

A photograph of a worker in a yellow safety vest and white hard hat walking through a field of solar panels. The worker is seen from behind, walking away from the camera. The solar panels are arranged in long, parallel rows, and the ground is covered in grass. In the background, there is a line of trees under a clear blue sky.

GLENVALE LLC  
TOPSHAM MEADOW SOLAR STATION  
PUBLIC INFORMATION MEETING

APRIL 21, 2021




# AGENDA

- Project Overview
- Site Design Considerations
- Interconnection
- Regulatory Process
- Questions & Answers

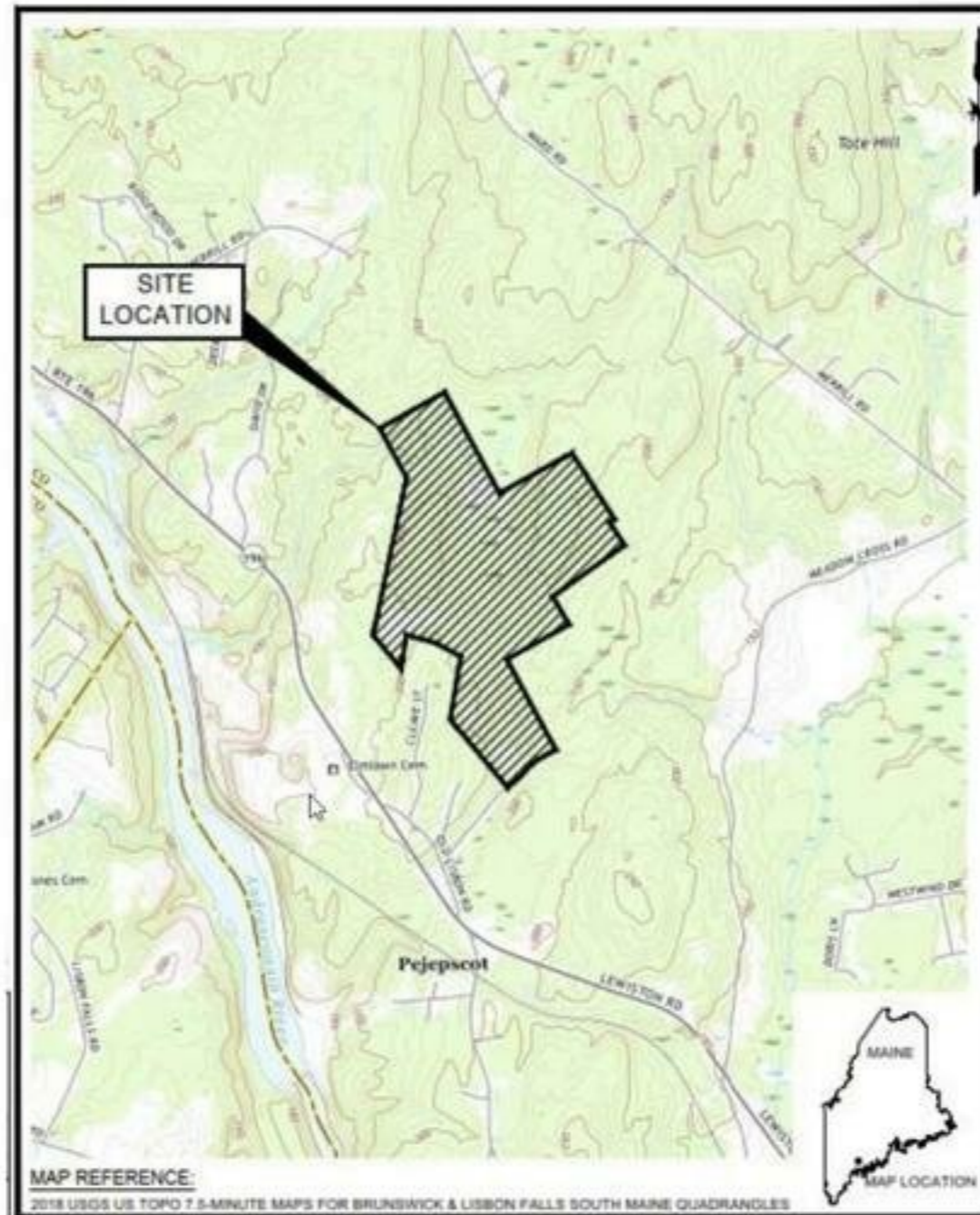
# GOTO MEETING



## Rules for Meeting:

- If you are on via phone and using computer too, please mute the computer speakers.
- Everyone will be muted during the presentation
- Please use the "Chat"  to ask questions, the presenter will answer them at a good stopping point
- All Chat messages will be directed to the moderator and addressed during the questions and answers segment
- There is a question and answer segment at the end of the presentation

