



135 River Road • Woolwich, ME 04579
207 – 615 – 1527 • lisa@atlanticenviromaine.com
www.atlanticenviromaine.com

March 15, 2022

Ms. Patricia Lanning, Chair
Town of Benton
1279 Clinton Avenue
Benton, ME 04901

Re: Proposed Amendment to a previously approved solar energy generation facility located at 52 Falls Road/Albion Road, Benton , Maine.

Dear Ms. Lanning,

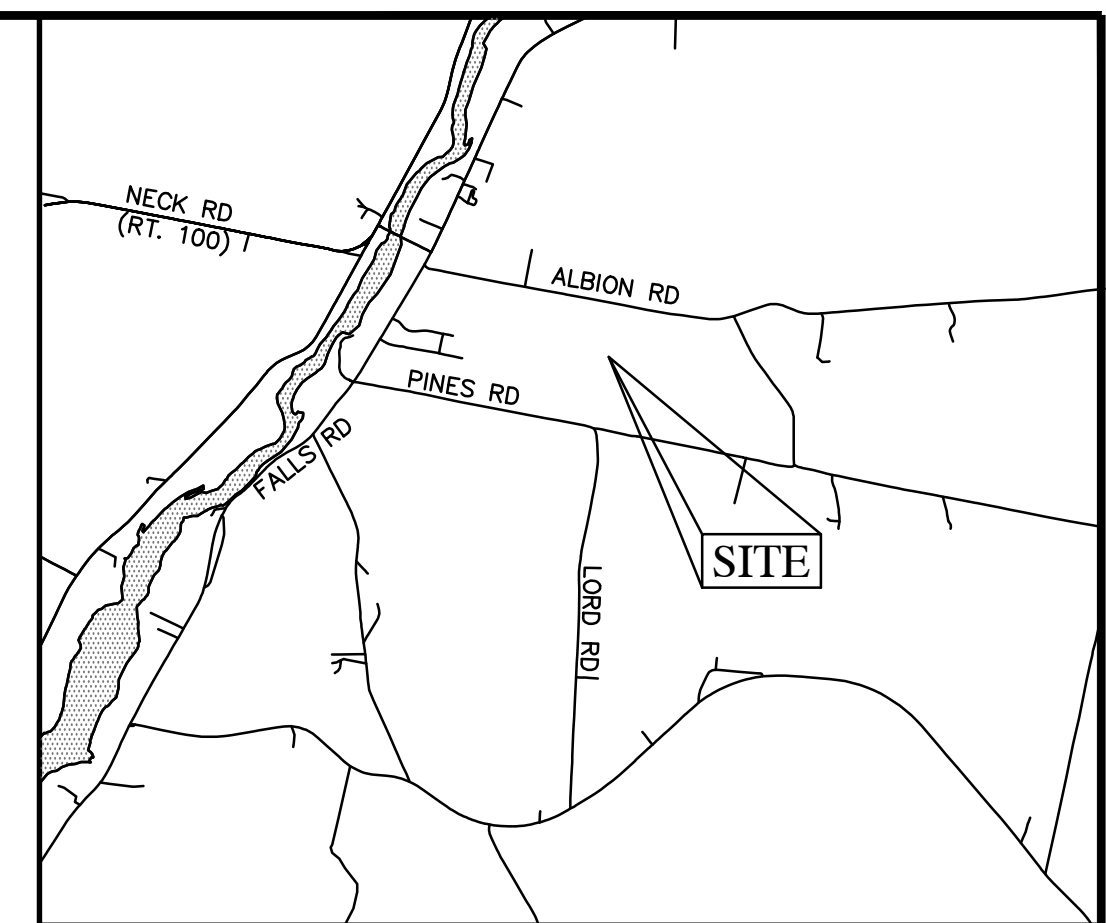
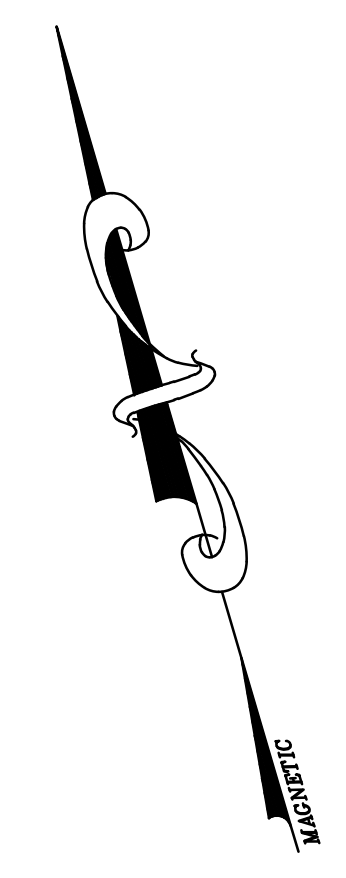
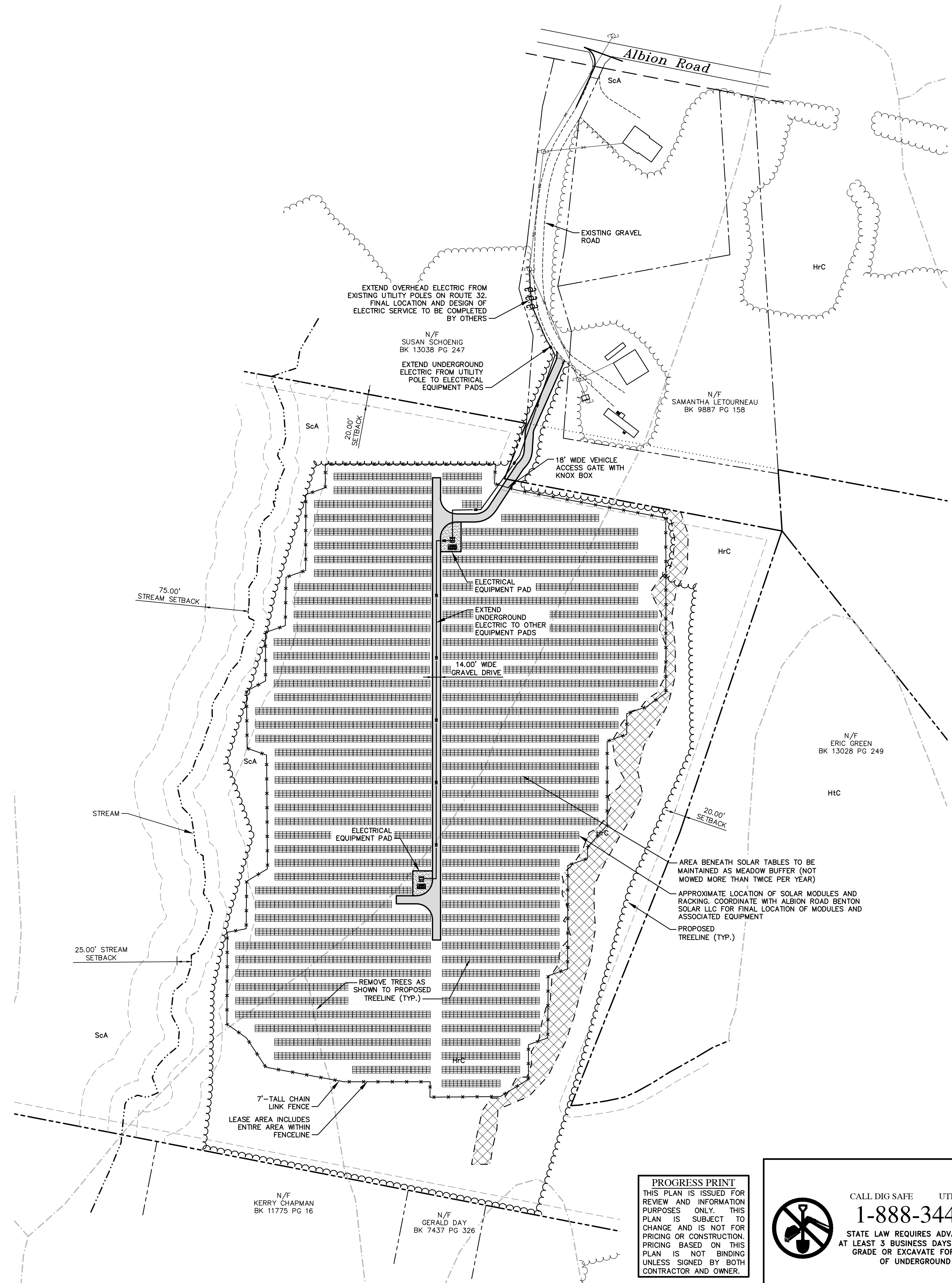
Atlantic Environmental, LLC (AE) is pleased to submit an amendment request to the Town of Benton Planning Board for a reduction in an approved solar energy generation facility. The Applicant previously proposed to construct a 4.2-MW AC solar energy facility that occupied 19.87 acres. The Board approved a Conditional Use application on April 14, 2020. The Applicant proposes to reduce the project and construct a 873 kW-AC solar energy facility. This will result in a shorter access drive, the elimination of one of the equipment pads, and a reduction in the proposed area of clearing within the wetland as shown on the new proposed site plans. A copy of the previously approved site plans are included in the attached amendment materials. All other aspects of the original permit remain as permitted, including the construction plan, erosion control plan, and stormwater management plans.

