

January 28, 2021

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

Dear Members and Staff of the Planning Board,

Hexagon Energy is pleased to submit the following application package for Special Permit of Auburn Solar, a 4.0 MW (alternating current) Community Solar Array to be located in Auburn. This array will be situated on property behind 1054 North River Rd, set on just below twenty acres of three adjoining parcels of land owned by James Pittman at Future Properties LLC and by Terry Dailey and his North River Road Trust. Shane McDougall, of Aviest Engineering, is a registered Maine Professional Engineer and has put together our site plan and prepared this application package. Both Shane and I will be available for any questions you may have before, during, or after the public hearing.

A few highlights of the Auburn Solar project:

Clean, Local Power for 600 homes: This 4.0 MWac array will generate enough carbon-free electricity to power about 600 homes in the region. The power generated by the project will be fed onto and used on the local grid, helping to provide local energy security in southern Maine.

No Audible or Visual Impact: The project will have a minimal impact on all surrounding residents. The array will be, at its nearest, 400 feet away from North River Road and the Site is screened from public view by natural topography. The site will be accessed via Elmwood Rd off of North River Road. This is an portion of the city road that we will upgrade to a gravel drive and maintain for the duration of the project. The array will also be a silent neighbor, producing no noise pollution for surrounding residents.

Community Solar Opportunity: Residents can subscribe to buy their electricity from this solar array, netting their power usage at home against the power generated by the array. Not only does this provide a chance for residents to minimize their carbon footprint—it allows for cost savings off their power bills! Please contact me for more details.

Pollinator-Friendly Habitat: The solar array will be seeded with a local mixture of native grasses and pollinator-friendly plants to foster bees, butterflies, and other micro-fauna. A 6" gap will be left between the ground and the fence to allow for small critters to be able to pass underneath it. The array will be mowed once or twice per year to control growth, but no more than that.



Minimal Traffic Generation: After the initial construction period, which will last a couple of months, vehicular traffic will consist of a truck visiting the array about once per month to conduct routine maintenance.

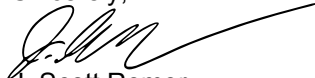
Grid Interconnection Application: The project is under study with Central Maine Power for an interconnection agreement onto the three-phase powerlines coming from the Deer Rips substation at Deer Rips Dam Road. We hope to complete the permit application process around the same time that we receive interconnection approval from Central Maine Power.

Minimal Environmental and Wetlands Impacts: The array will be spread across two fields on either side of Elmwood Rd. These fields are already cleared of trees and undergrowth, meaning the array will not disrupt any native habitats. The Maine Department of Inland Fisheries and Wildlife has already issued a formal statement, attached in this application package, stating that this development will have no adverse effect on wildlife. Portions of the norther array will be set over approximately 1 acre of wetlands but will not need to grub, fill, or otherwise damage these wetlands beyond driving a post into the ground for the panels to sit on. Any wetlands impacts will be handled with Maine Department of Environmental Protection and the U.S. Army Corps of Engineers through an appropriate Natural Resources Protection Act review process.

State and Local Permitting Handled by Maine-Based Small Businesses: Hexagon Energy is a small developer based out of Charlottesville, Virginia drawn to do business in Maine by the recent pro-solar legislation. Our engineering and environmental consultants for both local and state-level permitting in Maine, though, are small businesses owned and operated by Mainers. This is both beneficial to us, giving us local expertise that we would otherwise lack, and beneficial to Maine's economy and residents, providing jobs and work for local residents.

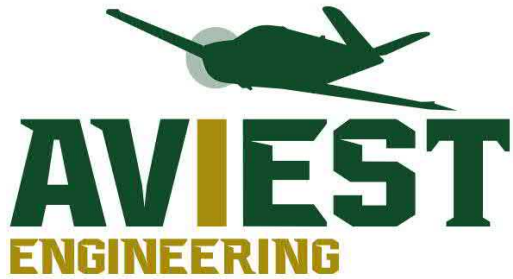
Thank you for your time reviewing this application. I look forward to discussing this project with you at the public hearing and would welcome any questions or input you may have in the meantime.

Sincerely,



J. Scott Remer,
Senior Development Manager





**AUBURN DEVELOPMENT
REVIEW APPLICATION**

Prepared for:

Auburn Solar, LLC
722 Preston Ave, Suite 102
Charlottesville, VE 22903

Prepared by:

Aviest Engineering, LLC
120 Rabbit Ridge Road
Woodland, ME

January 2021





Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: Auburn Solar, LLC

PROPOSED DEVELOPMENT ADDRESS: 1054 North River Rd

PARCEL ID#: 325-030, 326-001, 326-001-001

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
 Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: This project involves the installation of a 4 MW, 18 acre solar array on two parcels totaling 55.39 acres.

CONTACT INFORMATION:

Applicant Auburn Solar, LLC

Name: Scott Remer
Address: 722 Preston Ave, Suite 102
Zip Code Charlottesville, VA 22903
Work #: (434) 227-5087
Cell #: _____
Fax #: _____
Home #: _____
Email: srem@hexagon-energy.com

Project Representative

Aviest Engineering

Name: Shane McDougall
Address: 120 Rabbit Ridge Rd Woodland, ME
Zip Code 04736
Work #: (207) 227-1057
Cell #: _____
Fax #: _____
Home #: _____
Email: smcdougall@aviestme.com

Property Owner

Name: _____
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

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

Name: _____
Address: _____
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	0	sq. ft.
Proposed Total Impervious Area	5,545	sq. ft.
Proposed Impervious Net Change	5,545	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	0.23	% of lot area

BUILDING AREA/LOT

COVERAGE

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

ZONING

Existing	Agricultural
Proposed, if applicable	N/A

LAND USE

Existing	None
Proposed	Solar Array

RESIDENTIAL, IF APPLICABLE

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

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	0
Number of Handicapped Parking Spaces	0
Proposed Total Parking Spaces	0

ESTIMATED COST OF PROJECT

\$4,000,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0	sq. ft.
Proposed Disturbed Area	36,938	sq. ft.
Proposed Impervious Area	5,545	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 created 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.*

*see narrative

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997)	N/A	passenger car equivalents (PCE)
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Total traffic estimated in the peak hour-proposed (Since July 1, 1997)	N/A	passenger car equivalents (PCE)
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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 Agricultural zoning district.
2. Parcel Area: 55.39 acres / _____ square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	10 acres	/ 55.39
Street Frontage	N/A	/ N/A
Min Front Yard	25 ft	/ 25 ft
Min Rear Yard	25 ft	/ 25 ft
Min Side Yard	15 ft	/ 25 ft
Max. Building Height	35 ft	/ 8 ft
Use Designation	Public Utility/Public Utility	
Parking Requirement	1 space/ per N/A square feet of floor area	
Total Parking:	0	/ 0
Overlay zoning districts(if any):	N/A	/
Urban impaired stream watershed?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If yes, watershed name _____	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
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.

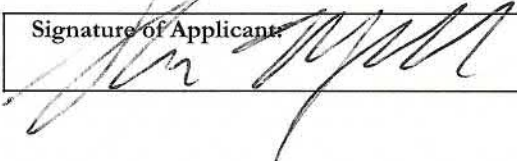
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

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.

Signature of Applicant: 	Date: <u>1/29/21</u>
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Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



**THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
SUBMITTED FOR AN APPLICATION TO BE COMPLETE**

PROJECT NAME: Auburn Solar, LLC

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 325-030, 326-001, 326-001-001
1054 North River Rd

<i>Required Information</i>		<i>Check Submitted</i>		<i>Applicable Ordinance</i>	
		<i>Applicant</i>	<i>Staff</i>	<i>Lewiston</i>	<i>Auburn</i>
Site Plan					
	Owner's Names/Address	X			
	Names of Development	X			
	Professionally Prepared Plan	X			
	Tax Map or Street/Parcel Number	X			
	Zoning of Property	X			
	Distance to Property Lines	X			
	Boundaries of Abutting land	X			
	Show Setbacks, Yards and Buffers	X			
	Airport Area of Influence (Auburn only)	N / A			
	Parking Space Calcs	N / A			
	Drive Openings/Locations	X			
	Subdivision Restrictions	N / A			
	Proposed Use	X			
	PB/BOA/Other Restrictions	X			
	Fire Department Review				
	Open Space/Lot Coverage	X			
	Lot Layout (Lewiston only)	N / A			
	Existing Building (s)	N / A			
	Existing Streets, etc.	N / A			
	Existing Driveways, etc.	N / A			
	Proposed Building(s)	N / A			
	Proposed Driveways	N / A			
Landscape Plan					
	Greenspace Requirements	N / A			
	Setbacks to Parking	N / A			
	Buffer Requirements	N / A			
	Street Tree Requirements	N / A			
	Screened Dumpsters	N / A			
	Additional Design Guidelines	N / A			
	Planting Schedule	N / A			

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	X			
	Show Existing Surface Drainage	X			
	Direction of Flow	X			
	Location of Catch Basins, etc.	N / A			
	Drainage Calculations	N / A			
	Erosion Control Measures	X			
	Maine Construction General Permit	N / A			
	Bonding and Inspection Fees	N / A			
	Post-Construction Stormwater Plan	N / A			
	Inspection/monitoring requirements	X			
	Third Party Inspections (Lewiston only)	N / A			
Lighting Plan					
	Full cut-off fixtures	N / A			
	Meets Parking Lot Requirements	N / A			
Traffic Information					
	Access Management	N / A			
	Signage	N / A			
	PCE - Trips in Peak Hour	N / A			
	Vehicular Movements	N / A			
	Safety Concerns	N / A			
	Pedestrian Circulation	N / A			
	Police Traffic	N / A			
	Engineering Traffic	N / A			
Utility Plan					
	Water	N / A			
	Adequacy of Water Supply	N / A			
	Water main extension agreement	N / A			
	Sewer	N / A			
	Available city capacity	N / A			
	Electric	N / A			
	Natural Gas	N / A			
	Cable/Phone	N / A			
Natural Resources					
	Shoreland Zone	N / A			
	Flood Plain	N / A			
	Wetlands or Streams	X			
	Urban Impaired Stream	N / A			
	Phosphorus Check	N / A			
	Aquifer/Groundwater Protection	X			
	Applicable State Permits	X			

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	No Name Pond Watershed (Lewiston only)	N / A			
	Lake Auburn Watershed (Auburn only)	N / A			
	Taylor Pond Watershed (Auburn only)	N / A			
Right Title or Interest					
	Verify	X			
	Document Existing Easements, Covenants, etc.	X			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	X			
	Performance Guarantee	X			
State Subdivision Law					
	Verify/Check	N / A			
	Covenants/Deed Restrictions	N / A			
	Offers of Conveyance to City	N / A			
	Association Documents	N / A			
	Location of Proposed Streets & Sidewalks	N / A			
	Proposed Lot Lines, etc.	N / A			
	Data to Determine Lots, etc.	N / A			
	Subdivision Lots/Blocks	N / A			
	Specified Dedication of Land	N / A			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	N / A			
	Multi-Unit Residential Development (Lewiston only)	N / A			
	Mobile Home Parks	N / A			
	Private Commercial or Industrial Subdivisions (Lewiston only)	N / A			
	PUD (Auburn only)	N / A			
A JPEG or PDF of the proposed site plan		X			
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

AUBURN DEVELOPMENT REVIEW APPLICATION

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AUBURN DEVELOPMENT REVIEW APPLICATION

1.0 PROJECT DESCRIPTION

The purpose of the project is to install a 4.0 MW Solar Array Facility. This project will involve developing approximately 18 acres of land in a northeastern section in Auburn, Maine. The project will provide for the installation of electrical conduit, wire, trenching, and ground-mounted panels. In addition, the facility will require ancillary electrical equipment and interconnection to the utility grid. The City was chosen as a location for the Solar Array facility as the proposed site is generally flat and open spaced allowing for an abundance of sunlight along with a close proximity to CMP's Deer Rips substation. Auburn Solar, LLC will provide the capital financing required for the proposed developments and enter into a long-term lease agreement with

The information contained herein fully demonstrates that the proposed improvements can be constructed with no adverse impacts to the environment or abutting neighbors. A PBR has been submitted to Maine DEP that includes the proposed development.

1.1 SITE PLAN REVIEW REQUIREMENTS

Below you will find the required information as addressed in Sec. 60-1301 of the Auburn Zoning Bylaws. Each criteria is listed, followed by a description of how it was addressed.

(1) Name and address of owner and developer and interest of the applicant if other than the owner or developer.

Please refer to the enclosed application information.

(2) Name of development, scale and meridian arrow, with specific definition of representation, date of plan and legend.

Please refer to the enclosed drawings.

(3) Names and addresses of all owners of record of all adjacent property as appear on assessor's records.

Please refer to the enclosed Abutter list.

(4) Current zoning boundaries and 100-year floodplain boundaries including surrounding areas to a distance of 300 feet from the perimeter of the site.

The proposed site is located in the Agricultural Zone. Please refer to the attached FEMA Flood Insurance Rate Map. The map shows the site in an area of minimal flood hazard.

AUBURN DEVELOPMENT REVIEW APPLICATION

(5) Easements; rights-of-way, existing, planned or proposed; or other reservations adjacent to or intersecting the property.

Please refer to the Site Plan.

(6) Topographic map of the site

The attached Site Plan will contain site topography. The plans will also show any proposed changes to topography, of which are minimal.

(7) Location of watercourses, wetlands, marshes, surface water, rock outcroppings, wooded areas, single trees with a diameter of ten inches measured three feet from the base of the trunk.

Please refer to the Site Plan.

(8) Location of buildings existing on the tract to be developed and on adjacent tracts within a distance of 100 feet from the property line, indicating whether existing buildings on the tract are to be retained, modified or removed.

There are no existing or proposed buildings for this project.

(9) Locations of water mains, sewer mains, wells, fire hydrants, culverts, drains, pipe sizes, grades and direction of flow, existing within 200 feet of the subject property.

Please refer to Site Plan

(10) Existing soil conditions and soil suitability test results.

Please refer to the United States Department of Agriculture Web Soil Survey Map that has been included.

(11) Locations of proposed buildings and uses thereof.

