

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**SOLAR DECOMMISSIONING APPLICATION FORM**

APPLICANT INFORMATION (Owner)		AGENT INFORMATION (If Applying on Behalf of Owner)	
Name:		Name:	Krebs & Lansing Consulting Engineers, Inc. Ian Jewkes P.E.
Mailing Address:		Mailing Address:	
Mailing Address:		Mailing Address:	
Town/State/Zip:		Town/State/Zip:	
Daytime Phone #:	Ext:	Daytime Phone #:	Ext:
Email Address:		Email Address:	
PROJECT INFORMATION			
Project previously permitted by DEP (if yes, see row below) <input type="checkbox"/> Yes <input type="checkbox"/> No	Project requires other DEP permits not yet issued (e.g., Site Law, NRPA, Stormwater) <input type="checkbox"/> Yes <input type="checkbox"/> No	Farmland: Is any portion of project on farmland? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Type of existing permit and permit number, if previously permitted. (For permit with L-number, include first group of numbers after the letter L):			
License Number: L- _____	<input type="checkbox"/> Site Law	<input type="checkbox"/> NRPA	<input type="checkbox"/> Stormwater
PBR Number: _____	<input type="checkbox"/> PBR (NRPA / Stormwater)		
Project Town:	Acres Occupied by Project:	Tax Map and Lot Number:	
Brief Project Description:			
Project Location & Brief Directions to Site: Lat: N44° 21' 22.8" & Long: W69° 53' 26.0". From the intersection of Gorden Street and Main Street, take Main Street 0.5 miles. Project is on right side of road.			

**NOTE: Municipal permits also may be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.**

**THIS APPLICATION CANNOT BE ACCEPTED FOR PROCESSING WITHOUT THE NECESSARY ATTACHMENTS & FEE**

- Attach a decommissioning plan** consistent with the requirements of 35-A M.R.S. § 3494 in the [Solar Decommissioning Law](#). If any portion of the solar energy development is or will be on land qualifying as "farmland" (see definition in 35-A M.R.S. § 3491(3) of the Solar Decommissioning Law) within 5 years preceding the start of construction, the decommissioning plan must provide for restoration of that farmland upon decommissioning sufficient to support resumption of farming or agricultural activities.
- Attach financial assurance** (e.g., performance bond, surety bond, irrevocable letter of credit) for the total cost of decommissioning or a statement that the applicant will submit financial assurance to the Department for review and approval prior to the start of construction.
- Attach a location map** that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- Attach proof of legal name** if applicant is a corporation, LLC, or other legal entity. A copy of the Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>) is sufficient. Individuals and municipalities are not required to provide any proof of identity.
- Attach a copy of the public notice** of the permit application, pursuant to the DEP's Chapter 2 rules.

**FEE:** Pay the application fee by credit card at the [Payment Portal](#). The solar decommissioning fee is set in the Department's fee schedule, available at: <https://www.maine.gov/dep/feeschedule.pdf>.

- Attach payment confirmation** from the Payment Portal when filing this application form.

<b>Signature &amp; Certification:</b>	
<ul style="list-style-type: none"> <li>I authorize staff of the Department of Environmental Protection to access the project site for the purpose of determining compliance with the statute.</li> <li>By signing this Application Form, I represent that I am authorized to act on behalf of the applicant with respect to this application, that the information presented in this application is true and accurate to best of my knowledge, and that the applicant has sufficient title, right, or interest in the property where the solar energy development is or will be located.</li> </ul>	
<b>Signature of Agent or Applicant (may be typed):</b>	<b>Date:</b>

Instructions on how to file applications electronically: <https://www.maine.gov/dep/land/permits/individual/index.html>.

Email this completed form with attachments, following the instructions above, to DEP at: [DEP.LandApplication@maine.gov](mailto:DEP.LandApplication@maine.gov)



## DECOMMISSIONING PLAN – READFIELD MAIN STREET SOLAR, LLC

**DATE:** 03/15/24

**PROJECT:** Readfield Main Street Solar  
Main Street  
Readfield, Maine

**PREPARED BY:** Ian Jewkes

Krebs and Lansing Consulting Engineers, Inc.  
164 Main Street, Colchester, Vermont  
802-878-0375

**Project Summary:** Readfield Main Street Solar, LLC (Applicant) proposes to construct and operate a 0.975 megawatt (MW) alternating current (AC) solar array (“Project”). The Project will occupy 17.51 acres of an existing lot that is approximately 71.93 acres. The parcel is identified as Map 143 Lot 014, and is located on the south side of Main Street in Readfield, ME. The Project will include a gravel access drive, fence array area, underground electric collection line, equipment pads, transformer, inverters, solar panels mounted on a fixed tilt rack support system, and clearing for shade management. The Project will include approximately 10,249 square-feet of gravel access drive, 4,200 solar panels, approximately 2,623 feet of security fence, underground electric conduit, inverters, equipment pads with transformer, and miscellaneous electrical equipment. Please note, solar equipment availability and specifications are continually evolving. The exact equipment used at the time of construction may be replaced with currently available technology. The equipment quantities stated are the best estimates available using equipment that can be purchased at this time. The exact quantity of equipment purchased may vary to accommodate the actual solar power equipment for sale at the time of construction. The anticipated work start date is the winter of 2024.

**Farmland:** As defined by the *Act to Ensure Decommissioning of Solar Energy Developments* (35-A M.R.S §§ 3491 through 3496, “the Act”), there are 0 acres of Farmland area on the Project site (see Attachment B).

**Decommissioning Triggers:** In accordance with the Act, decommissioning of the Project will occur at the end of its useful life. That is, at the termination of the lease agreement, at the end of the project operation, or when the facility ceases to generate electricity for a continuous period of twelve months in the absence of an explicit approval by the State of Maine to delay project decommissioning due to a showing that the project will become operational again; whichever is earlier.

**Lease Term:** The lease period is twenty five (25) years with up to two five (5) year extensions.

**Average/Anticipated Lifespan of Panels:** The industry average solar panel life span and warranty periods range between 25 and 30 years. Panels (and other components) may be replaced or upgraded during the operation period of the project with adherence to local and state permit requirements.



## DECOMMISSIONING WORK PLAN

Decommissioning responsibilities will include removal of all solar project equipment and improvements from the project site in accordance with the Act and this plan. All refuse and recycled materials will be disposed of at an off-site waste facility conforming to state and federal regulations by licensed waste haulers. The following shall be required for Decommissioning planning and implementation:

**Design and Permitting:** Prior to implementation of the Decommissioning efforts, a final (updated) decommissioning plan will be designed by a Professional Engineer experienced in solar project design and decommissioning (“Decommissioning Engineer”). This phase of decommissioning will include acquisition of any required permits necessary for decommissioning activities.

**Removal of Components:** Physical removal of all components of the Project will occur to a depth of 24 inches or bedrock, whichever is less.

**Restoration of Grades:** Grades must be restored to post-construction (pre-decommissioning) conditions and disturbed areas to be stabilized with native seed mix at a minimum seeding rate of 15-20 lb per acre.

**Erosion Control:** In accordance with the engineered decommissioning plan, all sediment and erosion control measures employed during the decommissioning work will be consistent with prior approvals and further regulatory requirements in effect at the time of decommissioning.

All sediment and erosion controls will be installed prior to initiation of decommissioning work.

Erosion control measures must remain in place and be maintained until the site is stabilized.

The Decommissioning Engineer shall inspect the site, taking in to account the site stability, and potential erosion/sedimentation to occur during Decommissioning and provide a plan of erosion controls. The Decommissioning Engineer may refer to the attached plan set (see Attachment A) and the Project’s Stormwater Permit by Rule for Erosion and Sediment Control plans. However, it is reasonable to assume that erosion control needs, technologies, and requirements may be different at the time of the decommissioning than at the time of Project permitting.

**Access Drive:** The Project’s gravel access drive will remain in place following decommissioning to provide an entrance for future activities.

**Retaining Specific Project Components:** At the time of decommissioning, if the landowner would like to retain specific project components that were not previously approved in the decommissioning plan, the landowner or developer must submit an application for the continued beneficial use of the components.



