



Town of Chebeague Island

192 North Road

Chebeague Island, ME 04017

codeoffice@chebeague.net

www.townofchebeagueisland.org

Date: October 13, 2017

To: Applicant, Appeals Board Members, Code Enforcement Officer, and Abutters within 500' of Map I-06 Lot 006

From: Peter Rice, Chairman Board of Adjustment and Appeals

RE: Special Exception for Solar Array Map I-06, Lot 006

Located at: 49 Littlefield Road

Zoning District: Island Residential (IR)

The Board of Adjustment and Appeals will hold a public hearing for:

A request for a special exception use approval for the installation of a solar array for the Town of Chebeague Island (Revision Energy), Tax Map I-06, Lot 006, located at 49 Littlefield Road. The Public Hearing will be conducted on Thursday, November 2, 2017 at 6:00 PM, at the Chebeague Recreation Center, 382 North Road, Chebeague Island, ME.

All Abutters who receive this notice are invited to attend. A copy of the Meeting materials may be viewed at townofchebeagueisland.org or at the Chebeague Island Town Office, Located at 192 North Road.

Date: _____

Fee: _____

By: _____

Town of Chebeague Island
Board of Adjustment and Appeals
Special Exception Form

Important: Do not complete this form unless you understand and comply with the instruction sheet. The code enforcement officer will assist you if needed.

Please Type or Print:

I/We Revision Energy ^{applicant} owner(s) of property at _____

Designated as parcel(s) Tax Assessor Map # 106, Lot# 6, under provisions of Section 603.2C of the Zoning Ordinance of the Town of Chebeague Island, Maine, apply for a **Special Exception** to the Ordinance: I/We understand that the Board may entertain applications for Special Exceptions only in cases specifically listed as such in the regulations for various zoning districts and in other cases specified in other provisions of the Ordinance. The special exception I/We are applying for is:

Installation of a solar array in the Island Residential District

Allison Gehring

Allison Gehring - Revision Energy

Appellant(s)

Appellant(s) phone number: 207-221-6342

The Board must make a positive finding on each the following standards, please describe in the area provided how your proposed application will meet the applicable criteria.

603.2.C. Special Exception

The Board shall have the power and duty to approve, deny or approve with conditions special exceptions only where such approval is specifically required. Where an advisory report from the Planning Board is required, the Code Enforcement Officer shall refer the application to the Planning Board for its review and recommendations at least 30 days prior to the meeting of the Board of Adjustment and Appeals; however, where site plan or subdivision review is required, the applicant shall apply to the Board of Adjustment and Appeals for special exception approval prior to the submission of a detailed site plan for Planning Board approval, but any conditions imposed by the Board of Adjustment and Appeals shall be binding upon the applicant and upon the Planning Board. The applicant shall have the burden of proving that his application is in compliance with the requirements of this Ordinance. After the submission of a complete application, the Board shall approve a special exception application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use, with any conditions attached, meets the following standards:

1. The proposed use will not create hazards to vehicular or pedestrian traffic on the roads and sidewalks serving the proposed use as determined by the size and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and vehicles and the visibility afforded to pedestrians and the operators of motor vehicles;

The proposed solar array will not affect vehicular traffic, and there are no sidewalks in the vicinity of the proposed location. Public works was involved in the planning of the site location.

2. The proposed use will not cause water pollution, sedimentation, erosion, contaminate any water supply nor reduce the capacity of the land to hold water so that a dangerous, aesthetically unpleasant, or unhealthy condition may result;

The proposed solar array, racking, and electrical infrastructure will not affect the quality of the water, erosion, or capacity of the land to hold water.

3. The proposed use will not create unhealthful conditions because of smoke, dust, or other airborne contaminants;

The proposed solar array will have no effect on air quality

4. The proposed use will be compatible with the uses that are adjacent to and neighboring the proposed location, as measured in terms of its physical size, intensity of use, visual impact, and proximity to other structures and the scale and bulk of any new structures for the proposed use shall be compatible with structures existing or permitted to be constructed on neighboring properties;

The proposed solar array is not visible from any adjacent lots

5. The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard or restrict access of light and air to neighboring properties;

The proposed solar array is not visible from any adjacent lots and will not produce any odors, noise or vibrations to cause nuisances to neighbors.

6. The proposed location for the use has no peculiar physical characteristics due to its size, shape, topography, or soils which will create or aggravate adverse environmental impacts on surrounding properties;

The proposed solar array is a typical design with no peculiar characteristics to create adverse environmental impacts.

7. The proposed use has no unusual characteristics atypical of the generic use in the neighborhood, which proposed use will depreciate the economic value of surrounding properties;

The proposed solar array will not be visible from any adjacent lots so it will not depreciate economic value of surrounding properties.

603.8 Special Exceptions in the Shoreland Zone

A. In addition to the criteria specified in Section 602.5.4 above, the Planning Board may approve a permit for a single family residential structure in a Resource Protection District provided that the applicant demonstrates that all of the following conditions are met:

1. There is no location on the property, other than a location within the Resource Protection District, where the structure can be built.

2. The lot on which the structure is proposed is undeveloped and was established and recorded in the registry of deeds of the county in which the lot is located before the adoption of the Resource Protection Overlay District on December 10, 1991.

