

**Town of Gorham  
Planning Board Meeting  
December 6, 2021**

**Item 6 - Pre – Application Discussion – Cross Town Energy Storage, LLC** – Battery Storage Facility – a request for pre-application review for a 175 MW battery energy storage system, associated substation equipment, and a short generation tie-line to the existing 115KV Mosher’s substation at 61 Hutcherson Drive in the Gorham Industrial Park. The lot is currently zoned Industrial (I). The lot is shown on Map 12, Lot 22-1. The property totals approximately 13.2 acres and a study needs to be provided that includes potential wetlands and vernal pool. The current property owner is Peter Holmes. The applicant is Cross Town Energy Storage, LLC. The applicant is represented by Norm G. Chamberlain II, P.E.

The applicant proposes a gravel driveway in addition to previously mentioned infrastructure. The applicant has provided a proposed layout for the Board’s review.

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 zoning is recommended to remain Industrial. The description in the Plan is as follows:
  - o Location – The Industrial designation applies to a number of locations that are currently zoned Industrial including the Phinney Lumber Yard area, the cabinet shop on Fort Hill Road, the Gorham Industrial Park and adjacent areas, and the former Maine Metal Finishing area in South Gorham.
  - o Allowed Uses – The allowed uses in the Industrial designation should be similar to the uses currently allowed in the Industrial zone.
  - o Development Standards – The development standards in the Industrial designation should be similar to the current standards in the Industrial zone. Zoning and Subdivision
- The zoning is currently Industrial (I), which allows for warehousing and outdoor storage, manufacturing, public utility facilities including substations, etc.



1. My biggest Truck is Ladder 2 that weighs 77,000 lbs.
2. All access roads around the perimeter need to be 20' wide, this truck can drive around.
3. Your Company will develop an Emergency Response plan that meets the needs of Gorham fire and Police Departments.
4. You noted NO Confined Spaces present.
5. We will require a Lock Box installed on the access gate. Cost \$90.00 +/- Here at GFD.
6. The project needs to meet NFPA 855 - Standard for the insulation of energy storage Systems (2020 ed.) including all appendixes, as well as NFPA 1 (2018 ed.)

Gorham Fire may have more requirements as this project progresses in Planning process.