enforcement Office must receive the original application, an additional 9 copies, and a digital PDF copy (either cd or usb) with						
	approp	riate fees by 1:00 p.m. eleven (11) days before the stated meeting to be put on the upcoming agenda.						
	c. If revie	w for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to						
	the me	etina.						
	d. The ap	Dication must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted						
	may no	the reviewed by the Board for your scheduled meeting date						
5	Check with	the reference by the board for your scheduler frequency date.						
5.	CHECK WITH	this office to make sure that an departments have responded to your application prior to the meeting.						
PF	ROJECT NA	ME: Middle Range Pond Restaurant, LLC Dock Expansion Project						
	ate of Planni	ng Board Review / / Application #						
LOT	INFORMA	ION:						
Tav	Accoccor's	Map # 0006 Lot # 0052 Sub lot #						
Тал	A3553501 3							
Wat	ershed:	Middle Range Pond						
Dror	orty's Poad	location: 723 Maine Street						
Prop	perty's Road	Location: 723 Maine Street						
Prop Lot S	oerty's Road Size: <u>2.83</u>	Location: 723 Maine Street Acrestor Sq. Ft. Road Frontage: 415 Ft.						
Prop Lot S Yea	perty's Road Size: <u>2.83</u> r lot created:	Location: 723 Maine Street <u>Acres</u> or Sq. Ft. Road Frontage: 415 pre-1970 (bldg built 1970) (If unknown, give best estimate with "est." after date)						
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APF App If Ia per infc Nar	PLICANT content officiant is: andowner, mission to prmation: me(s):	r CONTACT PERSON: LandownerCo write "Same" below and continue to ney construct on or use the land, or copy o Agent: Mike Morse	ontractorRenterBuy tt block below. If not the landowner, sul f a contract to buy from the landowner,	er bmit a le along w	X Age etter of ith the fo	nt Ilowing
Cor	mpany <u>M</u>	orse Environmental Consulting, LLC				
Mai	il Address:	mike@morseenvironmental.com	Main Phone:	207	- 558	- 0842
Тои	vn/State/Zi		Alternate Phone:	-	-	
THI X	S APPLIC, Commercia Industrial Institutiona Governme Open Space	ATION IS FOR: (Check all that apply I I Intal ie) New Development Change In Use Expansion of Use X Expansion of Structure(s) Resumption of Use			
<u>EXI</u> (Thi 1.	STING LO is page is t General Does this No a. Is the	<u>T CONDITIONS:</u> b describe what is on your lot currently) lot have any development? (If No, go to "Pi re an existing Well No re an evicting Sentic System	roposed Development")	<u>x</u> <u>x</u>	_Yes _Yes	
	c. Is the \overline{i} \overline{i} \overline{i}	No f yes, submit a copy of a septic permit, or a re an existing Road Entry No f yes, will there be any changes/modificatio X No	Irawing(s) showing size & location.	X	_Yes _Yes	
2.	II) (d. Any s <u>X</u> i) / <u>Existing</u>	IT NO, SUDMIT COPY OF APPROPRIATE ROAD ENTry tructures to be removed No f yes, submit information about the structur <u>and Development & Improvements NOT</u> of Jawns	<i>r application it entrance is onto a state or to</i> re to be removed and how any debris will b <u>F Including Buildings</u>	e dispos	r.) _Yes <i>ed of.</i> ~14.000	Sa Ft
	 a. Size or Ac b. Size or Ac c. Size d. Size e. Wett 	res of fields res of driveways/roads of other non-vegetated areas nds already filled			0 3,570 ~31247_0	Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft.
3.	Existing I a. Grou b. Total c. Road	<u>Main Structure</u> nd Footprint Gross Floor Space <i>(exterior dimensions of</i> Frontage Setback	all floors)		~3,320 n/a n/a	_Sq. Ft. _Sq. Ft. _Ft.

4.	 d. Side Setback e. Rear Setback f. Distance to Great Pond g. Distance to Stream h. Distance to Wetlands 	X X Full Basement	_Not applicable (over 250') _Not applicable (over 250') _Not applicable (over 250') Frost Walls	Slab	~160 ~85' 98'	_Ft. _Ft. _Ft. _Ft. _Ft. Piers
5.	Existing Accessory Structure(s)				n	
	b Total Ground Footprint				443	Sa Et
	c. Total Floor Space				443	Sq. Ft. Sa. Ft.
	d. Closest Road Setback				59	Ft.
	e. Closest Side Setback				~270	Ft.
	f. Closest Rear Setback				~80	Ft.
	g. Distance to Great Pond		Not applicable (over 250')		~8	_Ft.
	h. Distance to Streams	<u> </u>	_Not applicable (over 250')			Ft.
	i. Distance to Wetlands	<u> </u>	_Not applicable (over 250')			_Ft.
6.	Total Existing Impervious Surfaces				~38,580	Sq. Ft.
	a. Add 2c +2d + 3a + 5b					
DD						
1	Watlands to be impacted				0	Sa Et
1. 2.	New footprint(s) and developed area(s	5):			0	_34. Ft.

- a. Changes in building footprint(s)
- b. Changes in driveway/roadway
- c. Changes in patios, walkways, etc.

d. TOTAL (2a+2b+2c)

3. Percentage of lot covered by impervious surfaces:

a. (Equals [areas on line 6 page 2 + line 2d above] / [Total lot area measured in sq. ft.] * 100%)

SUBMISSIONS:

Attach drawings and/or statements describing the following items, if applicable:

- a. Provide a copy of deed and Tax Assessor's information card.
- b. Provide a map of the general area showing land features within at least ½ mile of this lot.
- c. Provide site plan(s) of your lot with <u>existing</u> development and its dimensions shown.
- d. Provide site plan(s) of your lot with proposed development and its dimensions shown.
 - i. (May be combined on existing development drawing.)
- e. Provide detailed plans of proposed structural development and changes.
- f. Provide statements or drawings of methods of infrastructure:
 - i. Water supply
 - ii. Sewage disposal
 - iii. Fire protection
 - iv. Electricity
 - v. Solid waste disposal
- g. Type, size, and location of signs.
- h. Number of parking spaces.
- i. Provide phosphorus loading calculation if in a great pond watershed area.
- j. Anticipated date for start of construction.
- k. Anticipated date for completion of construction.
- I. Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
 - i. (Use checklist starting on page 6 for summary of usual requirements.)
- m. Other requirements unique to your project added by the Planning Board.

Sq. Ft.

Sq. Ft.

Sq. Ft.

Sq. Ft.

0

0

0

31.3

- 2. List all state and federal approvals, permits, and licenses required, if any, for the project: This includes but is not limited to the following:
 - 1. State highway entrance permit.
 - 2. Soil disturbances involving more than one acre.
 - 3. Impact on more than 4,300 square feet of any type wetland.
 - 4. Soil disturbances within 100 feet of lakes, rivers or streams.
 - 5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
 - 6. Timber harvesting.
 - 7. Flood zones.
 - 8. Discharges and emissions

DISCLOSURE: (READ BEFORE SIGNING)

- 1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
- 2. I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2009
- 3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
- 4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
- 5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
- 6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
- 7. I understand that a **Certificate of Occupancy or Compliance** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
- 8. I understand that the **approval becomes invalid if** construction or use has not commenced within twelve (12) months of the Planning Board's approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
- 9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
- 10. I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District and/or Superior Court.
- 11. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.

Applicant's Signature(s)

Date

Submission CHECKLIST

The <u>following list is a short summary</u> of the information required in Chapter 509.8 of the Comprehensive Land Use Code for the Town of Poland, Maine. Please checkmark or place an "X" in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required. Columns on the right are for the Planning Board's use.

For Applicant Use		Jse		F	or Planr	ning Boar	d Use
Provided	Waiver Request	Not Applicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable
			1. Site Plan Drawings				
			2. Signed copy of application				
			3.a. Name & address of owner				
			Name of development				
V			Name & address of abutters within 500' of lot for development				
			Map of general location				
			Show all contiguous properties				
			Names, Map, & lot #'s on drawings				
			Copy of deeds, agreements				
			Engineer/ designer of plans				
			Existing Conditions (Site Plan)				
			Zoning Districts on and/or abutting project's lot shown				
\checkmark			Bearings & Distances shown on drawings				
			Location of utilities, culverts, drains				
			Location, name of existing r/w				
			Location, dimensions of existing structures				
			Location, dimensions of existing roads, walks, parking, loading, etc.				
			Location of intersection within 200'				
			Location of open drains, wetlands, wildlife areas, historic sites, etc.				
			Direction of surface drainage				
			100-yr. Floodplain				
			Signs				
		\checkmark	Easement, covenants, restrictions				
\checkmark			Proposed Development (Site Plan)				
\checkmark			Location & dimensions of all new structures. New development delineated from existing development				
			Setback dimensions shown & met				
			Exterior lighting (Will meet full cutoff requirements)				
		\checkmark	Incineration devices				
		\checkmark	Noise of machinery and operations				
		\checkmark	Type of odors generated				
	\checkmark		Septic system and other soils reports				
\checkmark			Water supply				
		\checkmark	Raw & finished materials stored outside				
		\checkmark	Contours shown at PB specified intervals				
\checkmark			Curbs, sidewalks, drives, fences, retaining walls, parking, etc.				
	\checkmark		Landscaping plan				
		\checkmark	Easements, r/w, legal restrictions				
\checkmark			Abutters' property lines, names				
	\checkmark		TRAFFIC DATA				

