

TOWN OF WINDHAM MAJOR & MINOR SITE PLAN APPLICATION

Sketch Plan

(Section 811 – Site Plan Review, Submission Requirements)

The original signed copy of this application must be accompanied by:

- The required application and review escrow fees,
- Five (5) collated submission packets, which must include
 - Full size paper copies of each plan, map, or drawing, and
 - A bound copy of the required information found in Section 811 of the Land Use Ordinance.
 - The checklist below offers a brief description of these requirements for the purpose of determining the completeness of a submission. Please use the Ordinance for assembling the submission packets.
- Electronic submission in PDF format of:
 - All plans, maps, and drawings.
 - These may be submitted as a single PDF file or a PDF for each sheet in the plan set.
 - A PDF of the required information found in Section 811 of the Land Use Ordinance

The submission deadline for Sketch plans is three (3) weeks before the Planning Board or Staff Review Committee meeting for which it will be scheduled.

Applicants are strongly encouraged to schedule a brief submission meeting with Planning Staff, to walk through the application checklist at the time a Planning Board submission is made. This will allow applicants to receive a determination of completeness, or a punch list of outstanding items, at the time a submission is made.

If you have questions about the submission requirements, please contact:

Windham Planning Department	(207) 894-5960, ext. 2
Jenn Curtis, Planner	jcurtis@windhammaine.us
Amanda Lessard, Planning Director	allessard@windhammaine.us

Sketch Plan - Minor & Major Site Plan

Project Name: Sebago Solar

Tax Map: 23 Lot: 4B

Estimated square footage of building(s): 0.00

If no buildings proposed, estimated square footage of total development: 14.5 acres

Is the total disturbance proposed > 1 acre? ☒ Yes ☐ No

Contact Information

1. Applicant

Name: Sebago Solar, LLC

Mailing Address: 143 Highland Shores Road, Casco, Maine 04015

Telephone: 207-615-6850 Fax: _____ E-mail: _____

lucyfowler@nextphaseenergyservices.com

2. Record owner of property

_____ (Check here if same as applicant)

Name: R.N. Willey & Sons Excavating, Inc

Mailing Address: 13 Scott Drive, Casco, Maine

Telephone: 207-655-7345 Fax: _____ E-mail: _____

rnwilleyexcavating@yahoo.com

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: Kirk Ball, PE

Company Name: Acheron Engineering Services

Mailing Address: 147 Main Street, Newport, Maine 04953

Telephone: 207-368-5700 Fax: 207-368-5120 E-mail: _____

kball@acheronengineering.com

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Signature

Date

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form		
b.	Project Narrative		
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan		
	traffic study	N/A	
	utility study	X	
	market study	N/A	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit		
g.	Any anticipated waiver requests (Section 808)		
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.	No	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.	No	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
h.	Plan Requirements		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site.	X	
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)		
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	None Known	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey		
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	X	
Electronic Submission			

Project Narrative: Sebago Solar is proposing to construct a 4.9 MW (ac) ground mounted solar array facility, here after referred to as "the project." The proposed project is identified as Map 23 Lot 4B on the Town of Windham tax maps and is located east of Pipeline Road. Please refer to the attached site location map for specific location.

Currently, the parcel includes a gravel pit that occupies approximately 50% of the parcel area. Parcel area that is not occupied by the gravel pit is wooded. The pit is licensed by the Maine Department of Environmental via NOI and is identified as project 397. Please refer to the existing conditions site plan for specific details.

The High Value Plant and Animal Habitats map from Maine Department Inland Fisheries and Wildlife does not indicate any habitats of concern on the project site. In addition, US Fish & Wildlife has no mapped wetlands on the project site.

Sebago Solar's project plans include:

- Formally closing the gravel pit to Maine Department of Environmental Protection standards.
- Regrading the pit's east embankments. The eastern embankments of the pit are near vertical and will be regraded to 20% to allow for solar panel installation.
- Revegetate all disturbed areas.
- Install ground mounted solar array system.