**Decommissioning Activities:** The following shall constitute the decommissioning activities as designed and approved by the Decommissioning Engineer and the final decommissioning plan:

1. INSTALLATION OF EROSION CONTROLS;
2. UNINSTALL & DISCONNECT SOLAR PANELS AND RACKING;
3. DEMOLITION AND REMOVAL OF CONCRETE FOUNDATIONS (IF REQUIRED DURING INSTALLATION);
4. REMOVAL OF ELECTRICAL COLLECTION SYSTEM (ABOVE AND BELOW GROUND TO A DEPTH AS DESCRIBED ABOVE);
5. REMOVAL OF SOLAR PANELS RACKING SUPPORT SYSTEM;
6. REMOVAL OF FENCING AND GATES;
7. REMOVAL OF ALL INVERTERS, COMBINERS, AND OTHER ELECTRICAL EQUIPMENT AND TRANSFORMER;
8. REMOVAL OF EQUIPMENT PADS;
9. RE-GRADING OF DISTURBED PORTIONS OF THE SITE (AS NECESSARY);
10. SEEDING OF SOILS DISTURBED DURING THE DECOMMISSIONING PROCESS UTILIZING A NATIVE SEED MIX AT A MINIMUM SEEDING RATE OF 15 – 20 LB PER ACRE; AND,
11. TRANSPORTATION OFF THE SITE OF ALL MATERIALS FOR RESALE, RECYCLING OR DISPOSAL, AS APPROPRIATE. *(DISPOSAL OF ALL SOLID WASTE AND RECYCLABLE MATERIALS FROM THE SITE MUST PROCEED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL WASTE DISPOSAL REGULATIONS IN EFFECT AT THE TIME OF DECOMMISSIONING.)*





**DECOMMISSIONING COST ESTIMATES**

The total cost of decommissioning the Project is estimated to be \$50,590 (Table 1). Per Section 6.(13)(b) of the Town of Readfield Solar Ordinance, the Applicant shall have financial assurance in place for 150% of the estimated total cost of decommissioning, or \$75,885.

The cost was estimated using information published by the New York State Energy Research and Development Authority (NYSERDA) and adjusted for Maine labor wages and site-specific factors.

**TABLE 1. Cost Estimates**

<b>TASK</b>	<b>COST*</b>
Remove Solar Modules	\$1,370
Remove Racking Wiring	\$1,370
Dismantle Racks	\$6,890
Remove Electrical Equipment	\$1,030
Remove Concrete Pads	\$ 710
Remove Racks	\$4,350
Remove Cables	\$3,790
Remove Racking Ground Mount Support System	\$6,570
Remove Fence	\$2,350
Grading	\$1,900
Temporary Erosion Control***	\$2,700
Seed Disturbed Areas with Native Seed Mix at Seeding Rate of 15-20 lb per Acre	\$ 420
Truck to Recycling Center	\$1,260
Additional for Component Removal to a Depth of 48" per Maine Statute 36 MRS § 1102(4) for "Farmland" areas (approx. 0% of project)	\$0
Solar Module Disposal (\$1.90 Per Module) **	\$9,880
Engineering / Consulting**	\$3,000
Contractor Mobilization**	\$1,500
Contractor Demobilization**	\$1,500
<b>TOTAL</b>	<b>\$50,590</b>
<b>150% of TOTAL</b>	<b>\$75,885</b>
<p>* NYSERDA decommissioning solar panel systems method adjusted for regional labor costs and storage facility  **Adjustments to conform to Maine 35-a M.R.S. §§ 3491, module disposal fee based on state of Maine 2019 average tipping fee of \$76/ton, 50 lbs per module and 4,200 solar modules (assuming modules are not recycled) plus 25 tons of miscellaneous refuse that cannot be recycled  ***temporary erosion control cost is integrated into the NYSERDA method. A separate line item has been created for clarity</p>	



## FINANCIAL ASSURANCE AND SITE RESTORATION FUNDING

The total estimated decommissioning cost will be fully funded by Readfield Main Street Solar, LLC before construction commences. These funds may be in the form of a performance bond, surety bond, irrevocable letter of credit, or other acceptable form of financial assurance (Financial Assurance).

Readfield Main Street Solar, LLC, or its successor, will update the decommissioning cost estimate fifteen years after approval of the decommissioning plan, and no less frequently than every five years thereafter. Financial assurance updates must be submitted to the permitting entity by December 31 of the required year.

The Financial Assurance will remain in place until the decommissioning work has been completed.

**State of Maine Decommissioning Bond Requirements:** If a bond is required, the Project shall comply with the following State of Maine bond requirements.

1. The Obligee should be, “State of Maine, Department of Environmental Protection.” A municipality may be the Obligee, provided the bond amount is sufficient to cover decommissioning in accordance with the Department-approved plan and the municipally-approved decommissioning plan covered by the bond is consistent with the Department-approved decommissioning plan. However, where a municipality has its own decommissioning requirement and the developer desires to secure only a single bond, it is preferable for both the municipality and State of Maine, Department of Environmental Protection to be co-Obligees.
2. The amount listed on the financial assurance should match the amount in the cost estimate.
3. The bond should reference the Solar Energy Decommissioning Law (35-A M.R.S. §§ 3491-3496), the Department order approving the decommissioning plan (including the licensing number, if possible), and the approved decommissioning plan.
4. The bond should acknowledge the Obligor’s obligation to decommission the solar energy development and restore the site upon discontinuance of service consistent with the approved decommissioning plan.
5. The bond should provide that the Obligee can make a claim on the bond upon learning 1) that the facility has been abandoned or 2) that the Obligor has violated its obligation to decommission the solar energy development pursuant to the Order. If the bond specifies the number of days from a triggering event that the Department has to make a claim on the bond, that number of days should be at least 60 and, with respect to a violation of the decommissioning obligation (#2 above), this time period should not begin until the Obligor has failed to take corrective action in response to a corresponding notice of violation issued by the Obligee.
6. Bonds may be renewed annually.



March 15, 2024

#### ATTACHMENTS

- A - Project Plan Set
- B - Farmland Map
- C - Location Map
- D - Proof of Legal Name: Department of the Secretary of State Certificate of Existence
- E - Copy of Public Notice
- F - Financial Assurance



# ATTACHEMENT A

## PROJECT PLAN SET

DATED 07-31-23, LAST REVISED 10-24-23

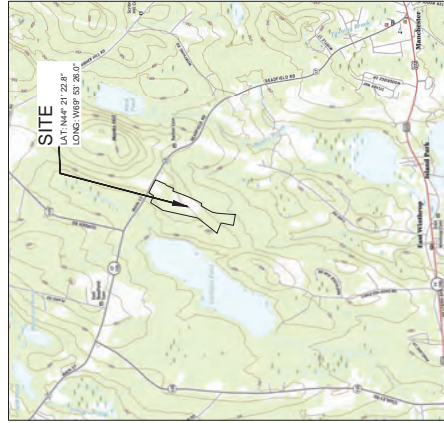
# READFIELD MAIN STREET SOLAR, LLC

## CIVIL SITE PLANS

### PROPOSED PHOTOVOLTAIC POWER GENERATION FACILITY

MAIN STREET

READFIELD, MAINE



LOCATION MAP  
SCALE: 1" = 1 MI.

