

**For Town Use Only**

Date Application Received \_\_\_\_\_  
Received By: \_\_\_\_\_  
Fee Paid: \$ \_\_\_\_\_

**Town of Baldwin, Maine.**  
Application for Conditional Use Permit

The Land Use Ordinance of the Town of Baldwin allows the Planning Board to grant a Conditional Use Permit for those uses listed specifically as Conditional Uses in Article 6, District Regulations of the code. Before granting a permit, the Board must find that the standards contained in Article 8, Conditional Uses have been met. It is your obligation to submit the necessary materials to allow the Planning Board to determine if those standards have been met. Three copies of the complete application and supporting materials and the applicable fee shall be submitted to the Code Enforcement Officer.

**Section A: Basic Information (to be completed by all applicants)**

1. Applicant's Legal Name West Baldwin Solar Station, LLC
2. Applicant's Mailing Address c/o Aidan Foley  
179 Green Street, Suite 100  
Jamaica Plain, MA 01230
3. Phone number where applicant can be reached during business hours 617.257.2086
4. Are you the owner of record of the property for which the Conditional Use Permit sought?  
 yes (provide copy of title and go to Question 8)  
 no (answer Questions 5, 6, and 7)
5. To apply for a conditional Use Permit, you must have legal right, title, or interest in the property. Please indicate your interest in the property and attach written evidence of this interest.  
Lease Agreement  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Property Owner's Name P.Y. Estes & Sons Sarah & Ricky Day
7. Property Owner's Address 102 Depot Rd 126 Senator Black Rd  
West Baldwin, ME 04091 West Baldwin, ME 04091
8. Location of property for which the permit is sought East side of Route 113, Peguawket Trail  
\_\_\_\_\_
9. Indicate the Map and Lot number for the property from the Town's assessment records  
Map # 12 Lot # 13B Map 12 Lot 14A
10. Indicate Zoning District in which the property is located (check as many as apply)  
 Natural Resource Protection  Highlands  
 Village Commercial  Rural
11. List the use for which a Conditional Use Permit is being sought. Please refer to Article 6, District Regulations. The proposed use must be specifically listed as conditional use in the district in which it is located.  
Essential Services - Solar Array for Power generation

**Town of Baldwin, Maine**  
**Application for Conditional Use Permit**  
**(continued – page #2)**

12. Attach the following information to this application as outlined in Article 8 Conditional Uses. For each item, please indicate by checking that item that it has been included with your application.

- a. A location map showing the location of the property with respect to roadways and major natural features. This map should allow the Board to locate the parcel in the field and on the Town's zoning and tax maps.
- b. A written description of the proposed use of the property. This statement shall describe the exact nature of the proposed use.
- c. An accurate, scale drawing of the lot showing the location of any existing or proposed buildings, structures, and natural features, Driveways and parking areas.

**Section B: Standards for a conditional Use Permit (the full text appears in Article 8.3)**

1. The Planning Board shall consider impact:

- a. The size of the proposed use compared with surrounding uses.
- b. The intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses.
- c. The potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances.
- d. Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties.
- e. The degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.

2. The Planning Board shall consider facilities:

- a. The ability of traffic to safely move into and out of the site at the proposed location.
- b. The presence of facilities to assure the safety of pedestrians passing by or through the site.
- c. The capacity of the street network to accommodate the proposed use.
- d. The capacity of the storm drainage system to accommodate the proposed use.
- e. the ability of the Town to provide necessary fire protection services to the site and development.

3. The Planning Board shall consider natural characteristics:

- a. The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.

**Section C: Shoreland Standards**

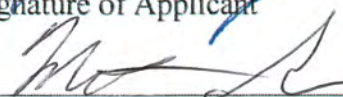
Section to be completed only if any portion of the property is located within 250 feet of the normal high water mark of Ingalls Pond, Sand Pond, Southeast Pond, Adams Pond, or the Saco River or within 75 feet of any stream. For each standard, attach a written statement demonstrating how the proposed use complies with that standard. For each item, please indicate by checking that item that it has been included with your application. Each standard must be addressed in your submission.

- a. Will not result in unreasonable damage to spawning grounds, fish, aquatic life, birds and other wildlife habitat.
- b. Will reasonably conserve shoreland vegetation.
- c. Will reasonably conserve visual points of access to waters as viewed from public facilities.
- d. Will conserve actual points of public access to waters.
- e. Will reasonably conserve natural beauty.
- f. Will reasonably avoid problems associated with floodplain development or use.

**Section D:** (to be completed by applicant)

West Baldwin Solar  
I/We Station, LLC, certify that I/We are the legal applicants for the conditional use permit by this application, that I/We are the owners of the property covered by this application **or** have the **property owner's consent** to the filing of this application and **have legal interest** in the property and that the information contained in this application and supporting materials is accurate and true.

I/We further certify that I/We have the standards for granting of Conditional Use Permits contained in Land Use Ordinance.

*	 _____ Signature of Applicant	<u>11/24/2020</u> _____ Date
	 _____ Signature of Applicant	<u>5/13/2021</u> _____ Date

Permit Fee: \$ _____	_____ Signature of CEO	_____ Date Received
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**Official Use: Planning Board.**

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**Date Received by Planning Board:** \_\_\_\_\_

**Received By:** \_\_\_\_\_

**Date of Public Hearing:** \_\_\_\_\_

**Conditional Use Permit about:** \_\_\_\_\_

**PERMIT DENIED Date:** \_\_\_\_\_ **Explanation:** \_\_\_\_\_

**PERMIT APPROVED Date:** 5/13/21 **Conditions of Permit (if any)** SEE ATTACHED







**Planning Board Signatures:**

1. \_\_\_\_\_

2. \_\_\_\_\_ 3. \_\_\_\_\_

4. \_\_\_\_\_ 5. \_\_\_\_\_

### **West Baldwin Solar Station, LLC Conditions:**

1. The Conditional Use Permit shall apply to the leasehold interest obtained by the Applicant, West Baldwin Solar Station, LLC and any successor in interest to the leasehold interest and/or project (the “Applicant”), on Map 12, Lots 13B and 14A, which shall not be less than the project area identified by the Applicant’s submissions.
2. The Applicant, shall maintain strict compliance with the information submitted to the Board on November 24, 2020 (Baldwin Conditional Use Application.pdf), as amended and expanded through submissions dated as follows:

20190588A10 - Plans.pdf (04/22/2021)  
Renderings.pdf (04/22/2021)  
WBSS-Lease Exhibit.pdf (04/06/2021)  
WBSS-Shoreland Overlay.pdf (04/22/2021)  
WBSS-Site Plan - Revised Fence Exhibit.pdf (04/22/2021)  
2021-01-14 WBSS PB MEETING.pdf (04/06/2021)  
2\_Title.pdf (04/06/2021)  
WBSS Narrative rev1.pdf (04/06/2021)  
GOOGLE VIEWPOINT EMAIL 04-22-2021.pdf  
PI-101 GOOGLE VANTAGE.pdf 04-22-2021.pdf  
Google Earth Documents.pdf 04-22-2021.pdf  
WBSS Overall Plan 2021-05-12.pdf  
SLODA, NRPA submissions  
PowerPoint presentation on 4-22-21

Any material deviation from the information submitted must be approved by the Board, including, but not limited to, the Construction Plan submitted by the Applicant.