There are no existing or proposed buildings on the site.

(12) Proposed traffic circulation system including streets, parking lots, driveways and other access and egress facilities, curblines, sidewalk lines and existing streets, including the projected traffic flow patterns into and upon the site for both vehicles and pedestrians and an estimate of the projected number of motor vehicle trips to and from the site for an average day and for peak hours.

The project proposes upgrading a current public road to allow for access to the site. The road would then branch off into two short sections to allow access to both sections of the solar array. The Solar Array will be fenced in and will not allow for traffic circulation. The primary use of the roadway will be for periodic maintenance of the Solar Array.

AUBURN DEVELOPMENT REVIEW APPLICATION

(13) Location of existing and proposed public utility lines, indicating whether proposed lines will be placed underground.

Please refer to the attached Site Plan

(14) Site developments requiring stormwater permits pursuant to 38 M.R.S.A. § 420-D shall include the required plan and to the extent permitted under 38 M.R.S.A. § 489-A, be reviewed under the procedures of article XVI of this chapter; and they shall meet and comply with 38 M.R.S.A. § 484(4-A) and those Rules promulgated by the Maine Department of Environmental Protection pursuant to the Site Law and section 420-D, specifically Rules 500, 501 and 502, as last amended August 12, 2015. If a project proposes infiltration and the standards in Rule 500, appendix D are not met, then a waste discharge license may be required from the Maine Department of Environmental Protection. An infiltration system serving a development regulated under the Site Location of Development Act may be required to meet standards in addition to those in appendix D.

This development does not require a stormwater permit.

(15) Location and design of proposed off-street parking and loading areas indicating number and size of stalls.

This section is not applicable to the proposed project.

(16) Proposed location and direction of and time of use of outdoor lighting.

There is no proposed lighting for this project.

(17) Existing and proposed planting, fences and walls, including all landscaping and screening and indicating existing trees to be retained and areas to be left undisturbed, including design features intended to integrate the proposed new development into the existing landscape to enhance aesthetic assets and to screen objectionable features from neighbors.

Please see site plan for locations. The proposed site will be naturally screened by the surrounding area.

(18) Location, size, design and manner of illumination of signs.

No signs are anticipated for this project.

(19) Disposal of sewage, trash, solid waste, oil waste, hazardous waste or radioactive waste showing disposal facilities, receptacles or areas.

There will be no sewage, oil waste, hazardous waste or radioactive waste associated with this project. The solar farm itself will not generate waste but there will be waste associated with its construction. Tree clearing associated with this project will be ground on site and will be utilized for erosion control. Packaging for the individual solar panels is expected to produce 20 tons of cardboard.

AUBURN DEVELOPMENT REVIEW APPLICATION

(20) Perimeter boundaries of the site giving complete descriptive lot data by bearings, distances and radii of curves including the name and seal of the registered land surveyor who prepared the plan.

A formal ALTA survey, providing a legal description of the site area and any easements, will be recorded with the Registry of Deeds before construction begins.

(21) Description and plan of capacity and location of means of sewage disposal together with approval of sewer district engineer or evidence of soil suitability for such disposal (test pit locations shall be shown on the plans) similarly approved by the city engineer department.

There will be no sewage disposal associated with this project.

(22) A statement of the amount of area of land involved in the site, the percentage of the site proposed to be covered by buildings, the total number of dwelling units proposed per acre, the area proposed to be devoted to open space, the area proposed to be paved for parking, driveways, loading space and sidewalks, the total number of parking spaces required by the zoning chapter for the uses proposed, the number of employees expected per shift and the total floor area of proposed commercial or industrial uses.

The proposed construction involves the placement of solar panels over approximately 19 acres. Any wooded areas within the proposed location of the array will be converted to meadow. New impervious area associated with the project includes an access road, concrete equipment pads, and piles to support the panels for a total of 22,398 square feet. There are no buildings proposed for the site and the solar array will not require employees to be on site. The only vehicular traffic on site will be periodic maintenance visits.

(23) Description and plan of a phase development concept detailing the areas and sequence of phasing.

No phasing is anticipated with this project. Construction is expected to begin and reach completion in the 2021 construction season. Although it is possible, due to utility delays, that construction would take place in 2022.

(24) A statement by the developer assuring that he has the financial capabilities to fully carry out the project and to comply with the conditions imposed by the planning board.

Please see the attached letter showing the financial capabilities of Auburn Solar, LLC

2.0 TITLE, RIGHT OR INTEREST

The proposed development will exist on three properties owned by North River Road Trust, Terry Dailey and Future Properties, LLC. A copy of these deed can be found at the end of this section. In addition, Auburn Solar has entered into lease agreements with each entity to construct and operate a 4.0 MW solar array facility. These agreements, along with the deeds attached, secure title, right, or interest for this project.

**PREPARED BY AND RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

**Hexagon Energy, LLC
Attn: Legal
722 Preston Ave., Suite 102
Charlottesville, VA 22903**

(Space Above for Recorder's Use)

**MEMORANDUM OF OPTION AGREEMENT
FOR SOLAR ENERGY SITE LEASE**

THIS MEMORANDUM OF OPTION AGREEMENT FOR SOLAR ENERGY SITE LEASE (this "Memorandum") is made and entered into as of Dec 16, 2019 by and between Hexagon Energy, LLC, a Virginia limited liability company ("Developer"), and Future Properties, LLC, ("Owner").

Recitals

A. Owner and Developer are parties to that certain Option Agreement for Solar Energy Site Lease, dated concurrently herewith ("Option Agreement"), pursuant to which Owner has granted to Developer an exclusive option to lease that certain real property more particularly described on Schedule "1" attached hereto (the "Property").

B. Owner and Developer now desire to provide for public notice of the existence of the Option Agreement and Developer's rights thereunder.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:



1. Grant of Option. Owner hereby grants to Developer the exclusive option to lease the Property (the "Option") upon the terms and subject to the terms and conditions set forth in the Option Agreement.

2. Term of the Option. Subject to the terms and conditions set forth in the Option Agreement, the term of the Option expires and this Memorandum will automatically terminate and be of no further force or effect as of December 16, 2020, subject to up to two (2) additional twelve (12) month extension options pursuant to the terms and conditions of the Option Agreement.

3. Conflict of Provisions. This Memorandum is prepared for the purpose of recordation and shall not alter or affect in any way the rights and obligations of Developer and

Owner under the Option Agreement. In the event of any inconsistency between this Memorandum of Option and the Option Agreement, the terms of the Option Agreement shall control.

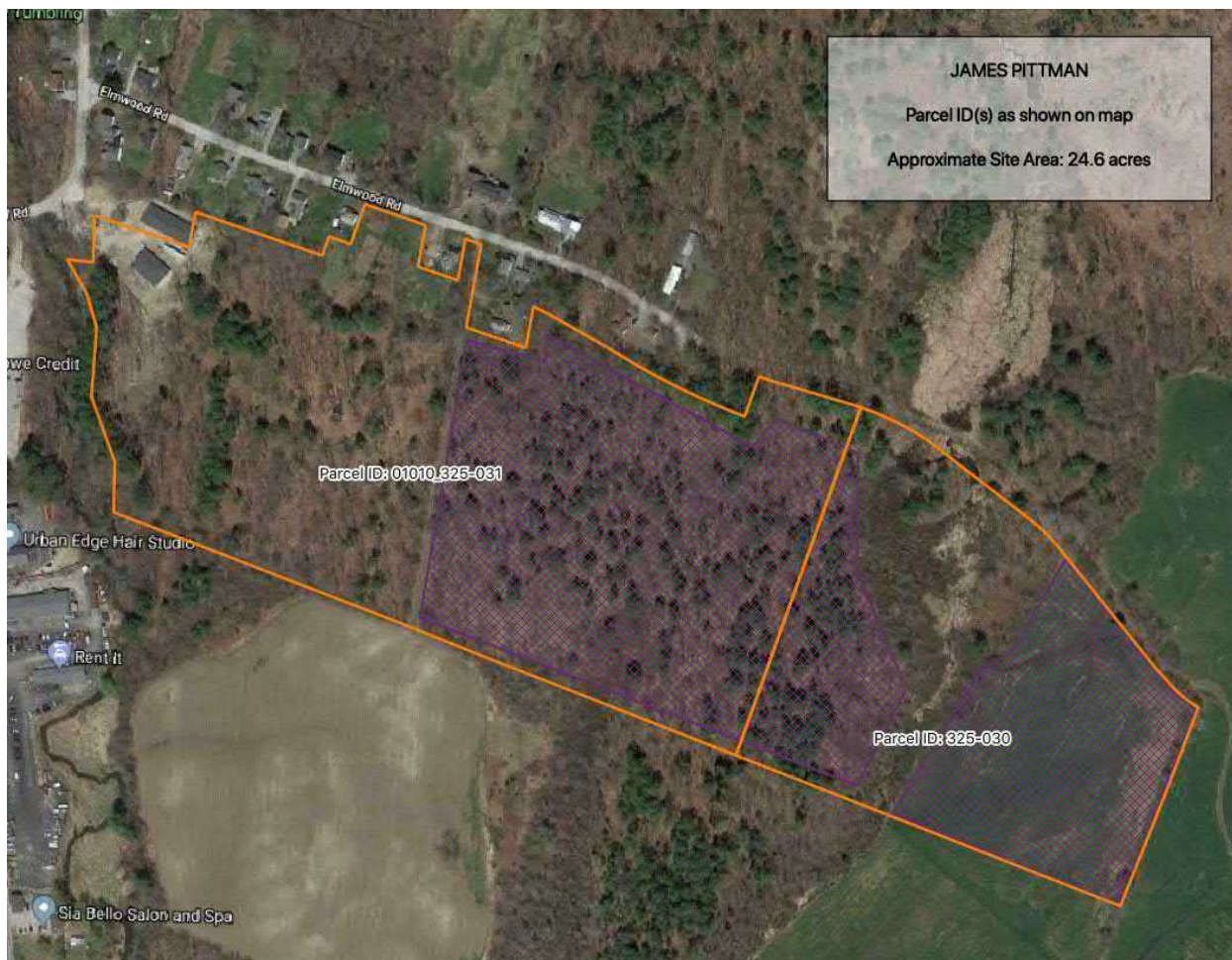
IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first set forth above.

"Owner"	"Developer"
<p data-bbox="203 506 503 541">Future Properties, LLC</p> <p data-bbox="203 657 243 688">By: </p> <p data-bbox="203 726 613 762">Name: James Pittman, Member</p> <p data-bbox="203 800 563 835">Title (if applicable): Owner</p>	<p data-bbox="841 506 1299 575">HEXAGON ENERGY, LLC, a Virginia limited liability company</p> <p data-bbox="841 657 881 688">By: </p> <p data-bbox="841 726 1239 762">Name: DREW PRICE</p> <p data-bbox="841 800 1380 835">Title: MANAGING DIRECTOR</p>

Schedule "1"
to
Memorandum of Option Agreement

Legal Description

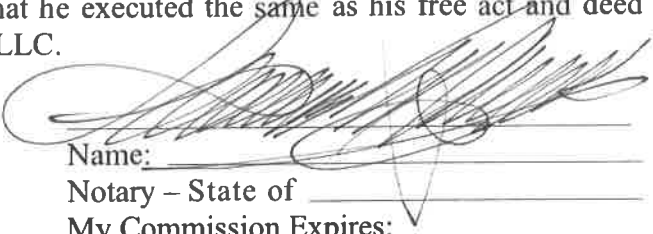
Up to approximately 24.6 acres, identified in cross-hatch below, of those certain real properties along 129 Elmwood Rd in County of Androscoggin, also referred to by Parcel ID 325-031 & 325-030, consisting of approximately 48.1 acres, identified in orange below. To be revised further with an ALTA survey completed by Tenant.



STATE OF MAINE)
) ss.
COUNTY OF ANDROSCOGGIN)

On the 16 day of December, 2019, before the undersigned, personally appeared James Pittman, Member of Future Properties, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as his free act and deed and the free act and deed of Future Properties, LLC.

NOTARIAL SEAL



Name: _____
Notary – State of _____
My Commission Expires: _____
Notary Registration No.: _____

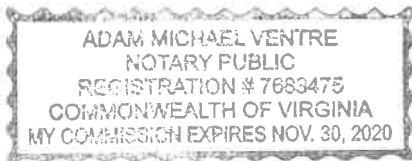
COMMONWEALTH OF VIRGINIA)
) ss.
CITY OF CHARLOTTESVILLE)

LAWRENCE M. MOREAU
Notary Public, State of Maine
My Commission Expires 1/29/2025

On the 18 day of December, 2019 before the undersigned, personally appeared Drew Price personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARIAL SEAL


Name: Adam Ventre
Notary – Commonwealth of Virginia
My Commission Expires: 11/30/2020
Notary Registration No.: 7683475



**PREPARED BY AND RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

**Hexagon Energy, LLC
Attn: Legal
722 Preston Ave., Suite 102
Charlottesville, VA 22903**

(Space Above for Recorder's Use)

**MEMORANDUM OF OPTION AGREEMENT
FOR SOLAR ENERGY SITE LEASE**

THIS MEMORANDUM OF OPTION AGREEMENT FOR SOLAR ENERGY SITE LEASE (this "Memorandum") is made and entered into as of 12/18, 2019 by and between Hexagon Energy, LLC, a Virginia limited liability company ("Developer"), and TERRY M. DAILEY, ("Owner").

Recitals

A. Owner and Developer are parties to that certain Option Agreement for Solar Energy Site Lease, dated concurrently herewith ("Option Agreement"), pursuant to which Owner has granted to Developer an exclusive option to lease that certain real property more particularly described on Schedule "1" attached hereto (the "Property").

B. Owner and Developer now desire to provide for public notice of the existence of the Option Agreement and Developer's rights thereunder.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grant of Option. Owner hereby grants to Developer the exclusive option to lease the Property (the "Option") upon the terms and subject to the terms and conditions set forth in the Option Agreement.

2. Term of the Option. Subject to the terms and conditions set forth in the Option Agreement, the term of the Option expires and this Memorandum will automatically terminate and be of no further force or effect as of _____, subject to up to two (2) additional twelve (12) month extension options pursuant to the terms and conditions of the Option Agreement.

