



CITY OF WATERVILLE

APPLICATION FOR SITE PLAN REVIEW PERMIT

Please answer the following questions in order to assist the Planning Board in making findings of fact, as required by Section 1.3 of the Site Plan Review and Subdivision Ordinance. Sections 6.4 and 6.16 of the Zoning Ordinance are sources of additional questions asked of the applicant.

Information on the Applicant

1. Name of the land owner: City of Waterville
2. Name of site plan Applicant (if other than owner): hep Energy USA LLC
3. There is a fee for Site Plan Review. To whom should the bill be sent?
hep Energy USA LLC, 57 Exchange Street, Ste 100, Portland, Maine 04101
4. Address of Property: 41 Webb Road
5. Location of Property (from Assessor's Office): Map 021 Lot 080
6. Proposed use of the Property: 4.9MW Solar Development
7. Zoning of Property: Airport Industrial
8. Area of Lot, in square feet: 1,239,998SF
9. Size of building to be constructed (gross floor area): N/A
10. Square feet of lot covered by building: N/A
11. Square feet of impervious surface (excluding building): 23,079SF (Gravel driveways)
12. Height of buildings to be constructed: N/A
13. Proposed construction material: Photovoltaic Panels; Maine DOT aggregate for gravel roads;
14. Slope of the land: 6%-8%

15. Soil types: Lyman-Turnbridge complex HrC (HSG D) / Woodbridge Fine Sandy Loam WrB (HSG C/D)
16. Is the property within the floodplain?: No
17. Are there streams on the property?: Yes; Intermittent and Perennial Streams at northeast corner of the site.
18. Estimated number of trips per day to and from site: <1 per day; Estimate one trip per week unless maintenance is required. Brush management may take a couple days with two trucks, twice per year.
19. A written description of the proposed operations in sufficient detail to indicate the degree to which the operation will create traffic congestion, noise, toxic or noxious matter, vibration, odor, heat, glare, air pollution, waste, and other objectionable effects, along with engineering and architectural plans for mitigating these effects.

Operating solar facilities generally need very little in the way of routine maintenance. These activities are not expected to create traffic congestion, noise, odor, or other objectionable effects. The operating project will be monitored remotely so that from a distance, trained site engineers can keep tabs on the site's output and the conditions of each panel, inverter, transformer and other components. If an issue arises, the site engineers will dispatch local resources to correct the problem, which may result in repair or replacement of selected panels, inverters or electrical equipment. At least twice a year, solar technicians will visit the site for a complete visual inspection of array's general site conditions, PV arrays, electrical equipment, mounting structure, fence integrity, shading, vegetation, animal damage, erosion, corrosion, and underperforming panels. They will also perform tests on various components and circuits to ensure all are operating properly. At least twice per year the vegetation will be mowed/controlled by a local contractor, and snow will be plowed as needed for access to critical electrical areas.

The proposed operation of the facility is not anticipated to create traffic congestion, noise, toxic or noxious matter, vibration, odor, heat, air pollution, waste or other objectionable effects. A glare analysis, in accordance with Federal Aviation Administration requirements has been prepared for the site and demonstrates that the project as designed has "no potential for glare or low potential for after-image along the final approach path for existing landing thresholds" at the Robert LaFleur Airport. Additionally, the site is bounded by existing vegetation to the north and east which is proposed to remain and act as a wooded buffer. The applicant requests that the Planning Board consider the existing vegetated buffer be adequate to meet the screening requirements of section 4.3.32C(1) of the City's Ordinances. As the solar farm is located across the street from a residential district, a landscaping strip of 15 feet in width has been incorporated into the design along Webb Road and will consist of trees and flowering shrubs in accordance with section 4.3.32C(2) of the City's Ordinances. Ground disturbance on the site will be limited to what is needed to construct the new gravel access drives and adjacent shoulders, and for installation of the new fence line. The shoulders and fence line will be seeded with a local non-invasive

roadside mix to stabilize the ground surface. The remainder of the site is not anticipated to be grubbed or disturbed and will be allowed to naturally re-vegetate.

A limited amount of increased noise will be generated during construction of the solar facility in the form of construction equipment. This will be temporary in nature and not anticipated to have significant off-site impacts to surrounding properties. A small amount of waste will also be generated during construction in the form of vegetation clearing and packaging materials. All construction debris will be removed from the site by licensed hauling firms and transported to approved disposal facilities in accordance with applicable federal and state rules.

20. The proposed number of shifts to be worked and the maximum number of employees on each shift.
No employees will be present at the site on a daily basis. The facility is anticipated to operate remotely except for maintenance operations as described above.
21. A list of all hazardous materials to be hauled, stored, used, generated or disposed of on - site, and any pertinent state or federal permits required.
No hazardous materials are anticipated to be used, generated or disposed of on the site.

Permits and/or approvals that have been obtained for the project include:

State of Maine DEP Site Location of Development Permit;
State of Maine DEP Natural Resources Protection Act Permit
Federal Aviation Administration Glare Analysis
Federal Aviation Administration Notice of Determination (Obstruction Evaluation)
Federal Aviation Administration Land Use Change Final Approval

Attachments:

1. Decommissioning Plan (Ordinance Section 4.3.32.1)
2. Maine DEP Order of Approval
3. Solar Glare Analysis
4. Site Plan Drawings

To the best of my knowledge, all information submitted on this application is true and correct.

Applicant Signature: Robert Patten

Date: September 21, 2020

File: P/Planning Board/Site Plan Review Form.doc

Revised 12/14/04