#### SHEET INDEX

- 1 of 1 BOUNDARY, TOPOGRAPHIC, AND EXISTING CONDITIONS PLAN
- C-1.0 SITE PLAN
- C-2.0 STANDARD DETAILS
- C-2.1 ESC DETAILS
- C-2.2 ESC DETAILS
- C-2.3 ESC DETAILS
- C-3.0 PRE-DEVELOPMENT STORMWATER
- C-3.1 POST-DEVELOPMENT STORMWATER
- C-4.0 PHASING PLAN

**READFIELD**  
**MAIN STREET**  
**SOLAR, LLC**  
 Main Street  
 Readfield, Maine



ISSUED FOR PERMIT REVIEW  
 NOT FOR CONSTRUCTION

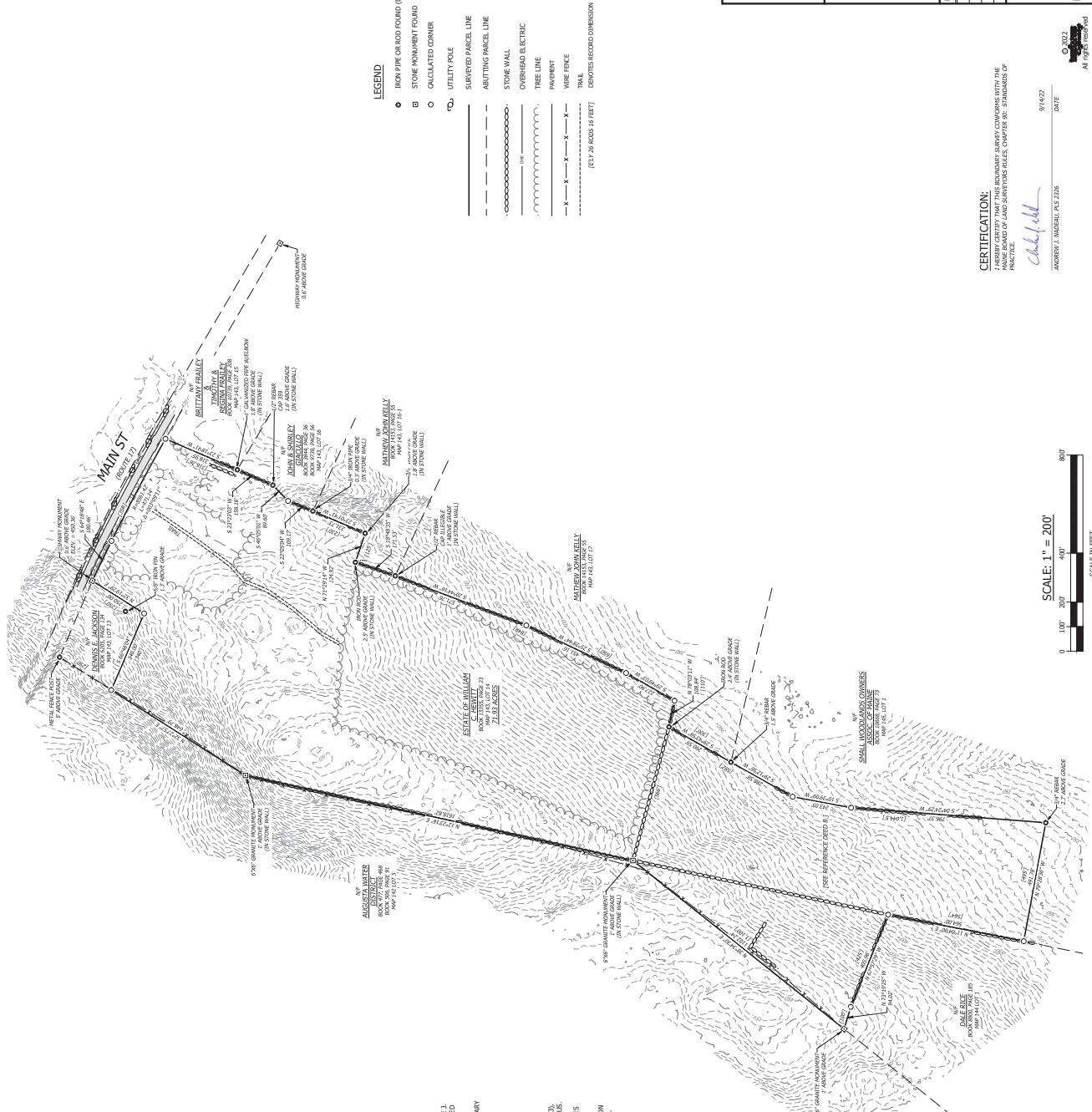
MAPPING SOURCE DATA USED FOR PLAN COMPLETION:  
 Civil Engineering: **Horizons Engineering, Inc.**  
 14 Main Street, Suite 201  
 Colchester, Vermont 05446  
 Environment: **Horizons Engineering, Inc.**  
 30 Pine Drive  
 Colchester, Maine 04406  
 Electrical: **Norwich Solar, LLC**, 1000-1, Box 49  
 Brantford, Maine 04811  
 Surveying: **1049 Professional Group, Inc.**  
 1049 Professional Group  
 South, Maine 04072



NO.	REVISIONS/COMMENTS	DATE
1	NO CHANGES TO THIS SHEET	10/24/23
2	REVISIONS MADE FOR PER SUBMISSION	10/29/23
3		
4		

DRAWING TITLE:  
 INDEX SHEET  
 READFIELD MAIN  
 STREET SOLAR, LLC

DATE of Issue: 07/31/23  
 Drawn by: LM Checked by: MJJ  
 Project No.: 23224 Scale: N/A  
 Drawing No.: Rev. No.:



**GENERAL NOTES**

1. OWNER OF RECORD:  
ESTATE OF WILLIAM C. HEWITT  
REGISTERED PLANNED  
RESUBDIVISION
2. REFERENCE DEED:  
A. DEED OF TRUSTEE FROM COLIN C. HEWITT (TRUSTEE) UNDER WILLIAM C. AND CAROLINE J. HEWITT (TRUSTEES) TO THE ESTATE OF WILLIAM C. HEWITT, REGISTERED PLANNED RESUBDIVISION IN THE KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 1335 PAGE 23.  
B. WARRANTY DEED FROM ALGOSTA WATERS DISTRICT TO CHARLES O. ELVIN, DATED JANUARY 11, 1939 AND RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 544, PAGE 253.
3. REFERENCE PLAN:  
A. MAINE STATE HIGHWAY COMMISSION MAP, STATE AID HIGHWAY NO. 1A TOWN OF KEARFIELD, PROJECT NUMBERS 43-13, SHEET NUMBERS 43, DATED MAY 1946.
4. THE BEARINGS SHOWN HEREON REFER TO THE MAINE WEST COORDINATE SYSTEM (MWD). VERTICAL CURVES ARE INDICATED WITH HIGH STATIC GPS OBSERVATIONS PROCESSED BY OPG.
5. MARK AVAILABLE TO THE PUBLIC BY THE STATE OF MAINE. ELEVATION INDICES, DATA FILES AND POINT DATA FILES ARE AVAILABLE TO THE PUBLIC BY THE STATE OF MAINE.
6. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED ON MARCH 19, 2023 WITH Carlson BRX7 SURVEY GRADE CP'S RECEIVERS AND A LEICA 1200 SERIES ROBOTIC TOTAL STATION.

- LEGEND**
- IRON PIPE OR ROD FOUND (DIMENSIONS LABELED ON PLAN)
  - STONE MONUMENT FOUND
  - CALCULATED CORNER
  - UTILITY POLE
  - SURVEYED PARCEL LINE
  - - - ABUTTING PARCEL LINE
  - STONE WALL
  - OVERHEAD ELECTRIC
  - TREE LINE
  - PAVEMENT
  - WIRE FENCE
  - TRAIL
  - (E.L.Y. 26.8205 IS FEET)
  - DENOTES RECORD DIMENSION

**horizons Engineering**  
Civil and Structural Engineering  
Land Surveying and Environmental Consulting  
MAINE • NEW HAMPSHIRE • VERMONT  
www.horizonsengineering.com

**NORWICH SOLAR TECHNOLOGIES, INC.**  
MAIN STREET/WE ROUTE 17  
KEARFIELD, KENNEBEC COUNTY - MAINE

**BOUNDARY, TOPOGRAPHIC & EXISTING CONDITIONS SURVEY**

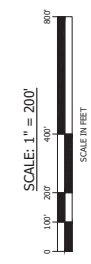
NO.	DATE	REVISION DESCRIPTION	ENG. DRG.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90, STANDARDS OF PRACTICE.