3. The Applicant, shall conduct quarterly inspections of the solar panel array (consistent with the Applicant’s submission) and (a) replace any broken or damaged panels in a timely manner, (b) provide notice to the Town of number of broken or damaged panels if 50 or more panels break in a four consecutive quarter period, and (c) provide confirmation to the Town that the issue has been resolved.

4. The Applicant shall continue to have remote monitoring consistent with the Applicant's submission throughout the life of the project.
5. The Applicant will provide relevant information about any batteries onsite to the Baldwin Fire Chief, provide onsite training to the Baldwin Fire Department regarding the project, and provide any relevant information and documentation requested by the Fire Chief
6. Any lighting installed by the Applicant within the leasehold interest shall be pointed downward and inward to the project and the total wattage shall not exceed 3000-watt equivalent.
7. The Applicant will install a sign on the entrance gate and the fencing on each of the other three sides of the project providing contact info for the Applicant or authorized designee (including a telephone number) to allow members of the public to contact the Applicant or authorized designee if the need arises.
8. If the Applicant is notified that the project causes unreasonable radio frequency interference to any currently licensed service (all of which are identified on Attachment 1 to these Conditions), then the Applicant shall work collaboratively with the affected holder of the licensed service on a plan to mitigate the unreasonable interference. If a mutually agreed resolution cannot be reached within 30 days, then the Applicant or complaining holder of the licensed service shall have the opportunity to submit the plan to the board for resolution and possible additional conditions.
9. The Applicant shall submit to the Board the final documentation with the landowners that identifies the specific area of the leasehold interests acquired prior to commencing the project. Such documentation shall be added to the CUP documentation.
10. The Applicant shall maintain compliance with the Maine DEP's decommissioning requirements, as amended, including, but not limited to, demonstrating financial assurance in the form of a performance bond, surety, bond, irrevocable letter of credit or other form of financial assurance acceptable to the MDEP as a permit condition.
11. When the project has been decommissioned to the satisfaction of the Maine DEP, this conditional use permit shall expire.

Conditional Use Conditions 8-8-03.wpd

## STANDARD CONDITIONS FOR CONDITIONAL USE

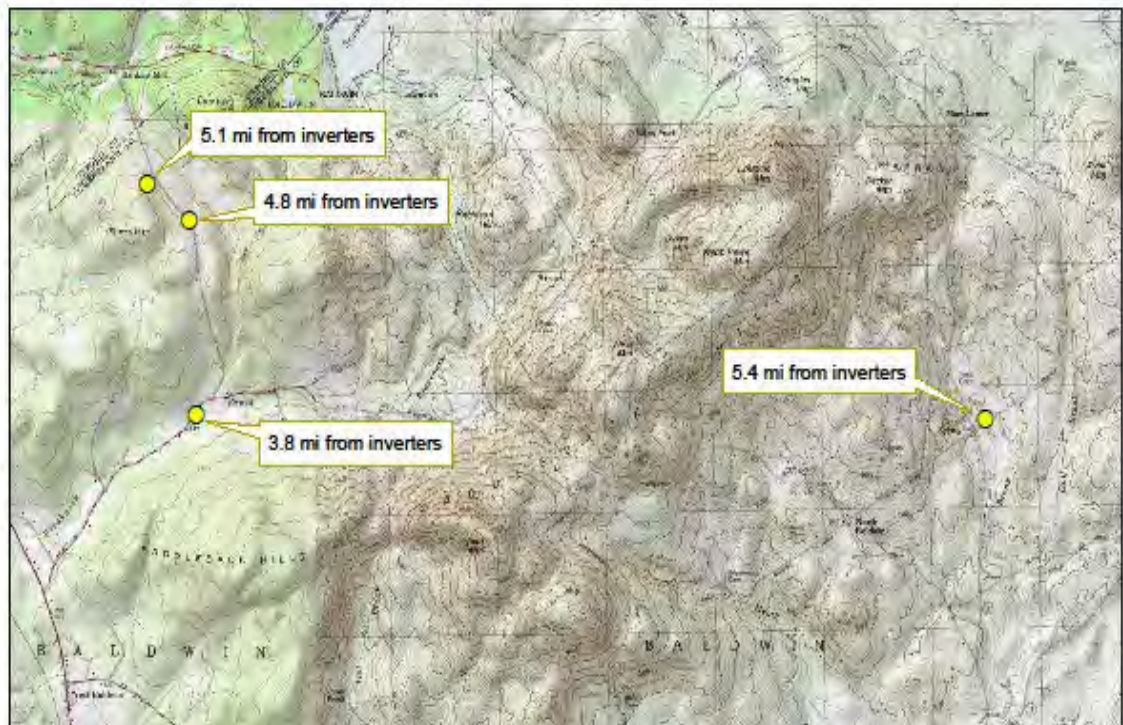
**To the Applicant:** These Standard Conditions will apply to your conditional use approval. To the extent applicable, these conditions are *additional to and supplement any specific provisions which the Planning Board may have imposed upon your approval.*