Water supply, and wastewater disposal is not required for the project. A traffic study is not anticipated for the project. A distribution interconnection impact study is currently being performed for the project.

Right, Title or Interest

Sebago Solar signed a Solar Option and Land Lease with R.N. Willey & Son's Excavating, Inc. on December 27th, 2019. Once the Option is exercised, the lease will be Effective for 30 years with the ability to renew for four additional periods of five years each. See the attached Deed and Memorandum of Solar Option and Land Lease.

0051534

BK 115765 PG 154

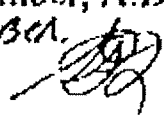
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, Stanley P. Quinn, Jr., an individual with a mailing address of 361 Raymond Cape Road, Raymond, Maine 04071, in consideration of One Dollar (\$1.00) and other valuable consideration paid by R.N. Willey & Sons Excavating, Inc., a Maine corporation with a mailing address of 13 Scott Drive, Casco, Maine 04015, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said R.N. Willey & Sons Excavating, Inc., its successors and assigns forever, a certain lot or parcel of land located in the Town of Windham, County of Cumberland, and State of Maine, all as more particularly described in Exhibit A attached hereto, and made a part hereof.


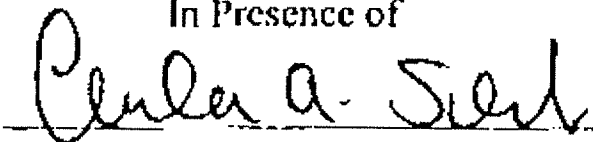
TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said R.N. Willey & Sons Excavating, Inc., its successors and assigns, to their use and behoof forever.

AND I do COVENANT with the said Grantee, their successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee, their successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Stanley P. Quinn, Jr. have hereunto set my hand and seal this 2 day of ~~September~~ ^{October}, A.D. 2000.



Signed, Sealed and Delivered
In Presence of


Stanley P. Quinn, Jr.

OK 5765 PG 155

State of Maine
Andresen, et al., vs.

OC. Huber.
September 2, 2000

Then personally appeared the above-named Stanley P. Quinn, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Circle A. Seal
Notary Public/Attorney at Law

Printed Name _____

CHARLES A. SCHWAB
HUIABY FURLO, MAGYL
My Commission Expires September 28, 2003

Keywords: *depression; anxiety disorder*

SEAL

EXHIBIT A

A certain lot or parcel of land situated in the Town of Windham, Cumberland County, Maine, bounded and described as follows:

BEGINNING at a No. 5 rebar located on the town line between Windham and Raymond; said rebar is located N 51° 44' 52" E, 1538.92 feet along said town line from a town monument located on the easterly sideline of Route 302; said rebar is also located on the easterly sideline of Pipeline Road; thence N 51° 44' 52" E along said town line and other land now or formerly of Stanley P. Quinn as described in deed Book 7851, Page 274, Cumberland County Registry of Deeds, 926.38 feet to a no. 5 rebar; thence continuing N 51° 44' 52" E along the town line, 950 feet to a No. 5 rebar; thence S 61° 17' 08" E continuing along other land now or formerly Quinn as described in deed Book 10221, Page 341 Cumberland County Registry of Deeds, 641.23 feet to a No. 5 rebar located on the westerly sideline of a Central Maine Power Co. right of way; thence S 12° 34' 32" W along the westerly sideline of said Central Maine Power Co. right of way, 1535.27 feet to a No. 5 rebar at other land of Quinn; thence S 87° 40' 34" W, 874.15 feet to a No. 5 rebar; thence N 65° 08' 40" W continuing along other land now or formerly of Quinn, 1236.99 feet to a no. 5 rebar; thence S 41° 49' 42" W continuing along other land now or formerly Quinn, 635.51 feet to a no. 5 rebar located on the easterly sideline of Pipeline Road; thence N 3° 55' 52" E along the easterly sideline of Pipeline Road, 150.00 to the point of beginning. Said parcel contains 40.96 acres. Bearings are magnetic of the year 2000. Said parcel is conveyed with a 50 foot right of way leading northeasterly from the terminus of Viola Avenue in the Town of Raymond to the above described parcel. Said parcel is also subject to easement and/or right of ways of record.