Thank you in advance for your consideration of this Application. If you require any additional information or clarifications, please feel free to contact me at 207 – 615 - 1527 or by email at lisa@atlanticenviromaine.com.

Sincerely,
Atlantic Environmental, LLC

Lisa Vickers,
Senior Project Manager

X:\LAND PROJECTS\4062 SUNRAISE SOLAR ALBION ROAD BENTON\DWG\4062 SITE.DWG - SITE: 3/2/2020 4:02 PM - JOSEPH MARDEN
 ©2019, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA IS UNLAWFUL AND IS AT THE USER'S RISK.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- THIS IS NOT A SURVEY.
- PROPERTY LINES, WETLANDS, AND LOTTING INFORMATION SHOWN ON PLAN IS BASED ON INFORMATION PROVIDED BY SUNRAISE DEVELOPMENT, LLC AND CAREY LAND SURVEYS. THE PROPERTY LINES SHOWN ON THIS PLAN AND SUBSEQUENT PLANS ARE NOT BASED ON ANY KNOWN BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON FOR LOCATING BUILDINGS OR IMPROVEMENTS.
- TITLE REFERENCE FOR SURVEYED PARCEL:**
BK 1720, PG 92
- TAX MAP REFERENCE:**
TAX MAP 2, LOT 43
- UTILITY INFORMATION:**
THERE MAY BE UNDERGROUND CONDUIT, WIRES, CABLES AND/OR STRUCTURES NOT SHOWN ON THIS PLAN. THE LOCATIONS SHOWN ARE BASED ON SURFACE FEATURES VISIBLE AT THE TIME OF SURVEY AND POSSIBLY FROM INFORMATION PROVIDED BY THE OWNER, MUNICIPAL GIS DATA, AND/OR UTILITY COMPANIES. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THE SURVEY TO VERIFY OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATING BY CONTACTING THE APPROPRIATE UTILITY COMPANY. STATE LAW REQUIRES DIG-SAFE BE CONTACTED PRIOR TO EXCAVATION.
- FLOOD ZONE INFORMATION:**
PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR KENNEBEC COUNTY, MAINE. THE PROJECT IS LOCATED ON COMMUNITY PANELS 23011C0183D AND 23011C0184D, EFF. DATE JUNE 16, 2011.
- IMPERVIOUS AREA:**
PROPOSED IMPERVIOUS AREA: 18,681 S.F. (0.43 AC)