3. All proposed buildings, sewage disposal systems and other improvements are Located on natural ground slopes of less than 20%; and

b) Located outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps; all buildings, including basements, are elevated at least one foot above the 100-year flood-plain elevation; and the development is otherwise in compliance with any applicable municipal flood-plain ordinance.

If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be 1/2 the width of the 100-year flood-plain.

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-
4. The total footprint, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation shall not be altered by variance.

5. All structures, except functionally water-dependent structures, are set back from the normal high-water line of a water body, tributary stream or upland edge of a wetland to the greatest practical extent, but not less than 75 feet, horizontal distance. In determining the greatest practical extent, the Planning Board shall consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the flood-plain, and its proximity to moderate-value and high-value wetlands.

Town of Chebeague Island
Planning Board Application

Map: 106
Lot: 6

1. APPLICANT

Name: ReVision Energy
Address: 142 Presumpscot St
Portland, ME 04103

Telephone: 207-221-6342
Cell: _____
Fax: _____
Email: allison@revisionenergy.com

2. OWNER

Name: Same as applicant
Address: _____

Telephone: _____
Cell: _____
Fax: _____
Email: _____

3. APPLICANT'S ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER OR SURVEYOR

Name: ReVision Energy
Address: 142 Presumpscot St
Portland, ME 04103

Telephone: 207-221-6342
Cell: _____
Fax: _____
Email: allison@revisionenergy.com

4. PROJECT

Name of Project: Town of Chebeague Solar Array
Address of Site: Dump Road Chebeague Island

Project Data:	Book: _____	Map: <u>106</u>
	Page: _____	Lot: <u>6</u>
	Zoning District: <u>Island Residential</u>	No of Dwellings: <u>0</u>
	Overlay District: _____	No. of Buildings: <u>3</u>
	Size of Site: _____	No. of Lots: _____
	Minor Subdivision: _____	Minor Site Plan: <u>X</u>
	Major Subdivision: _____	Major Site Plan: _____
	Other: _____	

5. OTHER INFORMATION:

- a. Is Board of Appeals approval required? _____
- b. Are any ordinance waivers requested? Yes _____ No X
(If "yes" attach a list of waivers and reasons for their request.)
- c. Application fee under Town Ordinance: None
- d. This application form and all accompanying materials must be submitted to the Town Administrator at least 21 days prior to the meeting at which it is to be considered by the Planning Board.

The undersigned, being the applicant, owner or legally authorized representatives, states that all the information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

Allison H. [Signature]
Signature of applicant, owner or representative

9/22/2017
Date

*Town of Chebeague Island
Site Plan Checklist*

The Town Administrator will first determine if the project will be classified as a major or a minor site plan (Zoning Ordinance Section 206.4). Classification will determine submission requirements. You must review the proposed plan with the Town Administrator before submitting the application in order to receive the appropriate classification.

Major Site Plan: _____ Minor Site Plan: X

The following list is intended to provide a summary of the submission requirements for site plan review for the Town of Chebeague Island. **Eleven (11) copies of all application materials must be provided.** For precise requirements, please refer to the Town of Chebeague Island Zoning Ordinance, Section 206.7.

- A. Site Inventory and Analysis, Section 206.7.A **(Required for Major Site Plans only)**
 - 1. Names, address and phone of record owner and applicant _____
 - 2. Names and addresses of all consultants _____
 - 3. Evidence of right, title and interest (deed, option, etc.) _____
 - 4. Evidence of payment of the site inventory and analysis fee _____
 - 5. A plan showing
 - a. name of development, north arrow, date and scale _____
 - b. boundaries of the parcel _____
 - c. relationship of site to surrounding areas _____
 - d. topography _____
 - e. major natural features within 200 feet _____
 - f. existing buildings, structures or other improvements _____
 - g. existing restrictions or easements _____
 - h. location and size of existing utilities or improvements _____
 - i. class D medium intensity soil survey _____
 - j. if private sewage disposal system, a suitable location _____
 - k. tax map and lot number(s) _____
 - 6. A narrative describing the existing conditions and proposed use, etc.
 - a. traffic study _____
 - b. utility study _____
 - c. market studies _____
 - d. other _____
 - 7. A map showing the location of the development _____
 - 8. Request for waivers _____
(list the section number and reason for the request on a separate sheet.)
- Note: Section 206.7.B.6 states that the Planning Board may waive any of the submission requirements based upon a written request by the applicant. A waiver

may be granted only if the Board finds that the information is not required to determine compliance with the standards and criteria.

B. Additional General Submission Requirements for both Major and Minor Site Plans
(Section 206.7.B)

1. Completed and signed site plan application form See attached
2. Location map showing location of the project. See attached site plan
3. Evidence of right, title or interest (e.g. deed or option) See town deed and PPA contract ex. 6 (Site license)
4. A plan showing See site map A3
 - a. location of all setbacks, yards and buffers
 - b. boundaries of all contiguous property under control of owner.
 - c. tax map and lot number of the parcel(s)
5. Names and addresses of all property owners within 500 feet
6. Evidence of payment of the application and technical review fees See attached property owners document
7. Name, registration number and seal of person who prepared the plan. Application fee waived.
8. Evidence of technical and financial capability to carry out the project.. Reliance Energy - Fortunat Mueller
See attached letter