1. The Applicant shall carry on the permitted activity in accordance with the description thereof in the application, and in accordance with the documentary and/or testimonial representations presented by the Applicant in connection with the proceeding. Substantial compliance with the description of the activity and representations is a condition of Approval. Any undisclosed and unapproved use of the premises (even if otherwise accessory to the approved use), or any substantial deviation from the activity or representations described in connection with this Approval shall be deemed a violation of the Land Use Ordinance, and may result in revocation of the Approval.
2. By acceptance of this Conditional Use Approval, the Applicant consents to the inspection by the Code Enforcement Officer of all non-residential areas of the premises at reasonable times (with or without prior notice) for the purpose of determining compliance with the conditions of the Approval or any provision of local, state, or federal law. This consent shall not be withdrawn unless the Applicant abandons the approved use, and notifies the Town in writing delivered to the CEO that the activity will not be resumed without a further approval by the Planning Board. Failure to allow any such inspection by the CEO may result in revocation of the Approval.
3. If the Approval is specifically conditioned upon physical improvement of the premises, obtaining of insurance, or other requirement, the activity authorized hereunder shall not be commenced until the Applicant demonstrates compliance with each of the conditions to the CEO, evidencing that all conditions have been met. Commencement of the approved activity prior to obtaining such certification may result in revocation of the Approval. Failure to utilize or maintain such physical improvement, insurance, or other requirement thereafter may result in revocation of the Approval.
4. The Approval shall lapse and become null and void if the use authorized by the Approval is not commenced within one (1) year of the date of approval, or if the use is abandoned for a period of one (1) year thereafter. Where there is good cause for the delay, or the discontinuance, and there is no evidence of intent to abandon the use, these requirements may be extended for additional periods not to exceed one (1) year.
5. The Planning Board may schedule a hearing (upon reasonable notice to the Applicant and the public) to determine whether there is a violation of the Approval or any the condition thereof (including those contained herein) or any other violation of any provision of local, state, or federal law. If the Board determines that a violation has occurred and is either continuing or is likely to recur, the Board may rescind this approval or take such other action to amend or modify the Approval as the Board deems appropriate to protect the public health, safety, or welfare.

Attachment 1

## Radio Frequency Interference

- No impacts anticipated given project distance and topography from roads, structures, and known transmitter locations, see map on following page
- TMEIC Inverters:
  - Compliant with FCC requirements for radiated emissions in the range defined for unintentional radiators
  - UL listed
  - Inverter switching frequency is well below ham radio bands
  - 50<sup>th</sup> harmonic of inverter switching frequency is < 1 MHz





FUSS & O'NEILL

146 Hartford Road, Manchester, CT 06040  
TEL: (860) 646-2469 FAX: (860) 533-5143

1550 Main Street Suite 400, Springfield, MA 01103  
TEL: (413) 452-0445 FAX: (413) 846-0497

317 Iron Horse Way, Ste. 204, Providence, RI 02908  
TEL: (401) 861-3070 FAX: (401) 861-3076

5 Fletcher Street, Suite 1, Libby House,  
Kennebunk, ME 04043  
TEL: (207) 363-0669

56 Quarry Road, Trumbull, CT 06611  
TEL: (203) 374-3748 FAX: (203) 374-4391

108 Myrtle Street, Suite 502, Quincy, MA 02171  
TEL: (617) 282-4675 FAX: (617) 481-5885

The Gateway Building, 50 Commercial Street,  
Manchester, NH 03101  
TEL: (603) 668-8223

205 Billings Farm Road, Suite 6B,  
White River Junction, VT 05001  
TEL: (802) 698-0370

## Letter of Transmittal

To: Wes Sunderland, Code Enforcement Officer  
Town of Baldwin  
534 Pequawket trail  
West Baldwin, Maine 04091

Date: December 4, 2020

Project No: 20190588.A10 Task No.:

Re: Conditional Use ApPermit Application  
West baldwin Solar Station

Telephone No:

We are sending you:  Attached  Under Separate Cover  via 1st Class Mail

Shop Drawings  Prints  Plans  Specifications  
 Copy of Letter  Change Order  Reports  Other

Copies	Date	No.	Description
8	12/4/2020		CUP Application packages
6	10/22/2020		11x17 Plan Sets
2	10/22/2020		Full Size Plan Sets
1	11/24/2020		fee Check \$150
1	11/06/2020		NRPA Applicaiotn materials to Accompany SLODA Application

- For approval
- As requested
- For your use
- For review & comment
- Returned loaned prints
- Return signed original
- For bids due
- Submit \_\_\_\_\_ copies for distribution
- Furnish as submitted
- Furnish as noted
- Rejected
- resubmit \_\_\_\_\_ copies for approval

C: \_\_\_\_\_

Signed: Rick Lundborn, PE





FUSS & O'NEILL

December 4, 2020

Wes Sunderland, Code Enforcement Officer  
Town of Buxton  
534 Pequawket Trail  
West Baldwin, Maine 04091

RE: Project Narrative; West Baldwin Solar Station  
Pequawket Trail / Route 113 Buxton and Hiram, Maine  
Fuss & O'Neill Reference No. 20190588.A10

Dear Mr. Sunderland:

The following is a brief narrative of the West Baldwin Solar Station Project for which a Conditional Use Permit is being sought. Attached are the Plans and fee check as well as an abutters list. Previously the Site Location of Development Act Permit Application was dropped off for the Town file.

This submission is for a Site Location of Development permit to construct West Baldwin Solar Station solar PV project, located in Baldwin and Hiram, Maine. The project is 21.25 MW DC, 18.4 MW AC (16.2 MW AC limit at point of interconnect); the project's DC capacity may increase based on the power capacity of solar modules available at the time of construction. The project is sited on privately owned land, connecting on-site to the existing Central Maine Power (CMP) transmission line Section 91.

The project will take place on a lease area on 3 separate lots; Tax Map 12 Lots 13B 182.26 Ac. and 14A, 14.46 Ac. in Baldwin and Tax Map R10 Lot 24, 20 Ac. in Hiram. Total Lot area involved in the project is 216.72 Acres. The Lease Area and project area on the parcels in question is 110 acres. The project area contains a network of existing woods roads with 1 primary woods road from Pequawket Trail to the CMP Easement. The properties are currently managed for timber harvesting, all logged trees are already planned for commercial harvest.

The proposed development includes solar arrays, a substation (12,500-sf), storage building (2,400-sf), an access road, inverter/transformer pads and battery storage areas (152,000-sf), grading and associated site amenities. The cleared area will be equivalent to 110 Acres including the access road and the solar panel racks. Areas of solar panels over wetland will leave the stumps in the wetlands in order to minimize impacts and will be maintained no more than twice per year.

5 Fletcher Street, Suite 1  
Kennebunk, ME 04043  
207.363.0669

[www.fando.com](http://www.fando.com)

California

Connecticut

Maine

Massachusetts

New Hampshire

Rhode Island

Vermont

Access to the lot will be from Route 113/5 (Pequawket Trail) at a to be upgraded location of an existing access point on an unimproved woods road that will be moved north to facilitate construction access and to move the access out of the Inland Wading Waterfowl Habitat (IWWH) around Ingalls Pond as much as possible.