RURAL ZONING DISTRICT (R)	
ZONING STANDARD	REQUIRED
MIN. LOT SIZE:	35,000 S.F.
MIN. STREET FRONTAGE:	150'
MIN. SETBACKS:	
FRONT:	25'
REAR:	20'
SIDE:	20'
MAX. HEIGHT:	40'
MAX. LOT COVERAGE:	50%

APPROVAL
 TOWN OF BENTON PLANNING BOARD
 DATE APPROVED: _____
 DATE SIGNED: _____
 CHAIRMAN: _____

PROGRESS PRINT
 THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
 STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
 100 0 50 100 200
 (IN FEET)
 1 inch = 100 ft.
 ISSUED FOR:
 PERMITTING REVIEW

1. 03-03-20 SUBMITTED TO TOWN FOR REVIEW JJM

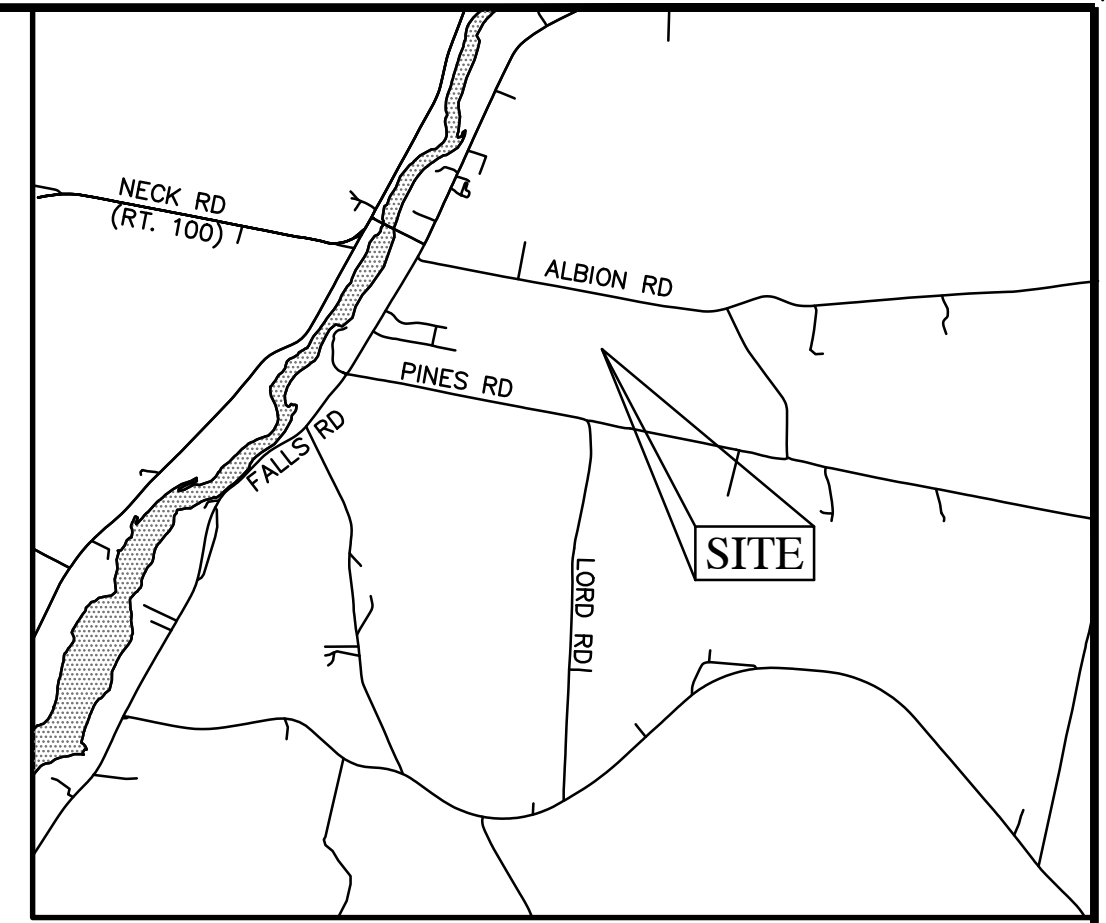
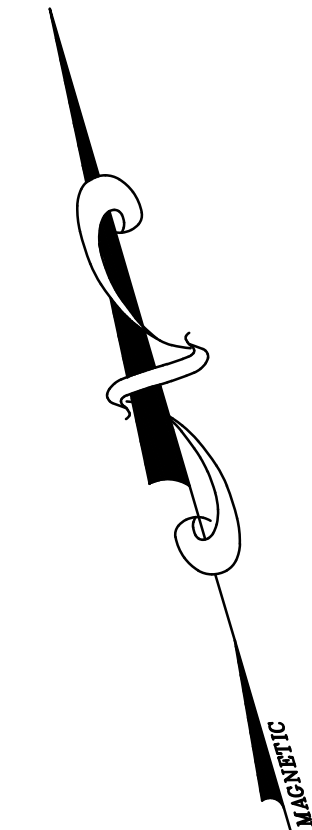
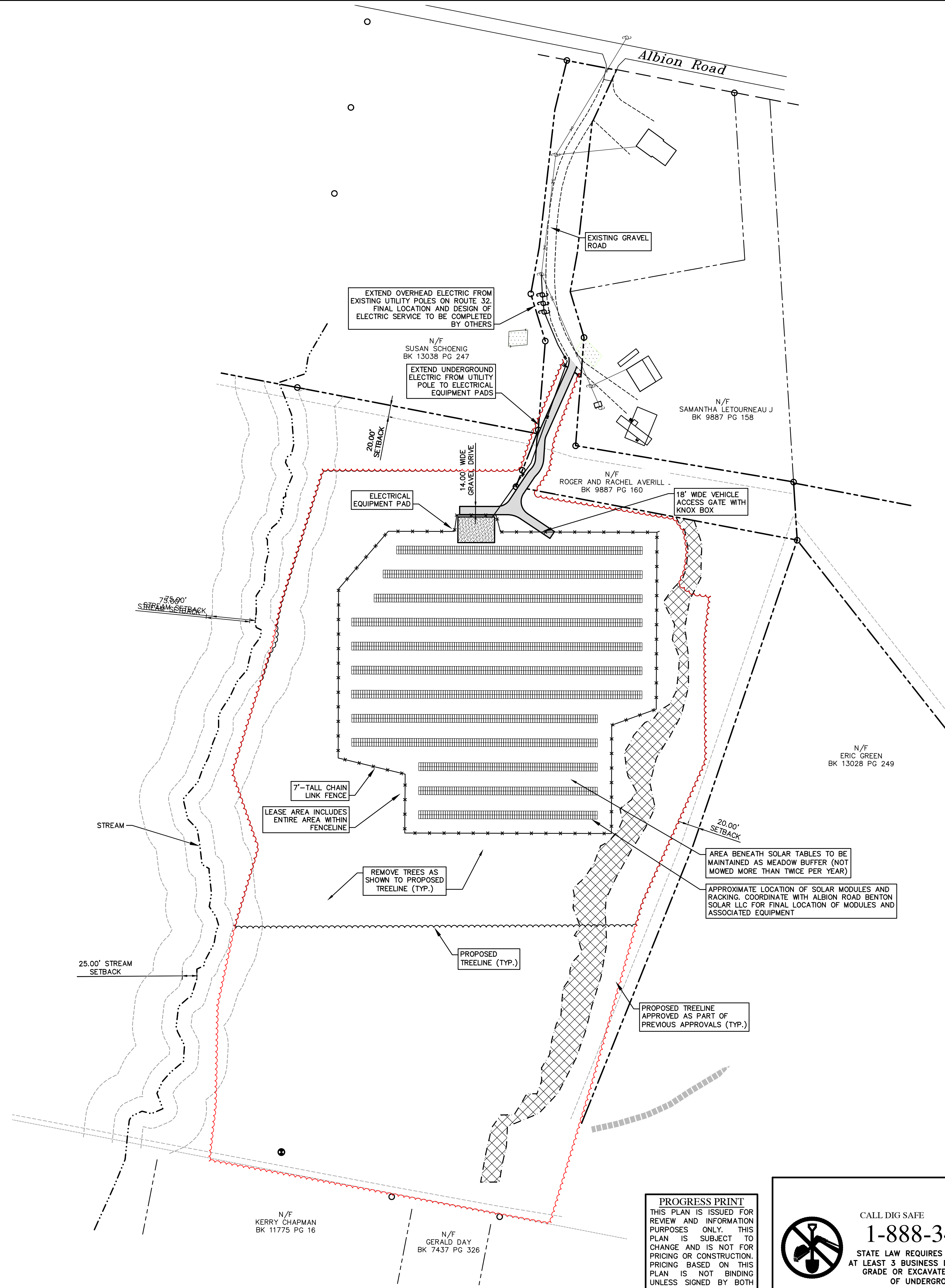
TITLE: SITE LAYOUT PLAN
PROJECT: SOLAR ARRAY
 ALBION ROAD, BENTON, ME 04901
PREPARED FOR: ALBION ROAD BENTON SOLAR LLC
 26 MARKET SQUARE, PORTSMOUTH, NH 03801