C. Documentation of Existing Conditions (Section 206.7.B.3) (Required for both Major and Minor Site Plans)

1. Zoning Island Residential Zone
2. Boundary survey See existing town survey
3. On the plan (above):
 - a. utilities, including culverts, well and on-site sewage. See how electrical service location noted on site map, no other new utilities are associated with this project
 - b. location, names, widths of existing public or private streets/ROW(s) See site map
 - c. location, dimension of ground floor elevation of all existing buildings. See site map
 - d. location, dimension of existing driveways, parking, loading, walkways See site map
 - e. location of intersecting roads and driveways within 200 feet of the site See site map
 - f. location of drainage courses, wetlands, stone walls, graveyards, fences, stands of trees, important or unique features, etc. See site map - PV modules are not an impervious surface, no changes to existing drainage.
 - g. direction of existing surface water drainage across the site and off site no change to existing drainage direction
 - h. location, front view, dimensions and lighting of existing signs no existing or proposal signs or lighting.
 - i. location and dimensions of existing easements and copies of documents See survey held by the town

4. Location of nearest water supply for fire protection Bisharat Residence on Cattlefield Rd.

D. Proposed Development Activity (Section 206.7.B.4) (Required for Both Major and Minor Site Plans)

- 1. A narrative describing the proposed project Solar array installation
- 2. Estimated demand for water supply and sewage disposal not applicable
- 3. Direction of proposed surface water drainage across the site after development, including impacts on downstream properties Solar arrays are not impervious surfaces, no impact on drainage.
- 4. Provisions for handling solid wastes Not applicable
- 5. The location, dimensions and materials for driveways, parking and loading areas and walkways No change to existing
- 6. Proposed landscaping and buffering No change to existing
- 7. The location, dimensions and ground floor elevation of proposed buildings or expansions Not applicable
- 8. Location of proposed signs Not applicable
- 9. Location and type of exterior lighting Not applicable
- 10. Location of all utilities including fire protection systems Not applicable
- 11. An estimate of the peak hour and daily traffic generated. See attached site plan
- 12. Stormwater calculations and erosion and sedimentation control measures No change to existing
Erosion control is responsibility of the town.
No additional soil disturbance.

E. Additional Submission Requirements for Major Site Plans Only (Section 206.7.B.5)

- 1. A narrative and plan describing how the proposed development plan relates to the site inventory and analysis _____
- 2. A grading plan showing existing and proposed topography at 2 foot intervals _____
- 3. A stormwater drainage and erosion control program showing:
 - a. the existing and proposed method of handling stormwater runoff _____
 - b. the direction of flow of the runoff, using arrows. _____
 - c. location, elevation and size of all catch basins, dry wells, drainage ditches, swales, retention basins and storm sewers _____
 - d. engineering calculations for 25-year storm _____
 - e. methods of controlling erosion during and after construction _____
- 4. A groundwater impact analysis _____
- 5. The name, registration number and seal of the architect, engineer, landscape architect or similar professional who prepared the plan _____
- 6. A utility plan – water, sewage, electrical, telephone etc. _____

7. A planting schedule for the landscape plan
8. A traffic impact analysis
9. The cost of the proposed development and evidence of the applicant's financial capacity to complete it.

Town of Chebeague Island
Planning Board Application

Map: 106
Lot: 6

1. APPLICANT

Name: ReVision Energy
Address: 142 Presumpscot St
Portland, ME 04103

Telephone: 207-221-6342
Cell: _____
Fax: _____
Email: allison@revisionenergy.com

2. OWNER

Name: Same as applicant
Address: _____

Telephone: _____
Cell: _____
Fax: _____
Email: _____

3. APPLICANT'S ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER OR SURVEYOR

Name: ReVision Energy
Address: 142 Presumpscot St
Portland, ME 04103

Telephone: 207-221-6342
Cell: _____
Fax: _____
Email: allison@revisionenergy.com

4. PROJECT

Name of Project: Town of Chebeague Solar Array
Address of Site: Dump Road Chebeague Island

Project Data: Book: _____ Map: 106
Page: _____ Lot: 6
Zoning District: Island Residential No of Dwellings: 0
Overlay District: _____ No. of Buildings: 3
Size of Site: _____ No. of Lots: _____
Minor Subdivision: _____ Minor Site Plan: X
Major Subdivision: _____ Major Site Plan: _____
Other: _____

5. OTHER INFORMATION:

a. Is Board of Appeals approval required?

b. Are any ordinance waivers requested? Yes _____ No X
(If "yes" attach a list of waivers and reasons for their request.)

c. Application fee under Town Ordinance: None

d. This application form and all accompanying materials must be submitted to the Town Administrator at least 21 days prior to the meeting at which it is to be considered by the Planning Board.

The undersigned, being the applicant, owner or legally authorized representatives, states that all the information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

Allison H. [Signature]
Signature of applicant, owner or representative

9/22/2017
Date

PHOTOVOLTAIC SYSTEM



142 PRESUMPCOT ST
 PORTLAND ME 04103
 (207) 221-6342

CLIENT:

TOWN OF CHEBEAGUE ISLAND

PROJECT ADDRESS:

DUMP ROAD
 CHEBEAGUE ISLAND, ME 04017

SYSTEM TYPE:

PHOTOVOLTAIC ARRAY



DESIGNED BY: LB
 REVISION: I
 PRINT SIZE: 17" x 11"
 SCALE:
 DATE: SEPTEMBER 15, 2017
 DWG TITLE: TITLE PAGE
 DWG NUMBER: SHEET 600

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 THIS DIAGRAM IS PROVIDED AS A SERVICE AND IS BASED ON THE UNDERSTANDING OF THE INFORMATION SUPPLIED. IT IS SUBJECT TO CHANGE BASED ON ACTUAL CONDITIONS. APPLICABLE EDITION OF THE NATIONAL ELECTRIC CODE AND LOCAL GOVERNMENTAL AUTHORITIES.