For Applicant Use		Jse		For Planning Board Use		d Use	
Provided	Waiver Request	Not Applicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable
			Peak hour traffic				
			Traffic counts				
			Traffic accident data				
	\checkmark		Road capacities				
			Traffic signs, signals				
	\checkmark		STORMWATER & EROSION				
			Method for handling stormwater shown				
			Flow direction				
	\checkmark		Catch basins, dry wells, ditches, etc.				
			Engineering Analysis of stormwater				
			Erosion control measures				
			Hydrologist groundwater impact				
	\checkmark		Utility plans for all utilities				
			Cross-section profile of roads, walks				
			Construction drawings of roads, utilities				
			Cost analysis of project and financial capability demonstrated				
	\checkmark		Phosphorus control plan if in watershed of a great pond				
\checkmark			Submission of waiver requests				
			Copies of state, federal applications, permits, &/or licenses required for this project.				
			Condition A.				
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				

This application was first looked at by the Planning Board o of the review process.	n <u>//</u> but does no	ot create vested	rights in	the initiation
By vote of the Board this application requires an on-site ins If yes, an onsite inspection is scheduled for/	pection:at	Yes	_AM	No PM
By vote of the Board this application requires a public hearing is scheduled for/	ng:at	Yes	_AM _	No PM
Conditions of Approval for Formal Site Review:				
Planning Board Chair		Date	1	/

Site Review and Shoreland Zoning Review Fees:

Type of fee	Fee	Units or Comments
Application – sketch plans, Rough design	\$75.00	Each application (no other fees)
Application – formal	\$150.00	Each application + fees below
Notification of Abutters	\$0.75 per	All abutters within 500 ft. of the property must be notified.
Approval extension, Planning Board Approval only	\$50.00	One extension only (no other fees)
Escrow, minimum amount	\$700.00	When required by Planning Board
Extension of approval	\$100.00	Before approval expires
Auto graveyards, recycle business	\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots	\$1.50	Per ft of outside storage
Residential Towers	\$20.00 + \$5.00	Based on Cost of Work
	per \$1,000.00	
Commercial Towers	\$20.00 + \$10.00	Based on Cost of Work
	per \$1,000.00	
Notifications	\$.75	Each Notification, First Class Mail sent by Town

1. B<u>uilding and Structures</u> may include up to five times the footprint area of the building for grounds improvements, exclusive of the building footprint, as part of the building review fee.

2. <u>Building and Grounds Improvement Fees</u>. The sum of these two fees may be limited to \$2,500.00 per application at the discretion of the Planning Board. (Junkyards, auto graveyards, recycling business, and towers excluded.

3. <u>Reduced Fees</u>: The Planning Board may, upon application therefore, allow a reduced total site review fees to \$50.00 in any case which it determines that the work for which the permit is sought will be performed within the Shoreland Zone. The project shall be intended solely for the purpose of protecting a Great Pond, Stream, River, or other Natural Resources through the implementation of Conservation, Best Management Practices, or other environmental safeguards. Also, the project shall not result in the enlargement of any building or structure or an intensification of the existing use of the property.

4. <u>Review Escrow Funds</u> may be used by the Town to pay for professional reviews an advice requested by the Planning Board or Code Enforcement Officer related to the applicant's proposed development. Review escrow funds deposited by the applicant not spent during the course of the Town's review shall be returned to the developer within sixty days after the Planning Board's decision on the application is final. If Professional review and advice fees exceed the amount deposited, the developer shall pay the amount outstanding before final approval or any permit is granted.

Town of Poland, Maine PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: <u>March / 24 / 2020</u> Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office Map <u>0006</u> Lot <u>0052</u> Sub-lot _____

Applicant's Name: Mailing Address: Town, State, Zip:	<u>Middle Range Pond Restaurar</u> 640 Maine Street Poland, Maine 04032	nt, LLC	Agent: Mike Morse/ 207-558-	-0842
Agent Home Phone: Work Phone:	207-558-0842 207-998-4351	Hours: Hours:		

Type of application:	Sketch Plan	X Site Review	Shoreland	Subdivision	Informational
Road location for proje	ect: 723 Maine S	Street			
Zoning: Village 1 Distr	rict	Lake Watershed:	Middle Range Pond		Nature of
business to be discusse	_				

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming agenda.

- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office 14 days before the meeting.
- Should the Board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant's Signature:	Date:	/	/	

OFFICE USE ONLY:						
Request Taken By:	Date:	_//	Time:	_:	_a.m.	p.m.

Morse Environmental Consulting, LLC

www.morseenvironmental.com mike@morseenvironmental.com 207-558-0842

To whom it may concern:

Mike Morse and Morse Environmental Consulting, LLC, are hereby authorized to apply for and obtain such permits as necessary from all permitting authorities (municipal, State, and Federal) for the placement of concrete planks on an existing boat launch, and for the expansion of temporary dock slips for an existing marina, for Cyndi's Dockside Restaurant and Poland Springs Resort in Poland, Maine.

Name: Mark Bosse, General Manager Poland Spring Resort Cyndi's Dockside Restaurant

Mailing Address: 640 Maine Street Poland Spring, Maine 04274

na Man-Signature:

Date: 8-27-19

Morse Environmental Consulting, LLC

www.morseenvironmental.com mike@morseenvironmental.com 207-558-0842

MIDDLE RANGE POND RESTAURANT, LLC

Dock Expansion Project

Site Plan Amendment

Prepared by: Mike Morse/ Morse Environmental Consulting, LLC March 2020

Summary of Proposal:

For many years the property has collectively included a docking facility, private pay-to-use boat launch, and a restaurant (Cyndi's Dockside Restaurant). The site is located adjacent to Middle Range Pond and Maine Street in the Town of Poland. The Town of Poland Planning Board (Board) has previously approved Site Plan amendments for other various changes on the property through the years.

The docking facility currently provides temporary docking slips for 30 watercraft and provides refueling services for watercraft as well. Each year the applicant receives a significant number of requests for docking slips in excess of the current capacity of the docking facility. This minor Site Plan amendment application proposes to expand the existing temporary dock system in two phases: Phase 1) Spring 2021- extension of the two existing dock systems by an additional total of 12 new boat slips; and, Phase 2) Spring 2022- construct a new third dock system westerly of the existing two dock systems to increase the slip capacity by an additional 20 new slips. Build-out of Phase 1 would result in a facility total of 42 boat slips, and Phase 2 would result in a facility total of 62 boat slips. All docking facilities are presently and will continue to be temporarily/seasonally located in the water.

Phasing approval by the Board is requested for the proposed dock expansions, a Recreational Facility Use. With the phasing approval request, the applicant also pre-emptively requests an 8-month extension (to a total of 14 months) to install the Phase 2 dock system since it is anticipated that the construction/installation of the Phase 1 dock expansion will be completed in the Spring of 2021 due to its minimal scope, and the installation of Phase 2 is not planned until the following year, the Spring of 2022.

Whereas the proposed dock systems are temporary, as the existing docks are, no DEP or Army Corps of Engineers permits are required for the project.

The subject property is zoned by the Town as a Village 1 District, as depicted on the Town of Poland Zoning Map. The docking facility use is considered by the Town as a Recreational Facility Use. The parcel is 2.83 acres.

Proposal Details:

The applicant proposes to expand the docking slip capacity at its existing marina docking facility in two phases to accommodate demand. Phase 1 proposes to expand the re-fueling dock, "Dock A" (see Site Plan), and also to expand "Dock B". Phase 2 proposes the installation of an entirely new 20-slip dock system, "Dock C". The following table summarizes the proposed dock expansion:

	Existing (# of slips)	Proposed (# of slips)
Dock A	10	14
Dock B	20	28
Dock C	n/a	20
TOTAL:	30	62

Submissions:

- A. Copy of deed and Tax Assessor's Information Card- please see attached
- B. Map of the general area (w/in ½ mile of lot)- please see attached
- C. Site plan(s) of subject lot with <u>existing</u> development- please see attached. Note that whereas this project affects dock structures and no other development on the lot, the dimensions relevant to the docks and expansions thereof are included. Other structure dimensions may be omitted, are approximated, or may be referenced in previous permits approved by the Board if further dimensional accuracy of non-relevant structures is required.
- D. Site plan(s) of subject lot with <u>proposed</u> development- please see attached. Please also refer to note in C, above.
- E. Detailed plans of proposed structural development and changes- please see attached.
- F. Statements or drawings of methods of infrastructure:
 - Water Supply- potable water is currently supplied by a private drinking water well. The water supply should not be affected by the development of the proposed dock expansions. Any increase in water demand should be minimal.
 - ii. Sewage Disposal- sewage disposal is via a subsurface wastewater disposal system located on the subject lot. Attached is the HHE-200 system design for the property, prepared in 2008. The septic tanks are pumped several times per year and the applicant reports no system failures or problems. The wastewater flow calculations for the restaurant use are estimated to be 868 gallons per day (gpd), whereas the system design flow is 958 gpd. Historically, wastewater generated from the existing dock slip systems has been very incidental and the applicant anticipates this same incidental use of toilet facilities to persist with the proposed dock expansion project. The excess 90 gpd design flow for the system should accommodate any incidental increase in use as a result of the proposed project.
 - iii. Fire protection- not applicable to the proposed dock expansion.
 - iv. Electricity- not applicable. No electrical installation is proposed for this project.
 - v. Solid waste disposal- not applicable. The development on the property is serviced by a solid waste disposal company (Waste Management) through the use of two solid waste receptacles on the property. An increase in the number of dock slips is expected to result in a negligible increase in solid waste generation, if there is any increase at all. Regardless, the current solid waste disposal service will accommodate any increase in solid waste as a result of the proposed project.
- G. Signs- no additional signage is proposed for this project.
- H. Number of parking spaces- the applicant proposes to utilize existing parking infrastructure on the property. The existing parking areas are constructed with compacted gravel and therefore the parking spaces are not striped/painted. Based on the dimensions of the parking areas and applying the standard 9' x 18' parking space size (and 20' wide circulation aisles) it is estimated that the existing development supports 75 parking spaces.

