HEXAGON
ENERGY

December 11, 2023

City of Auburn Planning Staff
60 Court Street
Auburn, ME 04210

Re: Auburn Solar, LLC Special Exception Permit Revision and Extension

Dear Planning Staff,

I hope this letter finds you well. Auburn Solar, LLC, wholly owned by Hexagon Energy, LLC, was granted a Special Exception Permit by the City of Auburn Planning Board on March 9, 2021. At that time, the project was proposed with a nameplate capacity of 4.00MW (alternating current), to be set upon a fixed-tilt racking system, then downsized to a nameplate capacity of 1.99MW, to be set on a single-axis tracking system, on February 2, 2022.

Based on factors related to CMP's electrical grid and a second round of legislative changes to the state's solar program, we request the planning staff's approval to 1) downsize to 0.99MW (alternating current) and 2) extend the revised permit through July 2026 to meet our expected commercial operation date. This reduction in the project's nameplate power generating capacity will correspond to a decrease in the overall project footprint, now consisting of approximately 7 acres, compared to the first revision's footprint of about 12 acres. This size reduction will allow the project to avoid impacting any wetlands entirely. The table included summarizes the modifications to Auburn Solar's site plan. The permit

Auburn Solar: Minor Site Revision Summary	**Original**	**First Revision**	**Second Revision**
Nameplate Capacity (MWac)	4.000	1.990	0.990
Racking System Type	Fixed Tilt	Single-Axis Tracker	Single-Axis Tracker
Fenced Project Area (Approx. acreage)	16	12.5	7
Wetland Impacts, Sq.Ft: **Direct Impacts** (PEM "WET MEADOW") -Driven Posts, Fencing Posts	159	50	0
Wetland Impacts, Sq Ft: **Indirect Impacts** (PEM "WET MEADOW") -Shading, Mowing of Existing Field	84,500	22,215	0
Total Alteration to be Permitted, Sq. Ft., (Direct/Indirect)	**84,659**	**22,265**	**0**

722 Preston Ave. | Suite 102 | Charlottesville, VA 22903
P 434.227.5090 hexagon-energy.com

extension request is our conservative expectation for when the project will be fully operational and accounts for anticipated contingencies such as weather and construction delays.

I have attached the revised site plans showing the new project layout. As you will see, very little has substantially changed except that the project footprint is now smaller. Despite the change in the racking system, the panels will still maintain a low profile with a maximum height of 8ft above the average ground level of the site.

Please let me know if you have any questions or concerns about this revision. It is my understanding that Planning Staff are able to approve this change without requiring significant changes to the project application and without needing additional Planning Board hearings. If this is the case, please confirm in writing that these site changes are acceptable and approved, or let me know what else would be required.

