



## City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine

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**Applicant:**

C/O: Alan Robertson  
BWC Gulf Island Pond, LLC  
116 Huntington Avenue  
Boston, MA 0216

**Agent:**

C/O Sean Murphy  
Flycatcher  
Lower Falls Landing  
106 Lafayette St. Suite 2A  
Falmouth, ME 04096

**Re:** Approval for 9.4-acre solar development, with a 1.83 MW-DC solar array and associated battery energy storage at 224 East Waterman Road (PID 393-010), BWC Gulf Island Pond, LLC a subsidiary of Blue Wave Solar on a 121.57-acre parcel located in the Agriculture and Resource Protection Zoning District.

The Planning Board approved the submittal for the project on December 13, 2022 against the standards required by the Site Plan, Solar Energy Generating Systems ordinance, and the Special Exception requirements for solar installations in the Ag-Zone. The questions have been answered to the satisfaction of the Planning Board, and the Planning Board find that the application meets the requirements of Article IV Division 2- Agriculture and Resource Protection District, Article XVIII-Solar Energy Generating Systems, and Article XVI Division 2 and 3- Site Plan Review and Special Exception of the Auburn Code of Ordinances with the following conditions:

1. All bonding and inspection fees shall be paid and a notice to proceed issued by the Engineering Department before the start of construction.
2. An Addressing Plan shall be provided for the area of the property that will be used for the solar project.
3. Maine General Construction Permit
4. Updated detail on entrance pad to include 3' paved apron.
5. Interservice agreement with CMP.
6. Surety for Decommissioning (Bond) Co-naming with SOM/MaineDEP .
7. Updated electrical and building plans by a PE for electrical & building permits.
8. As-builts with shutting down procedures for public safety officer.
9. Certificate of Completion prior to energizing the site.
10. Customer Net Energy Billing Agreement (CNEBA).
11. Solar Decommissioning Permit by MaineDEP.
12. Vegetation Management Plan.
13. Updated plan with Permanent and Temporary BMPs.
14. Construction signage for trucks entering East Waterman Road

Sincerely,

John Blais