Section 508.21, Table 508.21.M, Minimum Parking Standards:

<u>Restaurant</u>- 1 space per 3 seats of maximum seating capacity for restaurant uses. The maximum current seating capacity at the site is 111 seats, which requires a minimum of 37 parking spaces. <u>Commercial Recreation Facility (boat docking slips)</u>- 1 space for each 100 square feet of floor area. Whereas the boat docking slips do not include a building with floor area, the applicant proposes 1 parking space for every two docking slip spaces. This would require a minimum of 31 parking spaces for the proposed docking facility expansion.

Based on the above, the required number of parking spaces is 68 spaces. The existing development includes 75 parking spaces, which provides a balance of 7 spaces in excess of the Ordinance requirements. As such, no parking area expansion is proposed for this project.

- Phosphorus loading calculation- the proposed project does not increase or otherwise alter the existing developed areas on the property. The proposed project will occur over the water. As such, the applicant respectfully requests that the Planning Board waive this requirement (please see Request for Waivers, below).
- J. Anticipated date for start of construction- Phase 1: April 2021; Phase 2: April 2022
- K. Anticipated date for completion of construction- Phase 1: April 2021; Phase 2: April 2022
- L. Standard Submission Checklist- please see attached

Requests for Waivers

Due to the nature of the proposed project- an expansion of the existing dock system- the applicant respectfully requests that the Planning Board grant a waiver of the following submission requirements for this site plan review application:

- 1) Site Plan Drawings- specifically, the following:
 - A) Location, dimensions of existing roads, walks, parking, loading, etc- the proposed project does not alter existing roads, walks, parking, or loading areas on the property. The site plans submitted for this project include such areas, but are not necessarily survey-accurate. Whereas the proposed project does not affect these elements, the applicant requests a waiver of this site plan drawing requirement.
 - B) <u>Direction of surface drainage</u>- the proposed project merely expands the docking systems over the water and will not result in any soil disturbance or grading of the lot. As such, the applicant requests a waiver of this site plan drawing requirement.
 - C) <u>100-year floodplain</u>- the proposed project affects only dock structures below the normal high-water line and such structures are not subject to Floodplain Management regulation. Whereas the 100-year floodplain elevation is not relevant to project the applicant requests a waiver of this site plan drawing requirement.
 - D) <u>Signs</u>- the existing development on the property includes existing signage, which is not proposed to be modified with this application. No new signs are proposed for the project. As such, the applicant requests a waiver of this site plan drawing requirement.
 - E) <u>Septic system and other soils reports</u>- the existing and functioning septic system design (HHE-200) has been included as an attachment to this application, which includes the location of the installed system. The site plans also identify the general location of the system without identifying the exact boundaries of the system. Whereas the location of the system will not be affected or impacted by the installation of the dock system below the normal high-water line, the applicant requests a waiver from this site plan drawing requirement.
 - F) <u>Landscaping plan</u>- the proposed dock expansion project will be located below the normal high-water line and will not result in the removal of existing vegetation. As such, the applicant requests a waiver of this site plan drawing requirement.
- 2) Traffic data (including peak hour traffic, traffic counts, traffic accident data, road capacities, traffic signs and signals)- while the project will increase the number of docking slips on the property, it is anticipated that the traffic use will not significantly increase as a result of the project over the existing traffic associated with the current uses on the property. It is anticipated that the peak times that dock slip users will access docking slips generally will not coincide with peak traffic conditions on roadways (e.g. 'rush hour traffic', so called) or with other uses on the property. Anglers commonly utilize a boat either early in the morning or later evening, pleasure boaters often are on the water in the morning and in the evening (e.g. sunset cruise), and other recreational boaters water skiing, etc, will access their boats anytime during

daylight. It has been the applicant's experience that use of boats within the existing dock slips is very sporadic and generally inconsistent, and further that the majority of the boats are utilized very infrequently. Considering there will likely be negligible traffic impacts, if any, for the proposed project, the applicant requests a waiver related to the submission of traffic data.

3) Stormwater and Erosion (including all associated submission categories)- the proposed project expands docking slips below the normal high-water line and does not include any new impervious or non-vegetated surfaces, soil disturbance, or grading or excavation otherwise. Stormwater management will not be affected as a result of this project. As such, the applicant requests a waiver from the Planning Board for these submission requirements.

The applicant feels that the waiver request of these provisions is both reasonable and within the Planning Board's authority to grant. The proposed project directly affects only the expansion of docking slips located below the normal high-water line of Middle Range Pond, and does not propose to impact any land area on the property.

Photographs







Map of General Location



Esri, NASA, NGA, USGS, FEMA | Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Deed

WARRANTY DEED

WORTHLEY POND PROPERTIES LLC, a Maine Limited Liability Company with a principal place of business in Freeport, County of Cumberland and State of Maine, for consideration paid, grants to MIDDLE RANGE POND RESTAURANT LLC, a Maine Limited Liability Company with a place of business in Poland, County of Androscoggin and State of Maine, with WARRANTY COVENANTS, the land with any buildings and the improvements thereon situated on the southerly side of Route 26, in the Town of Poland, County of Androscoggin and State of Maine, bounded and described as follows:

BEGINNING at a point marked by an iron rod set on the assumed Southerly side line of Route 26 near a large oak tree and the Northwesterly corner of land conveyed by Emily L. Dobbins to Benoit Blais et al by the Deed found in Book lo59, Page 515, in the Androscoggin County Registry of Deeds; thence South 64 degrees, 50 minutes, 59 seconds West and by the land formerly of Blais, 327.31 feet to a double pine tree and the northerly line of land conveyed by Albert R. Hale to Robert M. Young by the Deed found in Book 819, Page 86, recorded in said Registry, said land is now or formerly owned by B. Kutzen et al; thence North 38 degrees, 4 minutes, 13 seconds West, and by the land of Kutzen, 224.59 feet to an iron rod set on the shore of Middle Range Pond; thence running Northerly by the shore line of Middle Range Pond, 455 feet, more or less, to an iron pipe found on the assumed Southerly sideline of said Route 26; thence South 28 degrees, 17 minutes, 51 seconds East, and along the Southerly side line of said Route 26, 414.70 feet to the iron rod set, near the large oak tree, at the point of beginning.

THE ABOVE described parcel is conveyed subject to a ten (10) foot wide right of way conveyed to Benoit Blais et al running on the southerly side of the above described premises as described in a Deed recorded in said Registry of Deeds in Book 1059, Page 515, corrected in Book 1294, Page ol.

ALSO INCLUDED in this conveyance is the parcel of land upon which the Hiram Ricker and Sons Ice House once stood, which was conveyed to Harold L. Herrick and Rita M. Herrick by the Deed found in the said Registry of Deeds in Book 1606, Page 02.

BEING the same premises conveyed to Worthley Pond Properties LLC by Warranty Deed from Paul D. Komanetsky and Gail L. Komanetsky dated August 16, 2002, and recorded in the Androscoggin County Registry of Deeds in Book 5089, Page 129.

THE property conveyed herein is subject to a Real Estate License Agreement between this grantor and Camp Northstar, LLC dated May 3, 2007, and recorded in the Androscoggin County Registry of Deeds in Book 7133, Page 195.

IN WITNESS WHEREOF, WORTHLEY POND PROPERTIES LLC has caused this instrument to be signed in its corporate name by Charles G. Roper, in his capacity as

Member, thereunto duly authorized this 7 day of April, 2008.

WORTHELY POND PROPERTIES LLC By:/ Charles G. Roper, Member

State of Maine Androscoggin, ss.

April 7, 2008

Then personally appeared the above named Charles G. Roper, in his capacity as Sole Member Worthley Pond Properties LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Worthley Pond Properties LLC.

