



March 26, 2021

DELIVERED VIA EMAIL

City of Gardiner

Gardiner Maine

Planning Board

C/O Mr. Kris McNeill, Code Enforcement Officer

Reference: Request for Amendment to Con Edison Solar Project PB approval of October 15, 2020 -
CMP Interconnection design change

Dear Mr. McNeill

Con Edison Development is submitting revised Figure 1 and Figure 2, specifically to update the proposed interconnection arrangement between our proposed solar farm and the CMP Point of Interconnection (POI) on West Hill Road. This revision is based on the results of a teleconference with CMP to review the interconnection arrangement and to address our plan to connect to the CMP POI using undergrounding electrical lines to a single pole, as depicted on our previously submitted Amendment. During the CMP call it was conveyed to Con Edison Development that 2 poles are required to allow ample room to place CMP equipment on each.

Based on this call we have revised our Figures to reflect this change. Note that all lines from the solar farm to the first pole will remain underground as originally designed. No other changes to the Figures were made and remain compliant with applicable Gardiner performance standards.

Regards

Mark Chrisos

Digitally signed by Mark Chrisos
DN: CN = Mark Chrisos email =
chrisosm@conedceb.com C = US O =
Con Edison
Date: 2021.03.25 11:30:48 -0400

Mark Chrisos

Senior Project Developer

cc: Tracy Desjardins, Director of Economic Development/Planning



March 15, 2021

DELIVERED VIA EMAIL

City of Gardiner
Gardiner Maine
Planning Board
C/O Mr. Kris McNeill, Code Enforcement Officer

Reference: Request for Amendment to Con Edison Solar Project PB approval of October 15, 2020 - Amended Plan Layout

Dear Mr. McNeill

On March 2, 2021, Con Edison Development submitted a request for an amendment to the Planning Board approval, dated October 15, 2020, for the ground mount solar facility off Highland Ave. and West Hill Road. The contents of the March 2 Amendment Request consisted of the following:

- Figure 1 depicted the project footprint as it was permitted in light gray, and project changes in black.
- Figure 2 depicted the proposed amended site layout.
- Enhance Vegetative Buffer Plan (Figure 3)
- Details regarding the project's compliance with applicable Gardiner performance standards, included as Exhibit A.

The March 2 Amendment does not alter the project's compliance with applicable standards. Subsequent to the March 2 Amendment Request, the parcel survey data was updated by our surveyor, resulting in minor adjustments to the distances from adjacent parcels shown on Figures 1 and 2. The amended site layout is the same as that depicted on March 2, except for a minor adjustment to the alignment of the underground collection line to avoid disturbance of the existing paved driveway off West Hill Road. This submission has no effect on the project's compliance with applicable Gardiner performance standards and there are no amendments to the previously submitted Exhibit A. The vegetative buffer plan (Figure 3) is also adjusted to accurately show the survey lines; no changes to the plant species, spacing or plant counts shown in the March 2 submission have been made. Enclosed are updated Figures 1—3 to reflect the survey adjustments. Please let me know what additional information the Planning Board may need to review and approve this amendment.

Regards

Mark Chrisos 

Mark Chrisos

Senior Project Developer

cc: Tracy Desjardins, Director of Economic Development/Planning

March 2, 2021

DELIVERED VIA EMAIL

City of Gardiner

Gardiner Maine

Planning Board

C/O Mr. Kris McNeill, Code Enforcement Officer

Reference: Request for Amendment to Con Edison Solar Project PB approval of October 15, 2020

Dear Mr. McNeill

Con Edison Development hereby submits this request for an amendment to our Planning Board approval dated October 15, 2020 for the ground mount solar facility off Highland Ave. and West Hill Road per Land Use Ordinance. Following the Board's October 15, 2020 approval, Con Edison met with many of the abutters to discuss possible adjustments to the project layout and design in order to enhance buffering and reduce impacts on abutting properties. The proposed adjustments, reflected in the attached plans were developed after the completion of this outreach program to abutters over the past few months. The outreach program consisted of Zoom meetings with over 12 individual abutters to discuss ways to buffer them from the solar array, it's equipment, and it's driveway. We reviewed various layouts and renderings on-screen with folks and discussed various ideas. The result of these engaging and collaborative sessions was that the overwhelming majority of abutters believe that these proposed adjustments were preferable and are an improvement over what was previously approved.

Amended Plan Layout

Specifically Con Edison submits the following information for the Planning Board's consideration:

Figure 1 – For comparison purposes, Figure 1 shows the original approved site layout in light gray and the proposed layout

Figure 2 – Figure 2 shows just the proposed site layout that is the subject of this amendment.

The following features and facts about the proposed layout include:

- Shifting the layout west and south to gain a greater distance from the neighbors to the east and north;
- Relocating the solar farm's internal driveway from the eastern property boundary to the center of the site;
- Relocating the transformers from the eastern property boundary to the center of the site;and
- Placing the interconnection lines from the solar farm to the connection on West Hill Rd underground until they reaches a single riser pole and then tie into the existing CMP line.

Overall the amended site layout provides a significant increased buffering of the neighbors from the solar array by moving it further away from them, and moving the driveway and transformers to the center of the array.

In addition to adjusting the layout as noted above, after consultation with the neighbors most visually affected we have developed an enhanced vegetative buffering plan (Figure 3) which we believe addresses the majority of concerns and comments we heard from the neighbors. The enhanced plan provides the following improvements and additions:

- Replacement of deciduous trees with evergreens, which will provide year round buffering of the solar farm for the neighbors;
- The addition of 86 Evergreen trees or approximately a 36% increase more than our original approved plan. The addition of the Evergreens will provide a superior and year-round buffer for our neighbors - without creating leaves that could blow into their yards for them to rake; and
- The addition of 296 shrubs or approximately a 65% increase more than our original approved plan. The addition of both quantity and variety of shrubs will provide a balanced buffer that will add depth, color, and undergrowth to the Evergreen trees.

Scope of Amendment and Compliance with Performance Standards

The amended project layout does not impact any prior conditions of the Board's approval of the project, nor will it increase the number of dwelling units, impervious surfaces, gross floor area of any buildings, traffic, or parking. As such, this amendment constitutes a *de minimis* change to the project as that term is defined in the Ordinance. Regardless, given the public attention to this project Con Edison believes it is appropriate for the Planning Board to review the proposed amendment.

As noted above, this *de minimis* change in the project will not alter the project's compliance with the applicable performance standards or the Board's prior findings that the project complies with said standards. Further details regarding compliance with applicable standards is attached at Exhibit A.

Con Edison is hereby requesting that based on the information provided that the City of Gardiner Planning Board approve the amendment to the site layout and the vegetative buffer plan.

Please let me know what additional information the Planning Board may need to review and approve this amendment.

Regards

Mark Chrisos 

Mark Chrisos

Senior Project Developer

cc: Tracy Desjardins, Director of Economic Development/Planning



City of Gardiner March 2021 Amendment
Planning Board Review Application

Project Name: Gardiner Solar Project Project Cost: Appx. \$7 million
Date of submission: 2021-03-02 Received by: _____ Fees: NA

A complete written description of the proposed project including all other local, state and federal permits required for the project.
Con Edison Clean Energy Business (Applicant) proposes to construct a distributed generation ground mount solar facility off Highland Avenue and West Hill Road in Gardiner, Maine (Project). The solar array will have a footprint of approximately 19-acres and a capacity of up to 4.0 megawatts-alternating current. For further details regarding the Project please refer to Section 1.0 of the original application supplement.
Anticipated beginning/completion dates of construction: June 1, 2021 / December 1, 2021

1. General Information: (6.3.2)

Name of Property Owner: Steven A. McGee
Address: 537 High Street, West Gardiner, ME 04345
Phone/Fax No: _____

Applicant/Agent Name: Con Edison Development, Inc.
Address: 100 Summit Lake Drive, Valhalla, NY 10595
Phone/Fax No (914) 365-0118

Design Professional(s)/Contractor(s): Surveyor Engineer Architect Contractor
Name: Stantec Consulting Services Inc. (Natural Resources/Permitting, Civil & Stormwater)
Address: 30 Park Drive, Topsham, ME 04086
Phone/Fax No (207) 729-1199

Name: CS Energy (Electrical/Site Design)
Address: 2045 Lincoln Highway, Edison NJ 08817
Phone/Fax No (732) 215-2874

Name: AEI Consultants (Site Boundary Information)
Address: 11767 Katy Freeway #130, Houston TX, 77079
Phone/Fax No (512)-921-4670

Signature: Mark Chrisos Date: _____

Digitally signed by Mark Chrisos
DN: CN = Mark Chrisos email = chrismo@conedceb,
c = US o = Con Edison
Date: 2021.03.02 15:03:15 -0500

2. Property Information: (6.3.2)

- * Property Location: 266 Highland Ave. City Tax Map(s) 25 Lot(s) 12
- * Deed Ref: Book 6634 & 8212 Page 145 & 254 Zoning District(s): Residential (R)
- * Copy of the tax map showing the property and surrounding location.
- * Verification of the applicant's right, title, and interest in the property.

