



**Town of Wells
Office of Planning & Development
Site Plan (Amendment) Application**

**Kennebunk Savings Bank
49 Sanford Rd, Wells, ME**

March 8, 2022

Applicant:

Kennebunk Savings Bank
PO Box 28
Kennebunk, ME 04043

Agent:

ReVision Energy, Inc
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I. Project Description

March 8, 2022

Town of Wells
Office of Planning & Development
208 Sanford Road, Wells, Maine 04090

**Site Plan (Amendment)
Ground Mount Solar Array
49 Sanford Rd, Wells, ME 04090**

ReVision Energy, on behalf of Kennebunk Savings Bank, is pleased to provide the Town of Wells Office of Planning & Development and Planning Board with the below narrative description of its proposed ground mounted solar photovoltaic project, which would replace the existing building and paved area at the northern half of the property. The location of the proposed solar project is at 49 Sanford Rd, Wells, ME (portion of property tax map 134, lot 40).

Following the approval for this proposed site plan amendment of Kennebunk Savings for solar development, Kennebunk Savings Bank's civil partner Graham Architects will coordinate the demolition scope and required permitting with the town office to remove the northern building and associated paved area in compliance with municipal requirements. The demolition of building and paved area is contingent on the approval of the solar use at the property.

The proposed solar development includes a 100kW AC array. The primary components of a ground mounted solar array are earth screws driven into the earth to serve as foundations, aluminum racking fastened to the screws or piles, and solar panels affixed to the racking. The rows of panels would be oriented almost due south, sloping 35 degrees. At their peak, the panels would stand approximately 10 ft above grade from the leading edge to top of panels. The rows of panels would be electrically connected via underground conduit and wire. Inverters and AC switchboards would be positioned at the SW edge of the array. The project will interconnect to existing 3-phase power on Sanford Rd by utilizing existing underground conduits at the property.

During solar installation, we anticipate 2-10 workers on site during regular work hours depending on project stage. Construction waste is minimal and will be collected and removed from site as it is generated. Once completed, the system will require only periodic service visits annually for preventative and reactive maintenance, as well as mowing for vegetation management where grass will replace paved areas. The bulk of the system's oversight will be performed remotely via internet-based production monitoring software to ensure the system is producing power as-designed and constructed.

Solar photovoltaic equipment is durable, built to withstand New England's harsh wind, rain, and snow. The steel beam foundations are customized to the property and the aluminum racking specifications take into consideration the region's snow and wind loading requirements. When installed properly, solar arrays are expected to last 40+ years and provide low-cost energy with minimal ongoing operational and maintenance support.



II. Wells Development Review Application Form

III. Boundary Survey

See attached boundary survey in **Appendix D**. Boundary survey elements are shown on site plan sheets in **Appendix A**.

IV. § 145-75 Criteria and standards

A. Traffic

The proposed development will not result in changes to existing safe accessways to and from Sanford Rd related to the existing banking use. Kennebunk Savings plans to discontinue easement/R.O.W. allowing access to the north, which will increase the safety of travel at the property, reducing the use of the parcel as a throughway from the north. The proposed solar development will not increase or generate new traffic to the property or surrounding area, nor will it have an unreasonable adverse impact on the Town road system.

B. Dust, Fumes, Vapors and Gases

Not Applicable – Proposed development does not create any emissions.

C. Odor

Not Applicable – Proposed development does not produce offensive or harmful odors

D. Glare

The proposed development is directed due south and will not have panels directly angled at abutting residences. The system is located beyond the front setback and at a lower topography than Sanford Rd behind the bank at the south of the parcel and will not project glare upon the town way. The project has completed the FAA screening criteria tool and is not required to file formal study by the FAA for glare.

E. Stormwater Runoff

New stormwater runoff for solar projects is limited due to the low quantity of new impervious area, which for this development will only include the pile or screw footings. With the future planned removal of over 20,000 sf of impervious surface, including 9,870 sf of impervious area in the Shoreland Overlay, this proposed development will significantly reduce the impervious surface and runoff existing at the Site. All areas north of the central guardrail will be revegetated following solar installation.

Except for new impervious area, all disturbed area will be re-vegetated following construction to mitigate stormwater flow during operation. The proposed development is not required to submit a stormwater management plan to ME DEP under the chapter 500 standards. The result of this project will be an overall reduction in flows at the property due to significant reduction in site coverage.

