

**Town of Gorham
Planning Board Meeting
August 2, 2021**

Item 2 - Pre – Application/Sketch Plan Discussion – Hep Energy USA , LLC –Solar Site Plan Review – a request for sketch/pre-application review for 4.875 MW ground mounted solar array on 20 acres of a 68 acre parcel located at Wescott Road. The lot is zoned Rural (R). The lot is shown on Map 86, Lot 13. The property is currently used as a hay field. It also contains a branch of Little River, Skunk Knoll Brook, wetlands and mature canopy trees and understory. The applicants are Hep Energy USA, LLC. The current property owner is Thelma Sanborn. The applicant is represented by Jeffrey Read, P.E. of Sevee & Maher Engineers, Inc.

Below are topics the Planning Board may want to discuss with the applicant. The discussion topics are written as a guide for the Planning Board. It should be noted that the discussion topics are noncommittal and all decisions on relevant discussion topics are those of the Planning Board.

Comprehensive Plan

- The rural zoning is proposed to remain in this area.
- The allowed uses in the Rural Area should be similar to the current Rural zone. This includes farming and forestry as well as a range of residential uses (single-family, two-family, and multi-family), accessory apartments, municipal and community uses, institutional uses, rural entrepreneurial uses, and inns and bed and breakfast establishments. In addition it should accommodate traditional rural and agricultural uses including the reuse of agricultural buildings, sawmills, mineral extraction, and agriculturally related businesses including the processing and sales of agricultural products.
- The Future Land Use Plan states “The development standards in the Rural Area should allow for the conduct of working rural activities including farming, forestry and mineral extraction and should not impose unreasonable standards on these uses. Low-density residential development with somewhat higher densities for residential developments that utilize conservation or open space subdivision design principles should be accommodated. The base density for residential developments should be set at 1 unit per 1.5 net acres. Conservation or open space subdivisions that preserve a substantial portion of the site as permanent open space should be allowed at the same base density. The base minimum lot size requirements should be 60,000 SF but individual lots in a conventional subdivision can be as small as 40,000 SF as long as the overall maximum density is met for the entire subdivision. Lots in a conservation or open space subdivision may be as small 20,000 SF as long as the density requirement is met. The base minimum lot frontage requirement should be 200 feet for lots that front on a state numbered highway or an identified major collector road (New Portland Road, Libby Ave/Brackett Road, Huston Road, and North Gorham Road) and 150 feet for lots that front on other streets. In conservation subdivisions, the minimum frontage on local streets should be reduced to 100 feet.”

Zoning and Subdivision

- The zoning is currently Rural (R), which allows for public and private utility facilities.

Google earth image taken in May, 2018.



Historic Preservation

The applicant should check with the Historic Preservation Commission of Gorham to determine if the property has historic, archaeological, or significant sites.

Below are staff comments:

Planning Division: July 26, 2021

- Zoning - R; public water within 5000 feet; no sewer within 1000 feet
- Administrative Review may be warranted. A determination could be made if calculations are submitted showing that it meets that section of the Site Plan Review Ordinance.
- Vernal pools locations should be determined
- Possible trail connections or proposed should be shown on the plan
- Hammer heads road width needs to be at least 20' x 50'
- A "No Parking - Tow Away Zone" or "No Parking - Fire Lane" sign should be added to the hammer head.

Assessing Department: No comments received

Code Department: No comments received.

Fire Department: July 14, 2021

Hep Energy USA, LLC – Solar Site Plan Review

I have reviewed the on line plans for Westcott Road Solar Project dated 06-29-2021 and have the following requirements or Questions

1. NFPA 1 - 18.2.3.5.1.1 requires an unobstructed width of not less than 20' road way. Current plans show 15'
2. The proposed turn arounds need to be 50' long and 20' wide. Please show this on your plans.
3. Plans say a "Shared Drive Way" with 23 Breezy Meadow Lane. Is this going to have an Address on "Breezy Meadow Lane" ?
4. The building (If there is one) will meet all applicable sections of the NFPA 101 Life Safety Code and the NFPA Fire Prevention Code 1. All buildings shall be properly numbered in accordance with E911 standards including height, color and location. The plans show cabinets at this time. If changes will need to look at. The project shall receive an E911 address and that address shall be posted at or near the entrance in accordance with applicable standards to include height and color.
5. Gate. Shows 20' need a clear unobstructed path of 20' with gates open. If a lock is placed on the gate to the access road there will be a Lock Box attached to the gate and a key in the box for Fire Department access to the site. Cost of lock box \$ 90.00 +/- app.
6. Any hazardous materials used or stored on the project we need SDS sheets for any product. IE: Transformer Oil.
7. I have made my comments off the scanned files on Google Docs. I may have more comments when it's on a 24" x 36" paper.

Police Department: No comments received

Public Works Department: July 14, 2021

Possible offsite improvements
No screening along Wescott Rd