3. Conflict of Provisions. This Memorandum is prepared for the purpose of recordation and shall not alter or affect in any way the rights and obligations of Developer and

Owner under the Option Agreement. In the event of any inconsistency between this Memorandum of Option and the Option Agreement, the terms of the Option Agreement shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first set forth above.

"Owner"	"Developer"
TERRY M. DAILEY	HEXAGON ENERGY, LLC, a Virginia limited liability company
By: <u>Terry M. Dailey</u>	By: <u>Drew Price</u>
Name: <u>TERRY M. DAILEY</u>	Name: <u>DREW PRICE</u>
Title (if applicable): <u>OWNER/TRUSTEE</u>	Title: <u>MANAGING DIRECTOR</u>

Schedule "1"
to
Memorandum of Option Agreement

Legal Description

All of that certain real property in the County of Androscoggin, State of Maine,
described as follows:

Up to approximately 16.7 acres, identified in cross-hatch below, of those certain real properties along North River Road in the County of Androscoggin, also referred to by Parcel IDs 326-001-000-000 & 326-001-001-000, consisting of approximately 35.8 acres, identified in orange below. To be revised further with an ALTA survey completed by Tenant.

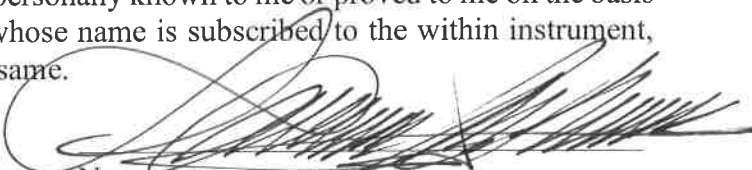


State of Maine)
) ss.
COUNTY OF ANDROSCOGGIN)

On the 18 day of December, 2019, before the undersigned, personally appeared TERRY M. DAILEY personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARIAL SEAL

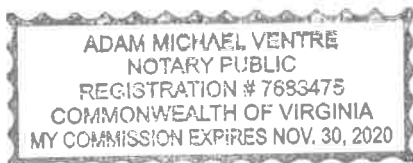
LAWRENCE M. MOREAU
Notary Public, State of Maine
My Commission Expires 1/29/2025



Name: _____
Notary – State of _____
My Commission Expires: _____
Notary Registration No.: _____

COMMONWEALTH OF VIRGINIA)
) ss.
CITY OF CHARLOTTESVILLE)

On the 18 day of December, 2019, before the undersigned, personally appeared Drew Price personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARIAL SEAL




Name: Adam Ventre
Notary – Commonwealth of Virginia
My Commission Expires: 11/30/2020
Notary Registration No.: 7683475

N O T A N N O T
D E E D O F S A L E
O F F I C I A L O F F I C I A L
C O P Y C O P Y

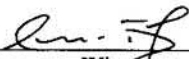
That **LORRAINE C. ADDITON** of Auburn, County of Androscoggin, State of Maine, duly appointed and acting personal representative of the **ESTATE OF SEWALL E. ADDITON**, deceased, whose will was duly admitted to probate in the Probate Court for the County of Androscoggin, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, grants to **TERRY M. DAILEY** of Auburn, County of Androscoggin, State of Maine, whose mailing address is 1011 North River Road, Auburn, ME 04210, with warranty covenants, the real property located in Auburn, County of Androscoggin, State of Maine, described as follows:

North River Road, Auburn, ME: A certain lot or parcel of land, with the buildings thereon, situated in Auburn, County of Androscoggin and State of Maine, and being the same premises conveyed to Pickering D. Stone by Caleb R. Marsh by deed dated September 18, 1919, and recorded in the Androscoggin County Registry of Deeds, Book 289, Page 339; excepting, however, therefrom so much of said premises as Pickering D. Stone conveyed to Willard C. Briggs by deed dated November 5, 1920, and recorded in said Registry in Book 300, Page 541. To both of which deeds, and the records thereof, reference is hereby made for a more complete description of the premises herein conveyed.


Being the same premises described in a warranty deed from Mary A. Additon to Sewall E. Additon, dated September 8, 1948, and recorded in the Androscoggin County Registry of Deeds, Book 620, Page 509. Sewall E. Additon died July 20, 2000, testate; see Androscoggin County Registry of Probate Docket #2000-382.

WITNESS my hand and seal this 6th day of October, 2000.

ESTATE OF SEWALL E. ADDITON



Witness

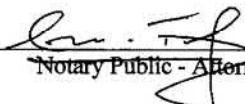


Lorraine C. Additon,
Personal Representative

STATE OF MAINE
ANDROSCOGGIN, ss

October 6, 2000

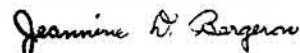
Then personally appeared the above named Lorraine C. Additon in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me, 

Notary Public - Attorney-at-Law

Printed Name: Richard L. Trafton

ANDROSCOGGIN COUNTY



REGISTER OF DEEDS

MAINE REAL ESTATE
TRANSFER TAX PAID

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

WARRANTY DEED

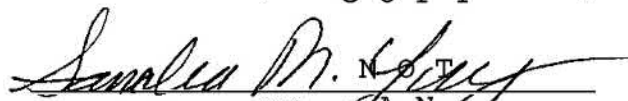
I, **Terry M. Dailey**, of Auburn, Maine, for consideration paid, grant to myself, **Terry M. Dailey**, in my capacity as the trustee of the **North River Road Trust**, whose mailing address is 1054 North River Road, Auburn, Maine 04210, with warranty covenants, the real property in Auburn, Androscoggin County, Maine, bounded and described as follows:

Beginning at a $\frac{5}{8}$ " rebar in a stone wall on the southwesterly sideline of North River Road at the southerly line of land now or formerly of Christopher F. Lewis; thence S 08° 41' 10" E along the southwesterly sideline of said road 335.00 feet to a $\frac{5}{8}$ " rebar; thence N 72° 10' 14" W along the northerly line of other land being retained by Terry M. Dailey, passing through a 4" x 4" granite monument, 1,362.00 feet to a $\frac{5}{8}$ " rebar; thence N 41° 16' 34" W along the northerly line of said other Dailey land 265.00 feet to a $\frac{5}{8}$ " rebar; thence N 68° 12' 10" W along the northerly line of said other Dailey land 452.89 feet to a $\frac{5}{8}$ " rebar in a stone wall; thence N 20° 41' 41" E along said stone wall 284.61' to a $\frac{5}{8}$ " rebar on the southerly line of said Lewis land; thence S 67° 54' 16" E along said Lewis land 462.87 feet to an angle point at the beginning of a stone wall; thence S 62° 6' 12" E along said Lewis land 726.33 feet to an angle point in a stone wall; thence S 72° 56' 51" E along said Lewis land 700.74 feet to the point of beginning; containing 13.84 acres, more or less. All of the $\frac{5}{8}$ " rebars mentioned in the foregoing description have caps with the number 1126. Bearings in the foregoing description are based on Grid North as shown on the plan entitled *Dailey Stables*, dated June 8, 2016, and recorded in the Androscoggin County Registry of Deeds in Plan Book 51, Page 115. This conveyance includes all of the grantor's interest in and to the land underlying the adjacent portion of any abutting roads, streets, or ways.

For my source of title, reference may be had to the deed from the Estate of Sewall E. Additon, dated October 6, 2000, and recorded in the Androscoggin County Registry of Deeds in Book 4524, Page 31. The property conveyed by this deed is a portion of the premises conveyed by said earlier deed.

NO MAINE R.E.
TRANSFER TAX PAID

NOT
AN
OFFICIAL
Witness my hand and seal this twenty-second day of August, 2016.
COPY


Sandra M. Dailey
OFFICIAL
COPY

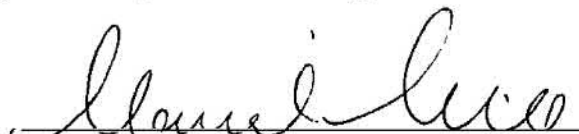
NOT
AN
OFFICIAL
Terry M. Dailey
OFFICIAL
COPY

STATE OF MAINE

Cumberland County

August 22, 2016

Personally appeared the above named Terry M. Dailey and acknowledged before me the foregoing instrument to be his free act and deed.

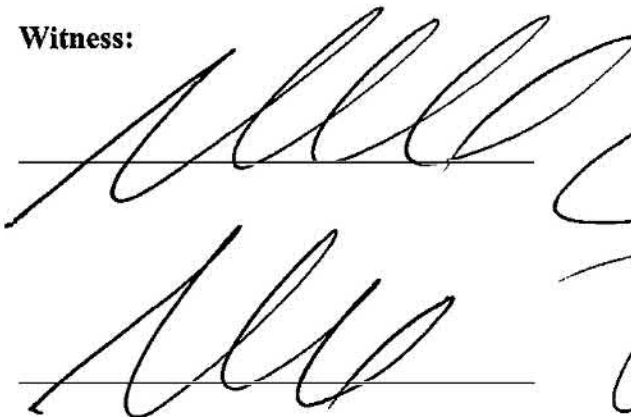

Mariah D. Mitchell, Attorney at law

NOT
A N
O F F I C I A L
C O P Y
QUITCLAIM DEED WITH COVENANT

Future, L.L.C., a Maine Limited Liability Company, and **Future Properties, LLC**, also a Maine Liability Company, both with a mailing address c/o 1097 Center Street, Auburn, Maine 04210, grants to **Future Properties, LLC** with a mailing address c/o 1097 Center Street, Auburn, Maine 04210, with **Quitclaim Covenant**, certain lots or parcels of land, together with any buildings situated thereon, located in **Auburn**, County of **Androscoggin**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned have hereunto set its hands on this 6th day of September, 2017.

Witness:



Future, L.L.C.

By: 
James A. Pittman, Managing Member

Future Properties, LLC

By: 
James A. Pittman, Manager

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

NO MAINE R.E.
TRANSFER TAX PAID

NOT
AN
STATE OF MAINE
ANDROSCOGGIN, SS.
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY
September 6, 2017

Then personally appeared the above-named **James A. Pittman**, in his capacity as **Managing Member of Future, L.L.C.** and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said entity.

OFFICIAL
COPY

Before me, COPY

Barbara T. Girardin
Notary Public/Attorney at Law

Print:

My Commission Expires: **Barbara T. Girardin**

Notary Public, State of Maine
My Commission Expires May 11, 2021

SEAL

STATE OF MAINE
ANDROSCOGGIN, SS.

September 6, 2017

Then personally appeared the above-named **James A. Pittman**, in his capacity as **Manager of Future Properties, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said entity.

Before me,

Barbara T. Girardin
Notary Public/Attorney at Law

Print:

My Commission Expires:

Barbara T. Girardin
Notary Public, State of Maine
My Commission Expires May 11, 2021

SEAL

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

Thence in a northerly direction along the easterly line of Center Street Investments, LLC, and at certain points bisecting the Bobbin Mill Brook, a distance of 677 feet, more or less, to the southerly line of Oak Hill Road and the point of beginning.

C O P Y

C O P Y

Being a part of the premises conveyed by Union Water Power Company by deed dated February 24, 1927, recorded in the said Registry of Deeds at Book 369, Page 544.

A N

A N

Also hereby conveying all rights, easements and privileges pertaining thereto.

C O P Y

C O P Y

This conveyance is subject to an easement from the Auburn Water District to New England Telephone and Telegraph Company dated June 15, 1997 and recorded in the said Registry of Deeds in Book 2110, Page 295.

This conveyance is also subject to a sewer line easement from the Auburn Water District to the Auburn Sewer District dated July 29, 2004 recorded in the said Registry of Deeds.

Subject to a reservation by Auburn Water District for all of the flowage rights on the Bobbin Mill Brook as it pertains to the premises being conveyed.

Being the same premises conveyed to James A. Pittman by Quitclaim Deed with Covenant of Auburn Water District dated July 30, 2004 and recorded in the said Registry of Deeds at Book 6012, Page 251.

Also being the same premises conveyed to Future, L.L.C. by Release Deed of James A. Pittman dated December 18, 2012 and recorded in the Androscoggin County Registry of Deeds at Book 8572, Page 252.

PARCEL 2 (43 Oak Hill Road, Auburn, Maine):

A certain lot or parcel of land, with the buildings thereon, situated in Auburn, Androscoggin County, State of Maine, bounded and described as follows:

Being the same premises conveyed by Eliphalet Noyes to Maria D. Pettengill by deed dated April 18, 1870 and recorded in the Androscoggin County Registry of Deeds in Book 62, Page 40, located on the east side of Oak Street, now called Oak Hill Road, and more particularly described as:

Beginning at the southwesterly corner of what was formerly Jane Staten's homestead lot;

Thence S 19 ½° W on the general range of the stone wall to an elm tree;

Thence N 52 ½° W 14 rods to a stake and stones on the easterly line of the Grist Mill Brow;

Thence northerly by said brow 4 rods 19 links to land now or formerly Joseph P. Vickery;

Thence S 59 ½° E on said Vickery's southerly line 14 rods 15 links to the first bound.

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

N O T
Containing 70 rods, ^{A N} more or less.
O F F I C I A L

N O T
^{A N}
O F F I C I A L

Being the same ^{C O P Y} premises conveyed to Investment Real Estate, LLC by HSBC Bank USA, N.A., as Indenture Trustee for the registered holders of the Renaissance Home Equity Asset-Backed Certificates, Series 2005-1 by deed dated June 23, 2008 and recorded in said Registry of Deeds in Book 7482, Page 200. ^{A N} ^{A N}

O F F I C I A L O F F I C I A L

Also being the same ^{C O P Y} premises conveyed to Future Properties, LLC by Quitclaim Deed with Covenant of Investment Real Estate, LLC dated August 21, 2008 and recorded in the Androscoggin County Registry of Deeds at Book 7523, Page 272.

