



# City of Auburn, Maine

## Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

### Development Review Application

**PROJECT NAME:** Gulf Island Pond Solar

**PROPOSED DEVELOPMENT ADDRESS:** 224 E. Waterman Road, Auburn

**PARCEL ID #:** 393-010

**REVIEW TYPE:** Site Plan       Site Plan Amendment   
Subdivision       Subdivision Amendment

**PROJECT DESCRIPTION:** 1.83 MW DC solar facility. See application for additional information.

#### CONTACT INFORMATION:

##### Applicant

**Name:** BWC Gulf Island Pond, LLC / Alan Robertson

**Address:** 116 Huntington Ave, Suite 601

**City / State** Boston, MA

**Zip Code** 02116

**Work #:**

**Cell #:** (978) 235-0478

**Fax #:**

**Home #:**

**Email:** arobertson@bluewavesolar.com

##### Property Owner

**Name:** Bertrand Roy

**Address:** 224 East Waterman Road

**City / State** Auburn, ME

**Zip Code** 04210

**Work #:**

**Cell #:**

**Fax #:**

**Home #:**

**Email:**

##### Project Representative

**Name:** Sean Murphy, Flycatcher

**Address:** Lower Falls Landing, 106 Lafayette St, Suite 2a

**City / State** Falmouth, ME

**Zip Code** 04096

**Work #:** 207-400-6161

**Cell #:**

**Fax #:**

**Home #:**

**Email:** Sean@flycatcherllc.com

##### Other professional representatives for the project (surveyors, engineers, etc.)

**Name:**

**Address:**

**City / State**

**Zip Code**

**Work #:**

**Cell #:**

**Fax #:**

**Home #:**

**Email:**

# PROJECT DATA

The following information is required where applicable, in order complete the application

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area		sq. ft.
Proposed Total Impervious Area	29,185	sq. ft.
Proposed Impervious Net Change	+29,185	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	0.5	% of lot area

## BUILDING AREA/LOT COVERAGE

Existing Building Footprint	N/A - no buildings	sq. ft.
Proposed Building Footprint		sq. ft.
Proposed Building Footprint Net change		sq. ft.
Existing Total Building Floor Area		sq. ft.
Proposed Total Building Floor Area		sq. ft.
Proposed Building Floor Area Net Change		sq. ft.
New Building		(yes or no)
Building Area/Lot coverage existing		% of lot area
Building Area/Lot coverage proposed		% of lot area

## ZONING

Existing	Agricultural / Resource Protection
Proposed, if applicable	N/A

## LAND USE

Existing	Agriculture / Undeveloped
Proposed	Solar Farm (1.83 MWdc) / Battery Storage System

## RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	
Subdivision, Proposed Number of Lots	

## PARKING SPACES

Existing Number of Parking Spaces	N/A - parking only for temporary construction period
Proposed Number of Parking Spaces	
Number of Handicapped Parking Spaces	
Proposed Total Parking Spaces	

**ESTIMATED COST OF PROJECT: \$2.7M**

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0	sq. ft.
Proposed Disturbed Area	409,464	sq. ft.
Proposed Impervious Area	29,185	sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

### TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing \_\_\_\_\_ 1 \_\_\_\_\_ passenger car equivalents (PCE)  
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) \_\_\_\_\_ 1 \_\_\_\_\_ passenger car equivalents (PCE)  
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

### Zoning Summary

1. Property is located in the AG zoning district.  
 2. Parcel Area: 121.57 acres / \_\_\_\_\_ square feet(sf).

<b>Regulations</b>	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	36 acres	9.4 acres
Street Frontage	250 ft	>400 ft
Min Front Yard	18 ft	50 ft or greater
Min Rear Yard	25 ft	50 ft or greater
Min Side Yard	15 ft	50 ft or greater
Max. Building Height	30 ft	12
Use Designation		
Parking Requirement	1 space/ per _____ square feet of floor area	
Total Parking:	0	0
Overlay zoning districts (if any):		
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>No</u>	

## DEVELOPMENT REVIEW APPLICATION SUBMISSION

### Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.  
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

**Refer to the application checklist for a detailed list of submittal requirements.**

### To view the City of Auburn Zoning Ordinance, go to:

[www.auburnmaine.gov](http://www.auburnmaine.gov) under Government, select Departments of the City, then Planning, Permitting & Code. On the left menu, choose Subdivisions, Land Use, Zoning Ordinance. Or click [HERE](#).

For additional information on Site Plan Review, please click [HERE](#) or scan code:

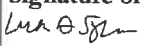


For additional information on Special Exceptions, please click [HERE](#) or scan code:



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.**

<b>Signature of Applicant:</b> 	<b>Date:</b> <p style="font-size: 1.2em; font-weight: bold;">Oct 24, 2022</p>
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# BLUEWAVE

October 24<sup>th</sup>, 2022

To Whom It May Concern:

On behalf of BWC Gulf Island Pond, LLC, a subsidiary of BlueWave Solar, I hereby authorize Flycatcher, LLC, to act as BWC Gulf Island Pond, LLC's agent with respect to all permitting and regulatory matters pertaining to the proposed solar project to be located at 224 East Waterman Road in Auburn, Maine.

Sincerely,

*Mark Sylvia*

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Mark Sylvia  
Authorized Signatory