3. Development Information: (6.3.2.7)

Please refer to the original application supplement narrative and appendices for development information and the revised layouts provided with this amendment.

One or more site maps drawn to scale showing the following:

a.) The existing conditions on the property including: (6.3.2.7.1)

1. The property boundaries; **See Site Plan, Appendix A**
2. The zoning district and zoning district boundaries if the property is located in more than one zone; **See Site Plan, Appendix A**
3. The location of required setbacks, buffers and other restrictions: **See Site Plan, Appendix A**
4. The location of any easements or rights-of-way; **See Site Plan, Appendix A**
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property; **See Site Plan, Appendix A and Section 1 Project Description in the attached narrative.**
6. The locations of existing utilities on and adjacent to the property including sewers, water mains, stormwater facilities, gas mains, and electric and other telecommunication facilities; **See Site Plan, Appendix A**
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.) **See Site Plan, Appendix A**
8. The general topography of the property indicating the general slope of the land and drainage patterns. The CEO and/or Planning Board may require a topographic survey of all or a portion of the property for projects involving the construction of new or expanded structures or site modifications. **See Site Plan, Appendix A**
9. The location, type and extent of any natural resources on the property including wetlands, vernal pools, floodplains, waterbodies, significant wildlife habitats, rare or endangered plants or animals, or similar resources; and **See Site Plan, Appendix A**
10. The location and type of any identified historic or archeological resource on the property. **None observed.**

b.) The proposed development activity for which approval is requested including: (6.3.2.7.2)

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed; **No demand for water supply or generation of wastewater so sewer or septic will not be required.**

2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy; **See Site Plan, Appendix A**
3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building; **Not Applicable (N/A), no proposed buildings.**
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities; **See Site Plan, Appendix A**
5. The proposed flow of vehicular and pedestrian traffic into and through the property; **N/A, no proposed roads.**
6. The location and details for any signs proposed to be install or altered; **See Section 5.5 Signage in the attached narrative.**
7. The location and details for any exterior lighting proposed to be installed or altered; **See Section 5.6 Lighting in the attached narrative.**
8. Provisions for landscaping and buffering; and **See Site Plan, Appendix A and Section 1.2 Visual Screening/Buffers in the attached narrative.**
9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance. **N/A, no additional information.**

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal. (6.3.2.8)

Additional Information Required: (6.3.3)

Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;

An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets;

An erosion and sedimentation control plan; and

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project. (6.3.3.4)

Survey Requirements (6.3.5)

The Code Enforcement Officer or the Planning Board may require the applicant to submit a survey of the perimeter of the tract, giving complete descriptive data by bearing and distances, made and certified by a Registered Land Surveyor. The survey may be required for the construction of new structures or any construction proposed on a undeveloped parcel or tract of land, whenever the Code Enforcement Officer or the Planning Board finds that a survey is necessary to show compliance with the requirements of this Ordinance due to the size of the lot, location of the lot or the placement of existing or proposed structures on the lot or neighboring properties.

Additional Studies (6.3.6)

The Code Enforcement Officer or the Planning Board may require the applicant to perform additional studies or may hire a consultant to review the application or portions thereof. The cost to perform additional studies or hire a consultant shall be borne by the applicant.

4. Review Criteria (6.5.1)

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Code Enforcement Officer and/or the Planning Board shall approve an application unless one or the other of them makes a written finding that one or more of the following criteria have not been met.

6.5.1.1 The application is complete and the review fee has been paid.

To the best of our knowledge the application is complete, pursuant to the City of Gardiner Site Review Development Review requirements. The review fee was delivered to the City of Gardiner with the application on Tuesday, September 15, 2020.

6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance.

To the best of our knowledge the project, as proposed, conforms to the applicable provisions of the Gardiner Site Review Ordinance (Section 6.5 of the Gardiner Land Use Ordinance).

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.

The proposed project has been designed to avoid and/or minimize impacts to wetlands and there are no proposed impacts to water bodies (e.g., streams). For further information please see Sections 1.0 (Project Description), 2.0 (Erosion and Sedimentation Control) and 5.2 (Wetland and Watercourse Delineation) of the application supplement.

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

The proposed project will not require any wastewater disposal. Any construction debris associated with the proposed project will be delivered to a licensed solid waste facility with sufficient capacity (e.g., Hatch Hill Solid Waste Facility in Augusta) by a licensed non-hazardous waste transporter.

6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources.

The proposed project has been designed to avoid and/or minimize any adverse impacts to wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas, and archeological and historic resources. No mapped significant wildlife habitat, unique natural areas, shoreline access, scenic areas, and archeological and historic resources are located within the project site. Please see Sections 1.2 (Visual Buffers) and 5.1 (Additional Permitting Requirements) of the application supplement for further details.

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.

The proposed project has been designed to avoid and/or minimize impacts to wetlands and there are no proposed impacts to water bodies (e.g., streams). For further information please see Sections 1.0 (Project Description), 2.0 (Erosion and Sedimentation Control) and 5.2 (Wetland and Watercourse Delineation) of the application supplement.

6.5.1.7 The proposal will provide for adequate storm water management.

The total impervious and developed area for the Project, including the access drive and equipment pads, is only 24,183 sf (0.56 acres). Given this limited developed area, the Project does not require MDEP stormwater permitting, per MDEP Chapter 500 Stormwater Standards. The construction of this project will incorporate the erosion and sedimentation BMPs or practices as needed or applicable. These measures will be implemented, as needed, to protect natural resources and prevent erosion and sedimentation and control stormwater. The Project shall utilize the "Maine Erosion and Sediment Control BMPs" Manual for detailed procedures.

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.

The proposed project does not occur within any City of Gardiner shoreland or resource protection zoning areas.

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.

The proposed project does not occur within any mapped Federal Emergency Management Agency (FEMA) floodplain zones.

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.

The proposed project will not require any water during the operation phase. Any potential water required for dust control during construction will be provided by the construction contractor.

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.

The proposed project will not require any water withdrawal during the operation phase. Any potential water required for dust control during construction will be provided by the construction contractor. The construction of this project will incorporate the erosion and sedimentation BMPs or practices as needed or applicable. These measures will be implemented, as needed, to protect natural resources and prevent erosion and sedimentation. Additionally, the construction contractor will be required to implement a Spill Prevention, Control, and Countermeasure (SPCC) plan.

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.

No public vehicle or pedestrian circulation is associated with the proposed project. Access roads have been designed for safe access by operation and maintenance vehicles and potential public safety purposes.

6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.

The project will not result in a reduction of the quality of any municipal service and the Applicant has obtained communications from Gardiner Police, Fire, and Public Works Departments that the project will not result in a reduction of the quality of any municipal service.

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.

The Applicant (Con Edison Development, Inc.) has a proven track record of solar development within the region, including financial and technical capacity to meet both local and State requirements. A recent balance sheet showing the Applicant's financial capacity is included in the application. Additionally, the Applicant has contracted Stantec Consulting Services, Inc. (Stantec) to assist with the preparation of natural resource assessment, civil and stormwater plans, landscaping plans, and permit applications. Stantec has previously submitted applications for numerous similar scaled solar projects throughout the State, including the City of Gardiner.

6. Waivers (6.3.1)

Waiver of Submission Requirements

The CEO or Planning Board may, for good cause shown and only upon the written request of an applicant specifically stating the reasons therefor, waive any of the application requirements set forth in Sections 6.3.2, 6.3.3 and 6.3.4 provided such waiver will not unduly restrict the review process. The CEO or Planning Board may condition such a waiver on the applicant's compliance with alternative requirements. Good cause may include the CEO or Planning Board's finding that particular submissions are inapplicable, unnecessary, or inappropriate for a complete review. Notwithstanding the waiver of a submission requirement, the CEO or Planning Board may, at any later point in the review process, rescind such waiver if it appears that the submission previously waived is necessary for an adequate review. A request for a submission previously waived shall not affect the pending status of an application.

