

BLUEWAVE

October 26, 2023

City of Auburn, Maine
60 Court Street
Auburn, ME 04210
Attn: Katherine Cook, Planning Coordinator

Dear Ms. Cook

BWC Gulf Island Pond, LLC, a wholly owned subsidiary of BlueWave, is writing to request a one (1) year extension of the Site Plan approval for the project referred to as the Auburn Solar Project, which is located at 224 East Waterman Road (Project). In addition, we are requesting that the Planning Board approve certain minor modifications to the site layout.

The Auburn Planning Board originally approved the 1.83 MWdc solar array with a developed acreage of 9.4 acres at their December 13th, 2022 meeting. Additionally, a minor amendment was approved by the Office of Planning and Permitting on February 24th, 2023 which reduced the length of the gen-lead line in order to avoid any wetland impacts.

We had been expecting to receive the results of its System Interconnection Study from Central Maine Power in April of 2023, which is necessary to finalize the project's finances and mobilize construction. However, due to delays outside of our control, CMP has continually pushed the expected date for the receipt of this report back, with the current expected date being December of 2023. While BWC Gulf Island Pond, LLC has taken all necessary steps to immediately commence construction upon approval from CMP to interconnect the solar facility, we will not be able to commence construction within one (1) year of Planning Board approval.

In addition, as part of our detailed engineering we have identified certain changes which would reduce impacts to wetlands and Prime Agricultural soils (see attached Site Plan). The most notable of these changes include aligning the underground gen lead line adjacent to the access road and the removal of energy storage. The overall limits of disturbance remain comparable to what the Planning Board approved in December of 2022.

For the above-mentioned reasons, BWC Gulf Island Pond, LLC respectfully request that the Planning Board, as allowed under the Chapter 60: Zoning Ordinance, approve a one (1) year extension for the Project as well as the proposed minor modifications. Please feel free to contact me at 781-580-9431 or mainedevelopmentteam@bluewavesolar.com if you need further information.

Sincerely,

Marco Addonizio
Associate – Solar Development
BlueWave

BLUEWAVE

ATTACHMENT 1 REVISED SITE PLANS

E Waterman Road,
Auburn, Maine



KREBS &
LANSING
CONSULTING ENGINEERS

164 Main Street, Suite 201
Colchester, Vermont 05446

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

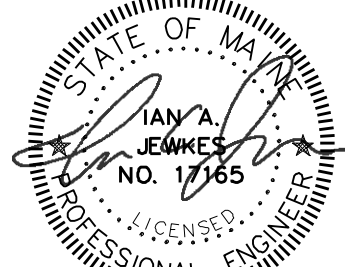
CIVIL ENGINEER:

Krebs and Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, Vermont 05446

ENVIRONMENTAL

Flycatcher LLC
Lower Falls Landing
106 Lafayette Street, Suite 1C
Yarmouth, Maine 04096

STAMP:



OCTOBER 25, 2023



STANDARD GRAPHIC SCALE (1" = 100')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

REV. NO.	REVISIONS/COMMENTS	DATE
1	REVISED BASED ON TOWN COMMENTS	12/22/22
2	EPSC NOTES REVISED, UGP REVISED	01/17/23
3	POINT OF INTERCONNECTION REVISED	08/31/23
4	ARRAY REDESIGN	10/25/23

DRAWING TITLE:

PERMIT LEVEL
CIVIL SITE PLAN

DATE ISSUED: 10/21/2022

DRAWN BY: EJ

CHECKED BY: IAJ

PROJECT NO.: 22258

SCALE: 1" = 100'