# TOPSHAM MEADOW SOLAR STATION SITE LOCATION





# PROJECT OVERVIEW – EXISTING CONDITION

- Topsham Meadow Solar Station LLC has leased land from the Anderson family R02-063, and the Lapointe family R02-0939, and agreed to purchase land from the Cornerstone Baptist Church R02-072.
- The proposed project will use 169 Acres
  - R02-063 = 82 Acres +/-
  - R02-072 = 52 Acres +/-
  - R02-093 = 35 Acres +/-
- The property being leased is currently not in Tree Growth (the purchased land is):
  - It has been logged periodically over the years.
  - It has not been harvested in quite some time.
- A CMP Transmission Line corridor crosses the property to the south making it ideal for the development of the lot for Solar Development.
- Currently, CMP accesses the Transmission Line where it crosses Old Branch Road.



**Existing Condition**



# PROJECT OVERVIEW – SOLAR STATION

- Topsham Meadow Solar Station's goal is to provide clean, reliable energy to Maine ratepayers while protecting the local environment.
- Topsham Meadow Solar Station is proposed west of Old Branch Road on Tax Map R02 Lots 63, 72 and 93 in the Town of Topsham.
- Of the 169 Acre Project Area
  - 150 Acres+/- will be Cleared
  - 110 Acres +/- will be access roads or Array Area
  - Remainder will be used as stream buffer, significant Wetland Buffer, Significant Vernal Pool Buffer and shade buffer.
- The project will connect to the CMP transmission system on site in the south-east corner off of Old Branch Road; no transmission line construction will be required.
- Site access begins at the end of Old Branch Road.



**Topsham Meadow Solar Station**

Press 'Esc' to exit full screen mode

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BARNES ROAD

MEADOW CROSS ROAD

BRANCH ROAD

CITY TRAIL

TRAIL CONNECTION

250' VERNAL POOL SETBACK (TYP.)





**NOTES:**

1. 2583 PROPOSED SOLAR TABLES
2. INDIRECT WETLAND IMPACT (CHANGE FROM PFO TO PSS) = 875,

**LEGEND**

EXISTING		PROPOSED
	APPROXIMATE PROPERTY LINE	
	APPROXIMATE ABUTTER LOT LINE	
	SETBACK LINE	
	MAJOR CONTOUR LINE	
	MINOR CONTOUR LINE	
	BROOK	
	EDGE OF GRAVEL ROAD	
	ACCESS ROAD	
	T.T.R. ATV TRAIL	
	FENCE	
	WETLAND	
	VERNAL POOL	
	SOLAR TABLE	



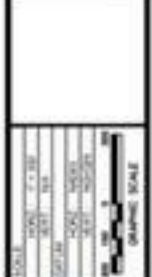
Site Plan - TOPSHAM MEADOWS SOLAR STATION - SHEET 2 OF 2  
 Project No. 2023-001  
 Date: 08/15/2023  
 Prepared by: J. O'NEILL



- NOTES:**
1. SHOWN PROPOSED SOLAR TOWERS
  2. CORRECT WETLAND IMPACT CHANGE FROM PWS TO PWS - WETLAND W/

LEGEND		
EXISTING		PROPOSED
	APPROXIMATE PROPERTY LINE	
	APPROXIMATE ALTERED LOT LINE	
	SETBACK LINE	
	WATER CONTOUR LINE	
	WATER CONTOUR LINE	
	WATER	
	EDGE OF GRAVEL ROAD	
	ACCESS ROAD	
	C.T.A. ATV TRAIL	
	POLE	
	WETLAND	
	SOLAR TOWER	
	SOLAR PANEL	
	PIES & COLLETS	

DATE	DESCRIPTION	BY



TOPSHAM MEADOWS  
 SOLAR STATION  
 PROPOSED SITE PLAN  
 WITH AERIAL IMAGE  
 TAX MAP 802 LOTS 61, 72 & 93  
 MAINE  
 TOPSHAM

PI-200  
 SHEET 2 OF XX



# PROJECT OVERVIEW

Topsham Meadow Solar Station consists of:

- 21.3 MW DC+/-;
- 18.4 MW AC+/-;
- 18.0 MW AC+/- (at interconnection)
- 44,820+/- 475W solar modules
- Single Axis Tracker racking;
- ~19-ft row spacing;
- 4 or 5 SMA 4600 inverters
- Storage-ready design.