The project will not be visible from public roads or publicly accessible trails, nor will it require any new transmission line construction.

---

### Shoreland Standards:

This project abuts Ingalls Pond. As discussed above. The design moves existing access woods roads further away from the Pond. However, the following is a response to Section C, Shoreland Standards, items a-f.

- a. Will not result in unreasonable damage to spawning grounds, fish aquatic life, birds and other wildlife habitat.

The project moves the existing wood road / access road further north, away from Ingalls Pond providing more buffer to the pond and habitat than exists today.

- b. Will reasonably conserve shoreland vegetation.

The project will provide a larger vegetative buffer to Ingalls Pond and a greater Shoreland buffer for more vegetation.

- c. Will reasonably conserve visual points of access to waters as viewed from public facilities.

Attached are renderings of the site from the vantage points on Route 113 which look over Ingalls Pond.

- d. Will conserve actual points of public access to waters.

There are no public access points to Ingalls Pond on the subject parcels.

- e. Will reasonably conserve natural beauty.



Wes Sunderland  
December 4, 2020  
Page 3

The project will not impact the area around Ingalls pond in an adverse way and will actually improve buffering to the pond. As the attached renderings depict, no visual impact should occur.

- f. Will reasonably avoid problems associated with Floodplain development.

The project does not develop any of the area in the floodplain around Ingalls Pond. All Solar Array development occurs well east of the Pond and Floodplain.

We hope this narrative helps in the review of the conditional use permit application.

Sincerely,

Rick Lundborn, PE  
Senior Project Manager

/rl

Enclosures: *Fee Check*  
*CUP Application*  
*Renderings*  
*Plans*

c: File



FUSS & O'NEILL

January 26, 2021

Planning Board  
Town of Buxton  
534 Pequawket Trail  
West Baldwin, Maine 04091

RE: Project Narrative; West Baldwin Solar Station  
CUP Application Sections A through C  
Pequawket Trail / Route 113 Buxton and Hiram, Maine  
Fuss & O'Neill Reference No. 20190588.A10

Dear Members of the Planning Board:

The following is a revised narrative of the West Baldwin Solar Station Project for which a Conditional Use Permit is being sought. We have elaborated after the Narrative and discussed the 3 sections of the application Section A; Basic Information, Section B; Standards for Conditional Use Permit, and Section C; Shoreland Standards

Attached are the Plans and fee check as well as an abutters list. Previously the Site Location of Development Act Permit Application was dropped off for the Town file.

---

## Narrative:

This submission is for a Site Location of Development permit to construct West Baldwin Solar Station solar PV project, located in Baldwin and Hiram, Maine. The project is 21.25 MW DC, 18.4 MW AC (16.2 MW AC limit at point of interconnect); the project's DC capacity may increase based on the power capacity of solar modules available at the time of construction. The project is sited on privately owned land, connecting on-site to the existing Central Maine Power (CMP) transmission line Section 91.

The project will take place on a lease area on 3 separate lots; Tax Map 12 Lots 13B 182.26 Ac. and 14A, 14.46 Ac. in Baldwin and Tax Map R10 Lot 24, 20 Ac. in Hiram. Total Lot area involved in the project is 216.72 Acres. The Lease Area and project area on the parcels in question is 110 acres. The project area contains a network of existing woods roads with 1 primary woods road from Pequawket Trail to the CMP Easement. The properties are currently managed for timber harvesting, all logged trees are already planned for commercial harvest.

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[www.fando.com](http://www.fando.com)

California  
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The proposed development includes solar arrays, a substation (12,500-sf), storage building (2,400-sf), an access road, inverter/transformer pads and battery storage areas (152,000-sf), grading and associated site amenities. The cleared area will be equivalent to 110 Acres including the access road and the solar panel racks. Areas of solar panels over wetland will leave the stumps in the wetlands in order to minimize impacts and will be maintained no more than twice per year.

Access to the lot will be from Route 113/5 (Pequawket Trail) at a to be upgraded location of an existing access point on an unimproved woods road that will be moved north to facilitate construction access and to move the access out of the Inland Wading Waterfowl Habitat (IWWH) around Ingalls Pond as much as possible.

The project will not be visible from public roads or publicly accessible trails, nor will it require any new transmission line construction.

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## Section A; Basic Information:

For the most part the information required to respond to Section A of the CUP Application is provided directly on the application form. Item 5 and Item 11 require slightly more elaboration in order to fully address them. See the following responses.

5. *To apply for a Conditional Use Permit, you must have legal right, title, or interest in the property, Please indicate your interest in the property and attach written evidence of this interest.*

Refer to the Attached excerpt from the Site Location of Development Act Permit that provides a summary of the Title, right and Interest for the project parcels and the deeds.

11. *List Use for which a Conditional Use Permit is being sought.* Please refer to Article 6, District Regulations. The proposed use must be specifically listed as a conditional use in the district in which it is located.

The project is in the Rural District (R). Essential Services is allowed, however Essential Services involves delivery or distribution of power, water or other utilities. The solar array will generate the power and deliver it to the CMP Transmission lines.

Light Industrial Use describes a more production oriented use. This would be the closest use other than Essential Services.

Essential Services is allowed in the Rural District and Light Industrial Use is allowed by Conditional Use.

We were told to apply for a Conditional Use Permit for the solar station.

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### Section B; Standards for a Conditional Use Permit (Article 8.3):

The following is a restatement of 8.3(A), (B) and (C) and their subparts in *bold italicized font*. Following each item is an explanation of how they are addressed in normal font.

*A. Neither the proposed use nor the proposed site upon which the use will be located is of such a character that the use will have significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the district. In reaching a determination on this standard, the Planning Board shall consider:*

*1. the size of the proposed use compared with surrounding uses;*

Currently the parcels are in tree growth, the P.Y Estes and Sons gravel pit resides on a portion of the property to the south outside the lease area. The area the project is proposed for has traditionally been harvested for timber, roughly 110 Acres.

Surrounding the site in Baldwin and Hiram are other parcels of land in Tree Growth or a few residential parcels.

Once construction is done the Solar station will be fairly innocuous generating no traffic except for a few times a year when maintenance may be done, will not generate any noise to speak of at the boundary lines and will not be visible from Route 113 or the surrounding uses. The array itself will be surrounded by woods.

2. *the intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses;*

Post construction traffic will be limited to crews performing mowing and routine maintenance twice a year. There will be no paving involved with this project.