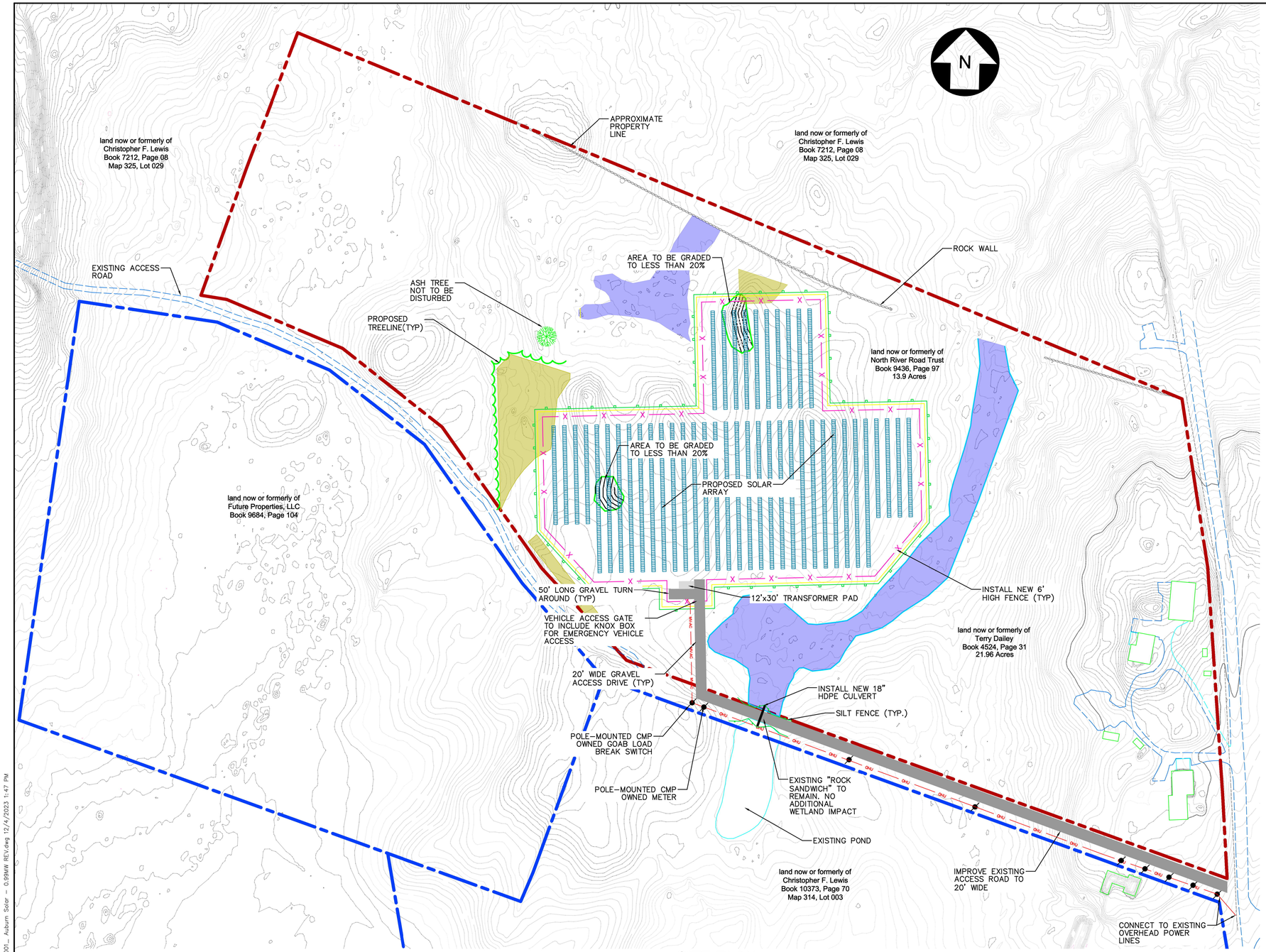
I look forward to continuing to work with you on this project.

Sincerely,

Cady Merrick

Cady Merrick
Manager, Auburn Solar
Project Developer, Hexagon Energy

722 Preston Ave. | Suite 102 | Charlottesville, VA 22903
P 434.227.5090 hexagon-energy.com



SITE PLAN

0 50 100 200

HORIZONTAL GRAPHIC SCALE

LEGEND

- PROPOSED FENCE
- LIMITS OF DISTURBANCE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD ELECTRICAL
- PROPOSED UTILITY POLE
- DELINEATED WETLAND
- AREA TO BE CLEARED
- PROPOSED GRAVEL ACCESS ROAD

GENERAL NOTES

1. PROPOSED GRADES: THE SOLAR ARRAY PROPOSED GRADES SHALL GENERALLY FOLLOW EXISTING GRADES AND LINES OF THE PROPERTY. MINOR AREAS OF EXCAVATION AND FILL WILL BE REQUIRED FOR CONSTRUCTION OF THE ARRAY. FINAL PANEL LAYOUT AND GRADING SHALL BE SUPPLIED BY THE EPC CONTRACTOR.