PARCEL 3 (129 Elmwood Road, Auburn, Maine):

Certain lots or parcels of land, with the buildings, if any, situated on the south side of Elmwood Road, formerly referred to as Elm Street or Town Road, in that part of Auburn, Androscoggin County, State of Maine, referred to as East Auburn, bounded and described as follows:

Beginning on the easterly side of Center Street at the southwest corner of land now or formerly of Fred F. Vickery and Franklin A. Vickery;

Thence easterly, then northerly by said Vickery's line to land now or formerly of the Franklin Company or Union Water Power Company, formerly Arthur Kimball;

Thence easterly by land of said Franklin Company or Union Water Power Company;

Thence northerly by land of said Franklin Company or Union Water Power Company to the line of the Town Road and land now or formerly of one Green;

Thence easterly by said Green;

Thence northerly by said Green land to land now or formerly of Louisa M. Morrell;

Thence easterly by land of said Louisa M. Morrell and land now or formerly of G. H. Curtis;

Thence northerly by said Curtis land to the Town Road (now known as Elmwood Road);

Thence easterly along said Town Road to land now or formerly of Frank E. Morrell;

Thence southerly by land of said Morrell to land now or formerly of Herman W. Woodman;

Thence westerly by land of said Woodman and land now or formerly of William C. Briggs to the easterly side of Center Street;

Thence northerly by the easterly line of Center Street to the point of beginning.

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

N O T

N O T

Excepting and reserving from the above all land which has previously been conveyed which lies west of an irregular line which line is the east line of land now or formerly of the Auburn Water District. The said District land lies on both sides of Bobbin Mill Brook.

Further excepting and reserving a 16' wide right of way conveyed by Elmer L. Briggs et al. to William C. Briggs by deed dated September 30, 1924 and recorded in the Androscoggin County Registry of Deeds in Book 1349, Page 76, and conveyed by Home Investment Inc. et al. to Walter Johnson et al. by deed dated September 16, 1936 and recorded in the said Registry of Deeds in Book 467, page 133.

Excepting and reserving the following parcels of land lying on the south side of Elmwood Road conveyed by Elmer L. Briggs et al. or Home Investment Inc.:

- a) to Arthur W. Strout dated September 16, 1925 and recorded in the said Registry of Deeds in Book 354, Page 127;
- b) to Russell L. Swift et al. dated February 22, 1926 and recorded in the said Registry of Deeds in Book 361, Page 135;
- c) to Ernest W. Briggs dated November 12, 1926 and recorded in said Registry of Deeds in Book 365, Page 499;
- d) to Willard C. Briggs dated November 12, 1926 and recorded in said Registry of Deeds in Book 365, Page 500;
- e) to Walter Johnson et al. dated July 28, 1936 and recorded in said Registry of Deeds in Book 455, Page 564 and Page 565; and
- f) to Lillian G. Greenleaf dated May 24, 1948 and recorded in said Registry of Deeds in Book 618, Page 47.

The within conveyed premises are subject to an easement for a sewer pipe conveyed by Elmer L. Briggs et al. to Auburn Sewerage District by deed dated April 15, 1948 and recorded in said Registry of Deeds in Book 621, Page 252.

Also conveying two parcels of land adjoining the above-described premises and being the same premises described in a deed from Rhoda F. Bradbury to Alonzo F. Morrill dated December 21, 1872 (erroneously previously referred to as 1972) and recorded in said Registry of Deeds in Book 142, Page 378; and being the same premises described in a deed from Royal J. Bradbury to Alonzo F. Morrill dated January 25, 1886 and recorded in said Registry of Deeds in Book 142, Page 380.

Alonzo F. Morrill conveyed the above parcels to Frank E. Morrill by deed dated April 8, 1911 and recorded in said Registry of Deeds in Book 251, Page 247. Frank E. Morrill and Frank E. Morrell are the same person.

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

N O T

N O T

Being the same premises conveyed to James Pittman by Corrective Warranty Deed of Roger H. Briggs and Frances B. Stinson dated November 12, 2004 and recorded in the said Registry of Deeds at Book 6141, Page 087. Y

C O P Y

Also being the same premises conveyed to Future N.L.C. by Release Deed of James A. Pittman dated December 18, 2012 and recorded in the Androscoggin County Registry of Deeds at Book 8572, Page 255

F I C I A L

O F F I C I A L

C O P Y

C O P Y

All of the above-described conveyances are made subject to and together with any and all rights, easements, privileges, and appurtenances of record.

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

3.0 FINANCIAL CAPACITY

3.1 ESTIMATED PROJECT COSTS

The estimated construction cost for the proposed solar array is approximately \$1.00 - \$1.20 per watt to construct giving a total estimate between \$4,000,000 and \$5,000,000. This estimate includes the preparation of the site, installation of array panels, utility connections, engineering, permitting and site stabilization as well as many other ancillary project needs.

3.2 PROJECT FINANCING

The proposed construction will be funded by Auburn Solar, LLC. A final commitment cannot be made until all necessary permitting and design is complete. Auburn Solar will provide an acceptable proof of financing to the City and a decommissioning bond in the form and amount agreed to as proposed in Appendix B before construction begins.

4.0 ABUTTER LIST

Please see the attached abutters list.

Name

JOSEPH P MALONEY

CITY OF AUBURN

ELISE A WILEY

CHRISTOPHER F LEWIS

FUTURE PROPERTIES LLC

HEIRS OF ALETHA L BLACKMORE, C/O BENTLEY RATHBUN

MICHAEL R TURGEON

Address

27 COLONIAL WAY AUBURN, ME 04210

60 COURT ST AUBURN, ME 04210

49 HILSDALE ST AUBURN, ME 04210

983 NORTH RIVER RD AUBURN, ME 04210

1097 CENTER STREET AUBURN, ME 04210

1030 NORTH RIVER RD AUBURN, ME 04210

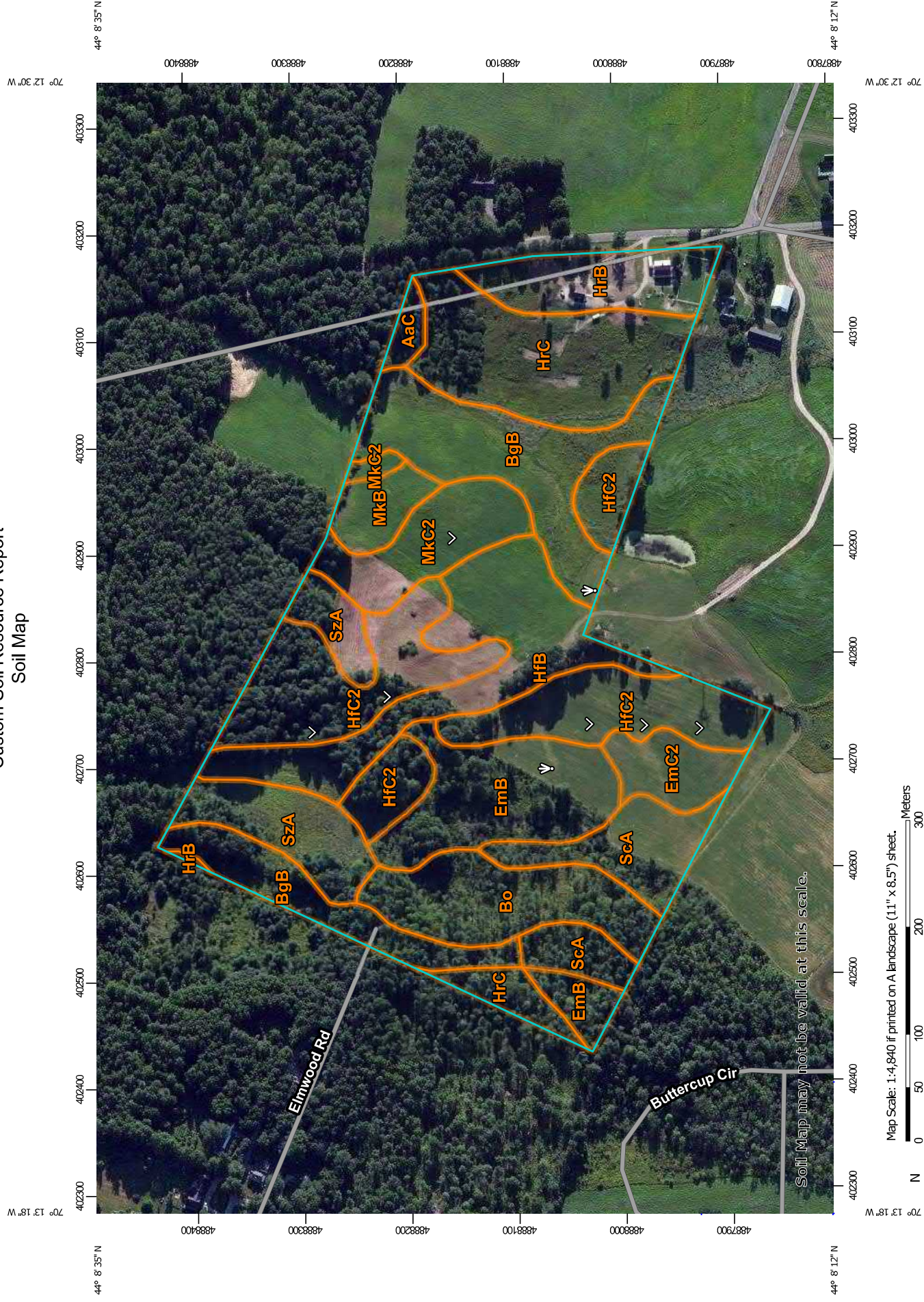
83 EAST COTE STREET LEWISTON, ME 04240

5.0 SOILS

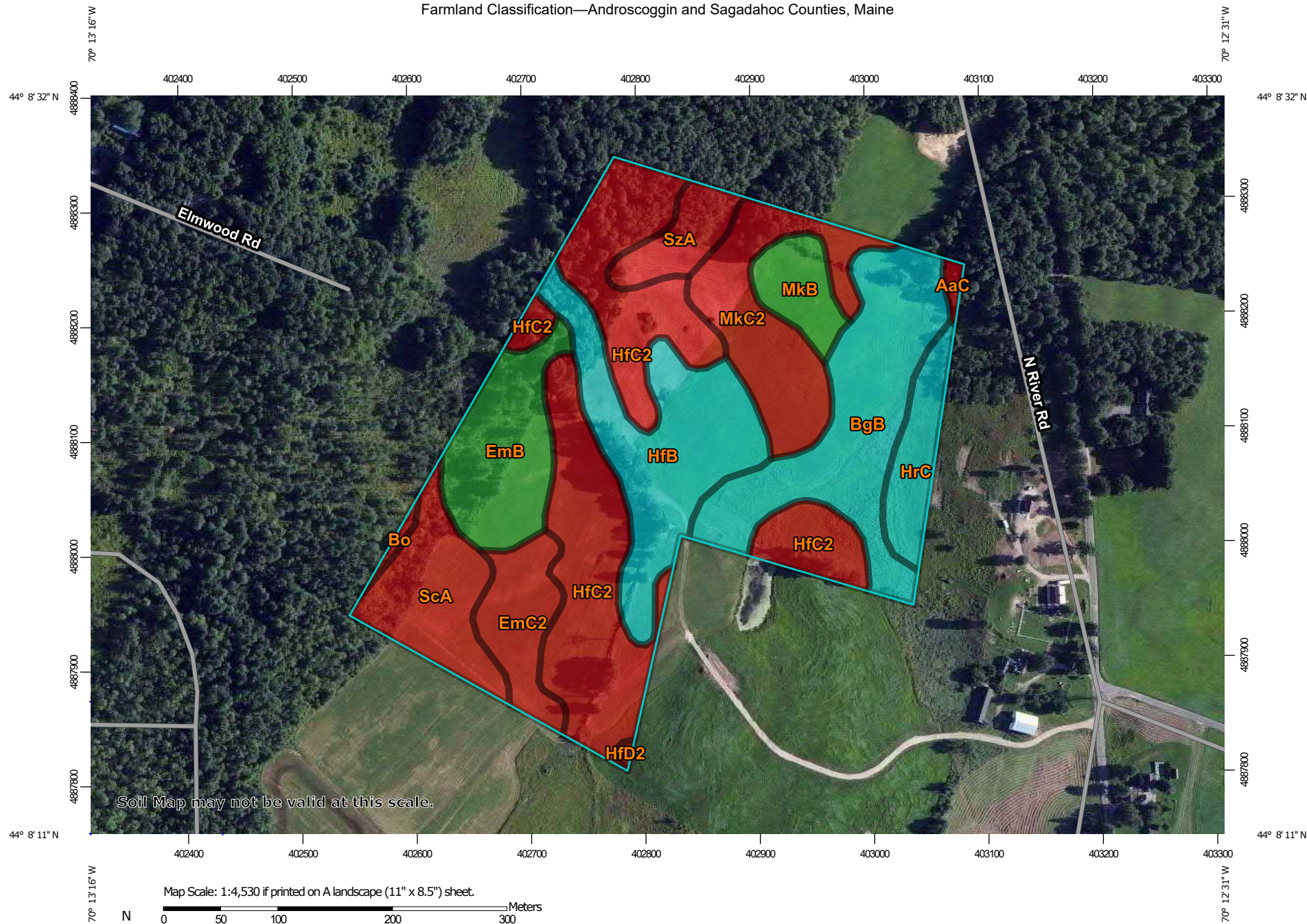
Please see the attached soil map for soil information.

Also attached is a farmland classification map showing whether an area is considered prime farmland or not. It should be noted that much of the area in the western portion of the site is considered not prime farmland while the eastern section is a mix between prime and not prime.