3. *the potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;*

Noise and dust will be minimal nuisances upon complete of the construction process. Glare will not impact surrounding properties as the tree buffer surrounding the property will prevent the solar tables from being in sight of neighbors. Litter will be removed from the premises by maintenance crews.

4. *unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties;*

The site is well within the property being leased and while it is hill side, is not out of the ordinary. The project proposes to maintain the understory of the solar array as meadow and to maintain wooded buffers to the streams and Ingalls Pond in accordance with Baldwin's Shoreland zoning. There should be no adverse impact to surrounding resources or properties.

5. *the degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.*

The solar array field will maintain a meadow ground cover that will be mowed a maximum of twice per year, which will help treat stormwater. Fencing around the perimeter is necessary for the security of this site. The majority of fencing will be game fence, which has a ground clearance of 6" and allows passage for small animals.

*B. Municipal or other facilities serving the proposed use will not be overburdened or hazards created because of inadequate facilities. In reaching a determination on this standard, the Planning Board shall consider:*

- 1. the ability of traffic to safely move into and out of the site at the proposed location;*

There is adequate sight distance for vehicles to safely exit the site.

- 2. the presence of facilities to assure the safety of pedestrians passing by or through the site;*

There will be no pedestrians passing though the site.

- 3. the capacity of the street network to accommodate the proposed use;*

Upon completion of construction, crews will only be accessing the site a few times per year for routine maintenance.

- 4. the capacity of the storm drainage system to accommodate the proposed use;*

A watershed drainage analysis has been performed and modelled to appropriately size the drainage structures on site.

- 5. the ability of the Town to provide necessary fire protection services to the site and development.*

There is a 15' wide access loop through the site which will be accessible to the fire department by the use of a Knox box near the gate of the premises.

*C. The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.*

The Topography is high to the east side of the project and runs downhill. Existing Stormwater runs downhill following the topography and flows to one of two streams or



Ingalls Pond over land through the woods. The proposed stormwater will flow much the same way either through woods or meadow and then woods.

The project is well outside the Shoreland buffers to the streams and Ingalls pond, protecting surface waters. An existing access road is being moved further from Ingalls Pond and will provide more buffer to it.

Other than the construction of a gravel access road there is no earth moving proposed by the project and there should not be impact to groundwater.

The project takes place outside of the floodplain.

---

### Section C; Shoreland Standards:

This project abuts Ingalls Pond. As discussed above. The design moves existing access woods roads further away from the Pond. However, the following is a response to Section C, Shoreland Standards, items a-f.

- a. Will not result in unreasonable damage to spawning grounds, fish aquatic life, birds and other wildlife habitat.

The project moves the existing wood road / access road further north, away from Ingalls Pond providing more buffer to the pond and habitat than exists today.

- b. Will reasonably conserve shoreland vegetation.

The project will provide a larger vegetative buffer to Ingalls Pond and a greater Shoreland buffer for more vegetation.

- c. Will reasonably conserve visual points of access to waters as viewed from public facilities.

Attached are renderings of the site from the vantage points on Route 113 which look over Ingalls Pond.

- d. Will conserve actual points of public access to waters.

There are no public access points to Ingalls Pond on the subject parcels.

- e. Will reasonably conserve natural beauty.

The project will not impact the area around Ingalls pond in an adverse way and will actually improve buffering to the pond. As the attached renderings depict, no visual impact should occur.

- f. Will reasonably avoid problems associated with Floodplain development.

The project does not develop any of the area in the floodplain around Ingalls Pond. All Solar Array development occurs well east of the Pond and Floodplain.

---

### Shoreland Zoning Map Overlay on Site Plan:

As requested, we have prepared an overlay of the Baldwin Shoreland Zoning Map with the Shoreland zoning Setbacks proposed as part of our application based on "on the ground" wetland delineation of those areas shown on the Baldwin maps and the areas Maine DEP has jurisdiction over as wetlands. To prepare this map we contacted Eric Sanderson of SMPDC and got the ArcGIS shapefiles to bring into the project CAD drawings.

The exhibit is attached and as can be seen in most locations our buffers are more restrictive as depicted from our wetland delineation with Shoreland Setbacks to those resources from the "on the ground" delineation.

The buffers based on the "on the ground" wetland delineation are red lines. The red lines are 100-ft from the streams the tree lines are 75-ft as allowed by the ordinance. The 25-ft between will be maintained to limit shading on the array but will be allowed to have scrub shrub and shorter trees.

The Shoreland Zoning Map buffers match the blue and green of the Town may. Blue being the 75-ft stream buffer shown on the maps and green the 250-ft Shoreland buffer to, in this case, Ingalls Pond.



Planing Board  
January 26, 2021  
Page 8

We hope this expanded narrative and attached documents helps in the review of the conditional use permit application.

Sincerely,

Rick Lundborn, PE  
Senior Project Manager

/rl

Enclosures: *Shoreland Overlay Exhibit*  
*Section 2 of SLODA App – Title Right and Interest*

