

**Gorham Solar, LLC/Revision Energy – PV Solar Ground-Based Array
Site Plan Pre-Application**

**Town of Gorham
Planning Board Meeting
February 7, 2022**

ITEM 4 – Pre-Application Site Plan: Gorham Solar, LLC/Revision Energy – PV Solar Ground-Based Array – a request for pre-application review of a PV solar ground based array with associated equipment, gravel access, perimeter fence, infrastructure, and utility poles at 96 Huston Road on Map 51, Lot 4. Zoned Rural (R), and small portion of Floodplain Overlay

The property is approximately 93.30 acres and currently contains open field, stream tributaries, wetland, floodplain, canopy trees and understory. The applicant is self-represented.

INDEX OF PACKET ENCLOSURES	
DESCRIPTION	PAGE NUMBER
1. Overview	1
2. Items of Note	2-3
3. Aerial Photos	3
4. Staff Notes	3-4

PROJECT TRACKING

DESCRIPTION	COMMENTS	STATUS
Pre-application Discussion		February 7, 2022
Site Plan Review		
Site Walk		

The following staff notes are written to assist the Applicant with compliance to the Town of Gorham Land Use Development Code and are not necessarily inclusive of all project requirements. Staff notes contain review comments and recommendations from Town Staff and may include comments from any of the Town’s peer review consultants, regarding applicability to the Gorham Land Use and Development Code and standard engineering practices.

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

Molly Butler Bailey, Chair, Gorham Planning Board

Gorham Solar, LLC/Revision Energy – PV Solar Ground-Based Array Site Plan Pre-Application

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.

ITEMS OF NOTE

Comprehensive Plan

- The Comprehensive Plan vision states that Gorham strives to be a sustainable community. Gorham supports the sustainability of the environment and natural resources and should be open to considering new technologies or new ideas that enhance the community's sustainability and improve the living environment.
- Future Land Use Statement summary - The rural zoning area should be similar to the current rural zoning area and allow farming and forestry, residential uses, municipal and community uses, inn and bed and breakfast establishments, sawmills, and mineral extraction.

Chapter 1- Zoning

- The entire lot is zoned Rural (R). A small portion of the lot is floodplain and wetland. A determination should be made as to under what regulation they may be.

Chapter 2 - General Standards of Performance

- Section 2-1 Environmental – Standards should be addressed within this section.
- Section 2-5 D. Definitions – The road into the parcel may be considered a service road as defined by this section.

Chapter 4 - Site Plan

- The pre-application is complete for Planning Board review.
- Vehicle access to the site should have adequate capacity to serve both the users and the emergency services vehicles.
- An erosion and sedimentation control plan should be submitted that meets current “Maine Erosion and Sediment Control Best Management Practices (BMPs) dated October 2016.
- A landscaping plan should soften the appearance of the project and include buffering from neighbors.
- Place map and lot number in 1/4” high letters at lower right border of all plan sheets.
- Space shall be provided on the site plan for seven signatures of the Planning Board and the date, together with the following words, “Approved: Town of Gorham Planning Board.”
- Professional Engineer stamp required.
- All Site Plan standards should be addressed during submission.

Historic Preservation

The applicant should check with the Town of Gorham's Historic Preservation Commission to determine if the site is an historic property, site, or landmark.

Gorham Solar, LLC/Revision Energy – PV Solar Ground-Based Array Site Plan Pre-Application

Aerial Photograph

Staff has included an aerial photograph for the Planning Board’s review of the project. The aerial photograph is from Google Earth.



STAFF REVIEWS

Assessing Department: 01/20/2022

January 20, 2022

vision energy

are there any planned lot splits?

what is the number acres that will be improved for the project and number of acres that will not be improved?

bruce

Code Division: None Received

Director of Community Development: None Received

Economic Development: None Received

**Gorham Solar, LLC/Revision Energy – PV Solar Ground-Based Array
Site Plan Pre-Application**

Fire Department: 01/20/2022

January 20, 2022

MAP 51 Lot 4 Revision Energy Solar Project Dated Jan. 14, 2022

I have reviewed the submitted plans for Revision Energy Solar Project and have the following requirements or Questions

1. There needs to be a compliant turn around at the end of the access road. The turnaround needs to be a Min. 20' wide and Min. 50' long. Please show on the Plans with the dimensions.
2. NFPA 1 - 18.2.3.5.1.1 requires an unobstructed Road width of not less than 20'. (Please show this on the Plans)
3. 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.
4. If there is a gate placed on the access road it shall have a Lock Box attached to the gate and a key in the box for Fire Department access to the site.
5. If you have Personnel gates and have locks on them the key in the lock box for the main gate will fit this lock's as well.
6. Any Hazardous Materials on site, GFD will need a Material Data sheet for the Chemical.

As this progress through the planning process I may have more requirements.

Legal Review: None Received

Peer Review Engineer, Wright Pierce: None Received

Planning Division: 02/1/2022

February 1, 2022

- Zoned Rural
- Contains floodplain, wetland, canopy trees, understory, and farm field
- A reclamation bond should be provided.

Police Department: None Received

Public Works Department: None Received

Recreation: None Received