Custom Soil Resource Report Soil Map



Farmland Classification—Androscoggin and Sagadahoc Counties, Maine




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/6/2021
Page 1 of 6









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

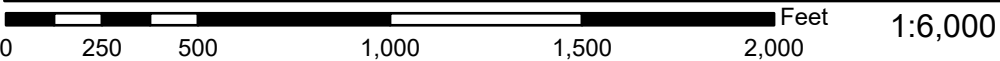
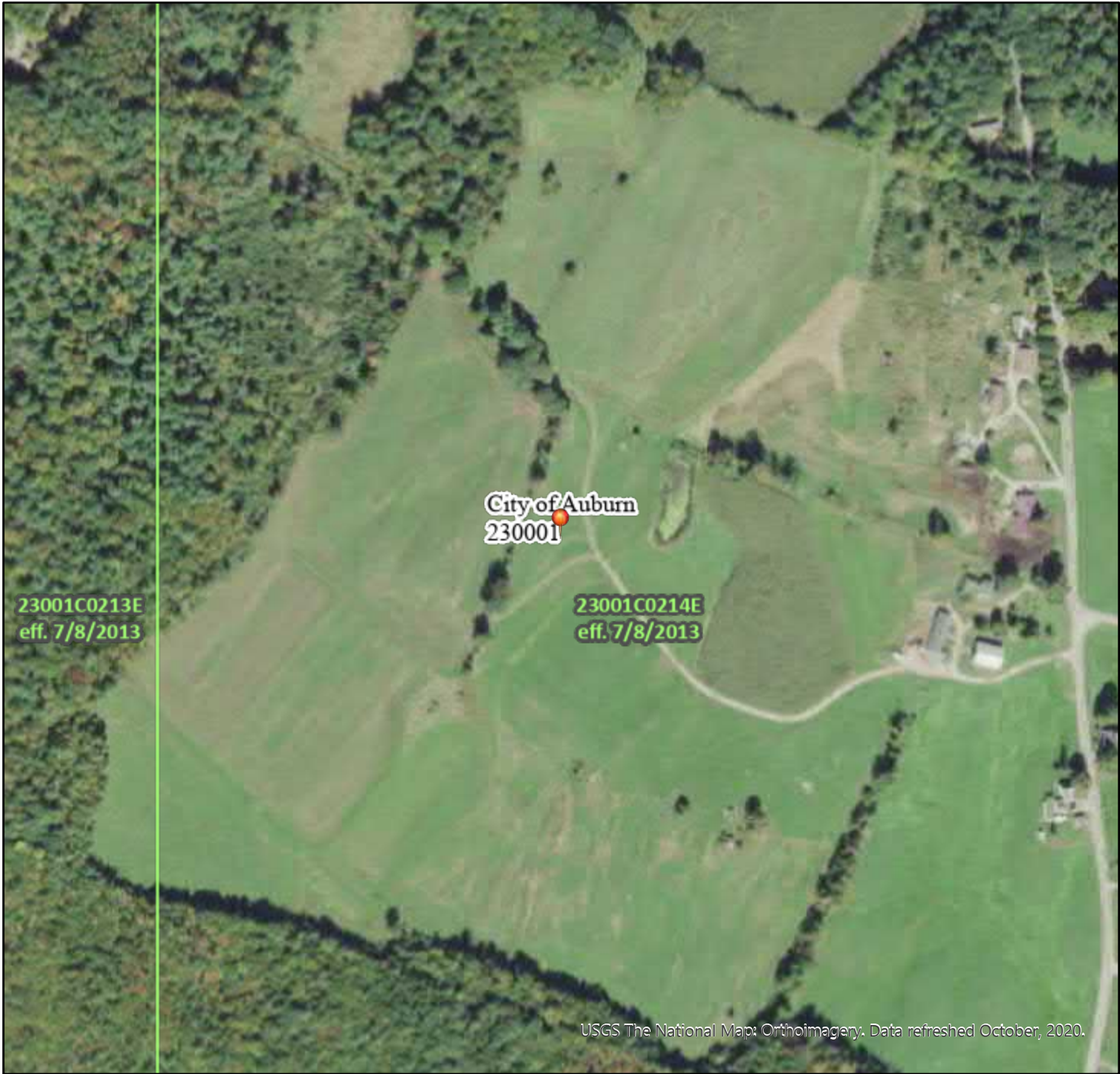
6.0 FEMA FLOOD INSURANCE RATE MAP

Federal Emergency Management Agency (FEMA) flood zone maps were reviewed. It was determined that no structures were located within the 100-year flood plain. The proposed project is not anticipated to cause or increase flooding or cause an unreasonable flood hazard to any structure. Refer to Flood Insurance Rate Map at the end of the section.

National Flood Hazard Layer FIRMMette



70°13'13"W 44°8'30"N



70°12'35"W 44°8'4"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/21/2020 at 9:12 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

7.0 INLAND FISHERIES & WILDLIFE

Please see the attached response from Inland Fisheries & Wildlife.



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



January 07, 2021

Shane Mcdougall
Aviest Engineering
120 West Presque Isle Road
Caribou, ME 04736

RE: Proposed Auburn Solar North River Road, Auburn Solar Project; Endangered, Threatened Species, Habitat Determination

Dear Shane Mcdougall:

I am writing in response to your request for a determination from the Maine Department of Inland Fisheries and Wildlife (MDIFW) on the potential for the above referenced project to result in adverse impacts to Maine-listed Endangered or Threatened species or their habitats, pursuant to the Maine Public Utilities Commission's Distributed Generation Siting Attribute criteria.

The Maine Endangered Species Act (MESA; 12 M.R.S §12801 et. seq.) identifies all inland fish and wildlife species that are listed as Endangered or Threatened in Maine and provides the Commissioner of MDIFW with the authority to implement MESA. Pursuant to MESA, listed species are afforded protection against activities that may cause "take" (kill or cause death), "harassment" (create injury or significantly disrupt normal behavior patterns), and other adverse actions. There is no comprehensive statewide inventory that includes all Endangered and Threatened species occurrences and habitats. Though many resources are included on data layers and resource maps, the completeness of these varies by species, habitat type, location, and previous survey efforts. Thus, such tools should be considered preliminary unless otherwise indicated by MDIFW. It is the applicant's ultimate responsibility to ensure that their actions do not result in take, harassment, or other adverse actions for Endangered or Threatened species, regardless of whether species occurrences or habitats have been previously identified and mapped.

MDIFW's determination for this proposed project site is indicated in the selection below:

- ☒ **Based on review of the information provided, current documentation and available information indicate no known adverse impacts to Maine-listed Endangered or Threatened species or habitats on the proposed project site or in the vicinity.**
- ☐ **Based on review of the information provided, current documentation and available information indicate no known adverse impacts to Maine-listed Endangered or Threatened species or habitats on the proposed project site. However, Maine-listed Endangered or Threatened species or habitats have been documented in the vicinity of the proposed project site and MDIFW recommends further investigations and surveys to enable a more definitive determination. Please contact MDIFW for further guidance and survey protocols.**
- ☐ **Based on review of the information provided, current documentation and available information indicate the presence of Maine-listed Endangered or Threatened species or habitats on the proposed project site.**

Please note that this determination relates only to known information on Maine-listed Endangered or Threatened species and their habitats in relation to the proposed project site. This determination does not constitute a full environmental review of the proposed project and no assertions are being made in reference to any other fisheries, wildlife, or other natural resources typically of concern to MDIFW and which may or may not be present on or in the vicinity of the project site. If you require additional information, please contact IFWEnvironmentalreview@maine.gov.

Sincerely,

A handwritten signature in black ink that reads "Bob Stratton" with a small "IFW" monogram to the right.

Robert D. Stratton
Environmental Program Manager
Maine Department of Inland Fisheries & Wildlife

Cc: Sally Zeh, Christine Cook (MPUC)

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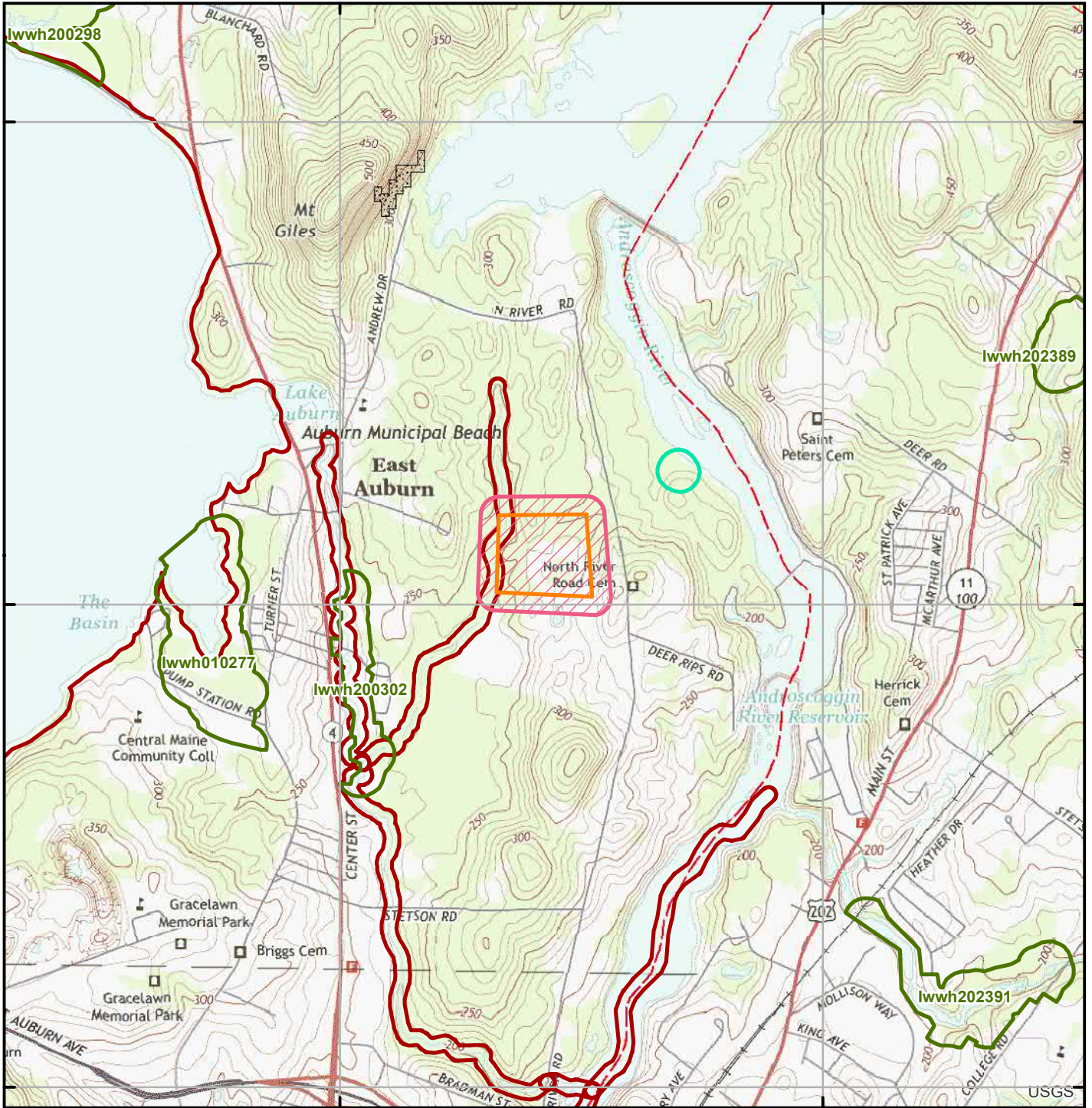
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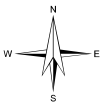
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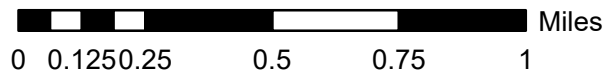


Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: Auburn Solar North River Road, Auburn
(Version 2)



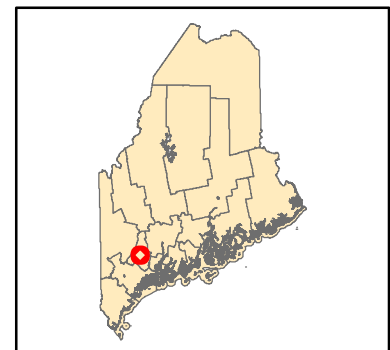
Maine Department of
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 1/6/2021

- | | | |
|-----------------------------|----------------------------------|---|
| ProjectPoints | Deer Winter Area | Roseate Tern |
| ProjectLines | LUPC p-fw | Piping Plover and Least Tern |
| ProjectPolys | Cooperative DWAs | Aquatic ETSc - 2.5 mi review |
| ProjectSearchAreas | Seabird Nesting Islands | Rare Mussels - 5 mi review |
| Maine Cliff and Talus Areas | Shorebird Areas | Maine Heritage Fish Waters |
| | Inland Waterfowl and Wading Bird | Arctic Charr Habitat |
| | 2008 lwwh - Shoreland Zoning | Redfin Pickerel and Swamp Darter Habitats - buffer100ft |
| | Tidal Waterfowl and Wading Bird | Special Concern occupied habitats - 100ft buffer |
| | Significant Vernal Pools | Wild Lake Trout Habitats |
| | Environmental Review Polygons | |



8.0 STORMWATER

The proposed Auburn Solar Array is a private parcel of property, approximately 55.39 acres, located at 1054 North River Road in Auburn, in Androscoggin County, Maine. The parcel is approximately 3 miles from the Auburn City center between State Route 4 and the Androscoggin River. Access to the property via State Route 4 via the Stetson Road.

The proposed project for construction includes the installation of a 4 MWAC solar array. Auburn Solar, LLC has entered into an agreement with the current private land owner for rights to construct the solar array facility. The project consists of just under 20 acres developed area including solar panels with an access road, underground utilities and vegetative clearing. Currently, the existing property is forested with mix of mature hardwood and softwood species that has been actively managed for timber harvesting purposes. The project will clear and grub vegetation to make way for the erection of the solar panels and associated infrastructure. Wetland impacts will be 159 square feet due to fence and solar array posts, which does not trigger MaineDEP wetland permitting requirements. However, the project will install a new stream crossing culvert to access the easterly solar array which will be addressed in a NRPA PBR permit application submitted under separate cover by Moyse Environmental Services, Inc.

A total of approximately 18 acres will be utilized for this proposed solar array project. Due to property features, terrain, wetlands, etc. the project has been split into easterly and westerly arrays. The vast majority of the project area will be turned into meadow type cover and maintained per MaineDEP requirements as outlined below. Final impervious area for the project includes approximately 3,086 SF of new impervious area associated with the construction access roads from the North River Rd through to each array; approximately 1,739 SF for fence posts and solar panel posts (4" diameter posts); and approximately 720 SF for two 12'x30' concrete equipment pads for a total of 5,545 SF of new total impervious area. It is likely that a screw type piling will be utilized to fix panels to the ground.