Before me,

Attorney at Law/Notary Public

Crockett, Philbrook & Crouch, P.A., 178 Court Street, Auburn, Maine 04210

WorthleyPondPropLLC-Robbins-723MainePoland

Site Plan Existing Conditions



Site Plan

Proposed Conditions



Subsurface Wastewater Disposal Plan HHE-200

RI IRSI IRFI					JOB NO. 08-0011 ne Department of Human Services 10	
	AVE WAOID	EWATER DOF COAL ST	SIEM AFFLICA	(207	7) 287–5672 FAX (207) 287–3	
City Tawa	PROPERTY LO	DCATION	>> Caution:	Permit Required	I - Attach in Space Below ((
or Plantation	POLAND		_			
Street or Road	ROUTE 26		POLAND PERMIT # 3620 TOWN C			
Subdivision Lot # CYNDI'S DOCKSIDE		Ti Permit 5 P. Issued:	1/2/2008	\$ 1/15-10 FE		
Name (last,first,M	(I)	NI INFOMMATION	Local Plum	aing Inspector Signature	LPI.#	
ROBBIN	IS, CTNI	Applicant				
Mailing Address Of Owner Applicant	543 MAINE ST					
	POLA	ND, ME 04274				
Daytime Tel. #	998-4351		Municipal Tax Map # 6 Lot # 52 TO BE COMPLETED BY APPLICANT			
Q	wher or Applice	ant Statement		Caution: Inspec	tion Required	
i state and acknowledge that the information submitted is carract to the best of my knowledge and understand that any falsification is reason for the Department and/or Login Plumbing inspector to day a Permit		I have inspected the installation authorized above and found it to be in compliance, the Subsurface Wastewater Disposal Rules Application				
		a connt	1 Anta C	NM	(1at) Date Appr	
Signatur	re of Owner or A	pplicant Date	Local Plumbir	ig inspector's Sig	inature (2nd) Date App	
		PERMT	INFORMATION			
TYPE OF AP	PLICATION	THIS APPLICATION I	RECUIRES	DISPOBAL SYSTEM COMPONENTS		
2. Replaceme	System nt System	 I. No Rule Variance 2. First Time System Variance 	Cé			
Type Replaced: Year Installed:		a. Local Plumbing Inspect	tor Approval	3. Alternative	Stern (graywater & art. tonet) Tollet, specify:	
		🗇 b. State & Local Plumbin	g Inspector Approval	4. Non-Engineered Treatment Tank (anly)		
3. Expanded System		D 3. Replacement System Variance		5. Holding Tan	K,Gallons	
a. Minor Expansion a. Local Plumbing Inspect		r Approval D 7. Separated Launa		aundry System		
4. Experimental System		L) b. Stote & Local Plumbing Inspector Approva		□ 8. Complete Engineered System (2000 gpd or m		
5. Seasonal Conversion		5. Segsonal Conversion Perm	oit	9. Engineered	Treatment Task (only)	
SIZE OF PROPERTY		DISPOSAL SYSTEM	A TO SERVE:	- L. I. Logineered Disposal Field (only)		
2 ±	🗆 sq. ft.	1. Single Family Dwelling Unit,	No. of Bedrooms: IN/A	C 12. Miscelloned	us Components	
SHORELAN	D ZONING	3. Other: <u>124 SEAT, 6 EMPLC</u>	OYEE RESTAURANT	TYPE OF WATER SUPPLY		
Yes	O No	(ঞ্ল Current Use 🗆 Seasonal 🗮 Year	pecify) Round OUndeveloped	4. Public	2. Uug Well 1 3. Prive 5. Other:	
		DESIGN DETAILS (SYSTE	M LAYOUT SHOWN ON	PAGE 3)	an a barren de serve de serve de serve serve	
1. Concrete	ENT TANK	DISPOSAL FIELD TYPE / SIZ	E GARBAGE D	SPOSAL UNIT	DESIGN FLOW	
🇱 a. Regular,	or	3. Proprietory Device 4500	Sa.Ft. If Yes or Maybe,	Specify one below;	958 gallons per	
🕷 b. Low Pro	file (as required)	🗆 a. Cluster Array 🕷 c. Linear	🗍 e. multi-co	mpartment tank	BASED ON:	
C 2. Plostic		B. Regular Load □ d. H-20	Load Db'tanks	s in series	■ 2. Table 501.2 (other facilities	
CAPACITY 250	OTOTAL	U 4. Other ENVIRO-SEP	L C. Incredse	Tank Outlet	SHOW CALCULATIONS FOR OTHER FACE	
SOL DATA &	DESIGN CLASS	DISPOSAL FELD SIZING	EFFLUENT/E	ECTOR PLMP	6 EMPLOYEES X Bapd . 90	
PROFILE COND	TION DESIGN	1. Small - 2.0 sq. ft./gpd	🗆 1. Not requ	red	3. Section 503.0 (meter read	
of Observation Hale #		3. Medium-Large - 3.3 so. ft.	/qpd 2. May be i	required	LATINDE AND LONGTIN	
Depth	32	C 4. Lorge - 4.1 sq. ft./gpd Specify only		ngineered systems:	Lat. 44 d O2 m 1058 s Lon. 10 d 22 m 14.14 d	
OF MOST LIMITING SOIL FACTOR		1 5. Extra Large - 5.0 sq. ft./	'gpd Dose:	Gallons	if g.o.s., state morgin of error	
	M tot tot -	STE EVALU	TOR'S STATEMENT			
I Certify that on and that the propos	5/6/08 (date) sed system is in c	i completed state of Maine state of Maine s compliance with the state of Maine s	is property and state the bound of the state	at the data report sposal Rules (10-1-	ed is accurate USE ONLY COP 44A CMR 241). STAMPED WITH 5 EVALUATOR'S SE	
- Yeon	A Con	GEORGE A.	88	5/6/08	BLUE INK POR CONSTRUCTION / PERMITS	
GEORGE A COURBRON \$ \$ #88 94		6-4480	geordeas	urveyworksinc.com		
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General Notes

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- 1.) The most recent revision of the Maine Subsurface Wastewater Disposal Rules ("Rules") is hereby made a part of this HHE-200 Form and shall be consulted by the disposal system installer prior to the installation of the disposal system. The installer shall have a copy of the "Rules" on site at all times during construction.
- 2.) This HHE-200 is intended to represent facts pertinent to the "Rules" <u>only</u>. The owner and applicant must check both local and state ordinances, and regulations regarding other building regulations (i.e. zoning, wetlands, building codes, minimum lot size, ect.) before considering this an approved or buildable site. I can provide you with other local, state and federal regulatory investigation of pertinent land use regulations, affecting the suitability or buildability of the site, at an additional cost, per your request.
- 3.) All information shown on this form relating to the property lines, wells, and subsurface structures (such as but not limited to: water lines, septic tanks, cess pools, cellar drains, utility lines, ect.) are notes, plotted or left off as not affecting the system based on information provided by the owner or his agent. It is the responsibility of the owner or his agent to confirm, BEFORE CONSTRUCTION BEGINS, the above and/or any other features, which may affect (or be adversely affected by) the installation of the system.
- 4.) When a gravity system is proposed, BEFORE CONSTRUCTION BEGINS, the disposal system installer and building contractor shall review the relative elevation of all points given on this HHE-200 Form and the elevation of the existing or proposed building drain and septic tank openings for compatibility to the minimum code pitch requirements. Any questions that arise should be directed to the local plumbing inspector or myself. When a pump system is installed, provisions shall be made to keep the tank and lift station outlets above the high water table. An alarm device warning of pump failure should be considered. At present, venting of the pumped system is optional.
- 5.) If the use of a laundry machine becomes excessive, a separate laundry bed should be designed and installed. A lint-catching device should be installed for the washing machine (if it doesn't have one) and cleaned frequently. A distribution box has been shown in the design and is intended to offer an inspection port whereby the owner can check for excessive lint or grease buildup before damage to the system is done. Inspection should be frequent. Unless checked, this system has not been designed or sized to accommodate a garbage disposal. If one is to be used, you must you must first notify me so that I can increase the disposal size of the septic tank capacity.
- 6.) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on the HHE-200 form without a re-evaluation of the system.
- 7.) All Construction shall conform to Chapter 8 of the "Rules" in general: (A) The vegetation in the proposed disposal area and fill extensions shall be removed and the ground surface scarified (rotor tilled) to minimize glazing of original soils. (B) The bottom of the disposal area and distribution line, shall be level and with maximum grade tolerance of 1 inch per 100 feet. (C) Backfill shall be clean, gravely, coarse sand, and free of foreign material placed in eight inch lifts and compacted as placed. (D) The finish grade of the backfill over the disposal area shall extend 3 to 5 feet beyond the edge of the disposal area. At that point, the fill shall be sloped at a uniform grade of no greater that 25% (4:1) to the original ground. (E) The land adjacent to the disposal area shall be graded to prevent both the accumulation of surface water on the disposal area and the flow of surface water across the disposal area. (F) The finished disposal area and fill extensions shall be seeded to prevent erosion: (a) Grass, clover, trefoil vetch, perennial wildflowers or other herbaceous perennials may be utilized for disposal area surfaces. Woody shrubs are unacceptable. (b)Woody shrubs in conjunction with a hardy perennial ground clover may be used on fill extensions only.
- 8.) The general setback distance between a well and a disposal system serving a single-family residence is 100 feet. Changes or improvements made (i.e.: new well) subsequent to date of site evaluation, within 100 feet of the proposed system, may void this design. For additional setback requirements, see Chapter 7 of the "Rules".
- 9.) All construction shall be inspected by, the local plumbing inspector (LPI) according to section 111.0 of the "Rules" prior to backfilling. Backfill material shall comply with Chapter 8, Section 804 of the "Rules".
- 10.) If the owner or installer has any questions, please do not hesitate to call at 946-4480.



¹⁰ CMR 241 (JUNE 1, 1999)



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Tax Map Location


Abutter Location Map (500 feet)



Abutter List (500 feet)

Abutter List- 500 feet

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co- Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
0006-0017	0006-0017	0006-0017	773 MAINE ST.	IMAGE INC.		% CYNTHIA ROBBINS	543 MAINE ST.	POLAND	ME	04274
0006-0018	0006-0018	0006-0018	128 CONNOR LANE	AHEARN FAMILY CAMPING, INC.		P. O. BOX 409		POLAND	ME	04274
0006-0040	0006-0040	0006-0040	22 ROBBINS WAY	IMAGE INC.		% CYNTHIA ROBBINS	543 MAINE ST.	POLAND	ME	04274
0006-0040	0006-0040	0006-0040A	STATE PARK ROAD	MAINE, STATE OF		C/O BUREAU OF PUBLIC LANDS	STATE HOUSE STATION #22	AUGUSTA	ME	04333
0006-0040	0006-0040	0006-0040B	109 POLAND SPRING DRIVE	NESTLE WATERS NORTH AMERICA INC.		ATTN: TAX DEPARTMENT	900 LONG RIDGE ROAD, BUILDING 2	STAMFORD	СТ	06902
0006-0051	0006-0040	0006-0040-ON		SBA TOWERS III, LLC.		ATTN: TAX DEPT. ME14784-A	8051 CONGRESS AVE.	BOCA RATON	FL	33487
0006-0052A	0006-0051	0006-0051	701 MAINE ST.	KUTZEN, BARRY M. TRUSTEE		701 MAINE ST.		POLAND	ME	04274
	0006-0052A	0006-0052A	711 MAINE ST.	POLAND SPRING GARDENS, INC.		P. O. BOX 438		POLAND	ME	04274