The Applicant does not seek any waivers of the Site Review application requirements.

Exhibit A

Compliance with Applicable Review Criteria

Pursuant to Section 6.6 of the Land Use Ordinance Con Edison has proposed a *de minimis* change in its previously approved project. The proposed amendment to the project layout has not increased the overall size or impact of the project and includes enhanced buffering and setbacks to abutting properties.

The Planning Board incorporates by reference its findings in its prior decision rendered on October 13, 2020, including the Board's written decision dated October 15, 2020, as supplemented by the following findings:

6.5.1 Review Criteria for All Applications

6.5.1.1 The application is complete and the review fee has been paid.

RESPONSE: The Applicant has submitted an application for a *de minimis* amendment to a previously approved application and all applicable fees have been paid.

6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance.

RESPONSE: The Board incorporates its findings from its prior decision.

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.

RESPONSE: The revised project layout does not increase the amount of water pollution, erosion or sedimentation and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

RESPONSE: The revised project layout does not increase the amount of wastewater or solid waste and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources.

RESPONSE: The revised project layout does not increase impacts to habitat, unique natural areas, shoreline access or visual quality or other resources and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.

RESPONSE: The revised project layout does not increase impacts to waterbodies or wetlands and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

6.5.1.7 The proposal will provide for adequate storm water management.

RESPONSE: The revised project layout does not increase stormwater impacts and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.

RESPONSE: The proposed project is not located in a shoreland zone.

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.

RESPONSE: The proposed project is not located in a mapped floodplain.

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.

RESPONSE: The revised project layout does not increase demands for water service and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.

RESPONSE: The revised project layout does not increase impacts to groundwater quality or quantity and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.

RESPONSE: Other than during construction and routine maintenance the project will not be accessed by vehicles and no pedestrian use is permitted.

6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.

RESPONSE: The revised project layout does not increase burdens on municipal services and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.

RESPONSE: The revised project layout does not demand additional financial or technical resources from the Applicant and, therefore, for the reasons set forth in its

prior decision the Board finds that the amended project complies with this standard.

6.5.1.15 If the property contains an identified historic or archeological resource, the proposal shall include appropriate measures for protecting the resource, including but not limited to modification of the proposed design of the site, the timing of construction, and limiting the extent of excavation.

RESPONSE: **The revised project layout does not increase impacts to historic or archeological resources and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.**

6.5.2 Additional Site Plan Review Criteria

6.5.2.1. The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;

RESPONSE: **The revised project layout reduces impacts to neighboring properties and the district in which it is located and, therefore, the Board finds that the amended project complies with this standard.**

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties;

RESPONSE: **The revised project layout reduces impacts to neighboring properties and, therefore, the Board finds that the amended project complies with this standard.**

6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses in accordance with the appropriate performance standards;

RESPONSE: **The revised project layout provides enhanced landscaping, buffering and screening elements and, therefore, the Board finds that the amended project complies with this standard.**

6.5.2.4 The building site and roadway design will harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum;

RESPONSE: **The revised project layout does not involve greater site impacts associated with excavation and clearing and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.**

6.5.2.5 The proposal will reflect the natural capabilities of the site to support the development. Buildings, structures, and other features should be located in the areas of the site most suitable for development. Environmentally sensitive areas including waterbodies, steep slopes, floodplains, wetlands, significant plant and wildlife habitats, scenic areas, aquifers and archeological and historic resources shall be preserved to the maximum extent;

RESPONSE: The revised project layout does not increase impacts to sensitive areas and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

6.5.2.6 The proposal will provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system will connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project;

RESPONSE: The project does not permit pedestrian use.

6.5.2.7 In urban and built-up areas, buildings will be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear of the building;

RESPONSE: The project is not located in an urban or built-up area.

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent;

RESPONSE: The project does not include multiple buildings.

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach.

RESPONSE: No buildings will be constructed as part of the project.

6.5.2.10 Exterior building walls greater than 50 feet in length which can be viewed from the public road will be designed with a combination of architectural features with a variety of building materials and shall include landscaping abutting the wall for at least 50% of the length of the wall.

RESPONSE: No buildings will be constructed as part of the project.

6.5.2.11 Building materials will match the character of those commonly found in the City and surrounding area including brick, wood, native stone, tinted/textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels will only be used as accent features. Materials shall be of low reflectance, subtle, neutral or earth tone colors. High-intensity and bright colors shall be prohibited except when used as trim or accent. Building materials for industrial or commercial buildings located within an approved industrial park or subdivision are not be required to comply with this provision.

RESPONSE: No buildings will be constructed as part of the project.

6.5.2.12 Building entrances and points where the development intersects with the public road and sidewalk will be provided with amenities appropriate for the area such as benches, bike racks, bus stop locations and other similar landscape features.

RESPONSE: No buildings will be constructed as part of the project.

6.5.2.13 A proposal which includes drive-through service will be designed to minimize impact on the neighborhood. Drive-through lanes will be fully screened from adjacent residential properties and communication systems will not be audible on adjacent properties.

RESPONSE: No buildings or drive-through lanes will be constructed as part of the project.

General Performance Standards/Section 8 Land Use Ordinance

8.1 General Lot Requirements

RESPONSE: The project shall be constructed on a conforming lot.

8.2 Access to Lots

RESPONSE: Adequate access to the project exists via a recorded easement.

8.3 Rear-Lot Access and Frontage

RESPONSE: The project shall be constructed on a conforming lot.

8.4 Accessory Structures and Swimming Pools

RESPONSE: Not applicable.

8.5 Temporary Structures

RESPONSE: Not applicable.

8.6 Essential Services and Utilities

RESPONSE: Utility access to the project is adequate and in compliance with all requirements of the T&D utility.

8.7 Exterior Lighting

RESPONSE: Lighting is limited to security purposes and complies with the standards in Section 8.7.

8.8 Noise

RESPONSE: The project will operate in compliance with the noise limits in Section 8.8.

8.9 Exterior Material Storage

RESPONSE: Not applicable.

8.10 Performance Guarantee

RESPONSE: Although not applicable to this project, the Applicant has agreed to provide a decommissioning performance guarantee.

8.11 Buffer Area and Screening Standards

RESPONSE: The revised project layout increases buffering and vegetation, and the altered layout provides additional setbacks to abutting properties and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