The total disturbed area will consist of 1,739 SF from fence posts, 32,113 SF from proposed grubbing along the outer edges of the site as well as 3,086 SF from added access roads for a total of 36,938 SF.

All graded surfaces and any areas which result in temporary soil disturbance will be seeded, topsoiled, and mulched to MDEP erosion and sedimentation control regulations, as described in greater detail below and in the erosion and sedimentation control plan submitted as part of this permit application. Little grading is proposed other than slopes greater than 20% will be graded to 20% to accommodate fixed-tilt panels.

All proposed areas of temporary soil disturbance in this project will be transformed from forested to meadow type cover. Because these areas will be mowed twice per year for control of woody vegetation regrowth, they do not fall into the definition of "developed area" as outlined in Chapter 500. Chapter 500 states that any project which disturbs more than one acre of soil but

AUBURN DEVELOPMENT REVIEW APPLICATION

results in less than 5 acres of developed area must meet the basic standards, but is not required to meet the general standards. Therefore, a Stormwater Permit-By-Rule and not a full Stormwater permit application has been submitted for approval to the MDEP.

The following Erosion and Sedimentation Control (ESC) Plan, Housekeeping Plan, Inspection and Maintenance Plan, and the Revisions, Recordkeeping, and Recertification section have been prepared pursuant to requirements established by the Maine *Stormwater Management Law, M.R.S.A. Section 420-D*.

8.1 EROSION AND SEDIMENTATION CONTROL PLAN

This ESC plan has been developed in order to establish and implement Best Management Practices (BMPs) that have been designed to prevent unreasonable erosion and sedimentation during and after construction activities. Measures to protect water quality from the impact of erosion and sedimentation are outlined in the following sections.

8.1.1 Pollution Prevention

In order to prevent erosion, disturbed areas shall be minimized and downgradient buffer areas protected to the extent practicable. Any discharge shall not result in erosion of open drainage channels, swales, upland, or freshwater wetlands.

8.1.2 Structural Controls

Silt fence shall be installed at all existing culvert inlet locations, at the edge of any downgradient disturbed areas, and adjacent to any drainage channels within the disturbed area. These will be maintained until the disturbed area is permanently stabilized and removed within 30 days after permanent stabilization is complete.

8.1.3 Stabilization Practices

TEMPORARY STABILIZATION: At a minimum, any disturbed soils where activity is suspended for greater than seven (7) calendar days shall be stabilized with the application of wood fiber mulch at a rate specified in the construction project specifications. If present, areas within 75 feet of a wetland or waterbody shall be stabilized within 48 hours or prior to a predicted storm event, whichever comes first. Native topsoils excavated on-site and stockpiled for use during the project will be seeded and mulched to stabilize the stockpile. Siltation fence will be installed along the base at the downhill limit to protect against erosion. Stabilized ditches and/or berms will be constructed uphill of stockpiles in order to divert stormwater runoff from the piles.

PERMANENT STABILIZATION: All disturbed areas not to be paved within one year or which have been brought to final grade will be treated with loam and graded to a uniform depth of four inches. These areas will be seeded at the rate of a minimum of one pound per 1,000 square feet. The seed will consist of a mixture specified in the construction specifications. Following the final seeding, the site will be inspected to ensure that the vegetation has been established.

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In the event of unsatisfactory growth, reseedling will be carried out with follow-up inspections. Once the site has been properly stabilized, the contractor shall remove all temporary erosion control measures. Permanent stabilization has been achieved in seeded areas when at least 90% new-growth coverage of disturbed areas with no evidence of washing or rilling of the topsoil is evident. For any paved hangar accessways, placement of the compacted gravel subbase must be completed.

WINTER STABILIZATION (if required): "Winter construction" is construction activity performed during the period from November 1 to April 15. The construction site shall be stabilized through the application of hay mulch at a rate of 150 pounds per 1,000 square feet. A suitable binder such as Curasol or RMB Plus shall be used on hay mulch for wind control. Biodegradable netting and erosion control mats will be installed on steep slopes (12:1 and steeper) and on areas of concentrated flow (see the 2005 online version of the Maine Department of Environmental Protection's Erosion and Sediment Control BMP, A-1).

8.1.4 Construction Schedule

The construction of this project is highly variable and dependent on award of an interconnection agreement between the solar developer and the public utility. Once this has been established tree clearing, grubbing and grading is anticipated to start in April 2021 with final site stabilization and panel erection completed by July 2021. Due to potential delays on the public utility's end, construction may possibly be delayed until 2022.

8.2 HOUSEKEEPING

Potential pollution sources that may reasonably be expected to affect the quality of stormwater at the construction site include construction debris, soil stockpiles, and fluids associated with construction equipment (fuel and oils).

Precautions shall be implemented which minimize the risk of potential pollutants impacting stormwater. All construction debris and soil stockpiles will be stabilized and placed away from surface water resources and catch basins. No stockpiled material shall remain on site after the completion of the project. Construction debris shall be removed from the site and disposed of properly.

If necessary, staging and storage areas will be established prior to construction. Staging areas will be located in upland areas removed from stormwater conveyance channels, catch basins and surface waters including wetlands. If necessary, contractor supplies and equipment will also be kept in this designated area. It is intended that all machinery and equipment be fueled and maintained at the designated staging area. However, heavy machinery and equipment will be fueled and maintained on site when necessary. Fuel and oils will not be stored in the project area.

AUBURN DEVELOPMENT REVIEW APPLICATION

WASTE MATERIALS: All waste materials shall be collected and stored in a manner that will prevent materials from entering drainage systems including storm drain pipes, natural conveyance channels, wetlands or other off-site areas. Material shall be regularly collected and disposed of off-site in a manner consistent with federal, state and local regulations.

HAZARDOUS WASTE: Any and all hazardous materials shall be used and/or disposed of in accordance with the manufacturer's recommendations and in a manner that is consistent with state and federal regulations.

8.2.1 Spill Prevention and Response Procedures

This project site is not currently required to maintain a federal Spill Prevention, Control, and Countermeasures Plan (SPCC), nor a Stormwater Pollution Prevention Plan (SWPPP). The following measures and strategies mirror those that follow the methodology of a SWPPP and are intended to provide proper spill prevention and response procedures at the project site.

8.2.1.1 Potential Spill Area Identification

During construction, the activities and areas where spills are likely to occur are fueling and oiling areas (i.e., staging areas) and construction areas. After construction, those areas are likely to be material loading and unloading areas (i.e. maintenance locations, tractor/snowplow and aircraft fueling facilities), and indoor storage areas (i.e. chemical storage and waste oil storage/transfer locations).

8.2.1.2 Spill Prevention Procedures

To reduce spill potential, using caution when filling vehicles and equipment with fuel to prevent overflows, avoiding the topping off of fuel tanks, and implementing material transfer procedures that reduce the chance of spills is recommended.

8.2.1.3 Spill Response Procedures

The spill response plan (i.e., clean up) for this construction site shall be as follows:

Gateway Solar, LLC and the Contractor shall be responsible for implementing the spill response plan during construction. Spill response equipment shall be stored in the staging area. The spill response equipment shall include at a minimum:

Safety equipment: eye guards, protective clothing, fire extinguisher, and rubber gloves.

Clean-up equipment: brooms, barriers, absorbent pads, Speedy-Dri or cat litter, and containers designated for storing collected waste material.

In the event of a spill or release:

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1. Notify the Fire Department of any emergency spill or leak. The phone number for emergency response is 911.
2. Notify appropriate State agencies:

Oil Spills must be reported to DEP at 1-800-482-0777. DEP may be reached at this number 24 hours/day.

Hazardous Materials Spills must be reported to the Department of Public Safety at 1-800-452-4664. The Department of Public Safety may be reached at this number 24 hours/day.

The following procedures shall be followed by all personnel in the event of a reportable quantity spill or leak. A reportable quantity release occurs when a quantity of hazardous material is spilled or released within one (1) 24-hour period of time and exceeds the reportable quantity level assigned to that substance.

The facility is required to immediately notify the National Response Center at (800) 424-8802 for chemical or oil spills that impact surface waters (including wetlands) or compromise water quality standards.

In the event of a reportable quantity discharge, the facility must also submit to the EPA within 14 calendar days of knowledge of the release, a written description of the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and steps to be taken to modify the pollution prevention plan at the airport.

All appropriate personnel shall receive instruction pertaining to proper spill response and notification procedures.

8.2.2 Groundwater Protection

Liquid petroleum products and other materials with the potential to contaminate groundwater shall not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. It is recommended that the appropriate pollutant removal BMPs be consulted prior to on-site storage of these materials in order to prevent violations of groundwater quality standards.

8.2.3 Fugitive Sediment and Dust

Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking. If off-site sediment tracking is observed, the sediment shall be removed and corrective measures taken to prevent future occurrences of off-site sediment tracking. Oil shall

AUBURN DEVELOPMENT REVIEW APPLICATION

not be used for dust control; drawing water from a stream without first obtaining a permit will also be avoided. See construction haul route shown on the Site Plan.

8.2.4 Debris and Other Materials

Any debris blowing or flowing off the site shall be immediately collected. Any unsafe storage practices noted during inspection shall be immediately remedied. Contractors shall utilize good housekeeping practices to minimize the possibility of erosion and sedimentation and spills and leaks of potential pollutants. Hazardous materials shall be handled with the utmost care in accordance with state and federal regulations and the recommendations of the manufacturer.

8.2.5 Trench or Foundation De-Watering

This refers to the removal of water from trenches, foundations, coffer dams, ponds, and all other areas within the construction area that retain water after excavation. The collected water shall be removed from the ponded area either through gravity or pumping and shall be spread through wooded buffers or removed to areas specifically designed to collect the maximum amount of sediment possible. Water will be prevented from flowing over disturbed areas of the site. Approval from the Department shall be obtained before using equivalent measures.

8.2.6 Non-stormwater Discharges

The following non-stormwater discharges may occur on the site during the construction period:

- Discharges from fire fighting activities
- Waters (without soap) used to wash vehicles or control dust in accordance with efforts to minimize off-site sediment tracking

All allowed non-stormwater discharges shall be directed to a storm drainage system or a natural conveyance channel without impacting disturbed areas. Any illicit connections to the stormwater drainage system shall be eliminated and any associated non-stormwater discharges shall be reported in order to achieve compliance with all current federal, state and local requirements.

8.3 INSPECTION AND MAINTENANCE

A person knowledgeable in erosion and stormwater control, including the standards and the conditions in the permit, shall be present to conduct inspections during the duration of the construction project. This may be the Engineer's Resident Project Representative (RPR) or other person properly qualified in erosion and sedimentation control for inspection. The inspector shall conduct routine inspections of all erosion and sedimentation controls. The inspector will also be responsible for ensuring that maintenance of erosion and sedimentation structures, when required, is performed in a timely and effective manner.

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8.3.1 Inspection Schedule during Construction

All areas disturbed by construction that have not been permanently stabilized will be inspected at least once every seven (7) calendar days. These areas will also be inspected (within 24 hours) following any storm event in which 0.5 inches or more of rain occurs in a 24-hour period. The inspector will inspect the erosion and sedimentation controls and will note any required corrections. See Section 8.4.1, Revisions, for additional information, including an implementation schedule.

Inspections must include all areas of the site disturbed by construction activity, erosion control measures, areas used for storage of materials exposed to precipitation, and locations where vehicles enter or exit the site. Inspectors must look for evidence of, or the potential for, pollutants entering the stormwater conveyance system or an infiltration area. Sedimentation and erosion control measures identified in the ESC plan must be inspected to ensure proper operation.

Upon completion of construction activities, all areas that have been temporarily or permanently stabilized will be inspected by the qualified inspector to ensure that final stabilization has been successful.

8.3.2 Inspection Procedures and Maintenance

Inspections shall be conducted by a qualified erosion and sedimentation control professional. Maintenance procedures should be implemented as soon as possible after the need for maintenance is recognized (see Section 8.4.1, Revisions). Contractors shall utilize good housekeeping practices to minimize the possibility of erosion and sedimentation and spills and leaks of potential pollutants. Hazardous materials shall be handled with the utmost care in accordance with state and federal regulations and the recommendations of the manufacturer.

The following items shall be inspected and maintained as described below:

Hay bales: Hay bale lines shall be inspected to ensure that bales are intact and remain snugly butted to each other and firmly embedded in the ground. Any broken, excessively tilted or undermined hay bales shall be promptly replaced or re-installed. When sediment builds up behind bales to one-half the height of the bale, the sediment shall be removed or a second row of bales added. Washouts at the ends of the hay bales shall be repaired and additional bales added.

Silt Fence: Silt fence shall be inspected to ensure that the fence line is intact with no breaks or tears, and that the bottom of the fabric is securely buried in the ground. Areas where the fence is excessively sagging, where support posts are broken or uprooted, or where the fence has been undermined shall be noted and repaired. Sediment shall be removed when it reaches one-third the height of the silt fence. Care shall be taken to avoid damaging the fence during clean out. If a wood fiber berm is utilized instead of silt fence, this shall be inspected to ensure

AUBURN DEVELOPMENT REVIEW APPLICATION

that the berm is intact with no breaks or holes. Any defects shall be noted and repaired immediately.

Discharge Points: All discharge points shall be inspected, where practicable, to monitor the effectiveness of erosion control measures in preventing impacts to receiving waters and wetlands. Any sediment or debris accumulated at the discharge points shall be removed and disposed of appropriately. If impacts to surface waters or wetlands are observed, the source of such impacts must be located immediately and improvements made to erosion and sedimentation controls in order to prevent the reoccurrence of impacts to surface waters. Any impacts observed and corrective measures taken must be noted in an inspection log.

Vehicle Access Points: Locations where vehicles enter and exit the site shall be inspected for evidence of off-site sedimentation tracking. Evidence of sedimentation in these areas shall be collected immediately and noted in the inspection log. Corrective measures taken to prevent future occurrences of off-site sediment tracking shall also be recorded in the inspection log and ESC Plan.