c: File

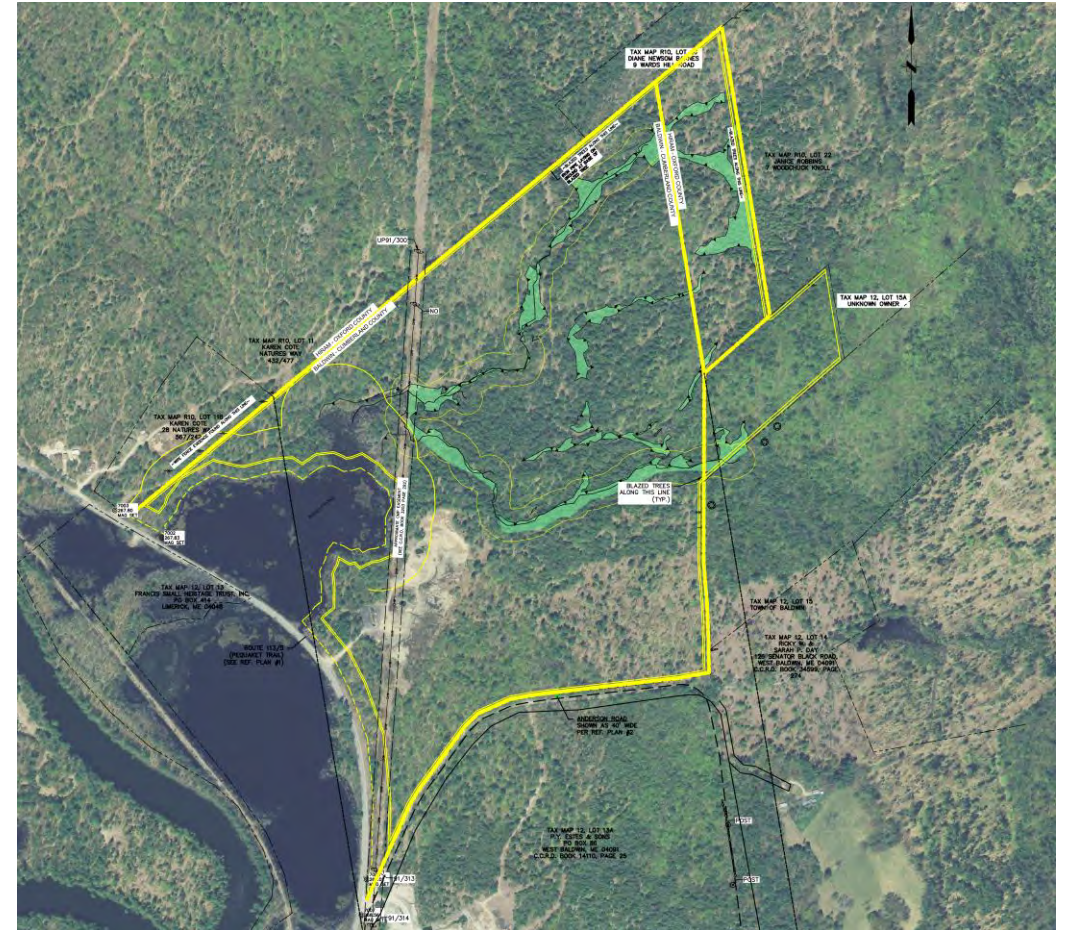


GLENVALE LLC  
WEST BALDWIN SOLAR STATION  
TOWN OF BALDWIN  
CONDITIONAL USE PERMIT APPLICATION  
PLANNING BOARD MEETING

JANUARY 14, 2021

# SITE OVERVIEW – EXISTING CONDITIONS

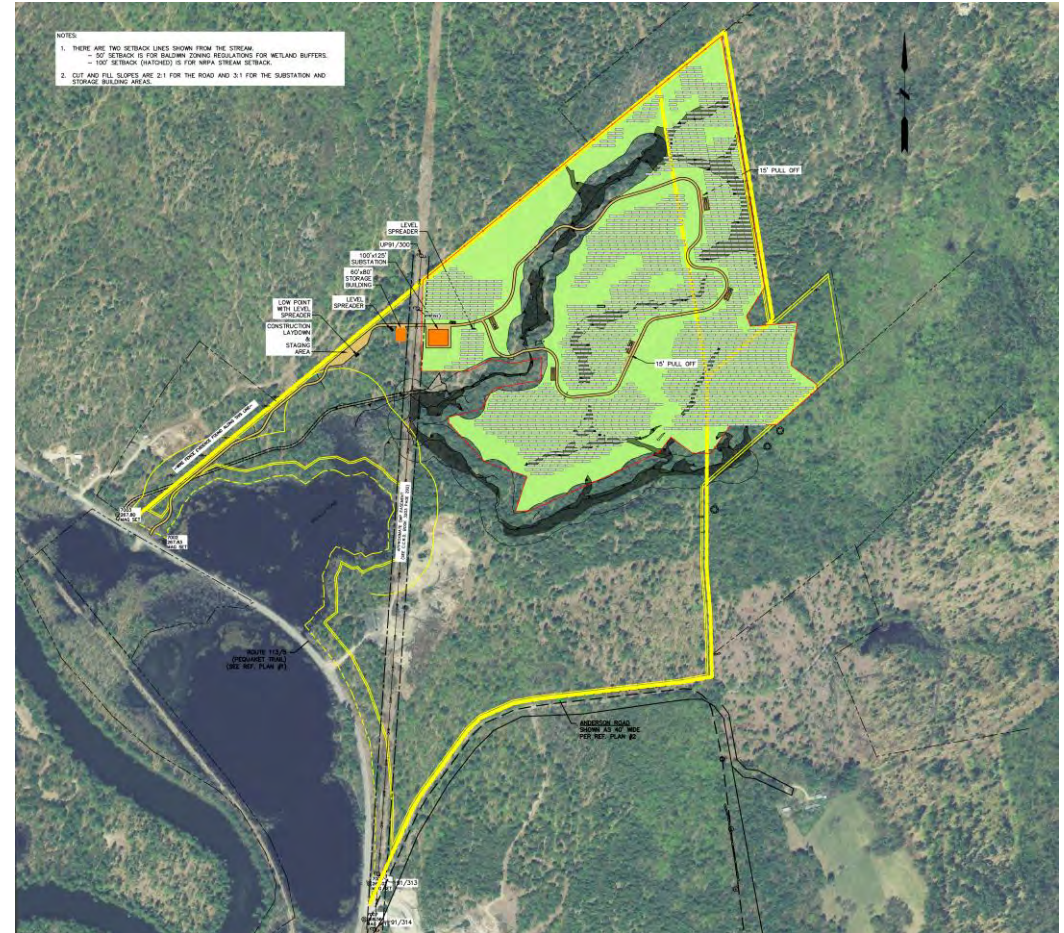
- Glenvale has leased land from two local landowners, P.Y. Estes & Son and Ricky and Sarah Day.
- The proposed project will use approximately 120-acres of land on Baldwin Tax Map 12 Lot 13B (Estes), Tax Map 12 Lot 14A (Day) and Hiram Tax Map R10 Lot 23 (Estes).
- The properties are used for forest management and are harvested periodically.
- Currently CMP accesses the Transmission Line using a wood road that enters the site at Pequawket Trail (Tax Map R10 Lot 11B) and crosses onto the P.Y. Estes lot, about 400-ft northeast of Pequawket Trail.



**Existing Condition – Property Lines in Yellow**

# PROJECT OVERVIEW – SOLAR STATION

- West Baldwin Solar Station’s goal is to provide clean, reliable energy to Maine ratepayers while protecting the local environment.
- West Baldwin Solar Station is located partly in Baldwin and partly in Hiram. The project is sited east of Pequawket Trail (Rt 113) near Ingalls Pond.
- The project will connect to the CMP transmission system directly on site; no transmission line construction will be required.
- Site access is from Pequawket Trail via a new access road. The entrance on Pequawket Trail will be sited on the project property; on site it will be moved away from Ingalls Pond.