SHEET LIST

SHEET	TITLE
G00	TITLE PAGE
G01	GENERAL NOTES
A01	SITE PLAN
A02	EXISTING SITE CONDITIONS
A03	PARCEL BOUNDARY

AUTHORITIES HAVING JURISDICTION

BUILDING AUTHORITY	CHEBEAGUE ISLAND
ELECTRICAL AUTHORITY	CHEBEAGUE ISLAND
ZONING / PLANNING AUTHORITY	CHEBEAGUE ISLAND
ELECTRIC UTILITY COMPANY	CEP

APPLICABLE CODES AND STANDARDS

VERSION	CODE / STANDARD
2014	NATIONAL ELECTRIC CODE (NEC) NFPA 70
2009	INTERNATIONAL BUILDING CODE (ASCE/ANSI 7-05)

DESIGN CRITERIA

DESIGN WIND LOAD	100 MPH
RISK CATEGORY	I
DESIGN SNOW LOAD	60 PSF
EXPOSURE CATEGORY	B
HIGH TEMP (ASHRAE 2% HIGH)	30°C
LOW TEMP(ASHRAE EXTREME LOW)	-23°C

PROJECT SUMMARY

THE PROJECT SCOPE INCLUDES THE DESIGN, SPECIFICATION, PROCUREMENT, INSTALLATION, AND COMMISSIONING OF A COMPLETE, TURN-KEY, GRID-TIED PHOTOVOLTAIC ELECTRIC SYSTEM.



ABBREVIATIONS

°C	DEGREES CELSIUS
AC	ALTERNATING CURRENT
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
BLDR	BUILDER
COEF	COEFFICIENT
CU	COPPER
DC	DIRECT CURRENT
(E)	EXISTING
EGC	EQUIPMENT GROUNDING CONDUCTOR
EHT	ELECTRICAL METAL TUBING
EXT	EXTERIOR
GALV	GALVANIZED
SEC	GROUNDING ELECTRODE CONDUCTOR
GND; G	GROUND
IMP	MAXIMUM POWER CURRENT
INT	INTERIOR
ISC	SHORT CIRCUIT CURRENT
JB	JUNCTION BOX
LFNC	LIQUIDTIGHT FLEXIBLE NON-METALLIC CONDUIT
M	METER
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
(N)	NEW
NA	NOT APPLICABLE
NEC	NATIONAL ELECTRIC CODE
OC	ON CENTER
P	POWER
PV	PHOTOVOLTAIC
QTY	QUANTITY
REQ'D	REQUIRED
SS	STAINLESS STEEL
STD	STANDARD
TBD	TO BE DETERMINED
TEMP	TEMPERATURE
TYP	TYPICAL
V	VOLTS
VMP	MAXIMUM POWER VOLTAGE
VOC	OPEN CIRCUIT VOLTAGE
V/F	VERIFY IN FIELD
XFMR	TRANSFORMER

GENERAL NOTES

ALL WIRING METHODS AND INSTALLATION PRACTICES SHALL CONFORM TO ALL LOCAL, STATE, AND UTILITY REQUIREMENTS.

PV SYSTEM DESIGNS AND INSTALLATIONS SHALL ADHERE TO ALL REQUIREMENTS OF THE CURRENT VERSION OF THE IFC, WHERE APPLICABLE.

PV PROJECTS SHALL CONFORM TO ALL CITY AND COUNTY ORDINANCES.

ALL EQUIPMENT INSTALLATIONS SHALL BE COMPLETED ACCORDING TO THE SPECIFICATIONS AND METHODS DESCRIBED IN THE PLANS AND THE EQUIPMENT MANUFACTURER'S INSTRUCTIONS. MODIFICATIONS MUST BE PRESENTED TO THE SYSTEM DESIGNER FOR REVIEW.

SUBCONTRACTORS SHALL ASSUME FULL RESPONSIBILITY AND LIABILITY FOR COMPLIANCE WITH FEDERAL, OSHA, AND LOCAL REGULATIONS PERTAINING TO WORK PRACTICES AND PROTECTION OF WORKERS AND VISITORS TO THE SITE.

SUBCONTRACTORS SHALL VERIFY EXISTING SITE CONDITIONS AND NOTIFY PRIMARY CONTRACTOR OF DISCREPANCIES REQUIRING FURTHER CLARIFICATION BEFORE PROCEEDING WITH WORK.

THE PROPOSED SOLAR ELECTRIC SYSTEM SHALL OPERATE IN PARALLEL WITH POWER RECEIVED FROM THE LOCAL UTILITY SERVICE PROVIDER. THE LOCAL UTILITY PROVIDER SHALL BE NOTIFIED PRIOR TO USE AND ACTIVATION OF ANY SOLAR PHOTOVOLTAIC INSTALLATION.

THE PHOTOVOLTAIC SYSTEMS UTILITY INTERCONNECTION POINT SHALL MEET SPECIFIC REQUIREMENTS OF THE NEC AND BE INTERCONNECTED AT A SINGLE POINT.