SITELINES
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, MAINE 04011
 207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: OTHERS	SCALE: 1"=100'	SHEET:
DRN BY: JJM	JOB #: 4062	C4
CH'D BY: CYN	MAP/LOT: 2/43	
DATE: 02-28-20	FILE: 4062-SITE	

03-03-20

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 6. **FLOOD ZONE INFORMATION:**
PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR KENNEBEC COUNTY, MAINE. THE PROJECT IS LOCATED ON COMMUNITY PANELS 23011C01830 AND 23011C01840, EFF. DATE JUNE 16, 2011.
 7. **IMPERVIOUS AREA:**
PROPOSED IMPERVIOUS AREA: 9,217 S.F. (0.21 AC)

RURAL ZONING DISTRICT (R)	
ZONING STANDARD	REQUIRED
MIN. LOT SIZE:	35,000 S.F.
MIN. STREET FRONTAGE:	150'
MIN. SETBACKS:	
FRONT:	25'
REAR:	20'
SIDE:	20'
MAX. HEIGHT:	40'
MAX. LOT COVERAGE:	50%

PROJECT INFORMATION	
SIGNIFICANT WILDLIFE HABITAT:	N/A (NONE ON SITE)
OCCUPIED AREA:	12.87 ACRES
DISTURBED AREA:	6.16 ACRES
DEVELOPED AREA:	0.49 ACRES
IMPERVIOUS AREA:	0.21 ACRES

3. 03-14-22 REVISIONS TO SOLAR ARRAY JIM
2. 02-23-22 REDUCED SIZE OF SOLAR ARRAY JIM
1. 03-03-20 SUBMITTED TO TOWN FOR REVIEW JIM

APPROVAL
TOWN OF BENTON PLANNING BOARD

DATE APPROVED: _____

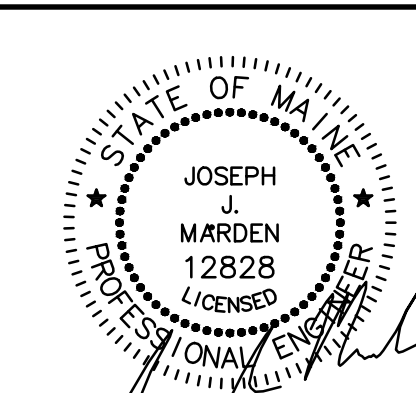
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