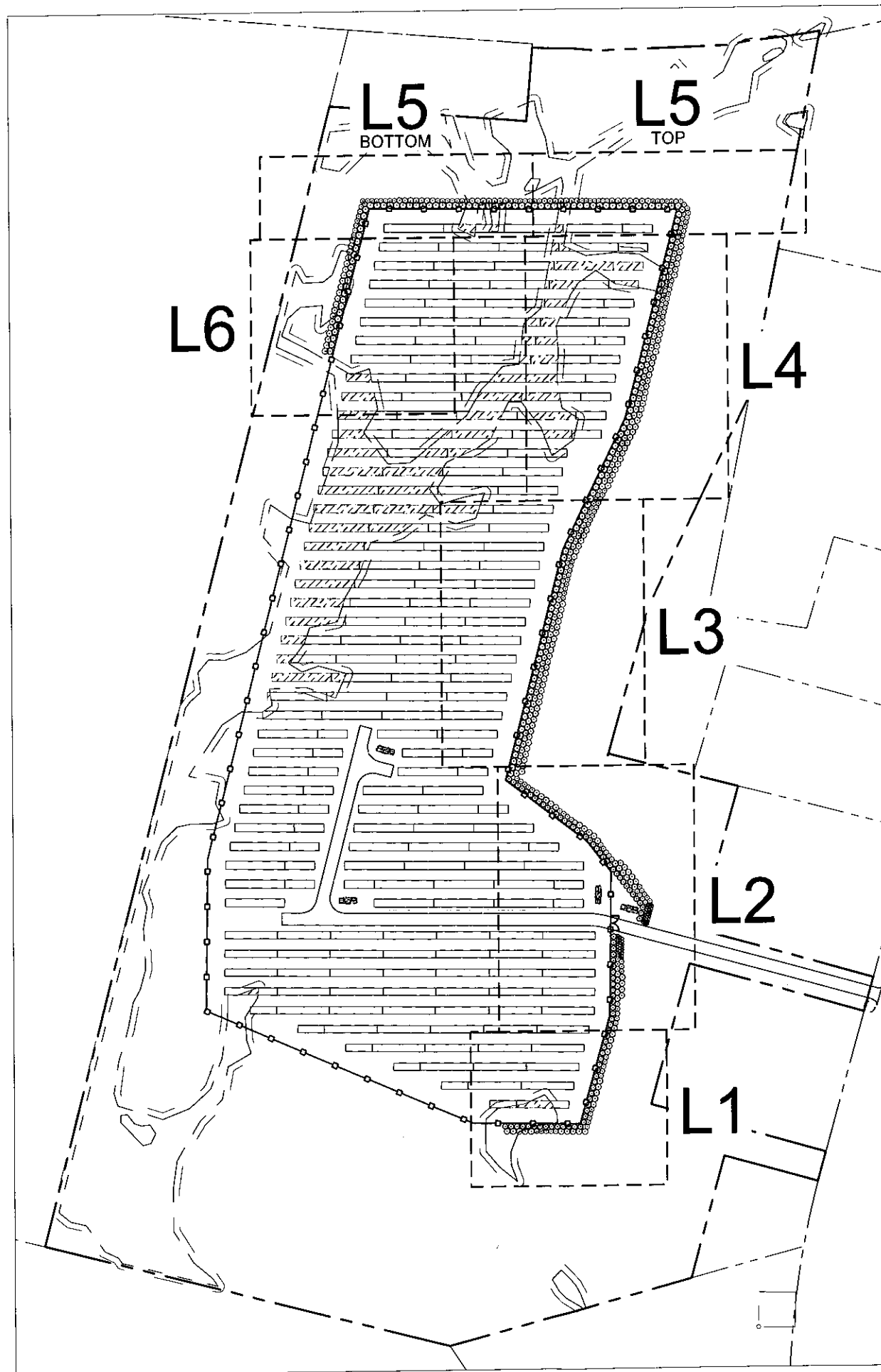
8.12 Non-Residential Development Design Standards

RESPONSE: The revised project layout increases buffering and vegetation, and the altered layout provides additional setbacks to abutting properties. Overall, the revised design improves the visual harmony of the project with the surrounding environment and, therefore, for the reasons set forth in its prior decision the Board finds that the amended project complies with this standard.

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Legend



Revision	By	Appd	YY MM DD

Issued	By	Appd	YY MM DD

File Name	Own	Clkd	Dgn	YY MM DD
Permit-Seal				

Client/Project
Gardiner Solar

Solar Field Screening

Gardiner, ME 04345

Title

OVERALL CONCEPTUAL LANDSCAPE PLAN

Project No.	Scale
195601969	1" = 100'-0"

Drawing No.	Sheet	Revision
LO	1 of 8	0



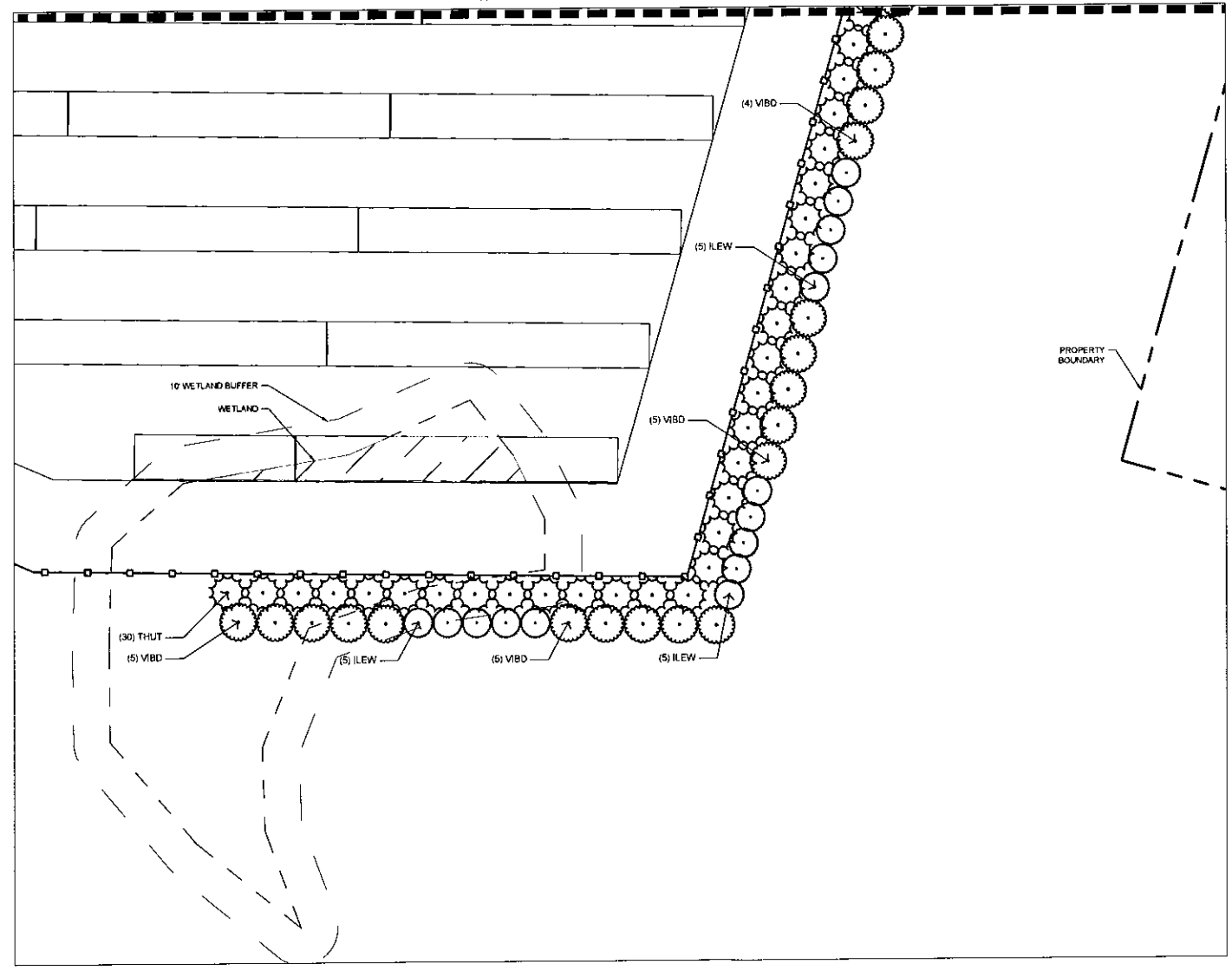
0 100 200
1" = 100'

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Legend

MATCHLINE - SEE SHEET L2



Revision	By	Appd.	YY MM DD

Issued	By	Appd.	YY MM DD

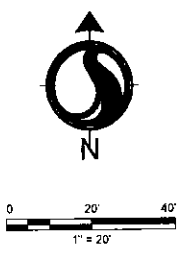
Permit-Seal	Drawn	Checked	Design	YY MM DD

Client/Project
 Gardiner Solar
 Solar Field Screening
 Gardiner, ME 04345

Title
CONCEPTUAL LANDSCAPE PLAN

Project No.	Scale
195601969	1" = 20'-0"