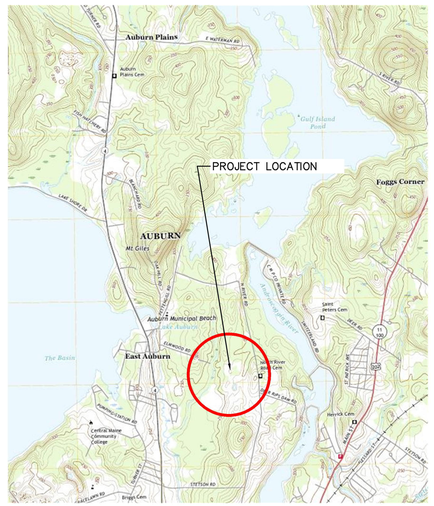
2. CONTRACTOR'S TEMPORARY HAUL ROUTES: THE EXACT LOCATION OF THE CONTRACTOR'S TEMPORARY EQUIPMENT ACCESS / HAUL ROUTES SHALL BE DETERMINED IN THE FIELD BY THE OWNER AND THE RESIDENT ENGINEER. ACCESS ROUTE PASS ONTO PUBLIC STREETS, HAUL ROADS SHALL BE MAINTAINED DAILY. HAUL ROADS AND OTHER DISTURBED AREAS SHALL BE FULLY RESTORED IN ACCORDANCE WITH THE CONTRACT SPECIAL PROVISIONS AND IS CONSIDERED INCIDENTAL TO THE PROJECT. ANY DAMAGE TO PUBLIC ROADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR TOWN.

3. CONTRACTOR STAGING AREA: THE LOCATION OF ALL CONTRACTOR STAGING AREA(S) AND MATERIAL STOCKPILE AREA(S) SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. STAGING AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS AND RESTORATION SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

4. DEBRIS AND DUST CONTROL: THE CONTRACTOR SHALL STRICTLY CONTROL DEBRIS AND LITTER AT THE WORKSITE. MUD, STONES OR OTHER DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROMPTLY AND COMPLETELY REMOVED FROM PAVEMENTS AS NEEDED. DEBRIS AND DUST CONTROL SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT

5. BURIED UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION. ANY DAMAGE TO SUCH UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED/REPLACED IMMEDIATELY BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

6. WETLANDS: THERE WILL BE NO WETLAND ALTERATION (DIRECT OR INDIRECT) AS A RESULT OF THIS PROJECT



LOCUS MAP

AVIEST ENGINEERING
120 RABBIT RIDGE RD
WOODLAND, MAINE 04736
TEL: (207) 227-1057

STATE OF MAINE — SHAWN M. WOODWELL No. 10405 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY	CK'D
6	11-30-2023	REVISIONS PER CLIENT COMMENTS	TPS	SMM
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1	01-07-2021	FOR CLIENT REVIEW	AS	SMM