**West Baldwin Solar Station– Property Lines in Yellow**

# PROJECT – SIZE & IMPACT

West Baldwin Solar Station will feature:

- ~21.5 MW DC
- 16.2 MW AC
- ~51,000 solar modules
- 30-degree tilt
- 16-ft row spacing
- 4 SMA 4600 inverters
- Storage ready
- 29,383 MWH (1st year)
- 4,611 homes powered
- 820,472 MWH (30 yrs)
- 580,074 tons (30 yrs)



# INTERCONNECTION

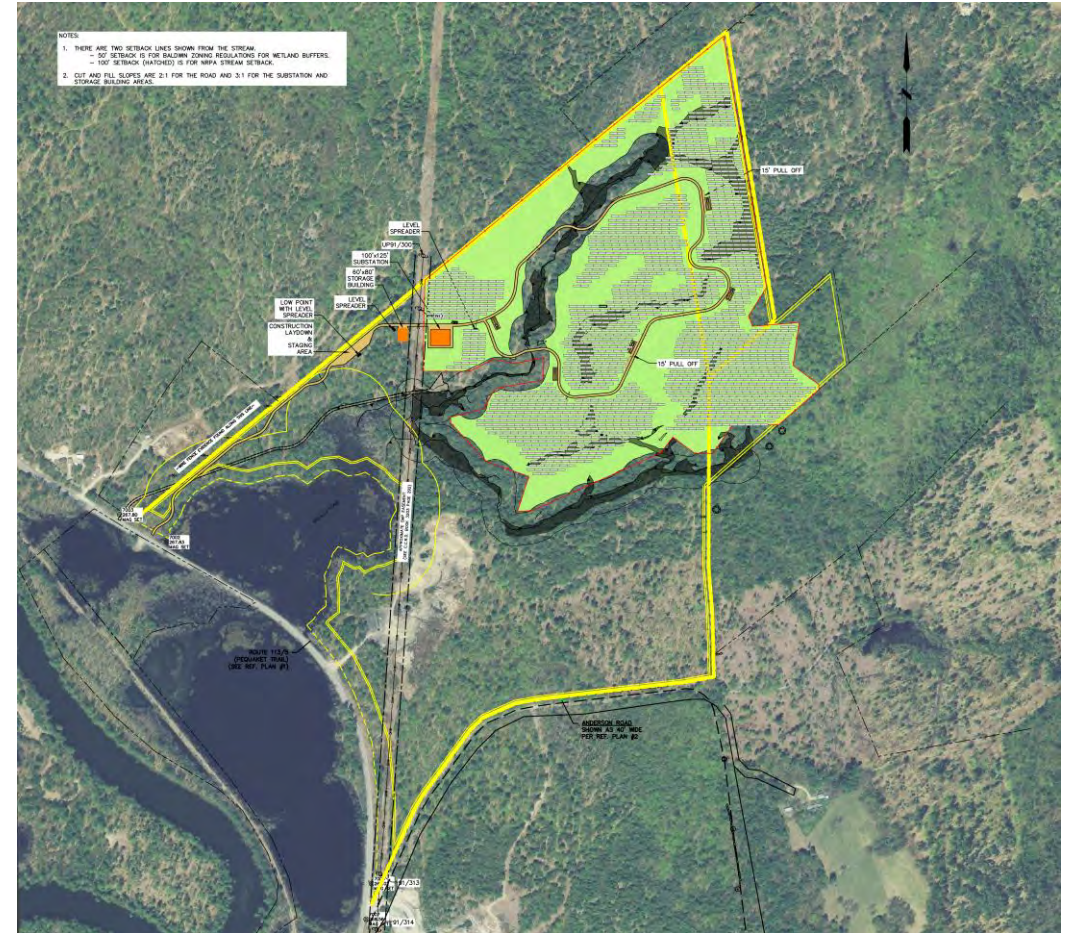
- Proposed interconnection to Central Maine Power's Section 91 on-site (typical interconnection facility shown);
- Working with Solar Design Associates and SGC Engineering for electrical design;
- Submitted ISO-NE Interconnection Application, and holds a position in the ISO-NE queue;
- System Impact Study (SIS) scheduled 2021.





# SITE DESIGN CONSIDERATIONS

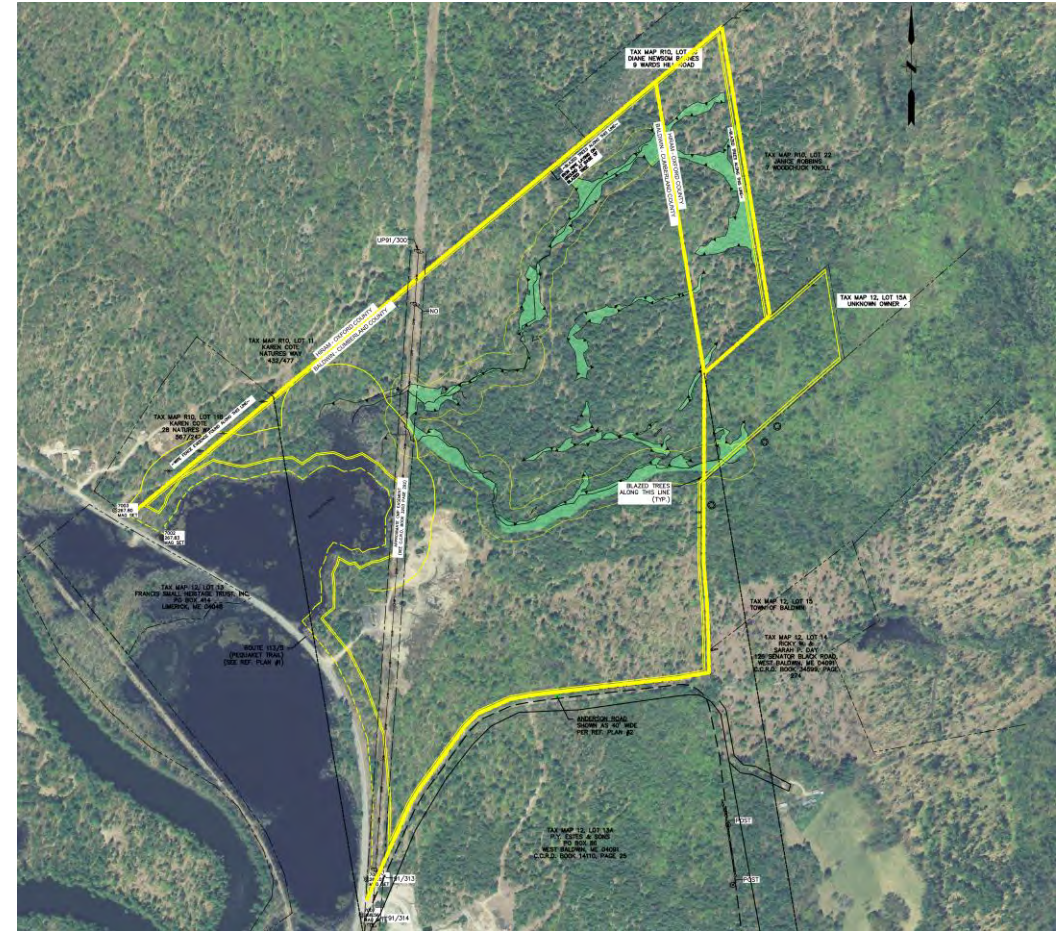
- Connect to existing CMP infrastructure;
- Minimize wetland and natural resource impacts; mitigate any unavoidable impacts;
- Design with topography in mind;
- Provide safe access to the site;
- Provide security for the site (perimeter fence);
- Provide Wooded buffer to the Stream on property;
- Avoid impacting cultural resources and RTE (Rare Threatened Endangered) Species;
- Avoid visual or noise pollution.