Town of Poland, Maine Planning Board

Formal Site Plan Review

Instructions:

1.	Read every part of this document. Failure to follow requirements can and will dolaw the Pizzaina Read's decisions
2.	Fill out the forms on pages 1 through 6. Obtain or net conies of information as required by the analyzation on these pages
3.	Use the "Submission Checklist" on pages 5 and 5 to make such a diministion productor by the application of these pages.
	a. The checklist is a summary of the standard requirements in Section 509 8 of the Comprehensive Lend Lee Code.
	The actual Code working may be found on line at www.orkingform.com. Code to be Code.
	 To excluse 1 and Use Code" at that hatter at the post for an one for a code at the that hatter at the post of the code.
	 Make sure all answer band ose code at that buttern of the page. Handoppies are available for purchase at the town office.
	and sure an warva requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
4	c. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered. NUMBER OF COPIES OF THE ABBLICATION AND DUE DATE.
· .	A detail of others the fifth share and an DEC and the share the share the share the share the share the share and share the sh
	b. The Code Enforcement Office must receive the original application, an additional 9 copies, and a digital PDF copy (either od or usb) with
	appropriate fees by 1:00 p.m. eleven (11) days before the stated moding to be put on the upcoming agenda.
	c. If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
	d. The application must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted
	may not be reviewed by the Board for your scheduled meeting date.
5.	Check with this office to make sure that all departments have responded to your application prior to the meeting
DD	O JECT NAME: VI: Lo Diana da anti-
	USECT NAME. FIT-LO DISPEDSALLY
Dat	te of Planning Board Review: / / / Application #
ope t S ar inin	erty's Road Location: <u>Maine st. Poland, Me. 042,74</u> ize: <u>Jacce</u> Acres or Sq. Ft. Road Frontage: <u>214, 58</u> Ft. lot created: <u>Feb 2019 (sch)</u> (If unknown, give best estimate with "cst." after date) ing District(s): <u>VIIIage W</u> Flood Zone: <u>Aquifer Overlay:</u> ent use of lot: <u>Aquifer Overlay</u>
AN Van	ne(s) Frank R. + Joy A. Lowe
Aail	Address: 183 Black Joland Rd. Main Phone 781-733-4235
Tow	m/State/Zip Oxford, N.E. 04270 Alternate Phone: Frank - 617-59.3-7923

Page 1 of 8

nforma ame(s	ANT or CONTACT PERSON: nt is: Landowner wwner, write "Same" below and continue sion to construct on or use the land, or ation: s):	Contractor Renter Bar e to next block below. If not the landowner, s r copy of a contract to buy from the landowne	uyer ubmit a letter of r, along with the fo	llowing
Compa	ny		and and a second	-
	-			
Mail Ad	dress:	Main Phone:		-
-	<u> </u>			
Fown/S	State/Zip	Alternate Phone:		
THIS A	PPLICATION IS FOR: (Check all th	nat apply)		
Con	nmercial	New Development		
Indu	ustrial	Change In Use		
Inst	itutional	Expansion of Use		
Gov	vernmental	Expansion of Structure(s)		
Ope	an Space	Resumption of Use		
	_No	Forder and		
а.	is there an existing well to wo	Water + Sewar	Yes	
a.	No No	water + Sewar	Yes	
a. b.	No No No No No No	, water + Sewar	Yes	
a. b.	No No No No No No No No No No	mit, or drawing(s) showing size & location.	Yes	
a. b. c.	No Is there an existing Weil No Is there an existing Septic System No If yes, submit a copy of a septic per Is there an existing Road Entry	mit, or drawing(s) showing size & location.	Yes	
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SUBMISSIONS:

ii.

- 1. Attach drawings and/or statements describing the following items, if applicable:
 - a. Provide a copy of deed and Tax Assessor's information card.
 - b. Provide a map of the general area showing land features within at least 1/2 mile of this lot.
 - c. Provide site plan(s) of your lot with existing development and its dimensions shown.
 - Provide site plan(s) of your lot with proposed development and its dimensions shown.
 i. (May be combined on existing development drawing.)
 - e. Provide detailed plans of proposed structural development and changes.
 - Provide statements or drawings of methods of infrastructure;
 - i. Water supply
 - Sewage disposal & JOUON Water + Seven
 - iii. Fire protection
 - iv. Electricity
 - v. Solid waste disposal
 - Type, size, and location of signs,
 - h. Number of parking spaces.
 - i. Provide phosphorus loading calculation if in a great pond watershed area.
 - Anticipated date for start of construction.
 - Anticipated date for completion of construction.
 - Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
 - . (Use checklist starting on page 6 for summary of usual requirements.)
 - m. Other requirements unique to your project added by the Planning Board.

- List all state and federal approvals, permits, and licenses required, if any, for the project: This includes but is not limited to the following:
 - 1. State highway entrance permit.
 - 2. Soil disturbances involving more than one acre.
 - 3. Impact on more than 4,300 square feet of any type wetland.
 - 4. Soil disturbances within 100 feet of lakes, rivers or streams.
 - 5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
 - 6. Timber harvesting.
 - 7. Flood zones.
 - 8. Discharges and emissions

DISCLOSURE: (READ BEFORE SIGNING)

- I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
- I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2009
- 3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
- I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
- I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
- I understand that all necessary Building and Use Permits shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
- I understand that a Certificate of Occupancy or Compliance shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
- 8. I understand that the approval becomes invalid if construction or use has not commenced within twelve (12) months of the Planning Board's approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
- 9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
- I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District and/or Superior Court.
- I understand that all state and federal permits are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.

Applicant's Signature(s)

Date

Submission CHECKLIST

The following list is a short summary of the information required in Chapter 509.8 of the Comprehensive Land Use Čode for the Town of Poland, Maine. Please checkmark or place an "X" in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required. Columns on the right are for the Planning Board's use.

For Applicant Use		e		For Planning Board Use					
Provided	Waiver Request A	Not pplicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable		
\checkmark			1. Site Plan Drawings	-	1				
V			2. Signed copy of application		-				
V		2.0110	3.a. Name & address of owner		-				
V			Name of development						
V			Name & address of abutters within 500' of lot for development		-				
V		1.1.1	Map of general location		1.1	C			
V			Show all contiguous properties						
V		-	Names, Map, & lot #'s on drawings		8				
V		-	Copy of deeds, agreements						
V			Engineer/ designer of plans						
			Existing Conditions (Site Plan)		100				
V			Zoning Districts on and/or abutting project's lot shown						
V			Bearings & Distances shown on drawings						
1			Location of utilities, culverts, drains						
1			Location, name of existing r/w	1/11					
/			Location, dimensions of existing structures		1				
/			Location, dimensions of existing roads, walks, parking, loading, etc.		-				
V		1	Location of intersection within 200"			1000			
V			Location of open drains, wetlands, wildlife areas, historic sites, etc.						
V			Direction of surface drainage						
V			100-yr. Floodplain		0111				
1		100	Signs						
		~	Easement, covenants, restrictions		2				
			Proposed Development (Site Plan)		11.03				
V			Location & dimensions of all new structures. New development delineated from existing development		-		1010		
V			Setback dimensions shown & met	1	1.00	1.00			
V			Exterior lighting (Will meet full cutoff requirements)						
		V	Incineration devices				-		
		~	Noise of machinery and operations						
		1	Type of odors generated		6.2.3				
V	1	awn	Septic system and other soils reports		8 3				
1	-10	own	Water supply						
		V	Raw & finished materials stored outside						
V,		10	Contours shown at PB specified intervals						
V			Curbs, sidewalks, drives, fences, retaining walls, parking, etc.						
V			Landscaping plan		22.3				
		V	Easements, r/w, legal restrictions		1.1				
V			Abutters' property lines, names		£				
			TRAFFIC DATA						

Provided	For Applicant Use			For Planning Board Use				
	Waiver Request	Not Applicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicabl	
V		-	Peak hour traffic Size (Scout				State States	
V		11 11 2 2 2 2	Traffic counts			1.1.1.2.5		
V	163 261	1000	Traffic accident data				-	
V		100.00	Road capacities					
11		1	Traffic signs, signals	10000			100000	
			STORMWATER & EROSION	2000				
V			Method for handling stormwater shown					
V			Flow direction					
./			Catch basins, dry wells, ditches, etc.					
1/			Engineering Analysis of stormwater					
V	1		Erosion control measures		-			
1/	1		Hydrologist groundwater impact				i- n	
14	1	- 0.1	Utility plans for all utilities				-	
V	1		Cross-section profile of roads, walks					
V	-	/	Construction drawings of roads, utilities				2	
_		V	Cost analysis of project and financial capability demonstrated				1	
			Phosphorus control plan if in watershed of a great pond					
			Submission of waiver requests					
~			Copies of state, federal applications, permits, &/or licenses required for this project.				1-1-1	
			Condition A.					
			Condition B.	1000			1.000	
1.1			Condition C.	and had			1.	
_	-		Condition D.			-		
			Condition E.		-	-		
		-				-		
his app	lication v	vas first k	noked at by the Planning Board on / / but does not create	e vested	rights	in the i	nitiation	
	view proc		ched drey no ridining board on bar doob not broak					
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of the re By vote f yes, a	of the Bo n onsite i	cess. oard this a nspection	pplication requires an on-site inspection:Yes is scheduled for/ at		AM	! PM	No M	
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Site Review and Shoreland Zoning Review Fees:

Type of fee	Fee	Units or Comments
Application – sketch plans, Rough design	\$75.00	Each application (no other fees)
Application – formal	\$150.00	Each application + fees below
Notification of Abutters	\$0.75 per	All abutters within 500 ft. of the property must be notified.
Approval extension, Planning Board Approval only	\$50.00	One extension only (no other fees)
Escrow, minimum amount	\$700.00	When required by Planning Board
Extension of approval	\$100.00	Before approval expires
Auto graveyards, recycle business	\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots	\$1.50	Per ft of outside storage
Residential Towers	\$20.00 + \$5.00 per \$1,000.00	Based on Cost of Work
Commercial Towers	\$20.00 + \$10.00 per \$1,000.00	Based on Cost of Work
Notifications	\$.75	Each Notification, First Class Mail sent by Town

 Building and Structures may include up to five times the footprint area of the building for grounds improvements, exclusive of the building footprint, as part of the building review fee.