ALL DRAWINGS, COMPONENT MANUALS, INVERTER MANUALS, ETC. SHALL BE READ AND UNDERSTOOD PRIOR TO INSTALLATION.

SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE AND UTILITIES.

EQUIPMENT SHALL BE NEHA-3R OUTDOOR RATED OR BETTER UNLESS LOCATED INDOORS.

DC VOLTAGE FROM THE ARRAY IS ALWAYS PRESENT AT THE DC TERMINALS DURING DAYLIGHT HOURS. ALL PERSONS WORKING ON OR INVOLVED WITH THIS PHOTOVOLTAIC SYSTEM ARE WARNED THAT THE PV MODULES ARE ENERGIZED WHENEVER THEY ARE EXPOSED TO DAYLIGHT.

EQUIPMENT SHALL BE INSTALLED AND MOUNTED PER THE MANUFACTURER'S SPECIFICATIONS. IF SPECIFICATIONS ARE NOT APPARENT, THE CONTRACTOR SHALL USE DILIGENT EFFORTS TO MOUNT EQUIPMENT IN A WORKMANLIKE MANNER.

GOOD HOUSEKEEPING SHALL BE OBSERVED AT THE WORK SITE AND ALL TRASH SHALL BE REMOVED AS FREQUENTLY AS NEEDED TO ENSURE A SAFE WORK ENVIRONMENT.

SAFETY REGULATIONS SHALL BE OBSERVED DURING CONSTRUCTION.

THE INSTALLATION SHALL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER.

ROOF PENETRATIONS SHALL BE COMPLETED AND SEALED PER APPLICABLE CODE.

ELECTRICAL NOTES

ALL EQUIPMENT SHALL BE TESTED AND LISTED FOR USE BY A NATIONALLY RECOGNIZED LABORATORY.

GROUNDING OF THE PV SYSTEM SHALL CONFORM TO THE APPLICABLE VERSION OF THE NEC.

ALL GROUNDING ELECTRODE CONDUCTORS SHALL BE INSTALLED IN A CONTINUOUS LENGTH EXCEPT WHERE SPLICED BY AN IRREVERSIBLE CONNECTOR OR EXOTHERMIC WELD.

NONCURRENT-CARRYING METAL PARTS SHALL BE CHECKED FOR PROPER GROUNDING. NOTING THAT TERMINAL LUGS BOLTED ON AN ENCLOSURE'S FINISHED SURFACE MAY BE ELECTRICALLY INSULATED BECAUSE OF PAINT / FINISH. PAINT / FINISH AT POINT OF CONTACT SHALL BE PROPERLY REMOVED.

ALL CONDUCTORS SHALL HAVE A 90°C RATING TO ENSURE CODE COMPLIANCE.

ALL CONDUCTORS SHALL BE CU UNLESS OTHERWISE NOTED.

MODULE CERTIFICATIONS SHALL MEET UL1703, IEC61646, IEC61730.

INVERTER CERTIFICATIONS SHALL MEET UL1741.

CONDUIT AND CONDUCTOR SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS.

RACEWAY POINTS OF PENETRATION FROM EXTERIOR TO INTERIOR SHALL BE SEALED TO PREVENT INGRESS OF WATER AND INSECTS.

MODULE WIRING SHALL BE LOCATED AND SECURED UNDER THE ARRAY USING SUITABLE WIRING CLIPS. WIRING SHALL NOT MAKE CONTACT WITH THE GROUND OR ROOF SURFACE AND SHALL BE MANAGED IN A WORKMANLIKE MANNER.

STRINGS OF MODULES SHALL BE WIRED IN SERIES.

EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH NEC TABLE 250.122.

ALL CONDUCTORS MUST TERMINATE IN DEVICES THAT HAVE BEEN PROPERLY TIGHTENED IN ACCORDANCE WITH THE MANUFACTURER'S TORQUE SPECIFICATIONS AND NEC 110.3(B).

SPACE REQUIREMENTS FOR ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC ARTICLE 110.26.

NO SHEET METAL OR TECH SOREMS SHALL BE USED TO GROUND DISCONNECT ENCLOSES WITH TIN-PLATED ALUMINUM LUGS; PROPER GROUNDING / GROUND BAR KITS SHALL BE USED.

INSTALLATION CREWS SHALL HAVE MINIMUM OF ONE ELECTRICIAN ON SITE AT ALL TIMES ELECTRICAL WORK IS BEING PERFORMED.

SIGNAGE NOTES

PV SYSTEMS SHALL BE CLEARLY MARKED IN ACCORDANCE WITH NEC ARTICLE 690 AND OTHER APPLICABLE STATE, LOCAL AND UTILITY CODES.

ALL SAFETY MARKINGS AND PLACARDS SHALL BE PERMANENTLY ATTACHED BY ADHESIVE OR OTHER MECHANICAL MEANS.

MARKINGS AND PLACARDS SHALL BE METAL OR PLASTIC WITH ENGRAVED OR MACHINE-PRINTED LETTERING. BACKGROUND SHALL BE RED WITH WHITE CAPITAL LETTERING OF MINIMUM HEIGHT 3/8".

IF ON OR INSIDE A BUILDING, WIRING, RACEWAYS, AND JUNCTION BOXES SHALL BE MARKED PHOTOVOLTAIC POWER SOURCE OR EQUIVALENT. WIRING AND RACEWAYS SHALL BE MARKED EVERY 10'.