General: Any debris blowing or flowing off the site shall be immediately collected. Any unsafe storage practices noted in the inspection shall be immediately remedied. Temporary and permanent seeding and/or planting will be inspected for bare spots, washouts, and healthy growth.

8.4 REVISIONS AND RECORDKEEPING

8.4.1 Revisions

These above-described plans and procedures, including the site plan, must be amended whenever there is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants to the waters of the United States that has not been previously addressed in this plan.

These plans shall also be amended if during inspections or investigations by the RPR, regulating officials, or designated, qualified inspector, it is determined that the plans are ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the facility site. The plan must be modified as necessary to include additional BMPs designed to correct identified problems. Revisions to these plans must be completed within seven (7) calendar days following the inspection.

If existing BMPs require modification or if additional BMPs are necessary for any reason, implementation must be completed within seven (7) calendar days of inspection and prior to the next storm event. If implementation before the storm event is impracticable, the situation must be documented in the plan and alternative BMPs must be implemented as soon as possible.

AUBURN DEVELOPMENT REVIEW APPLICATION

8.4.2 Record Keeping

Within 24 hours of each inspection both during and after construction, a report (log) shall be prepared summarizing the scope of the inspection and any corrective actions taken, the names and qualifications of the person(s) making the inspections, and the date(s) and time of inspection. Additional information listed in the following two paragraphs shall also be included:

During construction, the report shall include a description of major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas if exposed to precipitation, and vehicular access points to the parcel. Major observations shall include, if necessary, BMPs that need maintenance, BMPs that are not performing as intended or are inadequate for a particular location, and locations(s) where additional BMPs are needed.

The inspection reports must be signed by the responsible person designated by the registrant. These reports must be filed with the plan and kept on site for a minimum of three years after the date of the Notice of Termination (NOT). The permittee shall submit a NOT to the Maine Department of Environmental Protection within 20 days of achieving permanent stabilization at the site or coverage under an alternative permit has been obtained.

9.0 Operations & Maintenance Plan

Please see the attached Operations & Maintenance and Decommissioning Plan

Operations & Maintenance Plan

Auburn Solar will be operated and maintained in accordance with the following plan:

1. Periodic inspections, approximately once per month, of the perimeter fence, solar array, and connecting infrastructure will be made by the maintenance contractor.
2. Repairs to the security fence shall be made as needed.
3. Erosion in access roads shall be repaired and stabilized.
4. Repairs to solar energy collecting and distribution equipment shall be made as needed.
5. Fence panels or chain link shall be raised approximately 6-inches off the ground to facilitate movement of ground dwelling animals.
6. Repairs to or replacement of utility poles shall be made as needed.
7. Access roads shall be maintained.
8. Culverts shall be maintained as necessary, including cleaning or replacement.
9. Mowing will occur approximately twice per year under and around the solar array.

The City of Auburn's bylaw prioritizes the co-mingling of agricultural and energy-generating land uses, and Auburn Solar is designed to advance this priority. The ground areas under and around the solar panels will be planted with a pollinator-friendly fescue grass mix of local native plants, designed to foster bees, butterflies, and other microfauna. An example of a potential seed mix to be used is included; this mix may be modified, but it is indicative of the type of expected plantings at the array. The improved pollinator habitat will foster bees and improve nearby agricultural activities dependent on such pollinators. Auburn Solar, with the landowner's consent, would entertain allowing beekeepers to maintain apiaries near the array.

The fence surrounding the array will also be raised six inches above the ground surface to allow small mammals, birds, reptiles and other animals to easily pass between the array habitat and the surrounding woods and agricultural areas.



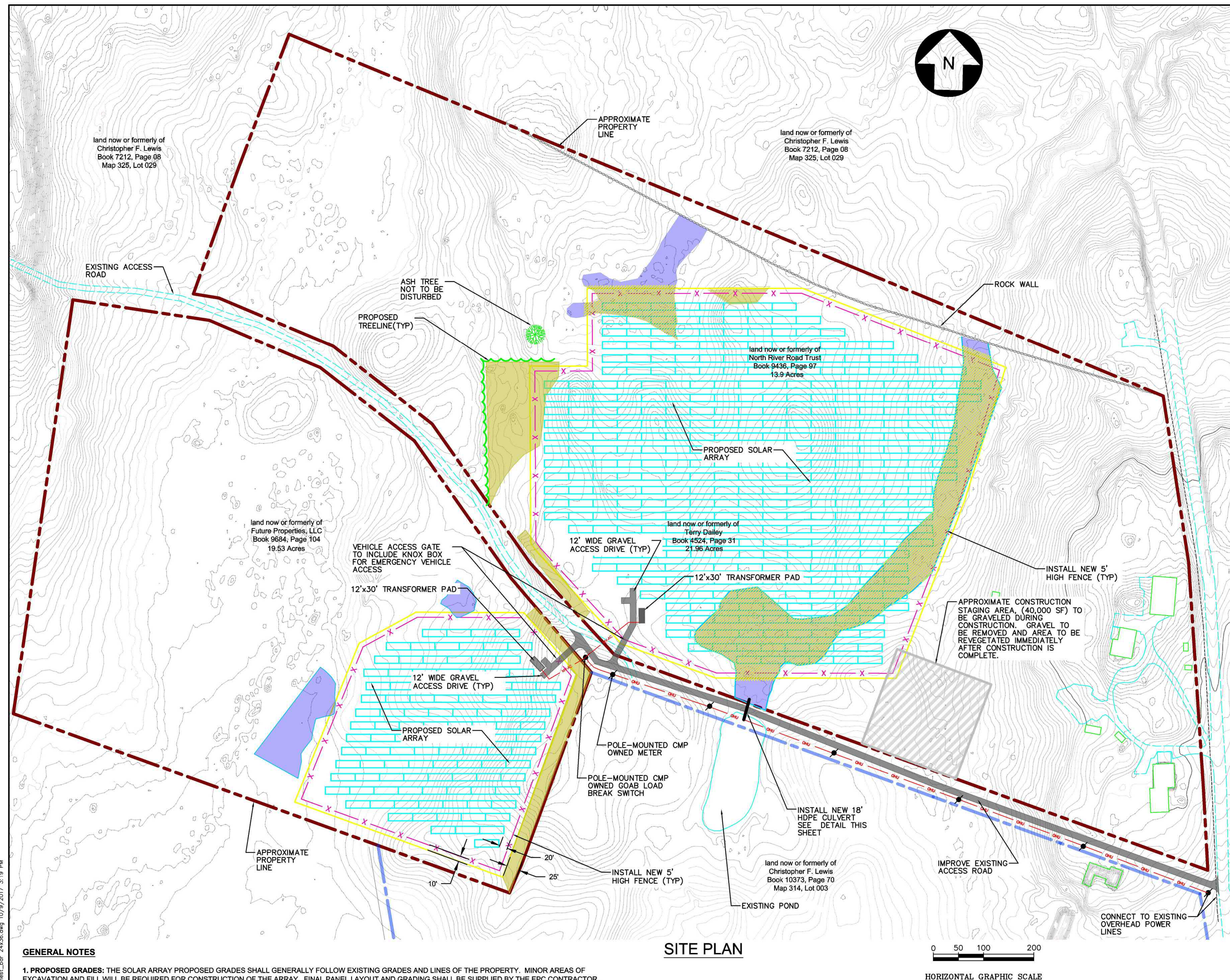
POLLINATOR / WILDFLOWER SEED MIX (CUSTOM)		
20 LBS./ ACRE		
Botanical Name	Common Name	Bulk Pound (lb.)
<i>Festuca ovina</i>	Sheep Fescue	0.25
<i>Schizachyrium scoparium</i>	Little Bluestem 'Camper'	0.2
<i>Andropogon virginicus</i>	Broomsedge	0.12
<i>Lolium multiflorum</i>	Annual Ryegrass	0.15
<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	0.08
<i>Coreopsis tinctoria</i>	Plains Coreopsis	0.08
<i>Rudbeckia hirta</i>	Blackeyed Susan	0.05
<i>Achillea millefolium</i>	Common Yarrow	0.05
<i>Aesclepias tuberosa</i>	Butterfly Milkweed	0.05

10.0 Access Road

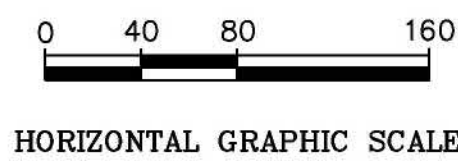
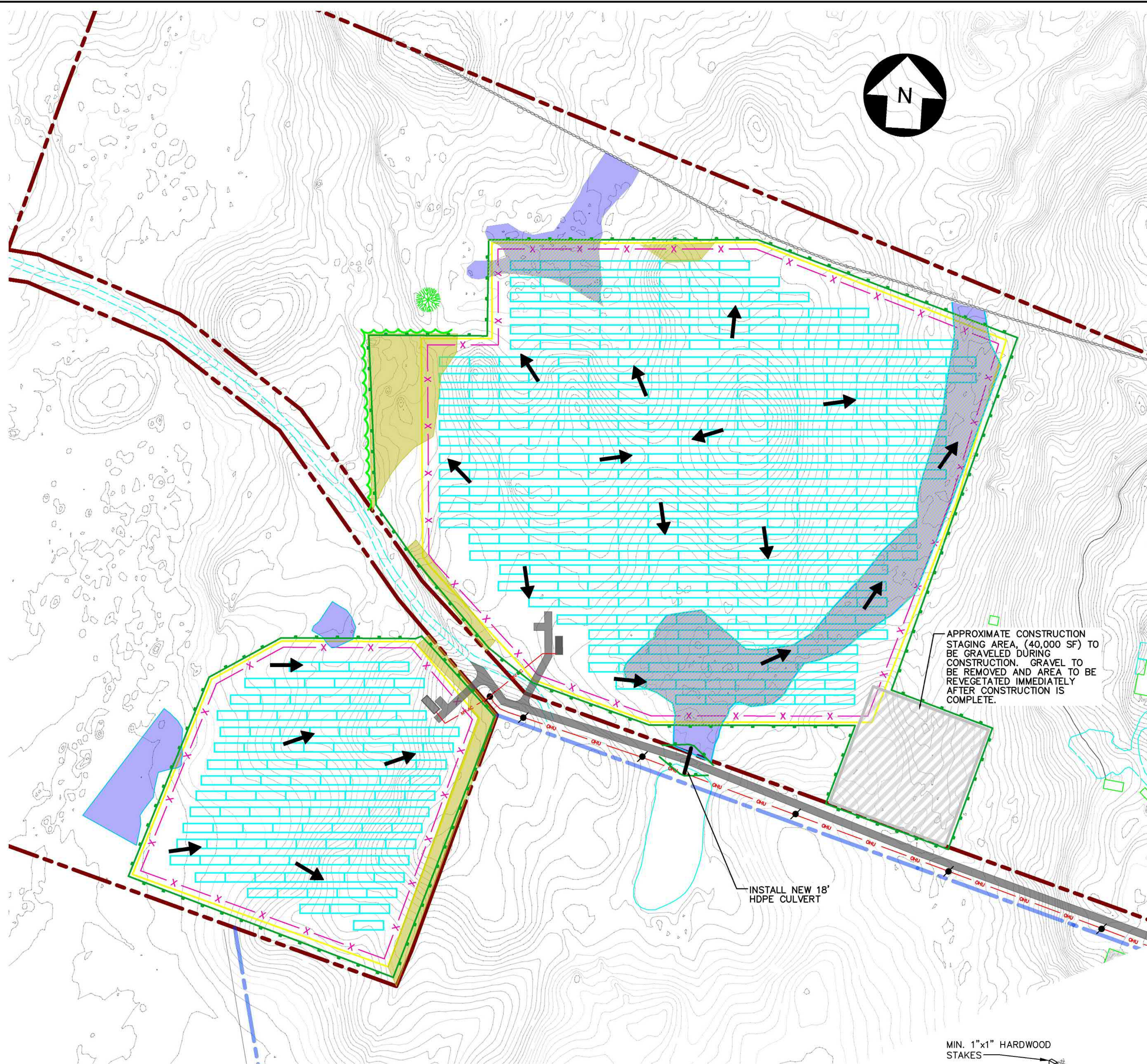
It should be noted that the proposed solar array will be accessed via the existing but unimproved town street, Elmwood Road. The attached survey shows Elmwood Rd as a public way that is currently unimproved. Auburn Solar, LLC will upgrade it to a gravel road to the array's point of access and perform maintenance for the duration of the project.

APPENDIX A

Project Plans & Details



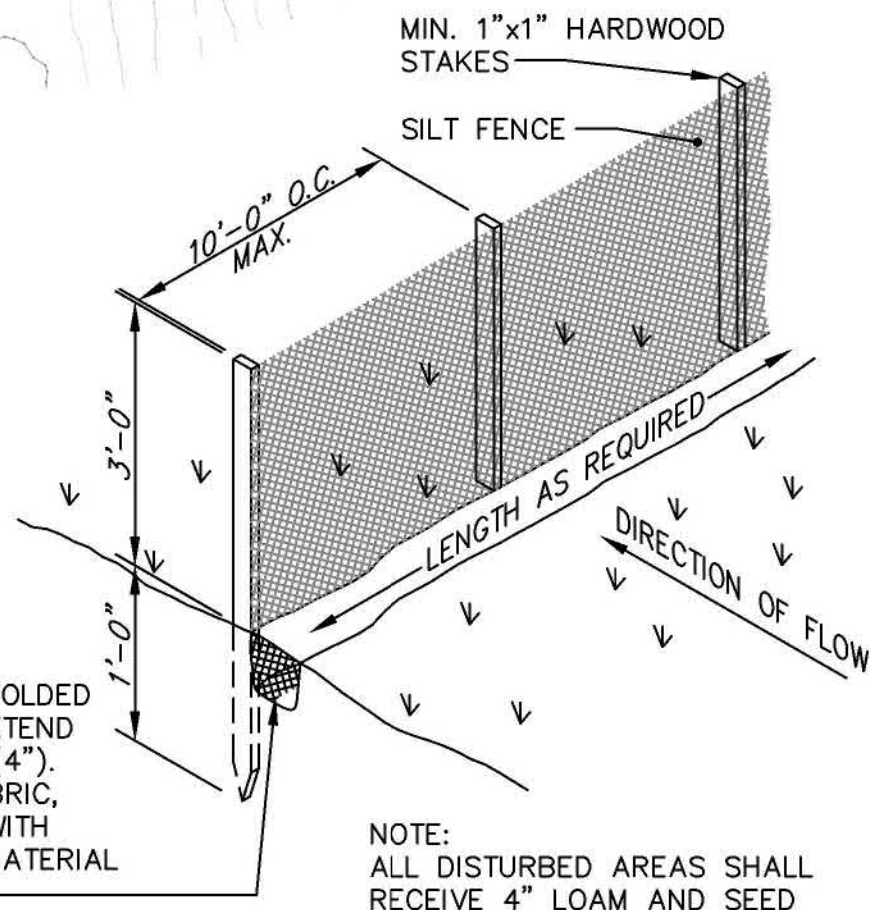
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LEGEND

- PROPOSED FENCE
- PROPOSED TREELINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- EXISTING CONTOUR
- OVERHEAD ELECTRICAL
- UTILITY POLE
- WETLAND
- WETLANDS FILLED
- STAGING AREA

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 ADJUTING 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 SUDAGRASS 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.