AUBURN SOLAR LLC

722 PRESTON AVE
SUITE 102
CHARLOTTESVILLE, VA
22903

AUBURN 0.99MW SOLAR ARRAY
NORTH RIVER ROAD
AUBURN, MAINE

SHEET TITLE

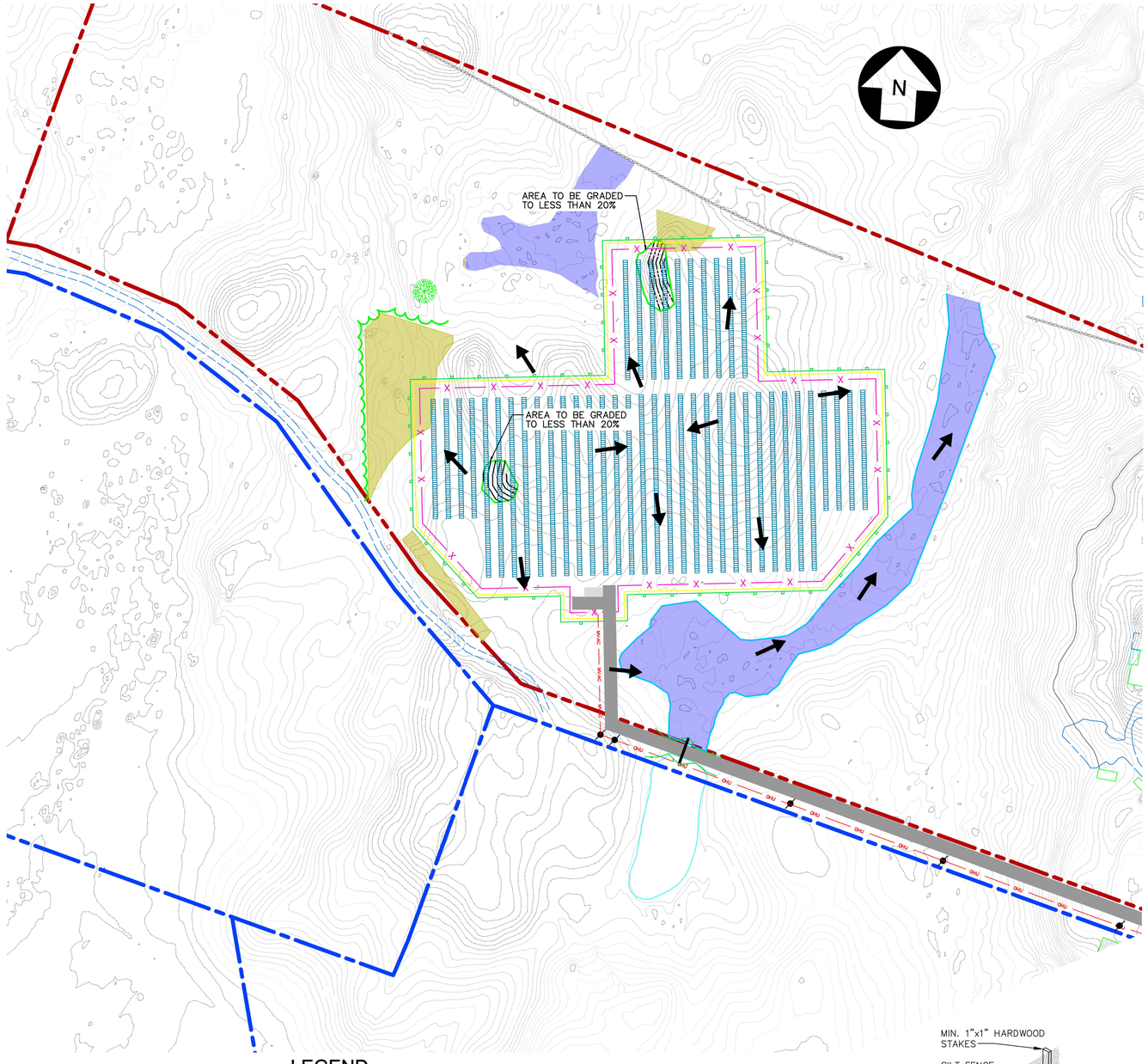
SITE PLAN AND DETAILS

DRAWN BY	DATE
TPS	NOV. 2023
CHECKED BY	A E PROJECT #
SMM	201001
PROJ. ENG.	A E ARCHIVE #
SMM	

SHEET NUMBER

C1

SHEET 1 OF 2



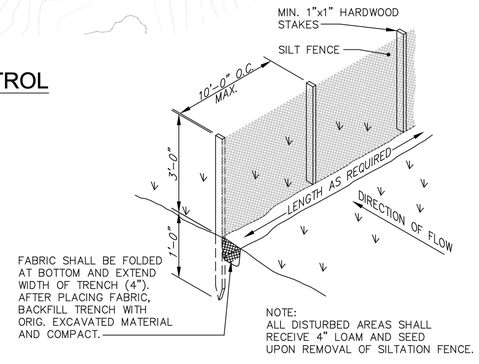
0 40 80 160

HORIZONTAL GRAPHIC SCALE

LEGEND

- PROPOSED FENCE
- PROPOSED TREELINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORMWATER FLOW DIRECTION
- OVERHEAD ELECTRICAL
- PROPOSED UTILITY POLE
- WETLAND
- AREA TO BE CLEARED