 Building and Grounds Improvement Fees. The sum of these two fees may be limited to \$2,500.00 per application at the discretion of the Planning Board. (Junkyards, auto graveyards, recycling business, and towers excluded.

3. <u>Reduced Fees</u>: The Planning Board may, upon application therefore, allow a reduced total site review fees to \$50.00 in any case which it determines that the work for which the permit is sought will be performed within the Shoreland Zone. The project shall be intended solely for the purpose of protecting a Great Pond, Stream, River, or other Natural Resources through the implementation of Conservation, Best Management Practices, or other environmental safeguards. Also, the project shall not result in the enlargement of any building or structure or an intensification of the existing use of the property.

4. <u>Review Escrow Funds</u> may be used by the Town to pay for professional reviews an advice requested by the Planning Board or Code Enforcement Officer related to the applicant's proposed development. Review escrow funds deposited by the applicant not spent during the course of the Town's review shall be returned to the developer within sixty days after the Planning Board's decision on the application is final. If Professional review and advice fees exceed the amount deposited, the developer shall pay the amount outstanding before final approval or any permit is granted.

Town of Poland, Maine PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: / / Meetings are norm conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office Map Lot Sub-lot	ally
Applicant's Name: Frank R. + Joy A. Lowe Mailing Address: 183 Black Island Rd. Town, State, Zip: Oxford, ME. 04270	
Home Phone: 181-733-4235 Hours: Work Phone: Hours: Hours:	
Type of application:Sketch PlanSite ReviewShorelandSubdivision	Informational
Zoning: VIII BELLY Lake Watershed: business to be discussed (Brief description): For Mal Site Rhin	Nature of
IMPORTANT - READ CAREFULLY:	
This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming ag	or usb), and appropriate_ enda.
 New business is scheduled on the agenda in the order this office receives this form. If you want your application reviewed for contents prior to the meeting, it must be in this office 14 da meeting. 	iys before the
 Should the Board choose to adjourn before all business is addressed, all remaining business will be the next available meeting. 	e tabled until
Unfinished business is conducted before new business is addressed.	0.000

Applicant's Signature:_	Xen	1 10	we		Da	ite:	31	412000
OFFICE USE ONLY: Request Taken By:	00	Date:		_ Time:		a.m.	p.m.	

To Whom it may concern,

Regarding some details to the site plan review of lot 47F.

We will be hooking up to town water and sewer. There is already an electrical pole on the lot for electricity. lighting will be on the building.

Fire alarm and security are with Seacoast security. plans are attached.

There will be 14 parking spaces as shown on the plan.

The sign, as shown on the plan will not exceed the 12 ft rule.

We would like to start immediately and our goal is to be done by the end of may, as we need to be ready to open by June.



TOWN OF POLAND 1231 Maine Street Poland, Maine 04274

ACCESSIBILITY CERTIFICATE	
Designer: Jason Potter	
Address of Project: 425 Main Street	
Nature of Project: Mixed use - 4560se Merchantile (Class C)	
and 805st Residential	_

The technical submissions covering the proposed construction work as described above have been designed under the direction of and by the undersigned, in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)

Signature: _	& Potter
Title:	Engineer
Firm:	Joodbury Hill Prof.
Address:	8 Woodbury Llill Road
/	Auburn, ME 04210
Phone:(207) 783-4459

THIS IS REVIEWED BY THE STATE FIRE MARSHALLS OFFICE.



TOWN OF POLAND 1231 Maine Street Poland, Maine 04274

Certificate of Design

FROM:

Jason Potter DATE:

Feb. 3, 2020

These plans and/or specifications covering construction work on:

illing 425 Main Street mixed use bu

Please check appropriate box:

(SEAL)

As per Maine Stat

- 2005 2009 International Building Code (Commercial)
- 2009 International Existing Building Code
- 2009 International Mechanical Code
- 3009 International Residential Code
- 2009 International Energy Conservation Code
- 2007 ASHRAE Standard 62.1 (Ventilation for Acceptable Indoor Air Quality)

The attached submissions have been drawn and designed by a Maine licensed design professional, who certifies the attached submission, is in compliance with the above stated appropriate codes as indicated by the undersigned acknowledging the codes by checking the appropriate boxes on this form.

They have been designed and drawn under the direction of the undersigned, practicing in the state of Maine as a licensed Design Professional Architect/Engineer according to all related code(s) with local amendments.

	Signature: & Potter
×	Title:
e Law:	Firm: Woodbury Lill Pootessionals
	Address: B Woodbury Hill Rd. Auburn, ME

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design professional.

TRAFFIC COUNTS

Maine Traffic Counts

oland, ME)	com/maps/?q=423 Maine St,		N .	
44.01674, -70.363584	(Upk ft.)		1	1
Geddle Range Pand	J	F Poland Spining	7	
1 Feature Found:	Hide Road Info		5 -	
	Y	Parket Phil	/	
A Road Informatio	n South Debud	,c-	1	
Route	Mile Point			
0026X	26.19	AND		
H1100	9.75		Worthle	y Pond
P15100	9.70	1910		
Winter Crew	71108	a la companya da companya d		
Factored AADT	8878			
Link/Element ID	3104715			
Route Code	0026X			
Primary Route Code	0026X			
Begin Mile Point	26.09	10-	1	NEW
End Mile Point	26.19	T.		GLOUCESTER
AADT Type	A	alle i		1 2 .
Federal Urban/Rural	Rural	-		14
Street Name	MAINE ST		1 4/	Scale: 1:32125

View larger map

AADT: Average Annual Daily Traffic. AADT is the total number of vehicles you would expect to go by this location in a day as a total of both directions (assuming the road allows traffic in both directions.)

All data gathered from MaineDOT



Maine Department of Transportation

Janet T. Mills Governor

Driveway/Entrance Permit

Bruce A. Van Note Commissioner

Permit Number: 27318 - Entrance ID: 1

	OWNER	
Name:	Frank & Joyce Lowe	
Address:	183 Black Island Road	
	Oxford, ME 04270	
Telephone:	(781)733-4235	

Date Printed: September 27, 2019

LOCATION Route: 0026X, Maine Street Municipality: Poland County: Androscoggin Tax Map: 6 Lot Number: 47C Culvert Size: 15 inches plastic Culvert Type: Culvert Length: 30 feet Date of Permit: September 27, 2019 Approved Entrance Width: 22 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, an Entrance to Home business / retail at a point 668 feet North from Hines Road, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.017220N, -70.363310W.

S - In the town of Poland on the westerly side of Route 26 / Maine Street, the centerline being approximately 668 feet northerly of the centerline of Hines Road and approximately 21 feet southerly of utility pole 7.

S - The entrance shall be paved, at a minimum, from the edge of the existing highway pavement to the edge of the highway right-of-way.

Approved by: Anthony Fontant. Date: 9-27-2019



OFFICE OF STATE FIRE MARSHAL 45 COMMERCE DR STE 1 AUGUSTA, ME 04333-0001

Construction Permit

No. 26933

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: Location: Owner: Owner Address:

425 MAINE ST. POLAND, ME 04274-6118 FRANK AND JOYCE LOWE FRANK AND JOYCE LOWE 183 BLACK ISLAND RD OXFORD, ME 04270-4823

Occupancy Type: Mercantile Class C Secondary Use: Other Use Layout: Separated Use No Sprinkler System Fire Alarm System Barrier Free Construction Mode: New Building Unprotected Ordinary: Type III (200) Final Number of Stories: 1

Permit Date:

02/13/2020

DODGE

Expiration Date:

08/12/2020

OMMISSIONER OF PUBLIC SAFETY

Copy 1 - Owner

QUITCLAIM WITH COVENANT DEED

AUTUMN, INC., a Maine corporation, with a mailing address of 58 Watson Road, Poland, Maine 04274

for consideration paid, grants to

JOYCE A. LOWE and FRANK R. LOWE with a mailing address of 183 Black Island Road, Oxford, Maine 04270

with *QuitClaim Covenant, as joint tenants,* the land situated on the northwesterly sideline of State Route 26 in the Town of Poland, County of Androscoggin and State of Maine, being more particularly bounded and described on the attached Exhibit A.

BEING the same premises conveyed to Autumn, Inc. by Warranty Deed from Just Rite, Inc. dated February 4, 2019, and recorded in the Androscoggin County Registry of Deeds in Book 10022, Page 307.

In Witness Whereof, Autumn, Inc. has caused this instrument to be signed and sealed by Brian R. Merrill, its President, thereunto duly authorized this 12th day of August, 2019.

utuma, Inc. Brian R. Merrill, President

STATE OF MAINE Androscoggin, ss.