ANDREW J. MORGAN, P.L.S. 2226  
DATE: 9/14/22

PROJECT #  
DATE: 9/14/2022  
SERVED BY: S.J. BIRCH  
DRAWN BY: J. MORGAN  
INCHARGE: J. MORGAN  
CHECKED BY: J. MORGAN  
DATE: 9/14/22

2022  
At 10:15 AM EDT





ISSUED FOR PERMIT REVIEW  
NOT FOR CONSTRUCTION

MAKING SOURCE DATA LEGIBLE FOR PLAN COMPLETION  
Civil Engineering, Inc.  
100 Main Street, Suite 300  
Brunswick, Maine 04011  
www.makingsource.com

Environmental:  
Strategic Planning  
Regulatory, Maine 04086

Design:  
14 Main Street, Suite 300C-1, Box 49  
Brunswick, Maine 04011  
Horizons Engineering, Inc.  
100 Main Street, Suite 300  
Brunswick, Maine 04011

1" = 100'  
30°  
STANDARD GRAPHIC SCALE (1" = 100')  
VALD WASH. REGISTERED ON 24-EP-35-2004

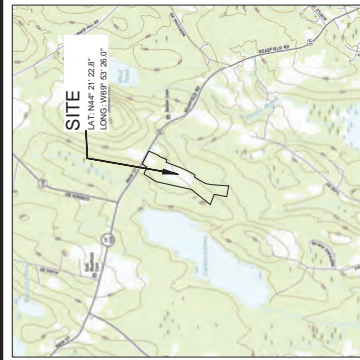


NO.	REVISIONS/COMMENTS	DATE
1	PROPOSED POWER CHANGED TO 10.0KVA/23	10/24/23
2	PROPOSED DOUBLE ROW ACCESS	10/24/23
3	ADJUSTED DATE FOR TOP DISPOSITION	10/24/23
4		

DRAWING TITLE	
1.	SITE PLAN
2.	READFIELD MAIN
3.	STREET SOLAR, LLC

DATE of Issue: 09/23/23	Checked by: JLU
Project No.: 23224	Scale: 1" = 100'
Drawing No.:	Rev No.:

**C-1.0**



**LEGEND**

---	EXISTING POWER POLE / PROPOSED POLE
---	ABUTTING PROPERTY LINES, HORIZONS ENGINEERING, INC.
---	SURVEYED PROPERTY LINE, HORIZONS ENGINEERING, INC.
---	SETBACKS TO SOLAR PANELS
---	EXISTING GRADE CONTOUR LINES (2 FOOT INTERVALS)
---	EXISTING GRADE CONTOUR LINES (10 FOOT INTERVALS)
---	EXISTING OVERHEAD POWER
---	PROPOSED UNDERGROUND POWER
---	PROPOSED OVERHEAD POWER
---	PROPOSED POWER POLE ANCHOR
---	PROPOSED EQUIPMENT PAD
---	PROPOSED SOLAR PANELS
---	DELINEATED WETLAND
---	WETLAND IMPACT AREA
---	MAPPED SOIL BOUNDARY (NRCS)
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	PROJECT LIMIT OF DISTURBANCE FROM THE MAINE OFFICE OF GIS
---	SEE SHEET C-2.2
---	75' STREAM BUFFER
---	100' STREAM BUFFER
---	EXISTING DRIVE
---	PROPOSED IMPERVIOUS GRAVEL ACCESS, SEE SHEET C-2.0
---	GRAVEL ACCESS, SEE SHEET C-2.0
---	PROPOSED TEMPORARY STAGING AREA
---	EXISTING FENCE
---	EXISTING STONE WALL

**"APPROVED BY TOWN OF READFIELD PLANNING BOARD"**

NAME	DATE
1.	
2.	
3.	
4.	
5.	
6.	

**SIGN DISPLAYING PROJECT OWNER AND ENERGY CONTACTS**  
1.4' WIDE ACCESS ROAD OVER EXISTING CURB CUT FOLLOWING EXISTING 12' WIDE AGRICULTURAL DRIVE

INSTALL DOUBLE SILT FENCE WITH 10' GAP ADJACENT TO WETLANDS  
200' SETBACK TO SOLAR PANELS  
50' SETBACK FROM DOWNGRADE ABUTTING PARCELS

**NOTES:**  
1. ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.  
2. THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 MAINE STATE PLANS, WEST ZONE (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD83 (US SURVEY FEET).  
3. EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON LIDAR DATA FROM THE MAINE OFFICE OF GIS.  
4. UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.  
5. THIS IS A DESIGN PLAN FOR PERMITTING. FINAL DESIGN MAY BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND ANY CONDITIONS IDENTIFIED DURING THE PROJECT'S REVIEW.  
6. TOTAL FENCED AREA = 117,834 S.F. = 9.59 AC  
7. TOTAL LIMIT OF DISTURBANCE: 782,096 S.F. = 17.51 AC  
8. TOTAL PERMANENT IMPERVIOUS COVERAGE: 10,075 S.F. = 0.28 AC  
9. POSTS FROM PANEL RACKING AND FENCING = 764 S.F. = 0.0019 AC  
GRAVEL ACCESS DRIVE = 10,248 S.F. = 0.24 AC  
EQUIPMENT PADS = 550 S.F. = 0.012 AC  
DIRECT WETLAND IMPACTS = 0.0 S.F. = 0.0 AC (TRENCHING, POSTS FROM PANEL RACKING AND FENCING, GRUBBING, AND STUMPING)  
INDIRECT WETLAND IMPACTS = 0.0 S.F. = 0.0 AC (VEGETATION CLEARING AND SHADE)  
TOTAL WETLAND IMPACTS: 0.0 S.F. = 0.0 AC  
PROJECT PROPERTY LINES SURVEYED BY HORIZONS ENGINEERING. BOUNDARY SURVEY PROVIDED BY HORIZONS ENGINEERING. PLEASE REFER TO THE SURVEY REPORT FOR THE PROJECT PROPERTY LINE ROUTE 17 BOUNDARY TOPOGRAPHIC & EXISTING CONDITIONS SURVEY. PROJECT #S-21314 DATED 08/14/22.  
PROJECT PROPERTY = 71,934 AC  
THE TURNAROUND HAS THE MINIMUM DIMENSIONS DESCRIBED IN THE TOWN OF READFIELD, MAINE LAND USE ORDINANCE DATED JUNE 14, 2022.

**CMP MIDSPAN POLE POINT OF INTERCONNECTION**  
LAT: N44° 21' 22.81"  
LONG: W69° 53' 26.07"  
1.4' WIDE ACCESS ROAD OVER EXISTING CURB CUT FOLLOWING EXISTING 12' WIDE AGRICULTURAL DRIVE  
PROJECT GATE WITH KNOX BOX  
TEMPORARY STAGING AREA  
200' SETBACK TO SOLAR PANELS  
50' SETBACK FROM DOWNGRADE ABUTTING PARCELS

PAD MOUNT TRANSFORMER AC DISCONNECT PEDESTAL GRAVEL TURNAROUND, SEE NOTE 12  
INITIAL EPCS MEASURES ALONG FORECLOTTED PROPERTY LINE TO BE COMPLETED AFTER SITE CLEARING AND STABILIZATION IS COMPLETE  
PERIMETER FENCING

LOCATION FOR POSSIBLE TEMPORARY SEDIMENT TRAP, SEE DETAIL C-2.3. CONTRACTOR TO DETERMINE NEED DURING CONSTRUCTION. DO NOT GRADE OUTSIDE OF LOD CONTRIBUTING DRAINAGE AREA = 63,343 SF  
50' SETBACK FROM DOWNGRADE ABUTTING PARCELS  
LOCATION FOR POSSIBLE TEMPORARY SEDIMENT SETTLING TRAP, SEE DETAIL C-2.3. CONTRACTOR TO DETERMINE NEED DURING CONSTRUCTION. DO NOT GRADE OUTSIDE OF LOD CONTRIBUTING DRAINAGE AREA = 603,773 SF