142 PRESUMPCOT ST
PORTLAND ME 04103
(207) 221-6342

CLIENT:

TOWN OF CHEBEAGUE ISLAND

PROJECT ADDRESS:

DUMP ROAD
CHEBEAGUE ISLAND, ME 04017

SYSTEM TYPE:

PHOTOVOLTAIC ARRAY



DESIGNED BY:	LB
REVISION:	1
PRINT SIZE:	17" x 11"
SCALE:	
DATE:	SEPTEMBER 15, 2017
DWG TITLE:	GENERAL NOTES
DWG NUMBER:	SHEET 001

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62.1 kW_{DC} PHOTOVOLTAIC SYSTEM ANNUAL PRODUCTION ESTIMATE: 79,516 KWH



142 PRESUMPCOT ST
PORTLAND ME 04103
(207) 221-6342

CLIENT:

TOWN OF CHEBEAGUE ISLAND

PROJECT ADDRESS:

DUMP ROAD
CHEBEAGUE ISLAND, ME 04017

SYSTEM TYPE:

PHOTOVOLTAIC ARRAY



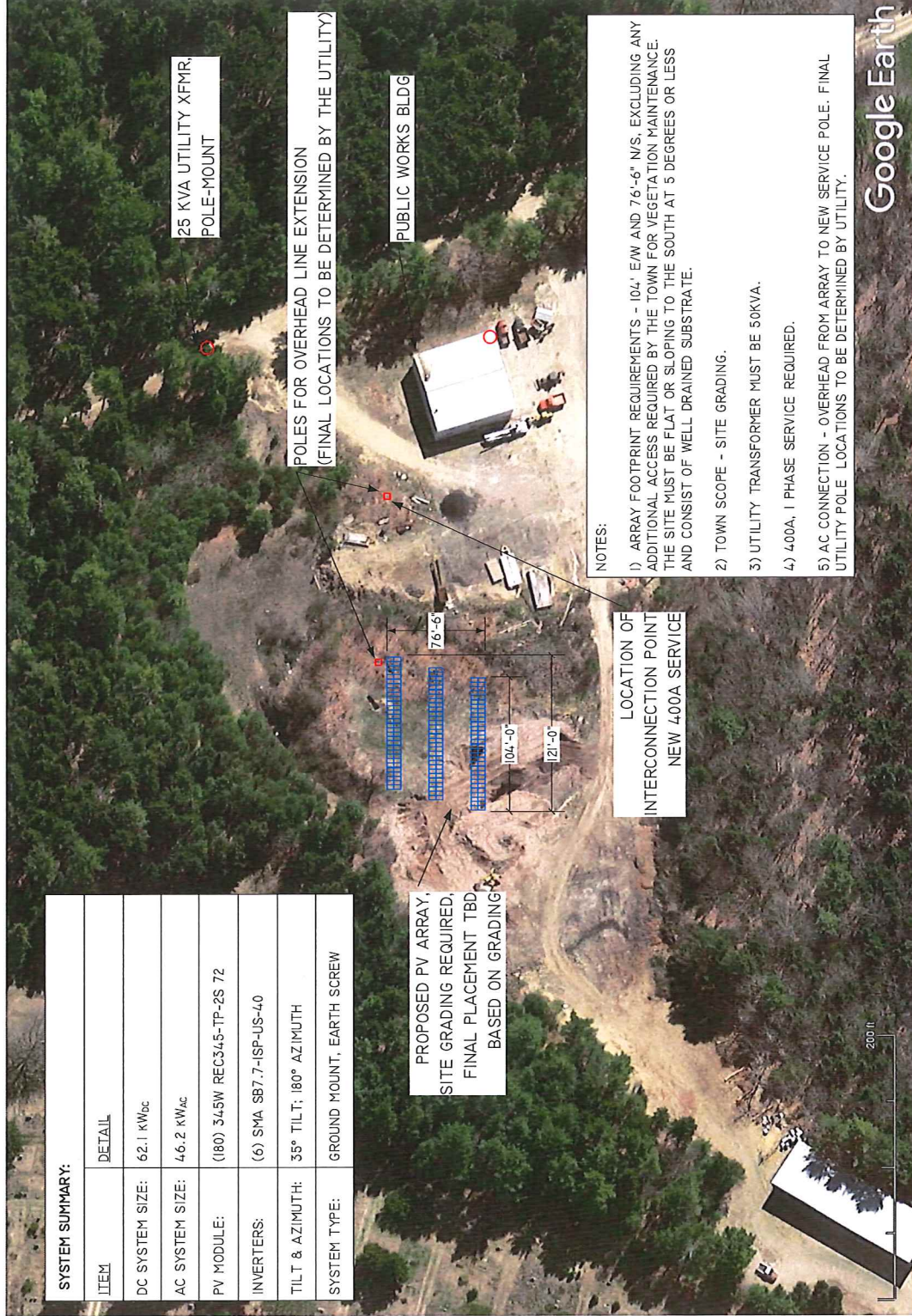
DESIGNED BY: LB
REVISIONS: 0
PRINT SIZE: 17" x 11"
SCALE: 1" = 80'
DATE: SEPTEMBER 15, 2017
DWG TITLE: SITE PLAN