F. Erosion Control (1-11)

The proposed development will not result in unreasonable soil erosion. Graham Architects will implement sedimentation and erosion control practices in accordance with state approved best management practices to mitigate impact of stormwater on the disturbed areas during the removal of northern building and paved area. All erosion control measures and practices will remain in place throughout solar installation of the solar development and re-vegetation of the disturbed areas. See **Appendix C** for erosion control plan. Significant re-grading, soil removal, or vegetation stripping are not planned.

G. Setbacks and Screening

See **Appendix A**, all applicable setbacks have been shown by survey on the attached site plan. The proposed structures of the proposed solar development are shown within applicable front, side, and shoreland setbacks. All components of the proposed solar development will be enclosed by a 6-foot tall black-vinyl coated chain link fence. If required by the planning office and board, the applicant will install screening slats within the fence to increase visual screening to meet the requirements of § 145-38.

Natural vegetated buffers exist at the property. Kennebunk Savings Bank has proposed a supplemental vegetated buffer east of the proposed solar development to include evergreen plantings and rhododendrons to buffer the from eastern abutting residence (shown on **Appendix A**). Kennebunk Savings Bank has provided the eastern abutters with a plan for vegetation ahead of this application for input on the proposed plan.

H. Explosive Materials

Not Applicable – no flammable or explosive materials will be stored or used for the installation or operation of the proposed solar development.

I. Water Quality

Not Applicable – the proposed solar development does not include any storage for fuel, chemicals, chemical or industrial wastes or potentially harmful materials. The solar development will include steel and aluminum racking systems and solar modules. Solar modules to be used include monocrystalline solar cells (made of silicon) beneath tempered glass, set in an aluminum frame. There are no hazardous chemicals stored in or produced by the components.

J. Preservation of Landscape

The proposed development will not create substantial vegetation removal or grading. The proposed development will include the re-establishment of grasses and vegetation to a presently paved area which the applicant views as an overall improvement of the property and landscape.

K. Refuse Disposal

The proposed solar development will not create solid or liquid wastes. Normal construction debris such as cardboard, wire, and pallets will be collected in dumpsters and removed by licensed waste contractors. Banking operations will include one small dumpster in enclosure in the grassy area west of the bank.

L. Water Supply

Not applicable – the proposed solar development does not require or access water supply for consumption, no fire protection systems are required for the development such as sprinkler systems, etc. Fire hydrants exist on Sanford road. No changes to bank water supply are proposed.

M. Sewage Disposal

Not applicable – the proposed solar development will not create or dispose of sewage, wastewater, or effluents. No changes to bank sanitary uses are proposed.

N. Fire Safety

The proposed solar development will be enclosed by fencing as required by the National Electric Code. The southwestern portion of the fence line will have gate with knock-box to allow fire or emergency personnel with access to the array and AC disconnect. Vegetation will be maintained within and surrounding the array.

V. § 145-77 Data Requirements

A. Site Plan

See **Appendix A** for attached site plan sheets including applicable information to the proposed solar development, as discussed below.

- *145-77.A.1 Name of development and name and address of applicant* – See **Appendix A**
- *145-77.A.2 Total floor area, ground coverage, and location of all existing and proposed buildings* – See **Appendix A**
- *145-77.A.3 Survey* – See **Appendix A** and **Appendix D**
- *145-77.A.4 All existing and proposed setback dimensions* – See **Appendix A**
- *145-77.A.5 Location, size and direction and intensity of outdoor lighting* – Proposed solar development does not include any lighting.
- *145-77.A.5 Locations, size and design of signage* – Proposed solar development signage is limited to NEC required markings directly on electrical equipment, and for

emergency contact information. Signage is small, and in compliance with NEC and town requirements.