**SOIL INFORMATION**

<b>Hydrologic Soil Group: CD</b> P&C2 Panton-Charlton Fine sandy loams, 8 to 15 percent slopes Depth to restrictive feature: 18 to 40 inches to dense material Depth to water table: About 18 to 26 inches Hydrologic Soil Group: CD	<b>Hydrologic Soil Group: B</b> Panton Depth to restrictive feature: 18 to 40 inches to dense material Depth to water table: About 18 to 26 inches Hydrologic Soil Group: B
<b>Hydrologic Soil Group: CD</b> P&C2 Panton-Charlton Fine sandy loams, 8 to 15 percent slopes Depth to restrictive feature: 18 to 40 inches to dense material Depth to water table: About 18 to 26 inches Hydrologic Soil Group: CD	<b>Hydrologic Soil Group: C</b> Tunbridge Depth to restrictive feature: 21 to 41 inches to lithic bedrock Depth to water table: More than 80 inches Hydrologic Soil Group: C
<b>Hydrologic Soil Group: B</b> Panton Depth to restrictive feature: 18 to 40 inches to dense material Depth to water table: About 18 to 26 inches Hydrologic Soil Group: B	<b>Hydrologic Soil Group: C</b> Tunbridge Depth to restrictive feature: 21 to 41 inches to lithic bedrock Depth to water table: More than 80 inches Hydrologic Soil Group: C
<b>Hydrologic Soil Group: CD</b> P&C2 Panton-Charlton Fine sandy loams, 8 to 15 percent slopes Depth to restrictive feature: 18 to 40 inches to dense material Depth to water table: About 18 to 26 inches Hydrologic Soil Group: CD	<b>Hydrologic Soil Group: C</b> Tunbridge Depth to restrictive feature: 21 to 41 inches to lithic bedrock Depth to water table: More than 80 inches Hydrologic Soil Group: C

1.4' WIDE ACCESS ROAD OVER EXISTING CURB CUT FOLLOWING EXISTING 12' WIDE AGRICULTURAL DRIVE  
PROJECT GATE WITH KNOX BOX  
TEMPORARY STAGING AREA  
200' SETBACK TO SOLAR PANELS  
50' SETBACK FROM DOWNGRADE ABUTTING PARCELS  
INITIAL EPCS MEASURES ALONG FORECLOTTED PROPERTY LINE TO BE COMPLETED AFTER SITE CLEARING AND STABILIZATION IS COMPLETE  
PERIMETER FENCING

LOCATION FOR POSSIBLE TEMPORARY SEDIMENT TRAP, SEE DETAIL C-2.3. CONTRACTOR TO DETERMINE NEED DURING CONSTRUCTION. DO NOT GRADE OUTSIDE OF LOD CONTRIBUTING DRAINAGE AREA = 63,343 SF  
50' SETBACK FROM DOWNGRADE ABUTTING PARCELS  
LOCATION FOR POSSIBLE TEMPORARY SEDIMENT SETTLING TRAP, SEE DETAIL C-2.3. CONTRACTOR TO DETERMINE NEED DURING CONSTRUCTION. DO NOT GRADE OUTSIDE OF LOD CONTRIBUTING DRAINAGE AREA = 603,773 SF









# READFIELD MAIN STREET SOLAR, LLC

Main Street  
Readfield, Maine



**ISSUED FOR PERMIT REVIEW  
NOT FOR CONSTRUCTION**

MAPPING SOURCE DATA USED FOR P.L.M. COMPLETION.  
Civil Engineering: **Horizons Engineering, Inc.**  
100 Main Street, Suite 200  
Canaan, Vermont 05446  
Phone: 802-248-7878  
www.horizonseng.com

Environment:  
30 Pine Drive  
Canaan, Vermont 05446  
North Star  
Barnes, Vermont 05421, lot # 49  
Surveying  
1009 North Main Street  
Soch, Maine 04072



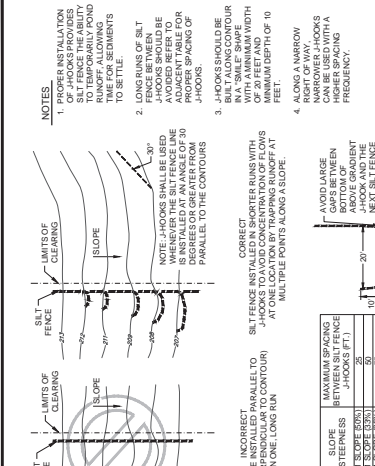
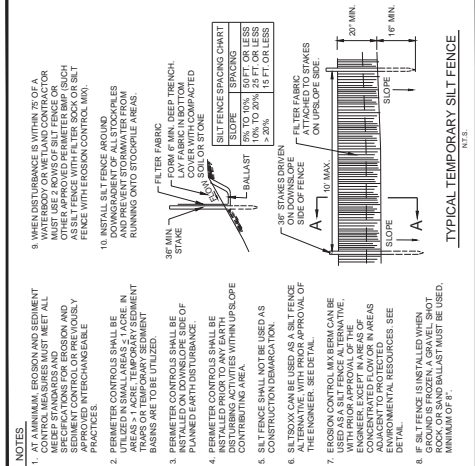
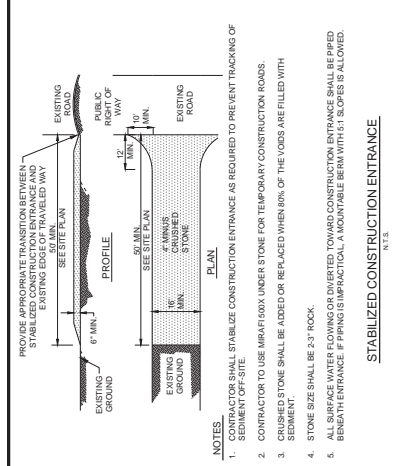
NO.	REVISION/COMMENTS	DATE
1	NO CHANGES TO THIS SHEET	10/29/23
2	ISSUES MADE FOR PER. SUBMISSION	10/29/23
3		
4		

DRAWING TITLE:  
**ESC DETAILS**  
**READFIELD MAIN STREET SOLAR, LLC**

DATE OF ISSUE: 07/31/23  
Drawn by: LJM  
Checked by: AJJ  
Scale: N/A

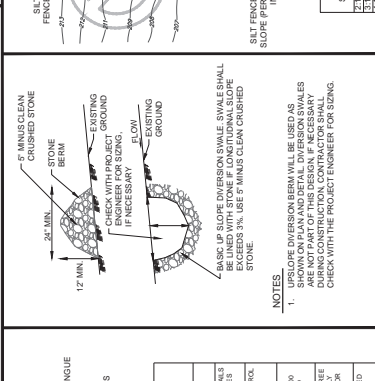
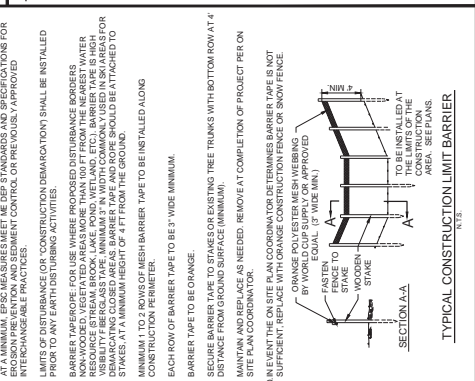
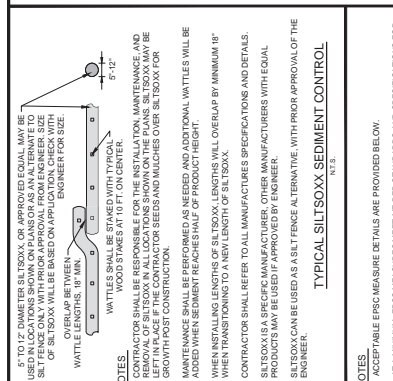
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C-2.2