EROSION CONTROL PLAN



SILTATION FENCE DETAIL

SCALE: NTS

GENERAL NOTES

EROSION AND SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED PROJECT. THIS PLAN IS BASED ON STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE 2016 ONLINE VERSION OF THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

GENERAL CONSTRUCTION DETAILS

THE EQUIPMENT ANTICIPATED TO BE USED FOR CONSTRUCTION MAY INCLUDE THE FOLLOWING: BACKHOE, BULLDOZER, LOADER, TRUCKS, COMPACTOR, AND GRADER. INTENSIVE ON-SITE EROSION CONTROL METHODS WILL BE UTILIZED. THE FOLLOWING METHODS WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING LANDS:

1. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA WILL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS OF EXPOSURE OF SOIL. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE AT A MINIMUM THE APPLICATION OF WOOD FIBER MULCH AT A RATE OF 75-90 LBS PER 1000 SF BY THE WET APPLICATION METHOD AS OUTLINED IN THE CONTRACT SPECIFICATIONS. WITHIN 75 FEET OF WETLAND AREAS (INCLUDING LAKES AND STREAMS), APPLY MULCH WITHIN 48 HOURS, OR PRIOR TO ANY STORM EVENT, WHICHEVER IS FIRST.

2. PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILT FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. SILT FENCE SHALL ALSO BE INSTALLED AT THE DOWNHILL LIMIT OF THE BASE OF SOIL STOCKPILES.

3. TEMPORARY SILT CONTROL RISERS SHALL BE INSTALLED AT ALL EXISTING CULVERT/STORM DRAIN INLET LOCATIONS. SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP C-2.

4. ALL SILT FENCE/ TEMPORARY SEDIMENT CONTROL MEASURES WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS, FOLLOWING ANY SIGNIFICANT RAINFALL (1/2 INCH OR MORE) OR SNOW MELT, OR DAILY DURING PROLONGED RAINFALL. ALL DAMAGED SILT FENCE WILL BE REPAIRED AND/OR REPLACED IMMEDIATELY. TRAPPED SEDIMENT WILL BE REMOVED BEFORE IT HAS ACCUMULATED TO ONE HALF OF THE INSTALLED SILT FENCE HEIGHT. SILT FENCE NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE INCORPORATED INTO THE EXISTING GRADE, SEEDED AND MULCHED.

5. REMOVAL OF SILT FENCE / TEMPORARY SEDIMENT CONTROL MEASURES SHALL OCCUR WITHIN THIRTY (30) DAYS OF PERMANENT STABILIZATION.

6. TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL STORM DRAIN INLETS AND OUTLETS AS SHOWN ON THE CONTRACT DRAWINGS. SEE ALSO MAINE EROSION AND SEDIMENTATION CONTROL BMP H-1, H-2.

7. ALL DITCH BASES TO BE SEEDED SHALL ALSO BE LINED WITH EROSION CONTROL MESH TO STABILIZE THE DITCH CHANNELS UNTIL VEGETATION IS ESTABLISHED. STONE CHECK DAMS AND TEMPORARY MULCHING WILL BE USED TO STABILIZE ANY SECTION OF ROUGH GRADED DITCH THAT WILL NOT BE FINAL GRADED AND PERMANENTLY STABILIZED WITHIN THE NEXT SEVEN (7) DAYS.

8. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING WITHIN SEVEN (7) DAYS OF THE FORMATION OF THE STOCKPILE. NEAR WETLAND AREAS (INCLUDING LAKES AND STREAMS), SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 24 HOURS OF THE FORMATION OF THE STOCKPILE. UPHILL OF STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES. SIDE SLOPES OF TOPSOIL STOCKPILES SHALL NOT EXCEED 2:1.