- *145-77.A.6 Type, size and location of all incineration devices* – Not applicable, there are no proposed incineration devices
- *145-77.A.7 Type, size and location of machinery that produces noise* – The only noise producing equipment of the proposed development include two (2) 50kw inverters located at the SW of the array. The inverters are rated to produce <60dB at 1 meter of distance during daylight hours.
- *145-77.A.8 Location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses, and all utilities above or below ground* – See **Appendix A**.
- *145-77.A.9 Existing contours and proposed finish grade elevations* – No significant changes to contours, existing grades, or topography are proposed. See **Appendix A** for GIS available 2-ft contours.
- *145-77.A.10 Location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, and parking space areas* – See **Appendix A**.
- *145-77.A.11 Landscaped areas, fencing and size and type of plant material upon the premises* – See **Appendix A**.
- *145-77.A.12 Location of existing and proposed rights of way, easements* – Existing easement for access from north will be discontinued by KSB counsel.
- *145-77.A.13 Existing and proposed streets abutting or within the proposed project* – See **Appendix A**.
- *145-77.A.14 Property lot lines of all properties abutting and across the street from proposed development* – See **Appendix A**.
- *145-77.A.15 Appropriate space for signature(s) of reviewing authority* – See **Appendix A**.

B. Documentation of right, title, or interest

See attached deed as well as agent authorization letter in **Appendix B**

C. On-site soils investigation

Not applicable – the proposed solar development does not include a well, septic system, public water connection or public sewer connection.

D. Amount and type of waste

Not applicable - the proposed solar development will not include any storage of any raw, finished, or waste materials on the property.

E. Wells Sanitary District Approval

Not applicable – the proposed solar development will not be connected to the Wells Sanitary District's sewer system.

E. Water District Approval

Not applicable – the proposed solar development will not be connected to the Kennebunk, Kennebunkport, and Wells water district system.

G. Traffic Data

Not applicable – the proposed solar development will not alter existing traffic patterns related to the bank use, nor will it increase or alter traffic to the surrounding areas.

H. Soil Erosion Plan

The proposed development will not result in unreasonable soil erosion. During construction a sedimentation and erosion control plan in accordance with state approved best management practices will be implemented (see **Appendix C**) to mitigate impact of stormwater on the disturbed area. Except for new impervious area, all disturbed area will be re-vegetated following construction to mitigate soil erosion during operation

I. Stormwater Management

Not applicable – with the future planned removal of over 20,000 sf of impervious surface prior to the installation of this proposed solar development there will be a significant net reduction of the impervious surface and runoff existing at the Site. New impervious area is limited to racking footers (approx. 1sf per footer), and new fence posts.

Except for limited new impervious area, all disturbed area will be re-vegetated following construction to mitigate stormwater flow during operation. The proposed development is not required to submit a stormwater management plan to ME DEP under the chapter 500 standards. The result of this project will be an overall reduction in stormwater runoff at the property.

J. Other Information

At the time of this application, no other information or data has been requested of the applicant from the reviewing authority.

VI. Additional Application Requirements from Checklist

MRSA

HOA or condominium documents are not applicable to this application and are therefore not provided.

The applicant has provided a signed agreement for enforcement of handicapped parking, nor changes to the existing provisions for handicapped parking related to the banking operation are proposed. The proposed solar development will not provide parking for the public.

Article V

Property is in the General Business District. The northern portion of the property is within the shoreland overlay (within 75' of Depot Brook high water line), as shown in **Appendix A**.

Article VI

Speed limit on Sanford Rd is 30mph

Sight distance from existing access is approximately 300 feet in each direction, no changes to access or sight are proposed.

See **Appendix A** for locations or access/exit of properties across Sanford Rd, no impact to abutter access/exit is proposed.

See **Appendix A** for "type of refuse center" – bank operation to maintain a small dumpster to be concealed by enclosure west of bank paved area. There is no waste or refuse containers to be associated with the proposed solar development.

Snow storage will be kept off of bank paved areas to west of bank. Snow will not be stored in such a way to prevent emergency vehicles from accessing the proposed solar development.

Existing Bank use has proposed updated parking plan shown in **Appendix A** to meet parking requirements. Parking can be achieved with reconfiguration of lines with now changes to paved or curbed areas.

Article V

The minimum required street frontage distance of the general business district is 100 ft. There are no proposed changes to the existing frontage of this property.

The building height maximum in the general business district is 34 feet, not to exceed 3 stories. The height of the proposed solar structures from the ground at leading edge to top of panels is 10 feet.

VII. APPENDICES



Appendix A – Site Plan Sheets

Appendix B – Right, Title or Interest



Appendix C – Erosion Control Plan

Appendix D – Boundary Survey