**West Baldwin Solar Station– Property Lines in Yellow**

# REGULATORY PROCESS

- Maine Department of Environmental Protection:
  - Site Location of Development (Site Law);
  - Natural Resources Protection Act (NRPA).
- Notice to Abutters
- Baldwin/ Hiram:
  - Conditional Use Permit Site Plan Review;
  - Building Permit.



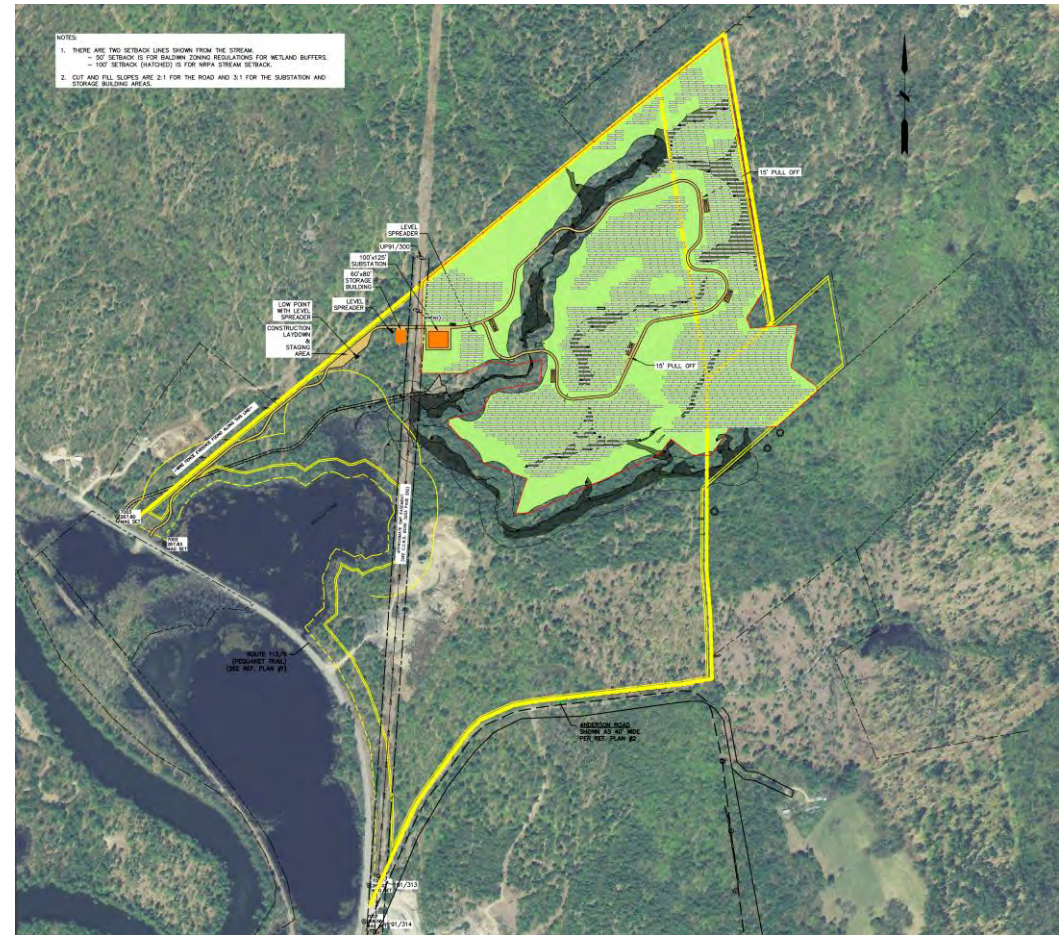
**Existing Condition – Property Lines in Yellow**

# SITE LOCATION OF DEVELOPMENT APPLICATION

- Three types of development:
  - Projects occupying more than 20 acres (this project);
  - Large structures and subdivisions;
  - Oil terminal facilities.
- Permit is issued if a project meets applicable standards for :
  - Stormwater management;
  - Erosion and Sediment Control;
  - Groundwater protection;
  - Infrastructure;
  - Protection of wildlife and fisheries;
  - Noise.
- A Public Information Meeting Must be held Prior to Submission to the Department of Environmental Protection.
- A copy of the full permit application will be available at town offices and DEP Office in Portland.
- A request by abutters or other interested stakeholders for a public hearing or a request that the Commissioner or Board of Environmental Protection assume jurisdiction over application must be received by the Department in writing, no later than 20 days after the application is found to be complete and accepted for processing but it is at the discretion of the Board if this meeting takes place.
- Throughout the application process public comment will be accepted.

# REGULATORY CONSIDERATIONS

- Site Law (SLODA):
  - 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 project.
- Natural Resource Protection Act (NRPA) :
  - Habitat protection; Ingalls Pond;
    - Improve buffers by moving the access road;
  - Limiting impact to wetlands, streams and waterbodies;
    - Only impact is access road crossings and post locations;
    - Stream crossing in narrowest locations;
    - Moving access road away from Ingalls Pond.



**West Baldwin Solar Station– Property Lines in Yellow**

# SITE PERSPECTIVES



# SITE PERSPECTIVES



# QUESTIONS & ANSWERS

## Contact Information:

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<http://www.glenvale.solar/>