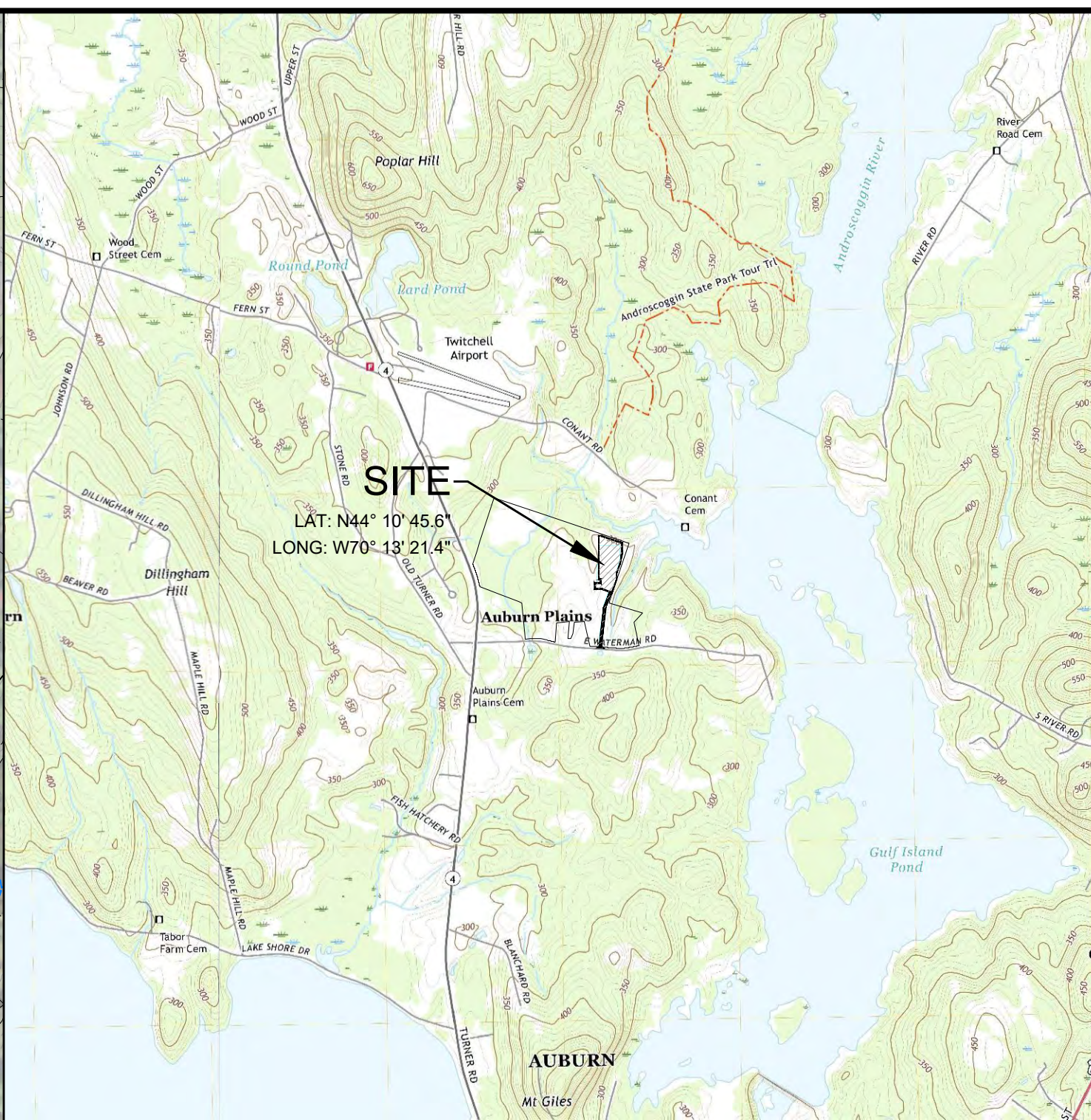
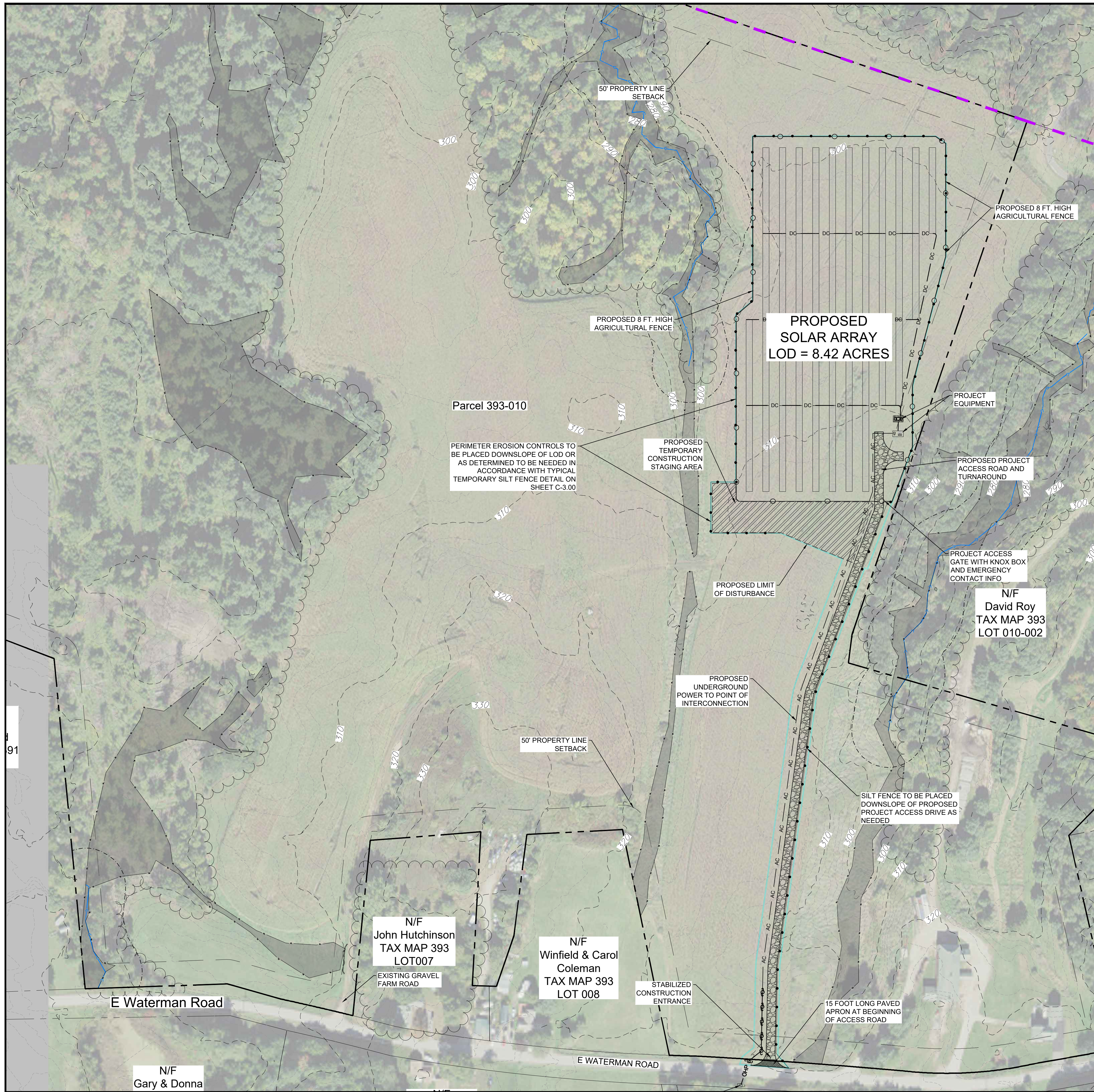
DRAWING NO.:

REV. NO.:

C-1.00

4



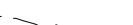






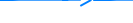
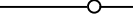







DWG NAME: Blueeye_Auburn-Solar_Base.dwg



LOCATION MAP

SCALE: 1" = 1/2 MILE

LEGEND

- | | |
|---|---|
|  | EXISTING POWER POLE / PROPOSED |
|  | APPROXIMATE PROPERTY LINES |
|  | APPROXIMATE PROJECT PARCEL |
|  | SETBACKS TO SOLAR PANEL RACKING |
|  | EXISTING GRADE CONTOUR LINES
(10 FOOT INTERVALS) |
|  | EXISTING GRADE CONTOUR LINES
(2 FOOT INTERVALS) |
|  | EXISTING OVERHEAD POWER |
|  | EXISTING TREELINE |
|  | DELINEATED WETLAND |
|  | DELINEATED STREAM |
|  | PROPOSED PROJECT FENCE |
|  | PROPOSED TREELINE |
|  | PROPOSED OVERHEAD POWER |
|  | PROPOSED UNDERGROUND POWER |
|  | PROPOSED PROJECT EQUIPMENT |
|  | PROPOSED SINGLE AXIS TRACKER
SOLAR PANEL RACKING |
|  | STAGING AREA FOR CONSTRUCTION |
|  | LIMIT OF DISTURBANCE (LOD) |

NOTES:

1. ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
2. THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 MAINE STATE PLANES, WEST ZONE (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
3. EXISTING GROUND CONTOUR ELEVATIONS ARE BASED STATE OF MAINE LIDAR
4. UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
5. THIS IS IN NO WAY A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FROM TOWN TAX MAPS AND ALTERED BASED ON EVIDENCE FROM AERIAL PHOTOGRAPHY.
6. THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.
7. PRELIMINARY ENVIRONMENTAL SITE REVIEW DATA IS BASED ON INFORMATION DOWNLOADED FROM THE MAINE OFFICE OF GIS WEBSITE AND PRELIMINARY FIELD REVIEWS.
8. EROSION CONTROL MEASURES SHOWN ON THIS PLAN MAY BE MODIFIED BASED ON FUTURE INFORMATION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" DOCUMENT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.

PROJECT SPECIFICATIONS:

NUMBER OF MODULES: 4,056 (@450 PER PANEL)

DC OUTPUT: 1.83 MW

AC OUTPUT: 1.18 MW

DC/AC RATIO: 1.55

DESIGN: SINGLE AXIS TRACKER

GCR: 0.393 (39.3%)