Drawing No.	Sheet	Revision
L1	2 of 8	0



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Legend

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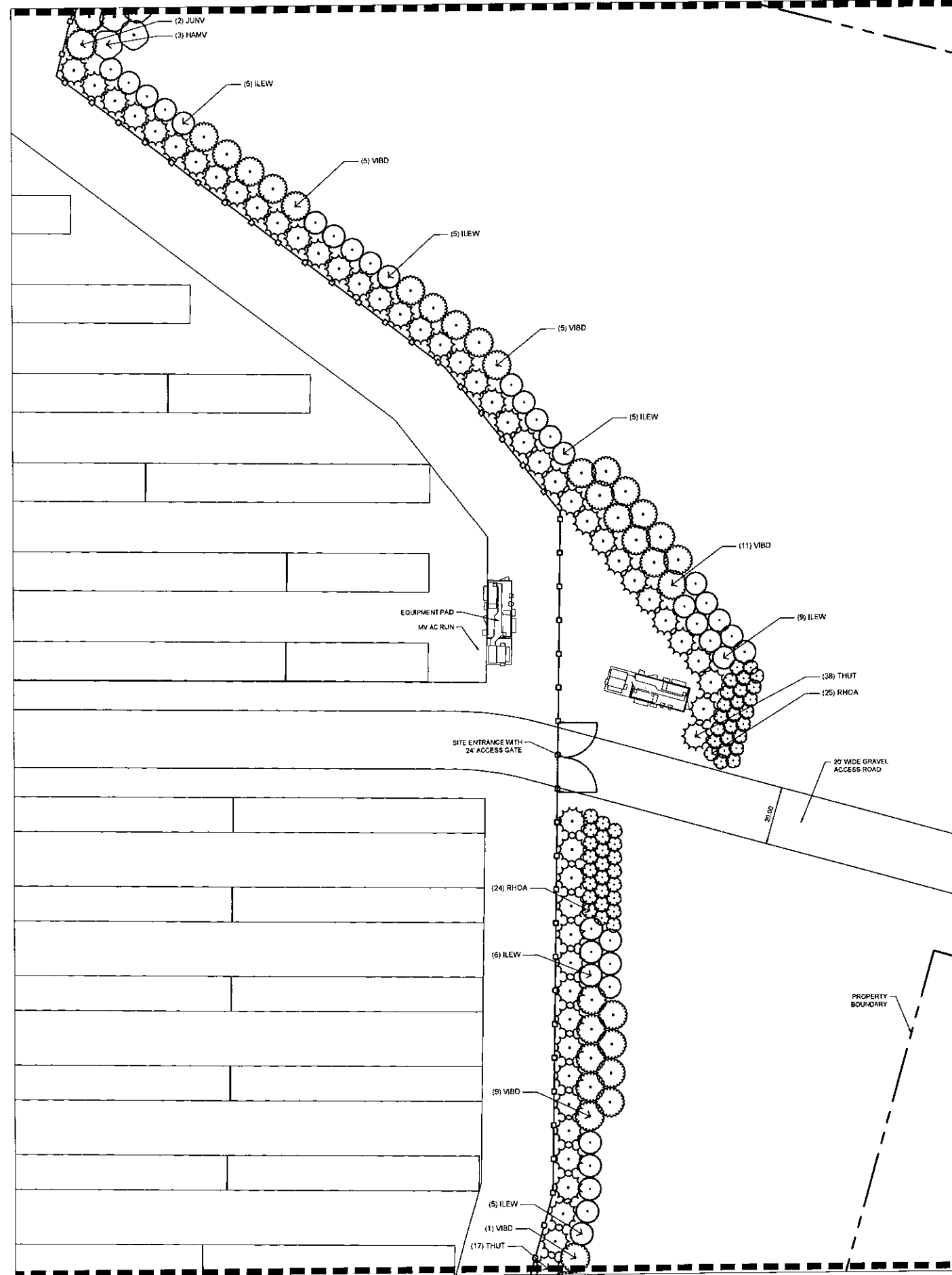
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Permit-Seal	Drawn	Checked	Designed	YY-MM-DD

Client/Project
Gardiner Solar
Solar Field Screening
Gardiner, ME 04345
Title
CONCEPTUAL LANDSCAPE PLAN

Project No.	Scale	
195601969	1" = 20'-0"	
Drawing No.	Sheet	Revision
L2	3 of 8	0

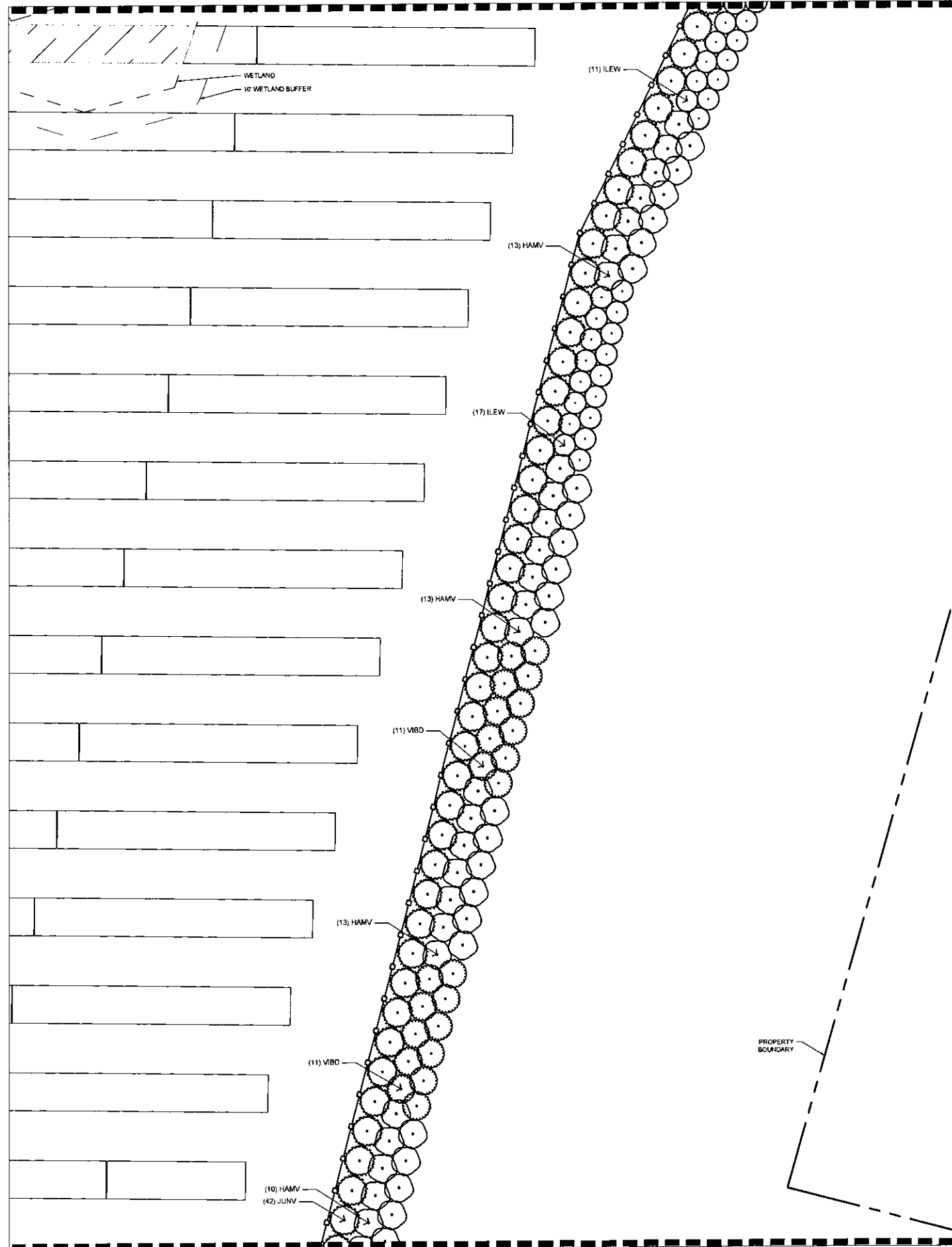
MATCHLINE - SEE SHEET L3



MATCHLINE - SEE SHEET L1

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2021/03/14 10:53 AM (W. Stevens)

MATCHLINE - SEE SHEET L4



MATCHLINE - SEE SHEET L2

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Legend

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Issued	By	Appd	WJW/DD
Permit-Seal	Div	Check	Design