Reference is made to an unrecorded Plan entitled "Standard Boundary Survey for R.N. Willey & Sons Excavation, Inc." by Survey, Inc., R.N. Farthing, Surveyor, dated June 2000.

RECEIVED
RECORDED REGISTRY OF DEEDS

2002 OCT -3 PM 3:19

CUMBERLAND COUNTY

John B. Quinn

MEMORANDUM OF SOLAR OPTION AND LAND LEASE

By this Memorandum of Solar Option and Land Lease (this “Memorandum”), **R.N. Willey & Sons Excavating, Inc.**, a Maine corporation, (“Lessor”) evidences that it has entered into a Solar Option and Land Lease of even date herewith (the “Agreement”) with **Sebago Solar, LLC**, a Maine limited liability company (“Lessee”) granting Lessee an exclusive option to lease and certain easements over real property of Owner situated in the Town of Windham, Cumberland County, State of Maine, as more particularly described on Exhibit A attached hereto and made a part hereof (the “Premises”), on terms and conditions set forth in the Agreement.

The term of the option granted in the Agreement commenced on December 27, 2019 and shall expire, unless earlier terminated, on 12:01 a.m. on December 27, 2024 (the “Expiration Date”). Unless this Memorandum has been terminated prior to the Expiration Date by the recordation of a Release of Solar Option and Land Lease in the Cumberland County Registry of Deeds, signed by Lessee and specifically referencing this Memorandum, this Memorandum shall automatically cease to impart constructive notice of the Agreement from and after the Expiration Date.

The parties have executed and recorded this instrument for the purpose of imparting notice to all third parties of the Agreement.

This Memorandum and the Agreement shall bind and inure to the benefit of the parties and their respective heirs, successors and assigns.

This Memorandum and the Agreement are governed by Maine law.

This Memorandum may be executed in multiple counterparts, which when assembled together shall constitute one instrument.

The addresses of Lessor and Lessee for purposes of notice are:

Lessor:

R.N. Willey & Sons Excavating, Inc.
P.O. Box 28
South Casco, Maine 04077

Lessee:

Sebago Solar, LLC
c/o Next Phase Energy Services, LLC
143 Highland Shores Road
Casco, ME 04015

IN WITNESS WHEREOF, Lessor and Lessee have caused this this Memorandum to be executed by their duly authorized representatives as of the dates of the notary acknowledgements below.

LESSOR:

R.N. WILLEY & SONS EXCAVATING, INC.

By: James N. Willey
Name: James N. Willey
Its: President

STATE OF MAINE

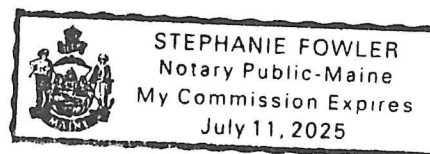
COUNTY OF § Cumberland

December 27th, 2019

PERSONALLY APPEARED the above-named James Willey of R.N. Willey & Sons Excavating, Inc. as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Stephanie Fowler
Print Name: Stephanie Fowler
Notary Public/Attorney at Law
My commission expires: July 11, 2025



LESSEE:

SEBAGO SOLAR, LLC

By: Mainely Solar, LLC

Its: Manager

By: [Signature]
Name: Dave Fowler
Title: Manager

STATE OF MAINE }

COUNTY OF Cumberland }December 27, 2019

PERSONALLY APPEARED the above-named Dave Fowler, Manager of Mainely Solar, LLC, Manager of Sebago Solar, LLC, as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said limited liability companies.