9. THE EXPOSED AREA SHOULD BE LIMITED TO THAT IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS.

SEEDING AND REVEGETATION PLAN

UPON COMPLETION OF SITE CONSTRUCTION, ALL AREAS PREVIOUSLY DISTURBED WILL BE TREATED AS STATED BELOW. THESE AREAS WILL BE CLOSELY MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS A SATISFACTORY GROWTH OF VEGETATION IS ESTABLISHED.

1. LOAM WILL BE SPREAD OVER ALL DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH OF 4 INCHES.

2. ALL EXPOSED SURFACES NOT TO BE FINAL GRADED FOR THIRTY (30) DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE, OATS, ANNUAL RYEGRASS, OR SUDANGRASS PERENNIAL, DEPENDING ON THE TIME OF YEAR. SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP A-3 FOR DETAILS AND SPECIFICATIONS.

3. AGRICULTURAL LIMESTONE AND FERTILIZER WILL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING. SEE THE CONTRACT SPECIFICATIONS FOR DETAILS.

4. DISTURBED AREAS WILL BE SEEDED AT THE RATE OF 3 LB PER 1000 SF. SEE THE CONTRACT SPECIFICATIONS FOR SEED MIX.

5. SEEDING WILL BE COMPLETED BETWEEN THE DATES OF MAY 1 AND SEPTEMBER 15. IRRIGATION MAY BE REQUIRED DURING THE PERIOD OF JUNE 1 TO AUGUST 15.

6. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

7. HAY MULCH WILL BE APPLIED AT THE RATE OF 75-90 LBS PER 1000 SF. MULCH SHALL BE ANCHORED WITH BIODEGRADABLE NETTING ON STEEP SLOPES (7:1 OR GREATER) AND ON AREAS WITHIN 100 FEET OF LAKES, STREAMS, AND WETLANDS. EROSION CONTROL MIX CAN BE USED ON SLOPES BETWEEN 3:1 AND 2:1. SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP D-1 AND THE CONTRACT SPECIFICATIONS.

8. ALL MULCHES SHALL BE INSPECTED PERIODICALLY, PARTICULARLY AFTER RAINFALL. IF LESS THAN 90% OF THE DISTURBED AREA IS COVERED, ADDITIONAL MULCH WILL BE SPREAD.

9. ALL SEDIMENT CONTROL STRUCTURES WILL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85% OF THE AREA IS VEGETATED WITH VIGOROUS GROWTH.

FALL/WINTER SEEDING AND STABILIZATION

SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP A-3 FOR DETAILS ON THE FOLLOWING:

BY SEPTEMBER 1-
1. ALL GRASS-LINED DITCHES AND CHANNELS WILL BE CONSTRUCTED AND STABILIZED. ALL SLOPES GREATER THAN 7:1 TO BE VEGETATED WILL BE SEEDED AND MULCHED (PAST SEPTEMBER 15, MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 20:1, AND HEAVY GRADE MATS AND BIODEGRADABLE NETTING SHOULD BE USED IN CONJUNCTION ON SLOPES GREATER THAN 12:1 AND ON SIDE SLOPES OF DITCHES). IF THIS IS NOT COMPLETED, THEN:

BY OCTOBER 1-
1. SOD WILL BE PLACED IN ALL DITCH CHANNELS WHERE VEGETATION HAS NOT BEEN ESTABLISHED. SOD WILL EXTEND TO A HEIGHT OF ONE FOOT ABOVE DITCH CHANNEL BOTTOM. ALL SLOPES GREATER THAN 7:1 WILL BE SEEDED TO A WINTER COVER CROP OF RYE AT A RATE OF 3 LBS PER 1000 SF. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, OR IF SOD IS NOT PLACED IN THE APPROPRIATE DITCH CHANNELS, THEN:

BY NOVEMBER 1-
1. THE DITCH WILL BE LINED WITH STONE RIPRAP. THE SLOPE WILL BE COVERED WITH EROSION CONTROL MIX OR STONE RIPRAP, OR, ALTERNATIVELY:

BY NOVEMBER 15-
1. THE DISTURBED SOIL WILL BE MULCHED AT THE WINTER RATE AND ANCHORED PROPERLY.

