



**Town of Windham**  
**Planning Department**  
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## MEMO

DATE: November 9, 2021

TO: Sebago Solar, LLC  
FROM: Steve Puleo, Town Planner  
Cc: Staff Review Committee  
Kirk Bell, P.E., BH2M

RE: 20-25: Sebago Solar - Major Site Plan & Conditional Use, Major Site Plan Review – Sebago Solar, LLC  
Staff Review Committee Meeting: **Scheduled for November 22, 2021**

Thank you for submitting your application on November 1, 2021. The application status remains **incomplete**. The staff has reviewed the application and found several outstanding items that need your attention before scheduling a Planning Board hearing. Your application is **tentatively scheduled for Planning Board** public hearing on **November 22, 2021**. Staff Review Committee will hold an in-person meeting public hearing in the Town Council Chamber at the 8 School Street and will advertise the meeting to property owners within 500-feet of the site.

This application is for a new 19.9-acre, ~ 5MW solar project on a portion of the 40-acre property east of Pipeline Road owned by Wiley R.N. & Sons. About half of the project parcel is an existing gravel pit. The remainder is a wooded area. The site abuts the Raymond/Windham Town line. The proposed access to the solar project will be from the Raymond side of the parcel.

Tax Map: 23; Lot: 4B; Zone: Light-Density Residential District (RL).

### **Staff Comments:**

#### **Planning Director:**

- No comments or concerns received at the time of writing this memo.

#### **Town Planner:**

- Please clarify the applicant for the solar development. The application states Sebago Solar, LLC, but the Financial Capacity letter from KeyBank refers to Mainely Solar, LLC and Maine Solar, LLC. Moreover, Mainely Solar, LLC is the lessee along with Sebago Solar, LLC, please explain the nexus between them or are they co-applicant on this proposed solar development project.
- Please forward the Town of Raymond's site plan approval letter, Findings of Fact, and conclusion documentation.
- Please add amended date of November 22, 2021 in Conditions of Approval.
- Please add Conditions of Approval:
  - The Town of Windham site plan approval is condition on Town of Raymond dated [please provide the approval date] Conditions of Approval, Findings of Fact, and Conclusions.

#### **Town Engineer:**

- No comments or concerns received at the time of writing this memo.

**Public Works, Director**

- I believe the gravel pit or part of it is part of Sebago heights stormwater treatment. I assume that this array will not impact that

**Consulting Engineer:**

- No further comments.

**Fire Chief:**

- No comments or concerns received at the time of writing this memo.

Thank you for your attention to these matters. Provide one copy of your response to staff comments with all one copy of the all the requested supplemental materials and 3 plan sets, with the required construction details. We also request an emailed an electronic copy of your response letter, supplemental documentation, and plan set (also, provide a .DWG of the site plan, as well). If I receive more comments, I will send them to you ASAP. We will need your response by November 16, 2021. Please feel free to call me with any questions and concerns at (207) 777-1927 or email me at [sjpuleo@windhammaine.us](mailto:sjpuleo@windhammaine.us).