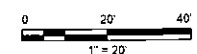
Client/Project
Gardiner Solar

Solar Field Screening

Gardiner, ME 04345

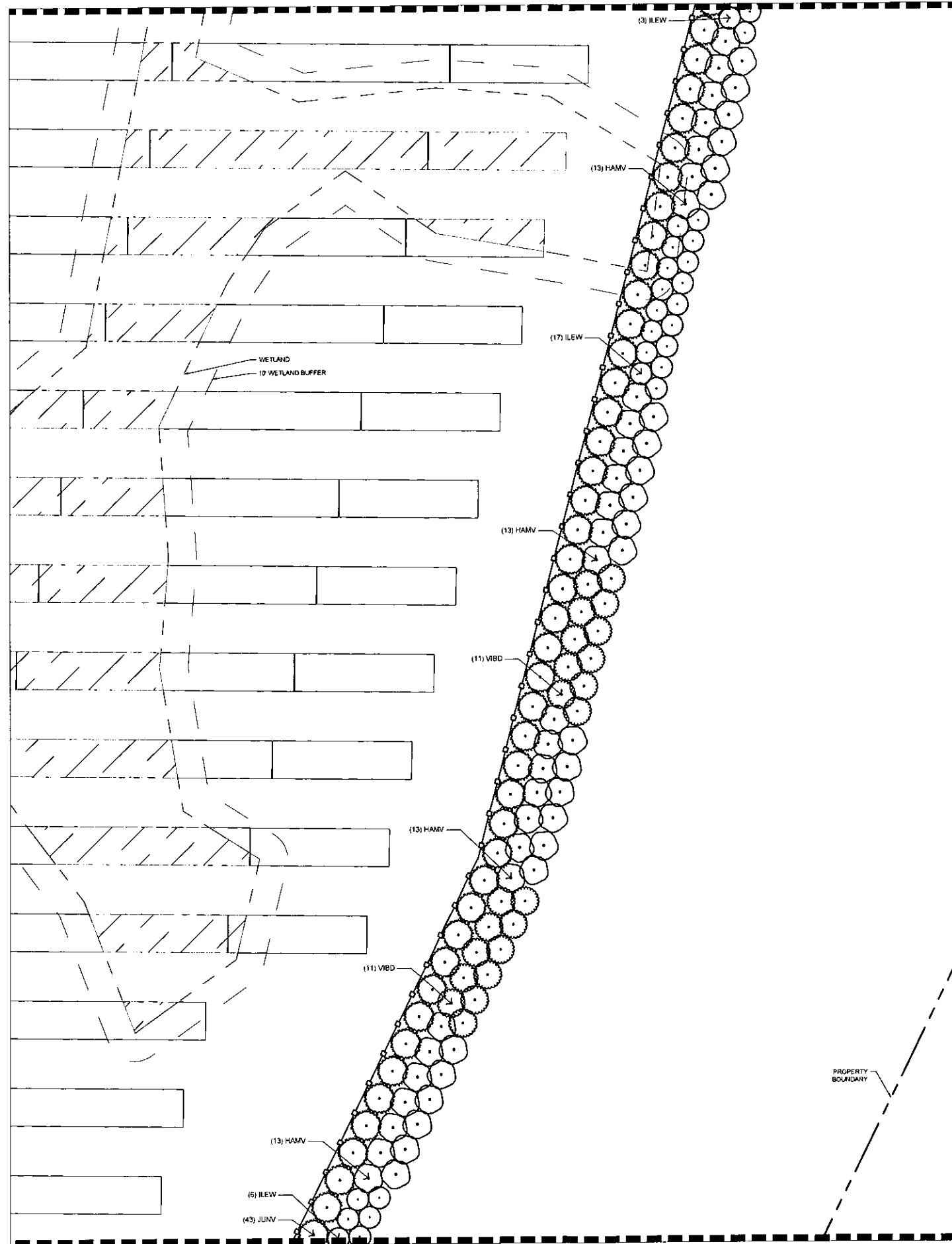
Title
CONCEPTUAL LANDSCAPE PLAN

Project No. 195601969	Scale 1" = 20'-0"
Drawing No.	Sheet 4 of 8
	Revision 0



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MATCHLINE - SEE SHEET L5



MATCHLINE - SEE SHEET L3



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Issued	By	Appd	Yr MM DD	
Permit-Seal	Des	Chd	Exp	Yr MM DD

Client/Project
Gardiner Solar

Solar Field Screening

Gardiner, ME 04345

Title

CONCEPTUAL LANDSCAPE PLAN

Project No. 195601969	Scale 1" = 20'-0"
Drawing No. L4	Sheet 5 of 8
Revision 0	

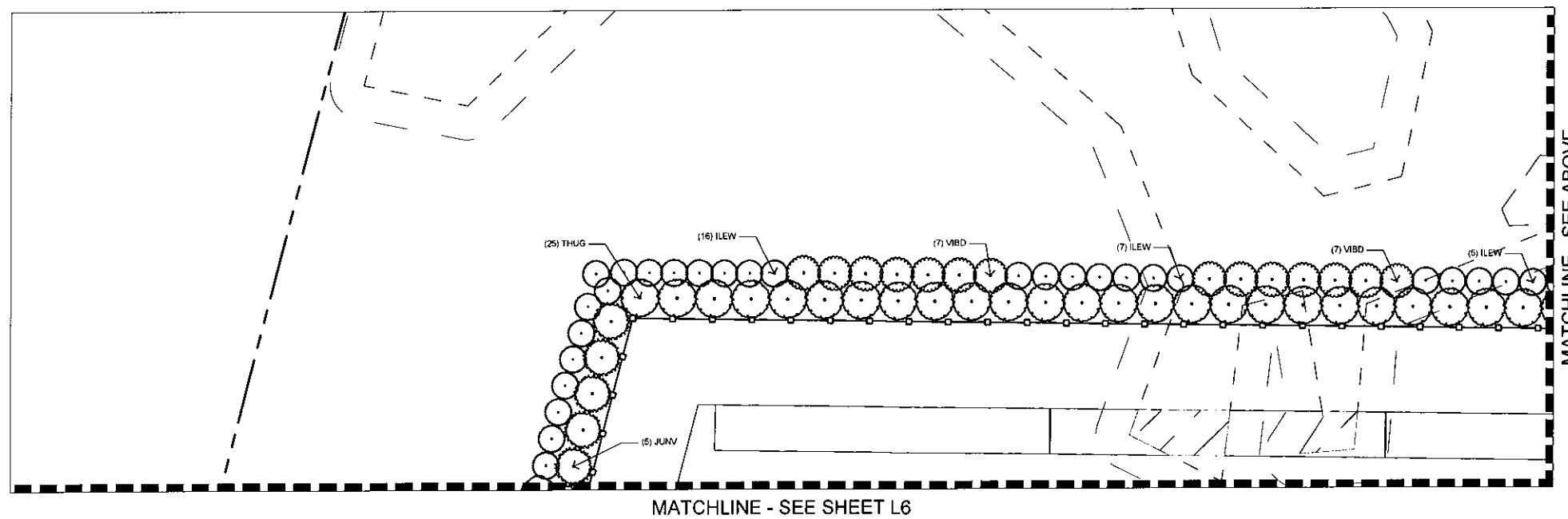
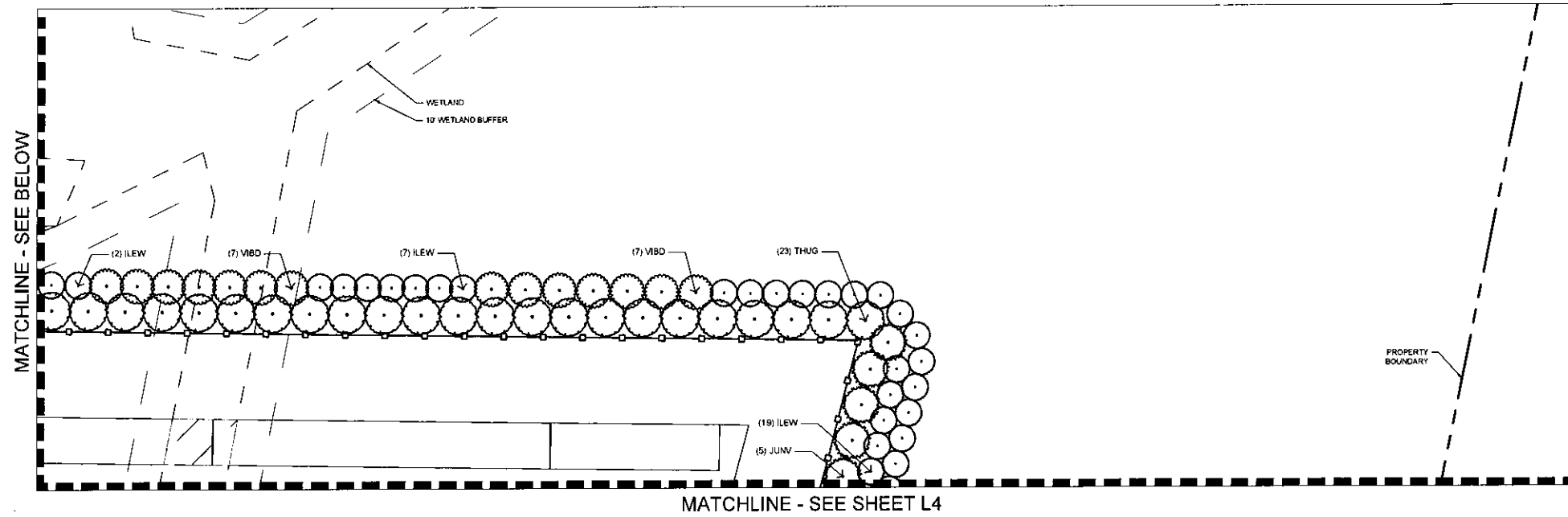
L4

