

## Evan O'Connor

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**From:** Mark T. Arienti  
**Sent:** Tuesday, October 15, 2024 10:52 AM  
**To:** Evan O'Connor  
**Cc:** Stephen J. Puleo  
**Subject:** FW: Sebago Solar Buffer Yard  
**Attachments:** 2024-10-04 Sebago Solar Windham Follow-up submission.pdf

Evan,

I've reviewed the 10-4-24 submittal for Sebago Solar and have the following comments regarding my previous comments:

- I understand that the maintenance access road will be superelevated from STA 1+00 to end to direct the flow toward the meadow buffer by since I have been involved in discussions and meetings on this, however I still feel it would helpful to orient someone looking at the plan as to what direction to superelevate by labeling the cross-section A-A' or E-W. I don't think it does this.
- My one question/comment on the level spreader is that it shows 1/3 of it under the line of solar panels. Will this be an issue in constructing either of these items?

Thanks,

Mark

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**From:** Kirk Ball <[kball@acheronengineering.com](mailto:kball@acheronengineering.com)>  
**Sent:** Friday, October 4, 2024 8:24 AM  
**To:** Evan O'Connor <[ehoconnor@windhammaine.us](mailto:ehoconnor@windhammaine.us)>  
**Cc:** Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)>; Mark T. Arienti <[mtarienti@windhammaine.us](mailto:mtarienti@windhammaine.us)>; David Fowler <[dfowler@nextphaseenergyservices.com](mailto:dfowler@nextphaseenergyservices.com)>; Lucy Fowler <[lucyfowler@nextphaseenergyservices.com](mailto:lucyfowler@nextphaseenergyservices.com)>  
**Subject:** Re: Sebago Solar Buffer Yard

Hi Evan,

Please find attached the follow up submission for the Sebago Solar project. Dave will be dropping off the hard copies on Monday. Let us know if you have any concerns or questions.

Kirk

On Tue, Oct 1, 2024 at 10:42 AM Kirk Ball <[kball@acheronengineering.com](mailto:kball@acheronengineering.com)> wrote:

Thanks Evan. Sounds good, we will edit the plans accordingly, plus address Mark's comments and get the level spreader design finished up.

We appreciate you and Steve reviewing promptly so we can meet the deadline!

Kirk

On Tue, Oct 1, 2024 at 10:30 AM Evan O'Connor <[ehoconnor@windhammaine.us](mailto:ehoconnor@windhammaine.us)> wrote:

Good morning, Kirk,

In discussing with Steve, we agree that a Solar Facility is an Industrial use, as opposed to a commercial use.

In this case, Buffer Yard G would be required.

Thank you,

*E. O'Connor*

*Town Planner*

*Town of Windham*

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**From:** Kirk Ball <[kball@acheronengineering.com](mailto:kball@acheronengineering.com)>

**Sent:** Tuesday, October 1, 2024 8:16 AM

**To:** Evan O'Connor <[ehoconnor@windhammaine.us](mailto:ehoconnor@windhammaine.us)>; Stephen J. Puleo <[sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us)>

**Cc:** Mark T. Arienti <[mtarienti@windhammaine.us](mailto:mtarienti@windhammaine.us)>; David Fowler <[dfowler@nextphaseenergyservices.com](mailto:dfowler@nextphaseenergyservices.com)>; Lucy Fowler <[lucyfowler@nextphaseenergyservices.com](mailto:lucyfowler@nextphaseenergyservices.com)>

**Subject:** Sebago Solar Buffer Yard

Good Morning, Evan & Steve

As directed by the Planning Board chair, I'm reaching out regarding the Buffer Yard along the northern project boundary for Sebago Solar. As discussed during the planning board site walk, this particular project location makes the requirement a little foggy. We visited the Buffer Yard section of the ordinance (120-511) and applied 120-511.B(1)(c) "Along public and private streets" as suggested during the site walk. Per Table 2 "Minimum Buffer Yard Requirements for Abutting Land Uses" Buffer Yard H would be required in this case.

I have attached an edited version of the site plan and detail sheet for reference. Can you please review and let us know if the Planning Department agrees with applying 120-511.B(1)(c) is appropriate in the

Sebago Solar case? This version of the site plan includes shortening of the project at the south end to provide a min 50' existing vegetation buffer between the residents to the south.

Thanks and let me know if you have questions or would like more information.

Kirk

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