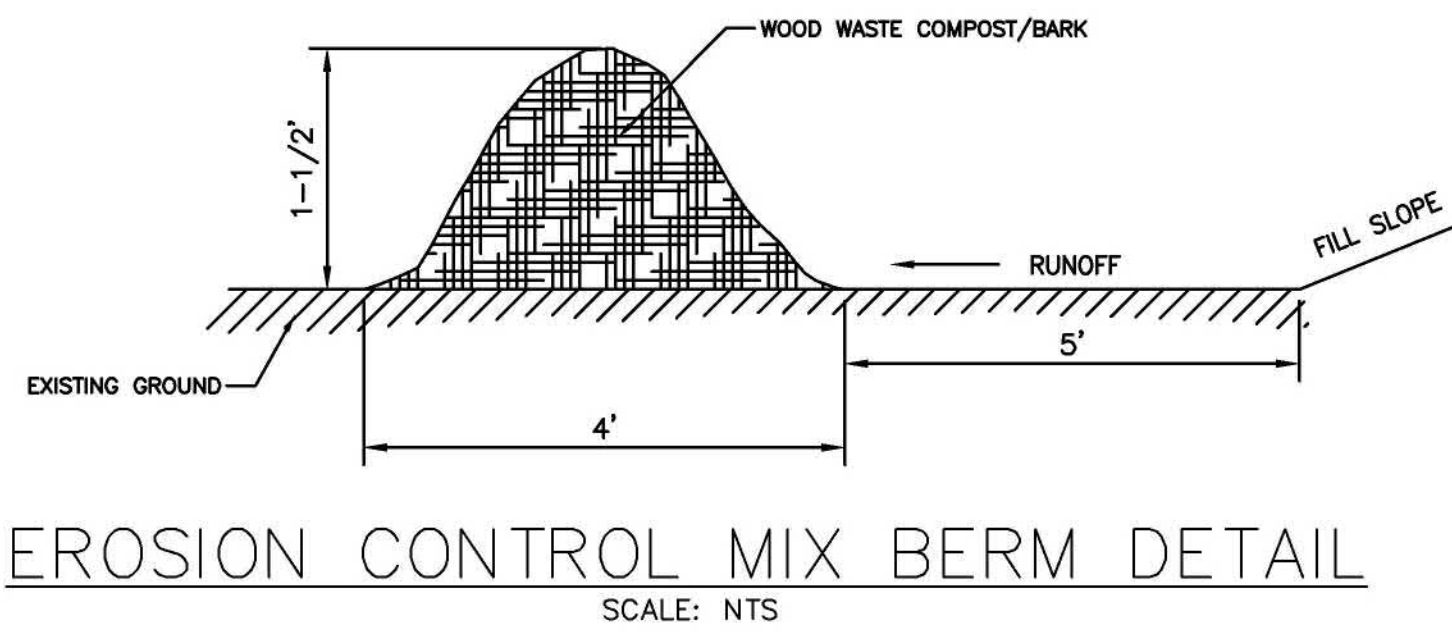
FOLLOWING THE FINAL SEEDING THE SITE WILL BE INSPECTED TO ENSURE THAT THE VEGETATION HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT, WITH FOLLOW-UP INSPECTIONS, IN THE EVENT OF ANY UNSATISFACTORY GROWTH.

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.



120 RABBIT RIDGE RD
WOODLAND, MAINE 04738
TEL: (207) 227-1057

NO.	DATE	DESCRIPTION	BY	CK'D
1	01-07-2021	FOR ONE VOLUME PREPARED	AS	SMM

AUBURN SOLAR LLC

722 PRESTON AVE
SUITE 102
CHARLOTTESVILLE, VA
22903

AUBURN 4MW
SOLAR ARRAY
NORTH RIVER ROAD
AUBURN, MAINE

SHEET TITLE

STORMWATER
MANAGEMENT
&
EROSION CONTROL
PLAN AND DETAILS

DRAWN BY	DATE
AS	DEC, 2020

CHECKED BY	A/E PROJECT #
SMM	201001

PROJ. ENG.	A/E ARCHIVE #
SMM	

SHEET NUMBER

C2

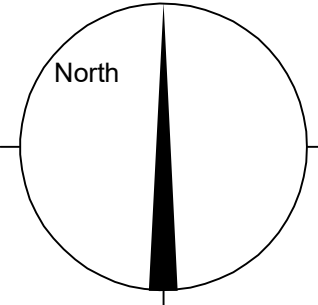
SHEET 2 OF 2

NOTES:

- (1) Documents referenced on this plan are recorded in the Androscoggin County Registry of Deeds unless otherwise noted.
- (2) The parcels are delineated on the City of Auburn GIS parcel view as #326-1,326-1-1 and 325-30.
- (3) The parcel is not located in a 100 year flood hazard area based on the City of Auburn's Flood Insurance Rate Map, Community Panel number 23001C0214E Effective Date July 08, 2013.
- (4) Elmwood Road established 3 rods wide based on the City of Auburn's Street Records. Please see the Surveyor's Notes on the referenced plan of Dailey Stables by SurveyWorks.
- (5) The North River Road is assumed to be 4 rods wide based on existing monumentation found. No definition or layout was found.
- (6) The three subject properties total 55.39 acres.

Plan References:

- (1) A plan titled "Boundary Survey "Blackmore Farm", prepared for Chris Lewis", by SurveyWorks, Inc., dated December 19, 2011.
- (2) A plan titled " Boundary Plan - Briggs Parcels, prepared for Jim Pittman", by Technical Services, Inc., dated July 2004.
- (3) A plan titled "Boundary Survey "Dailey Stables" Owner of Record - Terry Dailey", by SurveyWorks, Inc., dated June 8, 2016.



SYMBOLS LEGEND

- Iron rod set
- Iron pipe found
- Iron rod/bolt found
- Granite/concrete monument
- ⊗ Wood post
- ⊗ Utility pole
- ⊗ Guy/anchor
- ⊗ Hydrant
- ⊗ Water gate/valve
- ⊗ Catch basin
- ⊗ Manhole
- ⊗ Lamp post
- ⊗ Test pit/boring
- Overhead wires
- Edge pavement/gravel
- Property line

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE
DATE: October 5, 2020
PROJ. NO. 20295
Email: info@WeMapIt.com
Phone: (207) 947-0019
Toll-Free: 1-800-734-0019
DRAWING FILE:
www.WeMapIt.com



SURVEY STANDARD:

THESE PLANS WERE PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 60, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

Keith E. Blanchard
KEITH E. BLANCHARD, MAINE LICENSED
PROFESSIONAL LAND SURVEYOR No. 2383

SCALE:



Survey Plan
of the
Terry Dailey property
Book 4524, Page 31
North River Road Trust property
Book 9436, Page 97
Future Properties, LLC property
Book 9684, Page 104
Androscoggin County Registry of Deeds
1054 North River Road - Auburn, Maine
for
Hexagon Energy

APPENDIX B

Decommissioning Plan

Auburn Solar, LLC

Solar Electric Facility Decommissioning Plan

Auburn Solar Electrical Facility

Auburn, Maine

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Purpose

The purpose of this document is to detail the process and requirements for the decommissioning of the Auburn Solar Electric Facility (“SEF”) as identified in the scope section below.

Decommissioning means the withdrawing of the SEF from active service, removal of the SEF components at the end of their useful function for the production of renewable electrical energy and remediating the land to pre-existing or compatible, useful, non-hazardous condition.

Decommissioning involves the following actions:

- Removal of the photovoltaic panels, fencing and all electrical appurtenances, with the exception that all buried cable/conduit will be left in place;
- Removal of racking equipment and equipment pad foundations; and
- Replacement of surface materials to a depth of surrounding disturbed lands and plant with suitable native species dependent upon time of year and in consultation with the Maine Department of Environmental Protection (MaineDEP), the City of Auburn, the land owner of Maps 325 & 326, Lots 030 & 001, or its assigns (“Owner”).

Scope

Upon the end of the project’s useful life, and provided that Owner does not desire to continue to operate the facility and sell electricity to the local utility grid, the SEF will be decommissioned as per the specifications in this document. Decommissioning will commence within six (6) months of the last day of the last month of commercial operations of the facility.

Site to be Decommissioned

Location	Map	Lot
Auburn – 1054 North River Road	325 & 326	Lot 030 & 001

Decommissioning Plan Specifications

Stage One: Decommissioning Planning (Pre-Decommissioning Date)

1. As part of the permitting process, Owner is submitting a cost estimate to fully implement the Decommissioning Plan to the City of Auburn for review and approval (See Attachment I).
2. Prior to commercial operations, Owner or its selected Decommissioning Contractor shall post a Decommissioning Surety Bond, letter of credit, or fund an escrow account for the removal of the SEF based upon the cost estimate approved by the City of Auburn.

3. Owner shall provide notice to MaineDEP and the City of Auburn regarding the SEF shutdown and decommissioning prior to mobilization. The SEF has an anticipated life cycle of 20+ years
4. Owner shall submit a schedule for the completion of the site restoration work to MaineDEP and the City of Auburn.
5. Owner shall obtain all agency approvals (as required) for the decommissioning of the SEF.
6. Owner shall contact the local Electric Distribution Company (EDC) and schedule a date for shutdown and disconnection. The date should be consistent with the planned decommissioning date of the SEF and should be scheduled well in advance of that date.
7. Owner shall qualify, contact and schedule a Decommissioning Contractor for disassembly of the SEF and hauling of recyclable materials to a recycling facility. Alternatively, Owner can engage a photovoltaic equipment recycler to haul modules, racking equipment and other recyclable material off site following the disassembly of the equipment.

Stage Two: System Deactivation and Disconnection

1. Decommissioning Contractor shall shutdown the system at the interconnection point, with the assistance of the local utility, to safely disconnect the system from the utility grid.
2. Decommissioning Contractor shall disconnect the system from the point of interconnection.

Stage Three: Solar Electric Facility Disassembly

1. Decommissioning Contractor shall mobilize on site.
2. Decommissioning Contractor shall install temporary fencing and erosion control measures around the decommissioning site, if necessary.
3. Decommissioning Contractor shall indicate the means by which the equipment and system components shall be disposed of in accordance with federal, state and/or local regulations. All equipment used shall be track type machines including excavators, bulldozers, loaders, and graders.
4. Decommissioning Contractor will disassemble all photovoltaic modules and load them onto trucks to be hauled off to recycling collection centers.
5. Decommissioning Contractor will disassemble all racking and mounting hardware and load them onto trucks to be hauled off to recycling collection centers.
6. Decommissioning Contractor will cut/remove all driven posts or columns at grade and haul them off to be recycled accordingly.
7. Decommissioning Contractor will remove all electrical equipment and haul them off for disposal based on their value as a recyclable resource.
8. Decommissioning Contractor will break up the concrete foundations and remove the material from the site to be disposed of at a licensed landfill or recycling facility.

9. Decommissioning Contractor will disconnect all cable/conduit. All underground cable/conduit will be abandoned in place to minimize disturbance.

Stage Four: Site Restoration and Closeout

1. Decommissioning Contractor shall remove any temporary fencing and equipment and haul it off site. Access roads, fences, gates or buildings may remain in place if they are in keeping with the resumed use of the site.
2. Decommissioning Contractor shall seed the site with native grasses.
3. Decommissioning Contractor shall remove any and all other materials related to the decommissioning process, including but not limited to decommissioning machinery, construction equipment, excess material and decommissioned material from the site.
4. Owner shall give written notice to MaineDEP and the City of Auburn that the site decommissioning is complete and the site is restored to near original conditions. Decommissioning will be considered complete and all responsibility will be released from Owner.

Attachment I – Anticipated Costs

Auburn Solar Facility - Decommissioning Budget		
Prepared January 19, 2021		
System Deactivation and Disconnection (1 Day)		Auburn, ME
Shutdown system at the interconnection point		
Disconnection at point of interconnection		
	\$	1,440
Solar Electric Facility Disassembly (3 weeks)		
Mobilization		
Site General Conditions (20 Hrs)		
Permitting, Safety Plan, Etc. (40 Hrs)		
	\$	7,500
Site stormwater/temporary fencing (20 Hrs)		
PV Module removal (2 weeks)		
Disassemble racking and mounting hardware (1 week)		
Disposal		
	\$	22,000
Remove posts/columns		
Racking recycling/disposal		
Removal of electrical equipment (1 week)		
Disposal		
	\$	18,720
Break up concrete foundations (16 Hrs)		
Disposal of concrete		
Disconnect cable/conduit		
Disposal of cable/conduit		
Remove fencing and equipment (48 hours)		
Remove utility poles		
Disposal		
	\$	15,120
Final Site Restoration (3 Days)		
Grade and Seed disturbed area with native grasses (72 Hrs)		
	\$	4,560
Estimated Cost in 2021 dollars and Starting		
Decommissioning Amount	\$	69,340
Contingency (25%)	\$	86,675
Estimated cost in 2041 dollars at 2% inflation	\$	128,794