5 of 8

0

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Revision	By	Appd	YY MM DD

Issued	By	Appd	YY MM DD

Permit-Seal	Dwn	Chd	Dgn	YY MM DD

Client/Project
Gardiner Solar

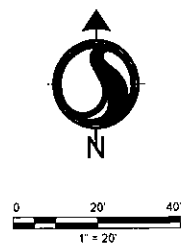
Solar Field Screening

Gardiner, ME 04345

Title
CONCEPTUAL LANDSCAPE PLAN

Project No.	Scale	
195601969	1" = 20'-0"	
Drawing No.	Sheet	Revision

L5 6 of 8 0

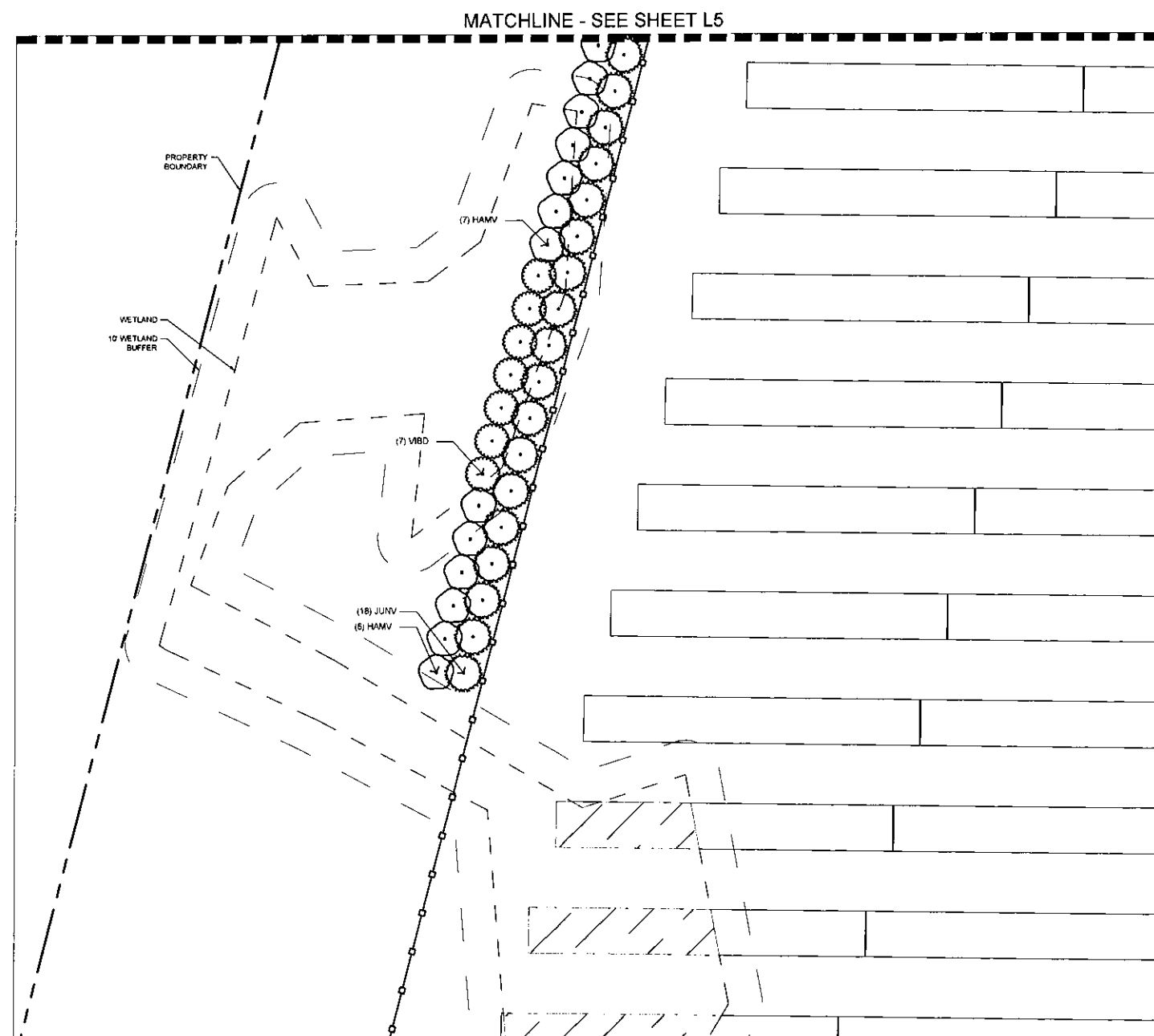


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Issued	By	App'd	Y/M/D

File Name	Dwn	Chgd	Sign	Y/M/D

Permit-Seal

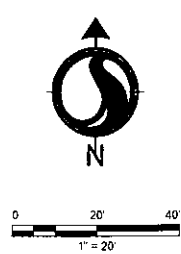
Client/Project
Gardiner Solar

Solar Field Screening

Gardiner, ME 04345

Title
CONCEPTUAL LANDSCAPE PLAN

Project No. 195601969	Scale 1" = 20'-0"
Drawing No. L6	Sheet 7 of 8
Revision 0	



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Legend

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS
	JUNV	115	JUNPERUS VIRGINIANA / EASTERN RED CEDAR	B & B		10 -12	5-6	
	THUG	48	THUJA PLICATA GREEN GIANT / GREEN GIANT ARBORVITAE	B & B		10 -12	5-6	
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS
	THUT	85	THUJA OCCIDENTALIS TECHNY / TECHNY ARBORVITAE	B & B	5-6	3-4		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPREAD	REMARKS	
	HAMV	117	HAMAMELIS VERNALIS / OZARK WITCHHAZEL	B & B	4-5	4-5		
	IIEW	160	ILEX VERTICILLATA WINTER RED / WINTER RED WINTERBERRY	B & B	4-5	4-4.5		
	RHDA	49	RHODODENDRON CATAWBIENSE ALBUM / WHITE CATAWBA RHODODENDRON	B & B	1 - 2	1 - 2		
	VIBD	129	VIBURNUM DENTATUM / ARROWWOOD VIBURNUM	B & B	4-5	4-4.5		