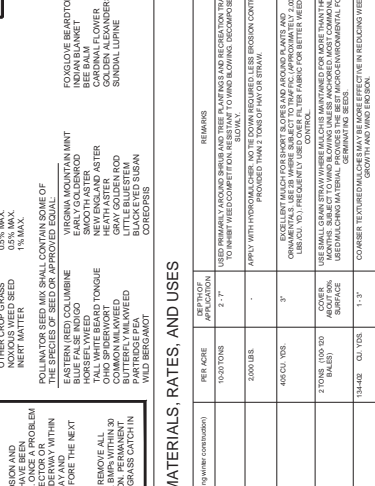
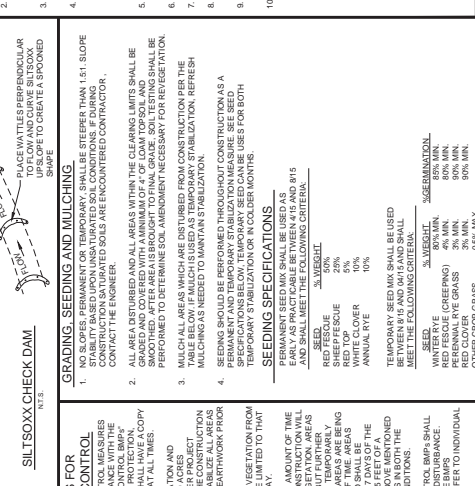
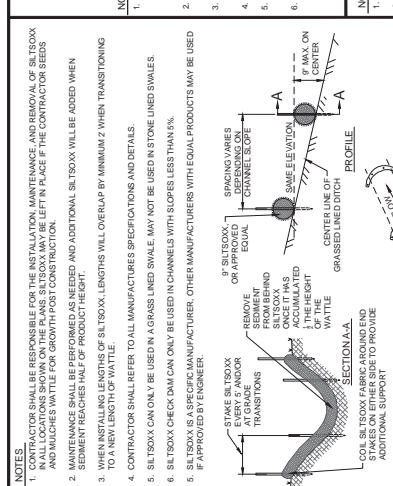
**TYPICAL SILT FENCE 'J-HOOK' CONSTRUCTION**

STEP	MAXIMUM SPACING BETWEEN SILT FENCE (P.F.T.)	MINIMUM SPACING BETWEEN SILT FENCE (P.F.T.)	MINIMUM SPACING BETWEEN SILT FENCE (P.F.T.)
1	50	10	100
2	25	5	50
3	10	2	20
4	5	1	10
5	2	0.5	5



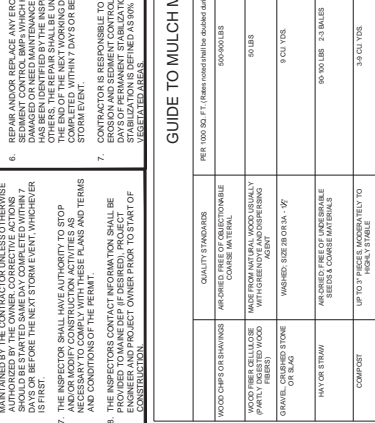
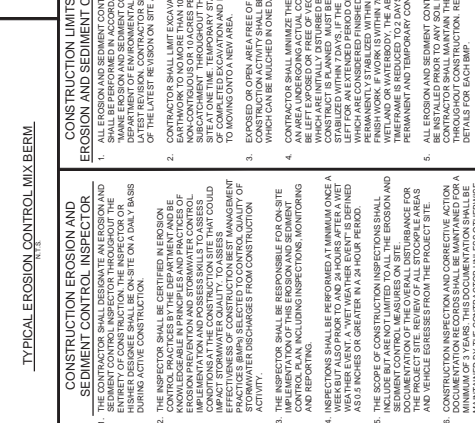
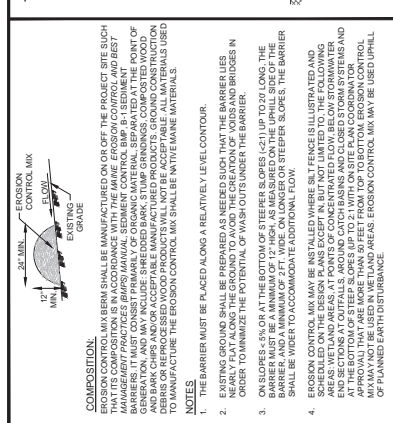
**GUIDE TO MULCH MATERIALS, RATES, AND USES**

PER 100 SQ. FT. (Rate includes the subgrade preparation)	PER ACRE	APPROX. APPLICATION	REMARKS
500-900 LBS	10,000 TONS	2"-7"	USED PRIMARILY FOR ROADWAYS AND DRIVEWAYS TO PREVENT EROSION. TALLS TO AVOID WEED COMPLETION. RESISTANT TO MOULDS AND BLOWING OCCUPIES APPLY WITH HYPOCALCARE. NO. SHOULD REQUIRE LESS EROSION CONTROL PROVIDED THAN 2 TONS OF TAY OR STAY.
60 LBS	2000 TONS	1"	EXCELLENT FOR PORT BLENDS AND ROADWAYS AND DRIVEWAYS. USES WARE SUBJECT TO TRAFFIC APPLICATIONS. 7,000 LBS PER ACRE TO PREVENT EROSION. TALLS TO AVOID WEED COMPLETION. RESISTANT TO MOULDS AND BLOWING OCCUPIES APPLY WITH HYPOCALCARE. NO. SHOULD REQUIRE LESS EROSION CONTROL PROVIDED THAN 2 TONS OF TAY OR STAY.
140 LBS	4000 TONS	3"	EXCELLENT FOR PORT BLENDS AND ROADWAYS AND DRIVEWAYS. USES WARE SUBJECT TO TRAFFIC APPLICATIONS. 7,000 LBS PER ACRE TO PREVENT EROSION. TALLS TO AVOID WEED COMPLETION. RESISTANT TO MOULDS AND BLOWING OCCUPIES APPLY WITH HYPOCALCARE. NO. SHOULD REQUIRE LESS EROSION CONTROL PROVIDED THAN 2 TONS OF TAY OR STAY.
240 LBS	6000 TONS	4"-12"	EXCELLENT FOR PORT BLENDS AND ROADWAYS AND DRIVEWAYS. USES WARE SUBJECT TO TRAFFIC APPLICATIONS. 7,000 LBS PER ACRE TO PREVENT EROSION. TALLS TO AVOID WEED COMPLETION. RESISTANT TO MOULDS AND BLOWING OCCUPIES APPLY WITH HYPOCALCARE. NO. SHOULD REQUIRE LESS EROSION CONTROL PROVIDED THAN 2 TONS OF TAY OR STAY.



**CONSTRUCTION EROSION AND SEDIMENT CONTROL INSPECTOR**

QUALITY STANDARDS	APPROX. PRICE OF DISPOSABLE	APPROX. PRICE OF DISPOSABLE	APPROX. PRICE OF DISPOSABLE
WOOD CHIP OR SAWDUST	100-200 LBS	100-200 LBS	100-200 LBS
WOOD CHIP OR SAWDUST	100-200 LBS	100-200 LBS	100-200 LBS
WOOD CHIP OR SAWDUST	100-200 LBS	100-200 LBS	100-200 LBS
WOOD CHIP OR SAWDUST	100-200 LBS	100-200 LBS	100-200 LBS



**CONSTRUCTION EROSION AND SEDIMENT CONTROL INSPECTOR**

WOOD CHIP OR SAWDUST	APPROX. PRICE OF DISPOSABLE	APPROX. PRICE OF DISPOSABLE	APPROX. PRICE OF DISPOSABLE
WOOD CHIP OR SAWDUST	100-200 LBS	100-200 LBS	100-200 LBS
WOOD CHIP OR SAWDUST	100-200 LBS	100-200 LBS	100-200 LBS
WOOD CHIP OR SAWDUST	100-200 LBS	100-200 LBS	100-200 LBS
WOOD CHIP OR SAWDUST	100-200 LBS	100-200 LBS	100-200 LBS