DWG NUMBER:

SHEET A01

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SYSTEM SUMMARY:	
ITEM	DETAIL
DC SYSTEM SIZE:	62.1 kW _{DC}
AC SYSTEM SIZE:	46.2 kW _{AC}
PV MODULE:	(180) 345W REC345-TP-2S 72
INVERTERS:	(6) SMA SB7.7-ISP-US-40
TILT & AZIMUTH:	35° TILT; 180° AZIMUTH
SYSTEM TYPE:	GROUND MOUNT, EARTH SCREW

PROPOSED PV ARRAY,
SITE GRADING REQUIRED,
FINAL PLACEMENT TBD
BASED ON GRADING

25 KVA UTILITY XFMR,
POLE-MOUNT

POLES FOR OVERHEAD LINE EXTENSION
(FINAL LOCATIONS TO BE DETERMINED BY THE UTILITY)

PUBLIC WORKS BLDG

NOTES:

- 1) ARRAY FOOTPRINT REQUIREMENTS - 104'-0" E/W AND 76'-6" N/S, EXCLUDING ANY ADDITIONAL ACCESS REQUIRED BY THE TOWN FOR VEGETATION MAINTENANCE. THE SITE MUST BE FLAT OR SLOPING TO THE SOUTH AT 5 DEGREES OR LESS AND CONSIST OF WELL DRAINED SUBSTRATE.
- 2) TOWN SCOPE - SITE GRADING.
- 3) UTILITY TRANSFORMER MUST BE 50KVA.
- 4) 400A, 1 PHASE SERVICE REQUIRED.
- 5) AC CONNECTION - OVERHEAD FROM ARRAY TO NEW SERVICE POLE. FINAL UTILITY POLE LOCATIONS TO BE DETERMINED BY UTILITY.

LOCATION OF
INTERCONNECTION POINT
NEW 400A SERVICE

200 FT





62.1 kW_{DC} PHOTOVOLTAIC SYSTEM
EXISTING SITE CONDITIONS



142 PRESUMPCOT ST
PORTLAND ME 04103
(207) 221-6342

CLIENT:

TOWN OF CHEBEAGUE ISLAND

PROJECT ADDRESS:

DUMP ROAD
CHEBEAGUE ISLAND, ME 04017

SYSTEM TYPE:

PHOTOVOLTAIC ARRAY



DESIGNED BY:

REVISION: LB 0

PRINT SIZE: 17" x 11"

SCALE: 1" = 80'