August 12, 2019

Personally appeared the above named Brian R. Merrill, President of said Autumn, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

John Conway, Attorney at Law

Linnell, Choate & Webber, LLP, P.O. Box 190, Auburn, ME 04212-0190

Redoc-Autumn Inc-Lowe-425-Poland-QC-W-Cov

EXHIBIT A

A CERTAIN LOT or parcel of land situated on the northwesterly sideline of State Route 26 in the Town of Poland, County of Androscoggin and State of Maine, being more particularly bounded and described as follows:

BEGINNING at a 5/8" rebar on the assumed northwesterly sideline of State Route 26 marking the southerly corner of land now or formerly of Joseph F. Cimino as described in a deed dated August 24, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 6878, Page 283;

Thence South 22° 53' 11" West along the assumed northwesterly sideline of State Route 26 a distance of one hundred one and 00/100 feet (101.00) to a point in said right of way;

Thence continuing South 22° 53' 11" West along the assumed northwesterly sideline of State Route 26 a distance of seven and 24/100 feet (7.24) to an angle point in said right of way;

Thence South 81° 50' 29" East along the assumed sideline of State Route 26 a distance of ten and 34/100 (10.34) feet to an angle point in said right of way;

Thence South 22° 57' 22" West along the assumed northwesterly sideline of State Route 26 a distance of ninety-six and 50/100 feet (96.50) to a point;

Thence North 66° 26' 31" West by remaining land now or formerly of Just Rite, Inc. a distance of one hundred fifty-one and 76/100 feet (151.76) to a point;

Thence North 16° 19' 44" West by remaining land of said Just Rite, Inc. a distance of one hundred seventy-nine and 16/100 (179.16) feet to a point and land now or formerly of Michael Caouette as described in a deed dated December 29, 2005 and recorded in the Androscoggin County Registry of Deeds in Book 6634, Page 237;

Thence North 36° 13' 19" East by land now or formerly of said Caouette a distance of nine and 75/100 feet (9.75) to a point;

Thence continuing North 36° 13' 19" East by land now or formerly of said Caouette a distance of fifty-six and 37/100 feet (56.37) to a 5/8" rebar on the southwest sideline of said land now or formerly of Joseph F. Cimino;

Thence South 66° 26' 31" East by said land now or formerly of Joseph F. Cimino a distance of two hundred and thirty-nine and 90/100 feet (239.90) to the point of beginning. Reference is made to a certain plan entitled Plan of Property, State Route 26, Poland, Maine made for Just Rite, Inc. by JKL Land Surveying dated January 9, 2019, Job Number 19001 Merrill, which is unrecorded.

This conveyance is hereby made subject to the following restriction and condition, which restriction shall run with the land:

If this property is further subdivided, each of the resulting parcels shall be provided with legal access to Route 26 using the single existing road entrance permit, whether effected by a shared driveway or private way, reciprocal perpetual access easements, or otherwise.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

BEING the same premises conveyed to Autumn, Inc. by Warranty Deed from Just Rite, Inc. dated February 4, 2019, and recorded in the Androscoggin County Registry of Deeds in Book 10022, Page 307.

> ANDROSCOGGIN COUNTY TINA M CHOUINARD REGISTER OF DEEDS















Engineering Review Memorandum

То:	Town of Poland Planning Board	(STI # 20173)		
From:	James Seymour, P.E., Planning Consultant, Sebago Technics, Inc.			
Date:	April 21, 2020			
Subject:	April/May 2020 Planning Board Mee	ting		
Project: Applicant:	Hi-Lo Dispensary - Site Plan Review Frank & Joy Lowe, 183 Black Island R Tax Map 6 Lot 47F	Rd, Oxford, ME 04270		

I. <u>Project Description and Background</u>

This project qualifies as Site Plan application as it entails altering an existing site, and converting a residential foundation for a commercial use. The proposal is to develop the previous partial developed 1 acre lot for the use of a medical marijuana facility. This will entail changing the use, but utilizing the existing foundation on site, and existing gravel driveway.

The project is in the Village IV Zone, consisting of just over 1 acres. The site was is accessible from Route 26 Maine Street and has frontage along the existing street (RT.26)

We have prepared the following memorandum review comments to facilitate better understanding of the building and use layouts, site plan requirements, and construction details

II. <u>Technical Review</u>

We have reviewed the revised submitted information for the purposes of determining if the project is compliant with the Site Plan Standards and meets the requirements as applied for the proposed commercial/ drive thru development.

Site Plan Review:

The site design for the project essentially includes the area for proposed development of a marijuana dispensary facility utilizing an existing foundation of what we estimate to be about 5250 SF. Plans and application have been submitted by Woodbury Hills professionals dated latest revisions 3/9/20. Below are our concerns with the project as proposed:

1. The site consists of 44,209 SF of gravel lot and woods, and was originally approved for a residential duplex, of which a foundation exists.. Immediately we wish to confirm the fire access to the structures. Turning radii shall be provided meeting fire truck turning radius to at least get into and turnaround without multiple movements. The problem we foresee is there is no means

for the fire emergency response vehicles back out on the angles of access provided. We would suggest they provide a turnaround or provide an outside radius of pavement such that a fire truck can easily make a continuous movement at the rear of the site.

- 2. The roof areas and impervious surfaces for the dispensary facility does not add a substantial amount of overall imperviousness and as such the applicant will not need to provide stormwater collection and treatment measures following the Chapter 500 regulations, but will need approval from the approval from the Town for stormwater since the previous project was not completed.:
 - a. The parking areas and building areas to be considered impervious and though existing the applicant is re-grading the parking area. We suggest that the site consider either placement of a settlement basins and wooded buffers to control sediment from the proposed gravel surfaces.
 - b. No provisions of how to address stormwater have been included with the site plan.
 - c. The site access into this newly proposed site plan needs to be approved by a change of use driveway access to Route 26, by MDOT. Given the location is existing, we do not see a major issue but the use has changed and shall be verified by MDOT.
 - d. Snow storage shall be shown on the plan such that it will not be stored in designed treatment areas or block necessary drainage ditches or potential treatment issues.
 - e. Will anew driveway culvert be required? If one is existing please designate size, condition, and elevations.
- **3.** Stone check dams shall be considered in the proposed ditching throughout the project, and silt fencing should be placed along the edging for the office parcel to the access and parking.
- 4. The Landscaping near the front of the frontage for the office appears to be minimal and the applicant should correlate that efforts to meet the Downtown Village requirements for landscaping. We feel more landscaping shall be required in the front yard rather than just a single line of unknown plantings (no legend was provided to understand the species or size). Some screening should include to be four feet high and shall include a variety of species, with both evergreen and deciduous plantings, to assure screening year-round. Additionally, there is no added information as to signage either on the building or as an independent site sign.
- **5.** How will edge disturbed areas be vegetated will there remain and tree buffers?

- **6.** No site lighting has been shown. Will the site be lighted for parking areas or on the structure for parking?
- **7.** The handicapped access area while properly signed will need to meet ADA requirements for surfaces to be able to support wheel chair use. We suggest that a paved area be provided for wheelchair access and ramping. Also, how will parking spaces be delineated on a gravel surface.
- **8.** The applicant shall provide an estimate of daily sewer usage and obtain letter from the Sanitary Department for the proposed sewer discharge. And connection.

Village Design Guidelines:

Following the design standards as outlined in the Poland CLUC Section 508.30 as required for designs located in the Village IV District the following provisions and how they were addressed are listed below:

- A. Non-Residential requirements:
 - A1. The proposed pitched roof appears to match the requirements
 - A2. Not enough information was submitted to determine colors of the building.

A3. Building materials appears to be clapboard, but materials are not declared. Also, the short side of the building facing the public way does not have much character or decorative material.

A4. The public entry way does offer some projection and pitched roof design and could be determined to meet the requirement.

A5. The architecture while long and uniform could make an argument that the architecture matches other New England types. However, we would suggest that public facing end have an added architectural feature.

A6. No trash collection area has been shown, If a dumpster is required it must be shown and enclosed.

A7. No chain-link fencing is proposed and the requirement does not apply.

A8. Loading docks or service areas shall be shown if it is a different access than the main entry. The site plan does not indicate a loading dock. The applicant shall confirm.

A9. Interconnections may not be warranted as this is a lone commercial development, and other areas are residential, and the use may not be a great fit to force against a residential neighbor.

B. We are not sure how Marijuana Dispensary will be considered, and if it falls under retail, or medical services, agricultural, or all. Following the added design standards here is how the use may or not match up for the Village IV District if applied:

B1. The building facade exceeds 75 feet, and does not seem to include three elements of color change, texture change, or material change.

B2. The end side facing the public way does not mimic the front architecture.

Hi-Lo Dispencary- Maine St (Route 26) Site Plan (Eng. Rev.)

B3. The main public entrance façade lacks much glass as required, mainly due to the security of the use, but maybe there exists to add blacked out windows. It does have one pitched entry roofline but does not display other window or awnings, etc., for 50% of the length.

B4. The public facing façade lacks much glass as required, mainly due to the security of the use, but maybe there exists to add blacked out windows. But the building does not exceed the 150 foot length threshold either.

B5. This does not apply

B6. The parking alignment serves the use and structure appropriately, The surface is not paved though.

B7. The design makes efficient use of the parking lot, but needs better turnaround for emergency vehicles.

B8. The parking lot is a friendly relating to access, but could use added landscaping.

B9. The landscaping plan has to be deemed incomplete at this time by lack of information, labeling or details as to how it meets this requirement.

B10. It appears that landscaping between the proposed use and any potential residential use can be accomplished by preservation of natural tree buffers. The application does not indicate that, but it may be possible.

B11. No exterior lighting is shown. We would have to assume some lighting will be necessary either with poles or on the structure.

B12. The issue to lighting for security or for general public access needs to be presented. B13. No lighting is proposed and is an incomplete feature.

B14. No details were included as to mechanical equipment. Given the use we can assume there will be air exchangers, heating elements and fans. These need to be included for review.