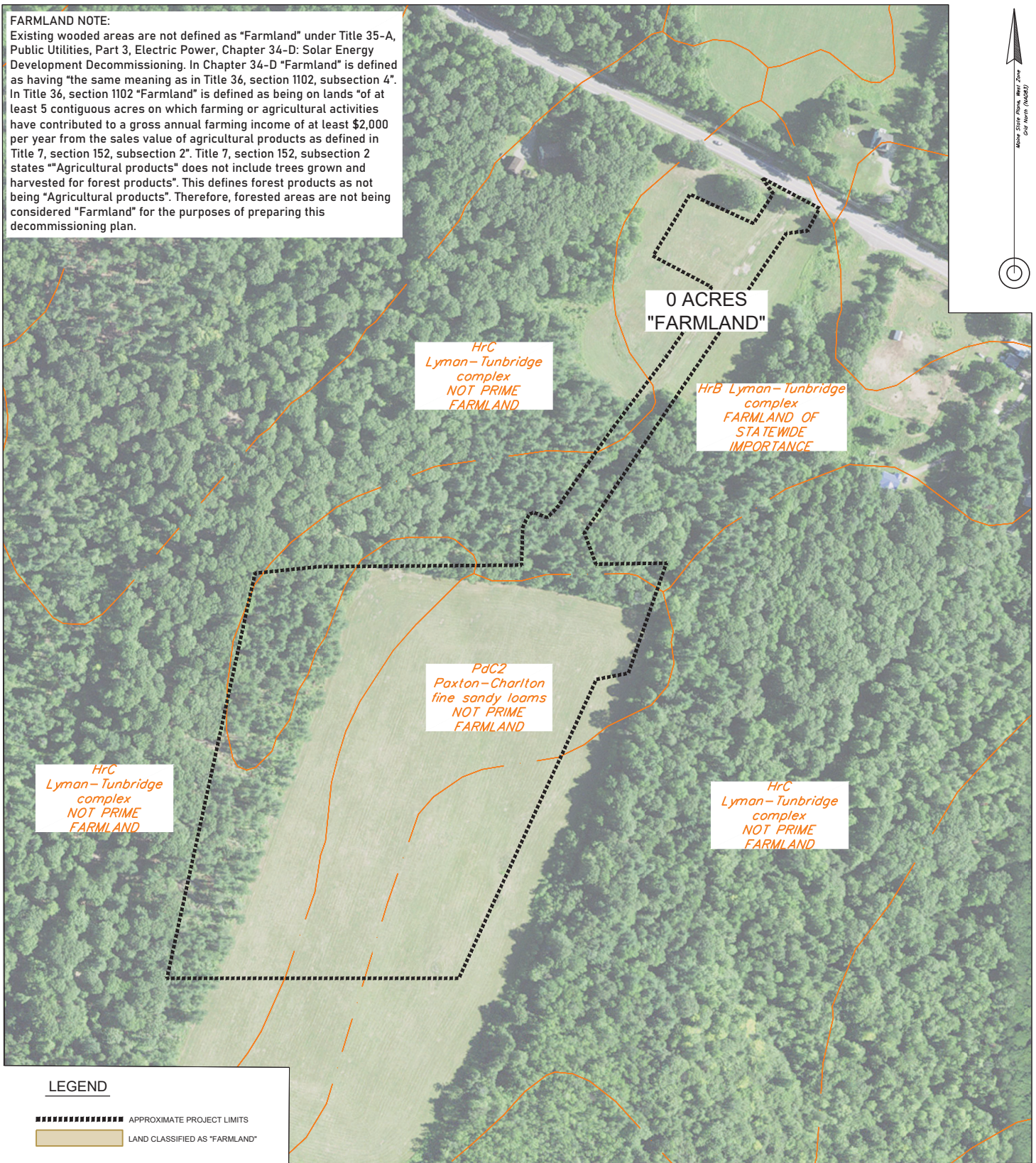
## ATTACHEMENT B

### FARMLAND MAP



**FARMLAND NOTE:**

Existing wooded areas are not defined as "Farmland" under Title 35-A, Public Utilities, Part 3, Electric Power, Chapter 34-D: Solar Energy Development Decommissioning. In Chapter 34-D "Farmland" is defined as having "the same meaning as in Title 36, section 1102, subsection 4". In Title 36, section 1102 "Farmland" is defined as being on lands "of at least 5 contiguous acres on which farming or agricultural activities have contributed to a gross annual farming income of at least \$2,000 per year from the sales value of agricultural products as defined in Title 7, section 152, subsection 2". Title 7, section 152, subsection 2 states "'Agricultural products' does not include trees grown and harvested for forest products". This defines forest products as not being "Agricultural products". Therefore, forested areas are not being considered "Farmland" for the purposes of preparing this decommissioning plan.



**LEGEND**

 APPROXIMATE PROJECT LIMITS  
 LAND CLASSIFIED AS "FARMLAND"

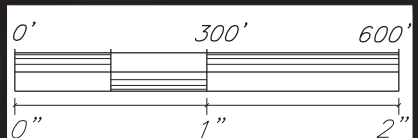


164 Main Street, Suite 201  
Colchester, Vermont 05446

P: (802) 878-0375  
www.krebsandlansing.com

(ATTACHMENT B)

FARMLAND MAP



READFIELD MAIN STREET  
SOLAR, LLC

READFIELD MAIN STREET  
SOLAR, LLC

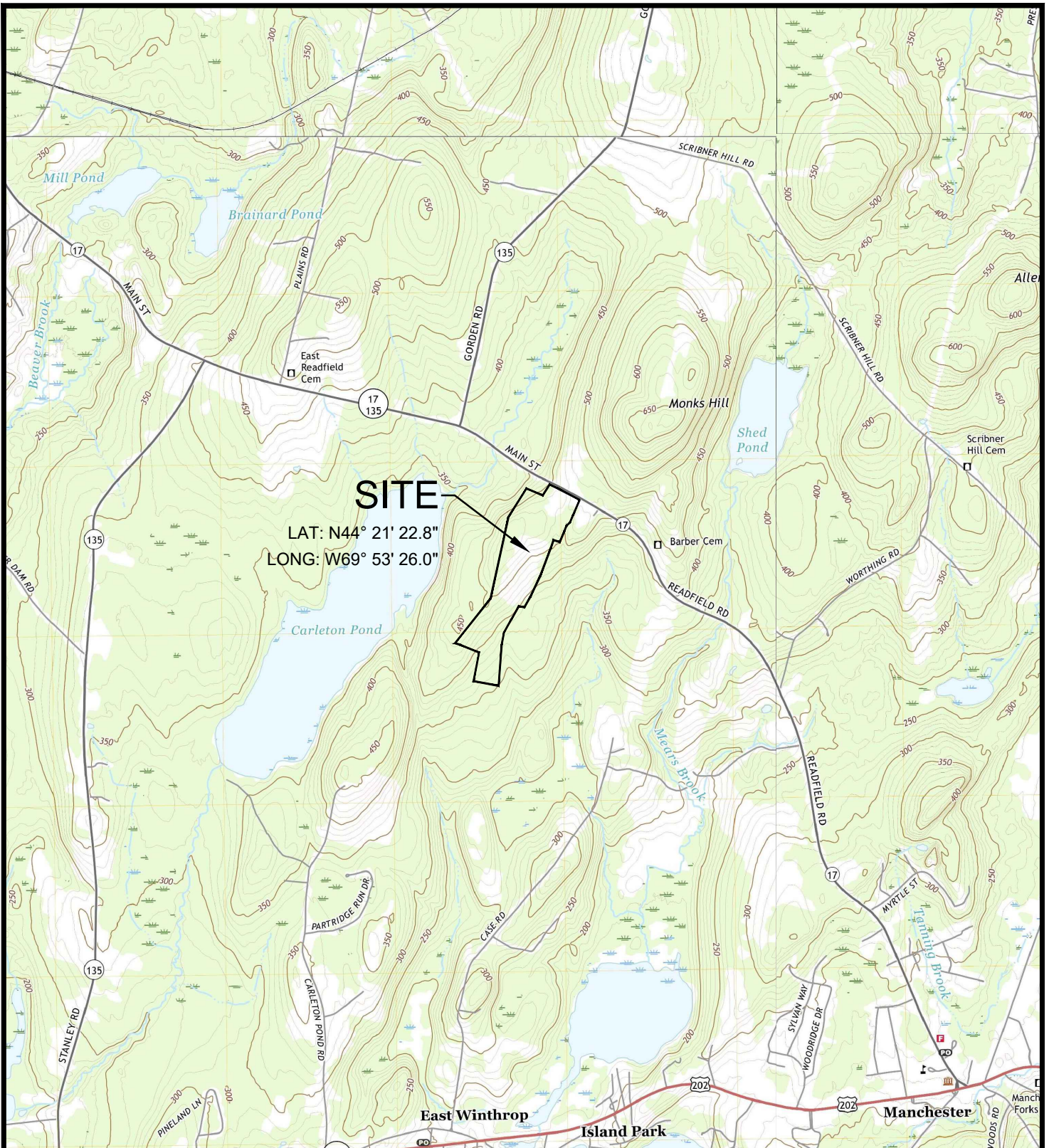
Drawn by: NH  
Date: October 24, 2023  
Project #: 22124  
Scale: 1" = 300'