DATE: SEPTEMBER 15, 2017

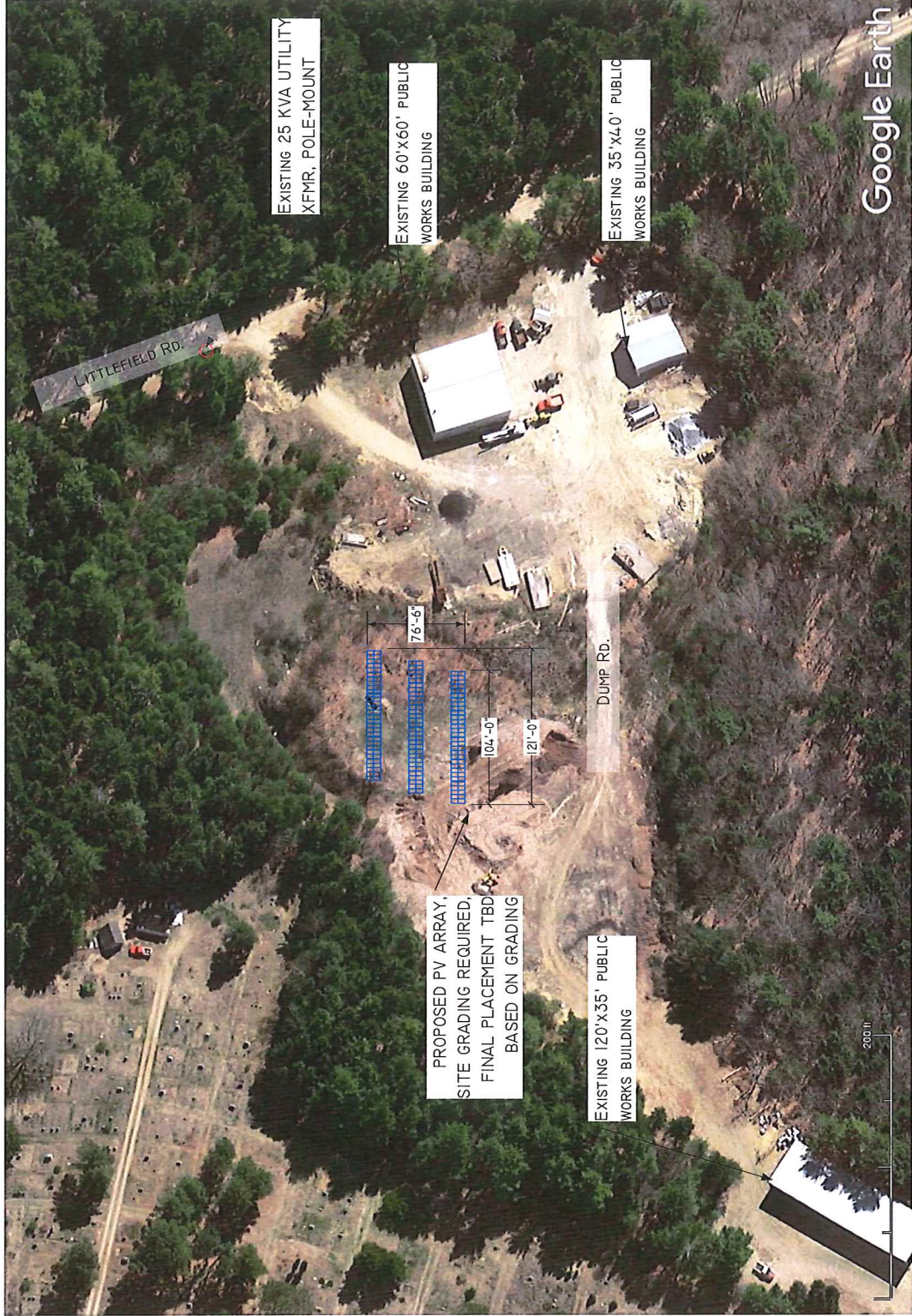
DWG TITLE: SITE PLAN

DWG NUMBER:

SHEET A01

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62.1 kW_{DC} PHOTOVOLTAIC SYSTEM
 PARCEL BOUNDARY, MAP 16, LOT 6



142 PRESUMPCOT ST
 PORTLAND ME 04103
 (207) 221-6342

CLIENT:

TOWN OF CHEBEAGUE ISLAND

PROJECT ADDRESS:

DUMP ROAD
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30" SIDE SETBACK TO BE MAINTAINED

PROPOSED PV ARRAY,
 SITE GRADING REQUIRED,
 FINAL PLACEMENT TBD
 BASED ON GRADING

PARCEL BOUNDARY LINES ARE APPROXIMATE BASED ON DIGITIZED MAPS, FINAL ARRAY PLACEMENT TO BE CONFIRMED ON-SITE TO ENSURE SETBACKS ARE MET



Leading Northern New England's Clean Energy Transition

Town of Chebeague Island Solar Array Minor Site Plan Checklist

- A. Not Applicable
- B.
 - 1. See attached
 - 2. See attached site plan
 - 3. See Town Deed and PPA Contract Ex. 6 (Site License)
 - 4. See Site Map A3
 - 5. See attached Property Owners document
 - 6. Application fee waived
 - 7. ReVision - FM
 - 8. See attached letter
- C.
 - 1. Island Residential Zone
 - 2. See existing town survey
 - 3.
 - a. See new electric service location notated on site map, no other new utilities are associated with this project
 - b. See site map
 - c. See site map
 - d. See site map
 - e. See site map
 - f. See site map. Elevated PV modules are not classified by the Maine Department of Environmental Protection as impervious surface (the ground underneath remains vegetated). Accordingly, there will be no changes to existing drainage caused by the installation of the PV modules, racking, and electrical infrastructure.
 - g. Existing drainage direction will not be impacted by the installation of the solar modules and associated racking/electric infrastructure
 - h. There are no existing or proposed signs or lighting in the project location. (All electrical equipment will be labeled as required by code.)
 - i. See survey held by the town
 - 4. The closest fire hydrants is located at the Bisharat Residence on Littlefield Road.
- D.
 - 1. This application is for the Installation of a solar array on Map 16 lot 6 as denoted on the site map. The array will consist of 180 solar panels mounted on steel and aluminum racking. Seven foot ground screws will be installed into the earth to provide the foundation for the racking. This installation will require a new service from Central Maine Power, the location for this is denoted on the site map. The electricity produced from the array will be used to offset several utility accounts owned by the Town of Chebeague Island.



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2. Not applicable
3. MDEP has not classified solar arrays as impervious surfaces because their installation does not impede the growth of vegetation under or around the array structure. The installation of the PV modules and associated racking and electrical equipment will have no impact on site drainage after development.
4. Not applicable
5. No change to existing
6. No change to existing
7. Not applicable
8. Not applicable
9. Not applicable
10. See attached site plan
11. No change to existing
12. All erosion control will be the responsibility of the town as required during the site grading. There will be no additional soil disturbance associated with the solar array or electric service which will have erosion potential.



Leading Northern New England's Clean Energy Transition

September 20, 2017

Marjorie Stratton
Town Administrator
192 North Road
Chebeague Island, ME 04017

Dear Ms. Stratton,

RE: Evidence of technical and financial capacity for 62 kW Solar PPA Project

ReVision Energy is the largest solar design and installation company in northern New England. We install approximately 650 solar PV projects on an annual basis, totaling over \$27 million. Each year, as part of our mission to support the communities where we live and work, ReVision builds a dozen or more solar projects for local governments and non-profits – projects which we own and operate pursuant to a Power Purchase Agreement (PPA). Recent examples of ReVision PPAs include:

- Boothbay Regional YMCA – 50 kW
- Coastal Enterprises, Inc - 62 kW
- Avesta Housing – 55 kW
- Midcoast Hunger Prevention Program – 67 kW

ReVision has a proven track record and sufficient assets for the proposed 60 kW solar PPA project and would be pleased to support the Town of Chebeague Island's efforts to become more economically and environmentally sustainable. Thank you for all the work that the Town has contributed to this development process and for aligning with ReVision's mission to transition northern New England away from fossil fuels to clean, sustainable energy.

Signed,

Bill Behrens, CFO