B15. It appears due to pitched roof there will be no roof top equipment

- C. Section C. does not apply.
- D. Conversion standards for new non-residential uses.

D1. Landscaping is not dense enough or specifically called out to meet the standards.

D2. Parking appears to be aligned appropriately and less than 40% is located between structure façade and public way.

D3 No outdoors sales are proposed so it does not apply

III. <u>Recommendations:</u>

Upon review of the information provided in the submitted plans and documentations through March 9th, we would recommend that the submission requirements be completed and reviewed as suggested. We do feel that a discussion to the need for a complete design should be followed up for the site plan, and that a plan should be created to show they can adequately address the concerns raised for the design standards that apply to the Village IV District. We feel that some of the architecture features especially around windows, and changes to colors and textures is needed as well as a bolstered landscaping plan should be included.

Hi-Lo Dispencary- Maine St (Route 26) Site Plan (Eng. Rev.)

We suggest the applicant work through the final plan items and address building design and landscaping features as outlined with the Planning Board . We feel the list of items is relatively significant but may be worked through. Given the open discussion which may follow for all the items and stormwater concerns, it is likely that the Board will have some reservations, and likely they will require the applicant return some final plan at a later meeting for approval and signing. As always these are recommendations to the Planning Board and not final determinations but merely offer guidance, and approvals if appropriate, are left with the Board at their discretion

Respectfully Submitted,

SEBAGO TECHNICS, INC.

James R. Seymour, P.E. Engineering Consultant

Woodbury Hill Professionals

Civil & Structural Engineering 8 Woodbury Hill Road Auburn, ME 04210 (207) 783-4459

May 29, 2020

To:	Joy & Frank Lowe	For:	Site design review
	183 Black Island Road		425 Main Street
	Oxford, ME		Poland, ME

Dear Ms. Lowe,

I have reviewed the review memorandum by Sebago Technics. They seem to labor under the impression that you are developing a large area instead of one, one acre lot. I offer the following:

II Technical Review

The property is being developed as a residential and commercial mixed use building. This is not a drive thru development.

Site Plan Review

The civil plan set submitted by Woodbury Hill Professionals is dated 2/28/20. The architectural set submitted is dated 2/4/20. The foundation which is intended to be utilized is about 2,625 square feet, 900 of which will be used as a residence while the remaining 1,725 will be used as commercial retail.

 The access driveway is twenty feet wide with an outside turning radius of seventy feet and an inside radius of forty feet. NFPA 1141, the Fire Apparatus Access standard, requires a minimum *roadway* width of twenty feet, a minimum outside turning radius of fifty feet, and a minimum inside radius of twenty five feet. The access driveway reaches within one hundred sixteen feet of the rearmost corner of the building *from the roadside drive*. NFPA 1, Fire Code, requires access within one hundred fifty feet. Lastly, the town of Poland's 'Residential Hammerhead *Street* Design Standard' fits within the two parts of the access drive (albeit while cutting into the corner parking stall (the one with dimensions)) which can be eliminated, if required.

- 2) As Sebago Technics so aptly stated "The roof areas and impervious surfaces for the dispensary facility does not add a substantial amount of overall imperviousness and as such the applicant will not need to provide stormwater collection and treatment measures following the Chapter 500 regulations".
 - a. The existing runoff patterns are not substantially changed or impacted.
 - b. No stormwater measures are required; the site has substantial impervious areas existing and the proposed plan changes little.
 - c. Per your correspondence you have communicated with MDOT and they are in agreement with your plans.
 - d. Snow storage is indeed not shown on the plans; there remains so much lawn area for so little driveway that snow storage is not a concern however it can be shown if required.
 - e. No culvert information is known however the proposed drive is to be located in the same place as the existing so it was assumed that the existing culvert is adequate.
- 3) Stone check dams were not considered as the lot is so flat and the disturbance is minimal. Silt fencing is noted as required per State of Maine Best Management Practices on plan C1. It was not shown again as the lot is so flat and the disturbance is minimal. It too can be shown if required.
- I understand Ms. Lowe that you are addressing landscaping. Please let me know if I can be of any assistance. It seems to me however that you have it well in hand.
- Disturbed areas will be loamed and seeded; there should however be little area to repair.

Sincerely,

JPotter

Jason Potter, PE6362

To whom it may concern:

I am writing this letter to clarify some of the comments made in the third party review.

Project description and background: The review states that this is a medical facility. It is strictly a retail store.

Technical Review: This is not a drive thru development. We have already obtained a new entrance permit from DOT.

The landscaping submitted showing the required number of trees and shrubs was based precisely on the rules of village 4. I would like to add that I do have, in buckets, ready to be moved and go in the ground the following plants: Hollyhocks, both tall and short Flox, shasta daisy, black eyed Susan, daylily, soapwort, Hosta, zinnias, cosmos, 4 clocks, sunflowers, coreopsis, 2 lily trees, dahlias, snapdragons and primrose. These I plan to put around the building as well as a lovely garden.

The site lighting will be emergency egress lights as shown on A2 as well as 2 front corners , back corner and the peak.

We would prefer to keep the driveway gravel at this time. Please see site plan for handicap access.

We are hooked into town sewer and water. This is a 1,700 Sq. Ft. Retail space, and 2 bedroom apartment.

Village Design Guidelines: We are using Clapboard, and shakes on the top. With the front peaked bump out. We have met the three requirements. The short side facing the street will have shakes on the top and it will be landscaped.

We will not be generating enough trash to warrant a dumpster for retail sales.

There are no loading docks or service areas necessary. Nor are interconnections applicable. This is a stand alone building.

Part B: This is covered under 1507 and 1513 of the town codes. I have included three features. There are shakes on the gable top ,street side. We are putting in

regular windows and a commercial front door. The glass and blacked out windows is not applicable as this is retail and does not exceed the 150 foot length threshold.

There should be satisfactory lighting from the building to light the parking lot area.

This is not a Grow. The mechanical equipment suggested is not applicable to retail. We are installing a charcoal filter for odor as already stated in our application.

I hope this sufficiently clarifies each of these issues.

Sincerely,

Joy Lowe



- <u>LEFT ELEVATION</u>






Town of Poland

Planning Board DEPARTMENTAL REVIEW OF PROPOSED SITE APPLICATION

Date:	3 / 13 / 2020			
To:	Tom Printup 1231 Maine Street Poland, ME 04274	n accordance with Chapter 606, Site Review, of the Comprehensive Land Jse Code for the Town of Poland, an applicant for development approval s required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, he Planning Board, by way of the applicant, is notifying you of the ollowing proposed project and requests your comments		
Applicant: Address:	Frank and Joy Lowe, Hi Lo Dispensary 183 Black Island Road Poland, ME 04274			
Location: Road Loca	Map # <u>6</u> Lot # <u>4</u> Ation: Maine Street/Route 26	7F Sublot #		
Project overview: Adult Use Marijuana Retail Store/ Residence				
Scheduled Planning Board Meeting Date 3 / 24 / 2020				
 Applicants: Should attach all relevant sections of their plans to prevent delays. Mail this form letter along with a copy of the application so that each department head <u>receives</u> it at least fourteen days prior to the scheduled meeting. (See reverse for list of Department Heads) Confirm with the department heads that they have <u>delivered</u> their response to the Planning Board Office in time for the meeting. 				
For the Department Head I have reviewed this application and provide the following:				
RETURN T Please retu	THIS FORM TO: urn by: Date: <u>3 1324 2020</u> @ 11:00 am	Planning Board Office Town of Poland 1231 Maine Street Poland, Maine 04274-7328		

POLAND FIRE RESCUE

Chief Thomas Printup

Phone: 207-998-4689 Fax: 207-998-5277



1231 Maine Street Poland, Maine 04274

tprintup@polandtownoffice.org

March 19th 2020

To Whom it May Concern:

Pertaining to the proposed site application for Hi Lo Dispensary on Maine Street I will be asking for owner to obtain the proper application through Poland Fire Rescue to have a secured and approved Knox Box for fire department access to the business in case of an emergency.

Thank you,

the Refutop

Tom Printup

Town of Poland

Planning Board DEPARTMENTAL REVIEW OF PROPOSED SITE APPLICATION

Date:	<u> </u>			
To:	Chief Deputy William Gagne	In accordance with Chapter 606, Site Review, of the Comprehensive Land		
	Androscoggin Sheroff's Office	is required to ask that Municipal Departments to comment on their		
	2 Turner Street	capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the		
	Auburn, ME 04210	following proposed project and requests your comments		
Applicant:	Frank and Joy Lowe, Hi Lo Dispensary 183 Black Island Road			
Audress.	Poland, ME 04274			
Location: Road Loca	Map # <u>6</u> Lot #	Sublot #		
Project overview: Adult Use Marijuana Retail Store/ Residence				
Scheduled Planning Board Meeting Date 3 / 24 / 2020				
 Applicants: Should attach all relevant sections of their plans to prevent delays. Mail this form letter along with a copy of the application so that each department head <u>receives</u> it at least fourteen days prior to the scheduled meeting. (See reverse for list of Department Heads) Confirm with the department heads that they have <u>delivered</u> their response to the Planning Board Office in time for the meeting. 				
For the Department Head				
I have reviewed this application and provide the following: The project has no impact on the Department. The Department has adequate existing capital facilities to serve the project. The Department does not have adequate existing capital facilities to serve the project for the reasons listed. (Please submit reasons on department letterhead) I need more information on the application. Signed: Head of Department				
RETURN THIS FORM TO:				
Please retu	Irn by: Date: 3 1221 2030 @ 11:00 2m	Town of Poland 1231 Maine Street Poland, Maine 04274-7328		