Before me,

Kathleen L Griffith

Print Name:

Notary Public/Attorney at Law

My commission expires:

SEAL

KATHLEEN L. GRIFFITH
Notary Public, Maine
My Commission Expires November 26, 20 20

EXHIBIT A

DESCRIPTION OF PREMISES

Certain real property generally depicted as Map 23A, Lot 4B on the Town of Windham 2018 Property Maps, a copy of which is attached hereto as Exhibit A-1, and more particularly described in a deed to R.N. Willey & Sons Excavating, Inc. recorded in the Cumberland County Registry of Deeds in Book 15765, Page 0154, to which reference is hereby made for a more particular description of the Premises.

EXHIBIT A-1



THESE MAPS ARE FOR ASSESSMENT
PURPOSES ONLY AND ARE NOT FOR
CONVEYANCE.

These Tax Maps are based on original maps compiled by James W. Sewall Co.

**TOWN OF WINDHAM
CUMBERLAND COUNTY, MAINE
2018 PROPERTY MAPS**

SOURCE:
Wisconsin Tax Assistant's Office
Completion Date: April 1, 2018
Prepared by: Elise Trappner
Wisconsin GIS Department
Not to scale

Exhibits

Map 23

Received
Recorded Register of Deeds
Jan 07, 2020 01:51:06P
Cumberland County
Nancy A. Lane