TREES



EASTERN RED CEDAR



GREEN GIANT ARBORVITAE



TECHNY ARBORVITAE

SHRUBS



OZARK WITCH HAZEL



WINTER RED WINTERBERRY



WHITE CATAWBA RHODODENDRON



ARROWWOOD VIBURNUM

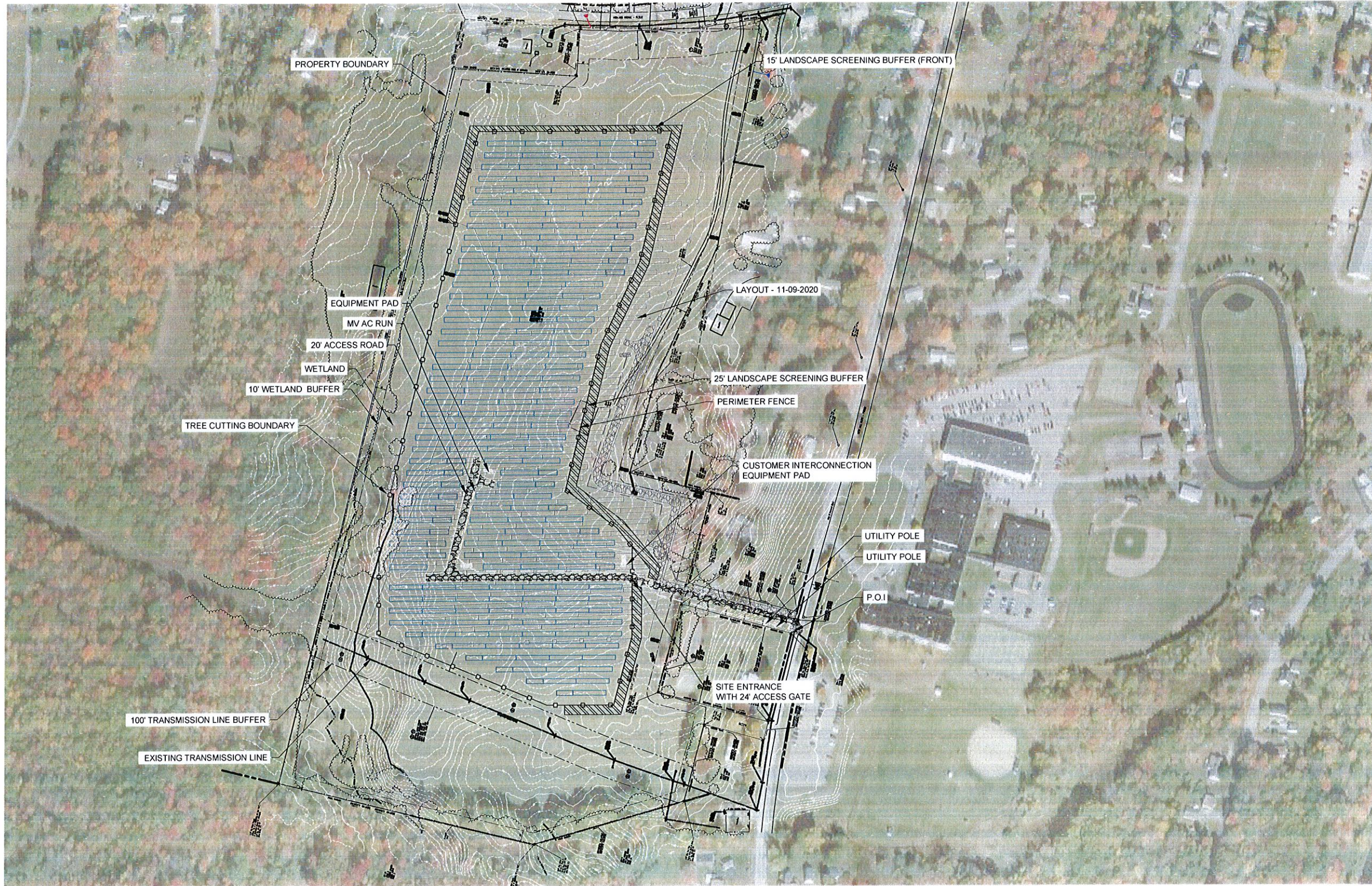
Revision	By	App'd	YY/MM/DD

Issued	By	App'd	YY/MM/DD

Permit-Seal	Dwn	Chkd	Dg'n	YY/MM/DD

Client/Project
Gardiner Solar
Solar Field Screening
Gardiner, ME 04345
Title
CONCEPTUAL LANDSCAPE PLAN

Project No.	Scale	
195601969	1" = 20'-0"	
Drawing No.	Sheet	Revision
L7	8 of 8	0



Rev	Description	Date	Dwn	Chk
C	REVISED K EQUIPMENT	03/04/21	AB	AB
B	UPDATED DRAWINGS	09/15/21	DA	AB
A	PRELIMINARY	12/09/20	DA	AB

DESIGNER'S SEAL AND SIGN

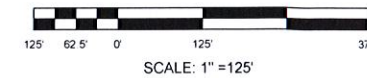
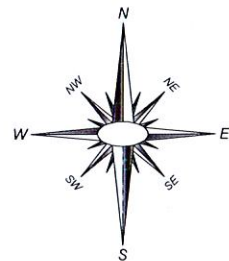
SYSTEM DESIGNER

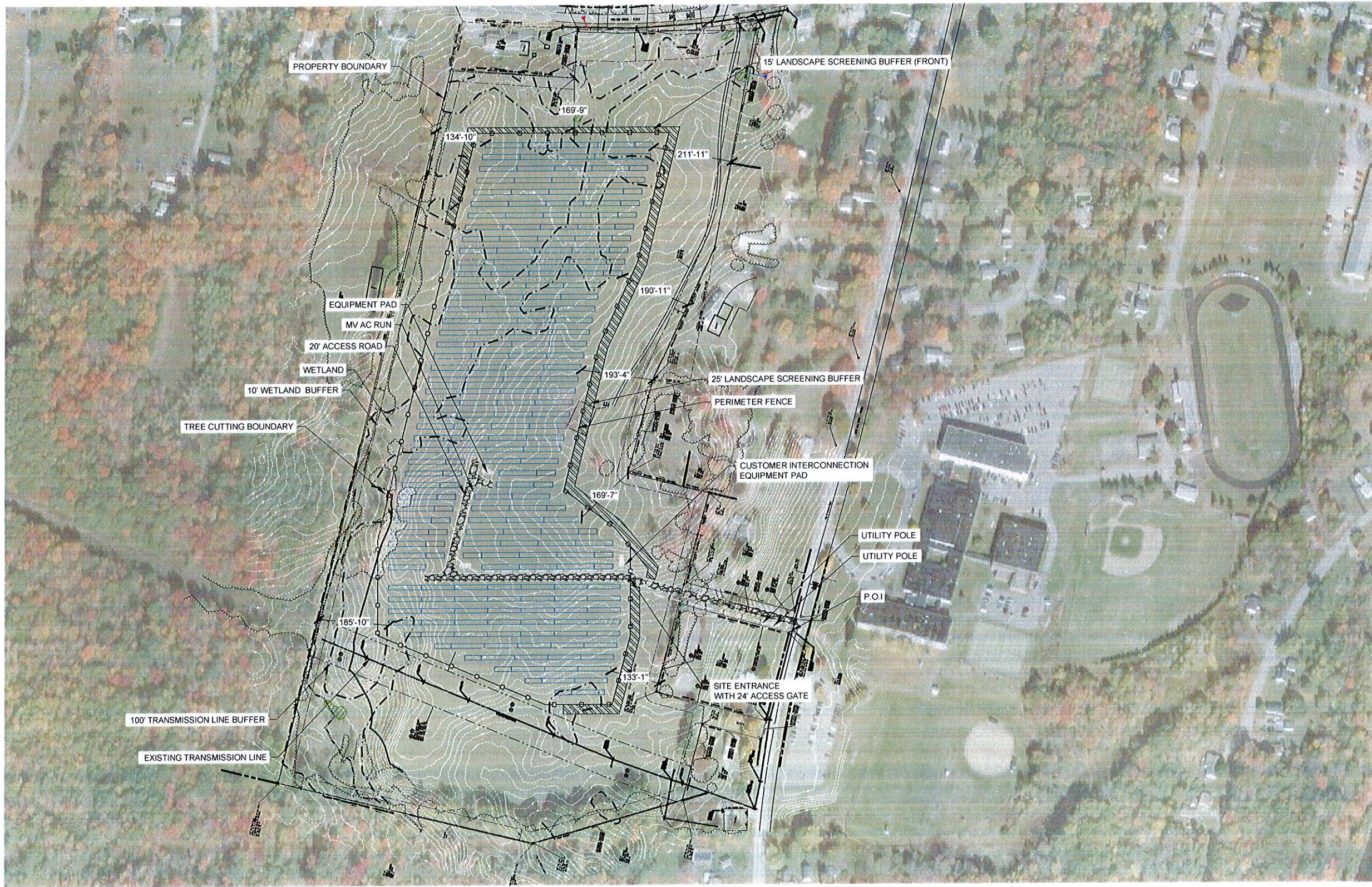
SYSTEM OWNER

PROJECT NAME AND ADDRESS
GARDINER SOLAR
HIGHLAND AVE,
GARDINER, ME 04345

SHEET TITLE
FIGURE 1

ENGINEER D. AROSE	DRAWN BY D. AROSE
PROJECT NO. -	SHEET NO. SK-01
CREATION DATE 06/26/2020	
SCALE AS NOTED	





Rev	Description	Date	Dwn	Chk
C	REVISED K EQUIPMENT	03/10/21	AB	AB
B	UPDATED DRAWINGS	03/10/21	DA	AB
A	PRELIMINARY	10/26/20	DA	AB

DESIGNER SEAL AND SIGN

SYSTEM DESIGNER

SYSTEM OWNER

PROJECT NAME AND ADDRESS
GARDINER SOLAR
HIGHLAND AVE,
GARDINER, ME 04345

SHEET TITLE
FIGURE 2

ENGINEER D. AROSE	DRAWN BY D. AROSE
PROJECT NO.	SHEET NO.
CREATION DATE 06/26/2020	SK-02
SCALE AS NOTED	