## ATTACHEMENT C

### LOCATION MAP





**SITE**

LAT: N44° 21' 22.8"  
 LONG: W69° 53' 26.0"

**LOCATION MAP**

SCALE: 1" = 1/2 MILE

**READFIELD MAIN STREET SOLAR, LLC**

Main Street  
 Readfield, Maine



14 Maine Street, Suite 305C-1, Box 49  
 Brunswick, Maine 04011

T: (207) 709-0441  
 NorwichSolar.com



164 Main Street, Suite 201  
 Colchester, Vermont 05446

P: (802) 878-0375  
 www.krebsandlansing.com



## ATTACHEMENT D

### CERTIFICATE OF EXISTENCE



# State of Maine



## Department of the Secretary of State

*I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and of the reports of formation, amendment and cancellation of articles of organization of limited liability companies and annual reports filed by the same.*

*I further certify that READFIELD MAIN STREET SOLAR, LLC is a duly formed limited liability company under the laws of the State of Maine and that the date of formation is September 28, 2021.*

*I further certify that on:*

*September 28, 2021 CERTIFICATE OF FORMATION was filed.*

*No further amendments have been filed to date.*

*I further certify that said limited liability company has filed annual reports due to this Department, and that no action is now pending by or on behalf of the State of Maine to forfeit the articles of organization and that according to the records in the Department of the Secretary of State, said limited liability company is a legally existing limited liability company in good standing under the laws of the State of Maine at the present time.*



*In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this twenty-eighth day of July 2023.*



Shenna Bellows

---

**Shenna Bellows**  
*Secretary of State*



## ATTACHEMENT E

### COPY OF PUBLIC NOTICE

## **NOTICE OF INTENT TO FILE**

Please take notice that Readfield Main Street Solar, LLC (the "Applicant"), managed by Norwich Technologies, with its principal office at 14 Maine Street, Suite 305C-1, Brunswick, ME 04011, (802-359-7416) intends to file an application for approval of a solar energy development Decommissioning Plan, pursuant to the provisions of 35-A M.R.S. §§ 3491-3496. This application will be filed with the Department of Environmental Protection (DEP).

The application is associated with the Readfield Main Street Solar Project, a distributed generation solar energy facility on the south side of Main Street (Route 17) in Readfield, Maine. The proposed project will be located on Tax Map 143, Lot 14 and will consist of a solar array capable of generating up to approximately 975 kilowatts of alternating current electricity. The project will also consist of two equipment pads to support the project equipment and a medium voltage electrical collector line that will connect the solar array to the electrical grid.

The Applicant intends to file this application with the DEP on or around April 10, 2024. The application will be available for public inspection at the municipal office in Readfield, Maine. Written public comments may be sent to Bob Green at the DEP after filing: DEP, Bureau of Land Management, Central Maine Regional Office, 17 State House Station, Augusta, ME 04333-0017.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the DEP in writing no later than 20 days after the application is found by the DEP to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comments on the application will be accepted throughout the processing of the application.

Questions about the application may be directed to Martha Staskus of Readfield Main Street Solar, LLC at 802-359-7416.

**Kennebec Journal**

Publication Name:

**Kennebec Journal**

Publication URL:

Publication City and State:

**Augusta, ME**

Publication County:

**Kennebec**

Notice Popular Keyword Category:

Notice Keywords:

**readfield**

Notice Authentication Number:

**202404091556328105194****1119531866**

Notice URL:

[Back](#)

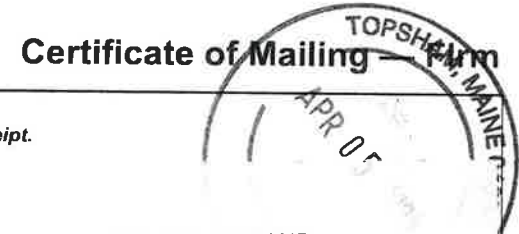
Notice Publish Date:

Saturday, April 06, 2024

**Notice Content**

NOTICE OF INTENT TO FILE Please take notice that Readfield Main Street Solar, LLC (the "Applicant"), managed by Norwich Technologies, with its principal office at 14 Maine Street, Suite 305C-1, Brunswick, ME 04011, (802-359-7416) intends to file an application for approval of a solar energy development Decommissioning Plan, pursuant to the provisions of 35-A M.R.S. §§ 3491-3496. This application will be filed with the Department of Environmental Protection (DEP). The application is associated with the Readfield Main Street Solar Project, a distributed generation solar energy facility on the south side of Main Street (Route 17) in Readfield, Maine. The proposed project will be located on Tax Map 143, Lot 14 and will consist of a solar array capable of generating up to approximately 975 kilowatts of alternating current electricity. The project will also consist of two equipment pads to support the project equipment and a medium voltage electrical collector line that will connect the solar array to the electrical grid. The Applicant intends to file this application with the DEP on or around April 10, 2024. The application will be available for public inspection at the municipal office in Readfield, Maine. Written public comments may be sent to Bob Green at the DEP after filing: DEP, Bureau of Land Management, Central Maine Regional Office, 17 State House Station, Augusta, ME 04333-0017. A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the DEP in writing no later than 20 days after the application is found by the DEP to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comments on the application will be accepted throughout the processing of the application. Questions about the application may be directed to Martha Staskus of Readfield Main Street Solar, LLC at 802-359-7416.

[Back](#)



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30 Park Drive  
Topsham, ME 04086

TOTAL NO. of Pieces Listed by Sender

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TOTAL NO. of Pieces Received at Post Office™

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Postmark with Date of Receipt.

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**TOPSHAM POST OFFICE**  
**101 MAIN STREET**  
**TOPSHAM, ME 04086**

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1	Dennis Jackson PO Box 378 Manchester, ME 04351				
2	Porcupine Trails, LLC PO Box 188 Manchester, ME 04351				
	Timothy & Regina Frailey 10 Field Road Fayette, ME 04349				
	Patricia & Paul Fournier 21 Sylvester Lane Readfield, ME 04355				
	Matthew Kelly 71 Googin Street Lewiston, ME 04240				
6.					



Certificate of Mailing — Firm

Name and Address of Sender   30 Park Drive Topsham, ME 04086	TOTAL NO. of Pieces Listed by Sender  10	TOTAL NO. of Pieces Received at Post Office™  10	Affix Stamp Here Postmark with Date of Receipt.  
	Postmaster, per (name of receiving employee)  <b>TOPSHAM POST OFFICE</b> <b>101 MAIN STREET</b> <b>TOPSHAM, ME 04086</b>		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
Genie & Terry Gannett PO Box 188 Manchester, ME 04351					
Small Woodlands Owners Association of Maine 8 Mulliken Court, PO Box 836 Augusta, ME 04332					
Dale & Joy Rice 198 Carlton Pond Road Winthrop, ME 04364					
Greater Augusta Utility District Attn: Water Division, 12 Williams Street Augusta, ME 04339					
Town of Readfield 8 Old Kents Hill Road Readfield, ME 04355					



## ATTACHEMENT F

### FINANCIAL ASSURANCE



July 21, 2023

To Whom It May Concern:

My Name is Cailin McMurdo-Minnich, and I am a Vice President, Commercial Lender at Mascoma Bank. I am also Norwich Solar Technology's (NST) chief representative for our bank.

NST has been doing business with Mascoma for over 4 years. They are an outstanding client with a strong operating history and credit profile.

Mascoma currently extends NST a \$4,000,000 line of credit, a \$500,000 guidance line of credit, and has partnered with NST on financing several solar projects worth over \$5,060,000 in aggregate.

Please feel free to reach out to me anytime with questions.

Sincerely,

Cailin McMurdo-Minnich  
VP, Commercial Loan Officer  
Mascoma Bank  
180 Battery St Suite 120  
Burlington, VT 05401