Y
4
2
0

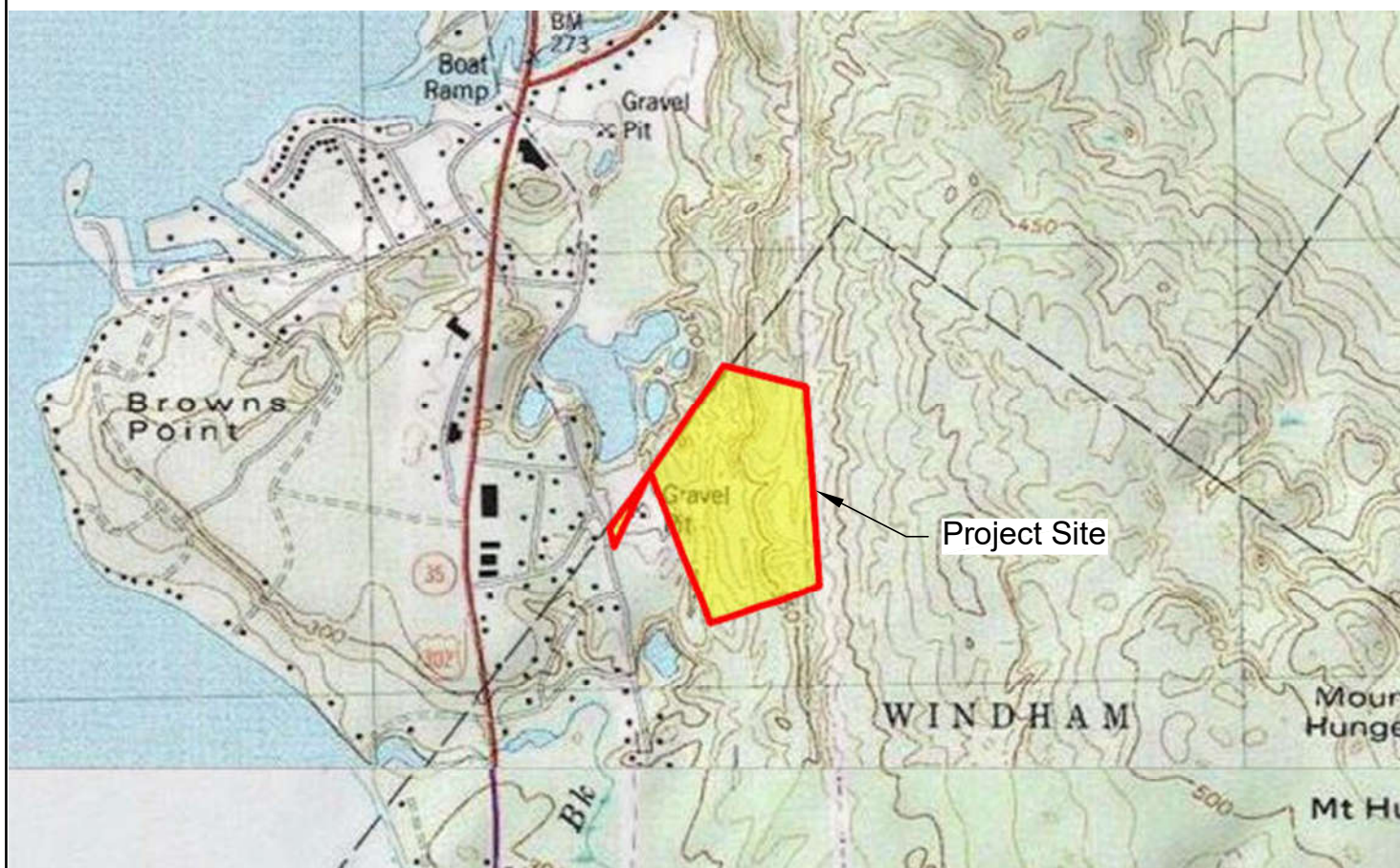
RAYMOND

R.N. Willey & Sons
Excavating, Inc.

RAYMOND

अथवा

Sketch Plans



Scale: 1" = 0.2mi

*Site Location Map
Sebago Solar - Willey Pit*

ACHERON ENGINEERING SERVICES
Engineering, Environmental & Geologic Consultants

www.AcheronEngineering.com

147 Main St.
Newport, ME. 04953
(207)-368-5700

24466 Powell Rd.
Brooksville, FL. 34602
(352)-796-6236

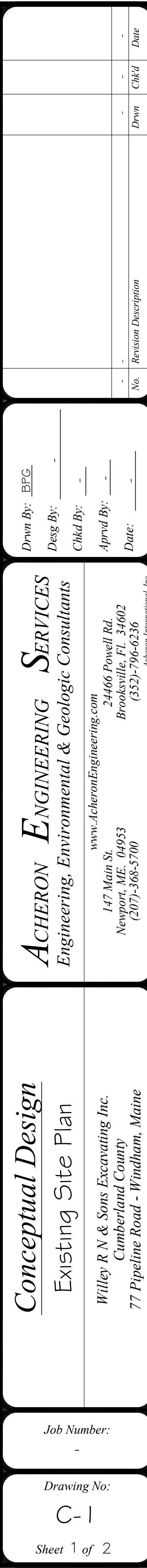
Acheron International, Inc.