**Topsham Meadow Solar Station**



# INTERCONNECTION

- Proposed interconnection to Central Maine Power's Transmission Corridor on-site (typical interconnection facility shown);
- Working with Vysus Group and CEA for electrical design;
- Holds a position in the ISO-NE interconnection queue
- System Impact Study (SIS) to occur in 2021



***Typical Substation at point of interconnect – located on site adjacent to transmission line***



# SITE DESIGN CONSIDERATIONS

- Connect to existing CMP infrastructure; no transmission line construction
- Minimize wetland and natural resource impacts; mitigate any unavoidable impacts
  - Only posts in the wetland being converted to wet meadow
- Design with topography in mind
  - Unique site topography lends itself to single axis trackers
- Provide safe access and security for the site (perimeter fence)
- Provide Wooded buffer to the Streams on property
- Avoid impacting cultural resources and RTE (Rare Threatened Endangered) Species
- Avoid visual and/or noise pollution



***Topsham Meadow Solar Station***



# REGULATORY PROCESS

- Maine Department of Environmental Protection
  - Site Location of Development Act (Site Law)
  - Natural Resources Protection Act (NRPA)
  - Review by US Army Corp of Engineers
- Notice to Abutters
- Town of Topsham
  - Site Plan Permit
  - Building Permit



*Existing Condition*



# REGULATORY CONSIDERATIONS

- Site Law (SLODA) concerned with:
  - Stormwater Control of quantity, rate of flow leaving site
  - Stormwater quality, providing treatment so there is no degradation
  - Erosion and Sediment Control during Construction and afterward
    - Full Erosion Control Plan is being developed for the project
- Natural Resource Protection Act (NRPA) concerned with:
  - Habitat protection; Provision of buffers to streams
    - Project will be creating pollinator habitat in the buffer areas
    - Consulted with ME Audubon for solar siting best practices
  - Limiting impact to wetlands, streams and waterbodies
    - Only impacting wetlands for access road crossings and post locations
    - No Crossing of Streams
    - Stumps to remain in wetland converted to wet meadow



***Topsham Meadow Solar Station***



# QUESTIONS & ANSWERS

## Contact Information:

### Civil Engineer

Fuss & O'Neill

207-363-0069, x 2314

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Kennebunk, ME 04043

### Project Owner

Topsham Meadow Solar Station LLC

c/o Glenvale LLC

179 Green St Suite 100

Boston, MA 02130

### Developer

Glenvale LLC

954-393-6754

179 Green St Suite 100

Boston, MA 02130





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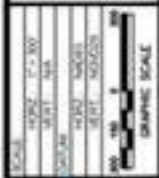
REVISION 1: 08/22/2019, MASON & O'NEILL ENGINEERING, INC. (MASON) HAS REVISED THIS PLAN TO REFLECT THE COMMENTS OF THE TOWN ENGINEER. ALL CHANGES ARE INDICATED BY A RED LINE. THE DATE AND TIME OF THE LAST REVISION ARE SHOWN TO THE LEFT OF THE REVISION LINE.



- NOTES:**
1. 2000 PROPOSED SOLAR TILES
  2. NEGLECT WETLAND IMPACT CHANGE FROM PID TO PID - 814,910 W

EXISTING	LEGEND	PROPOSED
	APPROXIMATE PROPERTY LINE	
	APPROXIMATE ADJUTED LOT LINE	
	SETBACK LINE	
	MAJOR CONTOUR LINE	
	MINOR CONTOUR LINE	
	WALK	
	EDGE OF GRAVEL ROAD	
	ACCESS ROAD	
	T.T.R. ATV TRAIL	
	STONE	
	WETLAND	
	VERNAL POOL	
	SOLAR TILE	
	WORKER	
	PIES & QUARTS	

NO.	REVISION	DATE	BY	CHKD.



TOPSHAM MEADOW  
 SOLAR STATION  
**PROPOSED SITE PLAN  
 WITH AERIAL IMAGE**  
 TAX MAP R.O. LOTS 63, 71 & 93  
 MAINE

PROJECT NO. 2019-08-004  
 DATE 08/22/2019  
**PI-200**  
 SHEET X OF XX