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 TO APRIL 15.

1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. THE EXPOSED AREA WILL BE LIMITED TO THAT IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THOSE AREAS THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

2. HAY MULCH WILL BE APPLIED TO A DEPTH OF 4 INCHES (150 LBS PER 1000 SF).

3. AFTER EACH DAY OF FINAL GRADING, ANY DISTURBED AREA WILL BE STABILIZED WITH ANCHORED MULCH OR EROSION CONTROL MESH. NO GROUND SURFACE SHOULD BE VISIBLE THROUGH THE MULCH.

4. SOIL STOCKPILES WILL BE MULCHED AT WINTER RATES WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO RAIN OR SNOWFALL. NO STOCKPILES WILL BE PLACED WITHIN 100 FEET OF LAKES, STREAMS, WETLANDS, OR OTHER NATURAL RESOURCES.

MONITORING PROGRAM

SEDIMENTATION AND EROSION CONTROL STRUCTURES WILL BE INSPECTED WEEKLY BY THE CONTRACTOR, AND ALL STRUCTURES DAMAGED BY CONSTRUCTION EQUIPMENT, VANDALS, OR THE ELEMENTS WILL BE REPAIRED IMMEDIATELY. FOLLOWING RAINSTORMS AND DURING RUNOFF EVENTS, THE SITE AND ALL STRUCTURES WILL BE INSPECTED FOR EROSION AND DAMAGE. ALL DAMAGED STRUCTURES WILL BE REPAIRED AND/OR ADDITIONAL EROSION CONTROL STRUCTURES WILL BE INSTALLED PRIOR TO CONTINUING THE CONSTRUCTION.

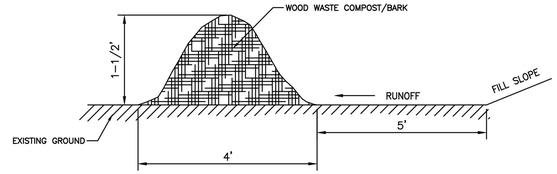
FOLLOWING THE FINAL SEEDING THE SITE WILL BE INSPECTED TO ENSURE THAT THE VEGETATION HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT, WITH FOLLOW-UP INSPECTIONS, IN THE EVENT OF ANY UNSATISFACTORY GROWTH.

AFTER THE PROJECT AREA HAS STABILIZED, THE CONTRACTOR SHALL REMOVE ALL SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL MEASURES.

IMPLEMENTATION AND MONITORING OR EROSION CONTROL MEASURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNDER THE SUPERVISION OF THE PROJECT ENGINEER AND THE INSPECTOR FOR AVIEST ENGINEERING.

HOUSEKEEPING AND INSPECTION

THE CONTRACTOR IS TO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) MANUAL OCTOBER 2016 FOR GUIDELINES AND DOCUMENTATION.



EROSION CONTROL MIX BERM DETAIL

SCALE: NTS

AVIEST ENGINEERING
120 RABBIT RIDGE RD
WOODLAND, MAINE 04736
TEL: (207) 227-1057

STATE OF MAINE — SHAWN M. MCCLELLAN — No. 14795 — LICENSED PROFESSIONAL ENGINEER

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AUBURN SOLAR LLC
722 PRESTON AVE
SUITE 102
CHARLOTTESVILLE, VA
22903

AUBURN 0.99MW SOLAR ARRAY
NORTH RIVER ROAD
AUBURN, MAINE

SHEET TITLE

STORMWATER MANAGEMENT & EROSION CONTROL PLAN AND DETAILS

DRAWN BY	DATE
TPS	NOV. 2023
CHECKED BY	A E PROJECT #
SMM	201001
PROJ. ENG.	A E ARCHIVE #
SMM	

SHEET NUMBER

C2

SHEET 2 OF 2