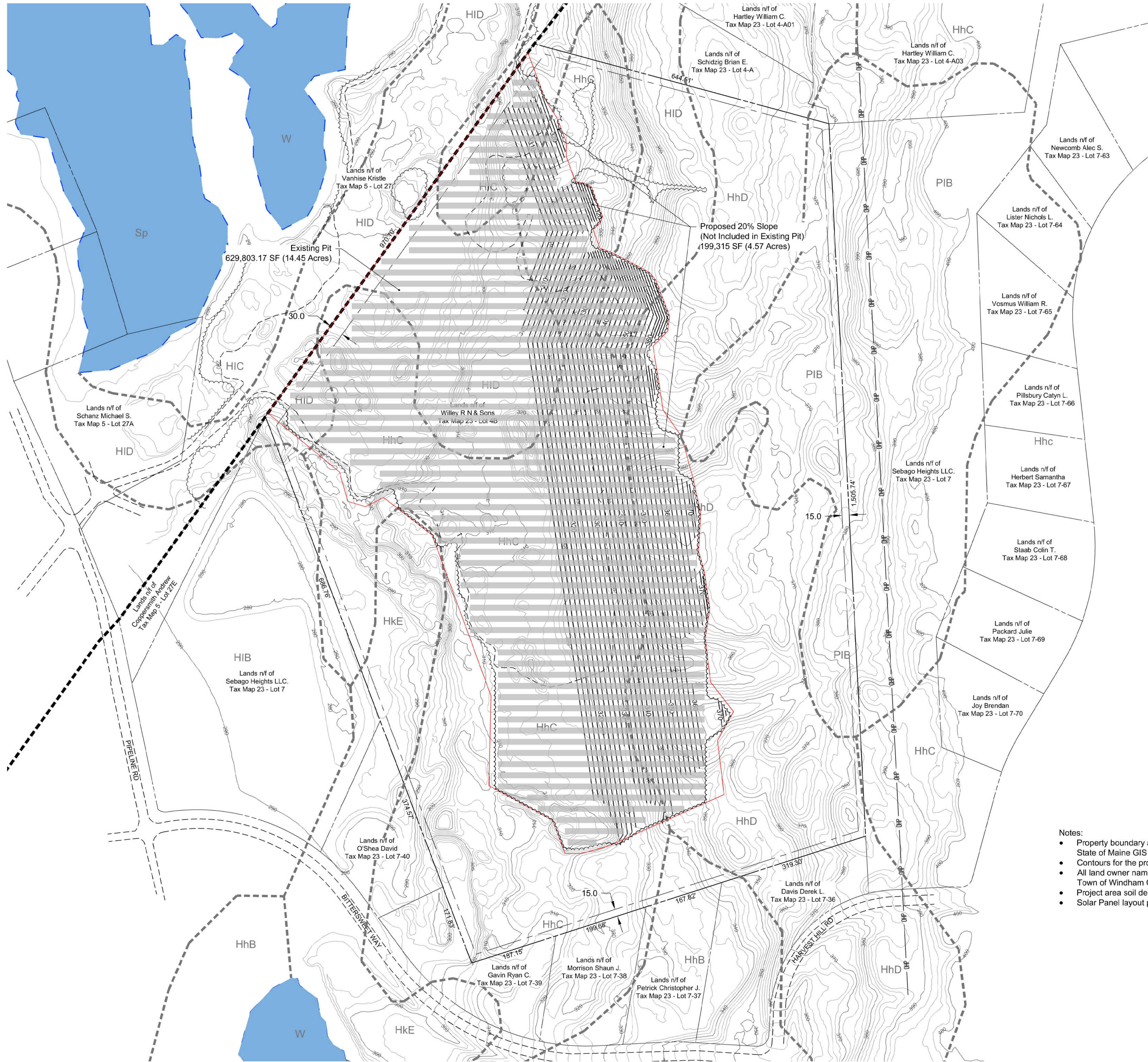
JOB NO: x

DWG NO: x

SCALE: as noted

DATE: 9/22/2020

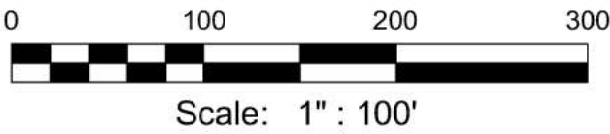




LEGEND

- Property Line
- Major Existing Contours
- Minor Existing Contours
- Existing Roadway
- Setback
- Transmission Lines
- Project Boundary
- Proposed Contours
- Proposed Solar Panels

- Notes:
- Property boundary and abutting property boundaries were all gathered from the State of Maine GIS data catalog web site.
 - Contours for the project area were all from the State of Maine GIS web site.
 - All land owner names and tax map with lot numbers were gathered from the Town of Windham GIS Mapping Department and the Town of Raymond.
 - Project area soil delineations and data was obtained from the NRCS web site.
 - Solar Panel layout provided by RBI.



Conceptual Design
Proposed Sketch Plan

Wiley R N & Sons Excavating Inc.
Cumberland County
77 Pipeline Road - Windham, Maine

Job Number:

Drawing No:

C-1

Sheet 1 of 2

ACHERON ENGINEERING SERVICES
Engineering, Environmental & Geologic Consultants

www.acheronengineering.com
147 Main St.
Newport, ME 04953
(207)-796-6236
Acheron International, Inc.

Drwn By: BFG
Desg By: -
Chkd By: -
Aprvd By: -
Date: -

No. Revision Description

Drwn Chkd Date