



Stantec Consulting Services Inc.
30 Park Drive, Topsham ME 04086-1737

April 20, 2020
File: 195601928

Attention: Paul Mitnik, Code Enforcement Officer
Town of Vassalboro
PO Box 129
North Vassalboro, ME 04962

Via Email: pmitnik@vassalboro.net

Reference: Site Plan Review Pre-Application Conference – Vassalboro 1 Solar Project

Dear Mr. Mitnik,

On behalf of Longroad Energy Management, LLC (Longroad), Stantec Consulting Services Inc. (Stantec) is requesting a pre-application conference with the Planning Board on May 5, 2020 to discuss a proposed solar energy facility in Vassalboro. Longroad proposes to construct an approximately 4.1-megawatt direct current solar facility on Map 004 Lot 004 located at 2579 Riverside Drive (Route 201). A preliminary layout of the project location is enclosed.

Longroad is currently developing several solar projects and building one wind project in Maine. The company is also developing projects in other markets across the United States, as well as operating and managing projects on behalf of third parties. The Longroad team has developed and financed 5.1 gigawatts of renewable energy projects since 2004, including more in New England over the past decade than any other developer. Longroad's national remote operations center is based in Portland and operates over 400 renewable energy power plants across the country.

The proposed project is sited on land that is currently cleared and used for agricultural purposes. A wetland delineation and vernal pool survey has been completed in order to site the project to avoid wetlands to the extent feasible. The preliminary project layout is comprised of linear arrays of photovoltaic (PV) panels mounted on metal tracking devices supported by vertical pile foundations driven or screwed into the ground. In addition to PV panels, project components will include inverters, access roads, electrical collector lines, and perimeter fencing. Based on the preliminary layout, approximately 20.6 acres will be encompassed by the project fencing. The project will interconnect at a utility pole directly adjacent to Riverside Drive.

Longroad intends to file a Major Site Review application with the Vassalboro Planning Board for the proposed project later this spring. Longroad and Stantec look forward to working with the Town of Vassalboro throughout the development of this project. Please contact me if you have any questions regarding the enclosed materials and to confirm our request to be added to the May 5, 2020 Planning Board meeting agenda.

Regards,

Stantec Consulting Services Inc.


Kara Moody
Project Manager
Phone: 207-887-3819
kara.moody@stantec.com

c. David Kane, Longroad
Brooke Barnes, Stantec

Attachments: Preliminary Site Layout

Project footprint is approx 28.3 ac.



Vassalboro 1

Maine

Site Plan

4.134 MWdc

3.300 MWac

- tracker
- inverter
- MV collector
- ☆ POI
- laydown area
- parcel boundary
- approx project footprint
- approx fence line
- ▨ approx timberline
- ▨ impacted wetland
- enviro survey bndry
- ▨ wetland

Date - 4/20/2020
Creator - JA



longroad ENERGY

Abutters to Map 4 Lot 4

Owner	Mailing address	Map	Lot
Dyer Johnston	419 North Pond Rd; Winslow, ME 04901	4	3
Cornerstone Christian Fellowship	RR2 Box 5828; Winslow, ME 04901	4	4-B
Raymond Bouchard	P O Box 332; Litchfield, ME 04350	4	4-D
Jeremy Burbank	2221 Riverside Dr; Vassalboro, ME 04989	4	4-F
Peter Brian Ditmanson	2605 Riverside Dr; Vassalboro, ME 04989	4	5
Stephen Gilbert	2643 Riverside Dr; Vassalboro, ME 04989	4	17
Jason Lizzotte	2667 Riverside Dr; Vassalboro, ME 04989	4	18
Monique Studholme	28 Riva Ridge Dr; Vassalboro, ME 04989	4	42

Abutters to Map 4 Lot 4

