



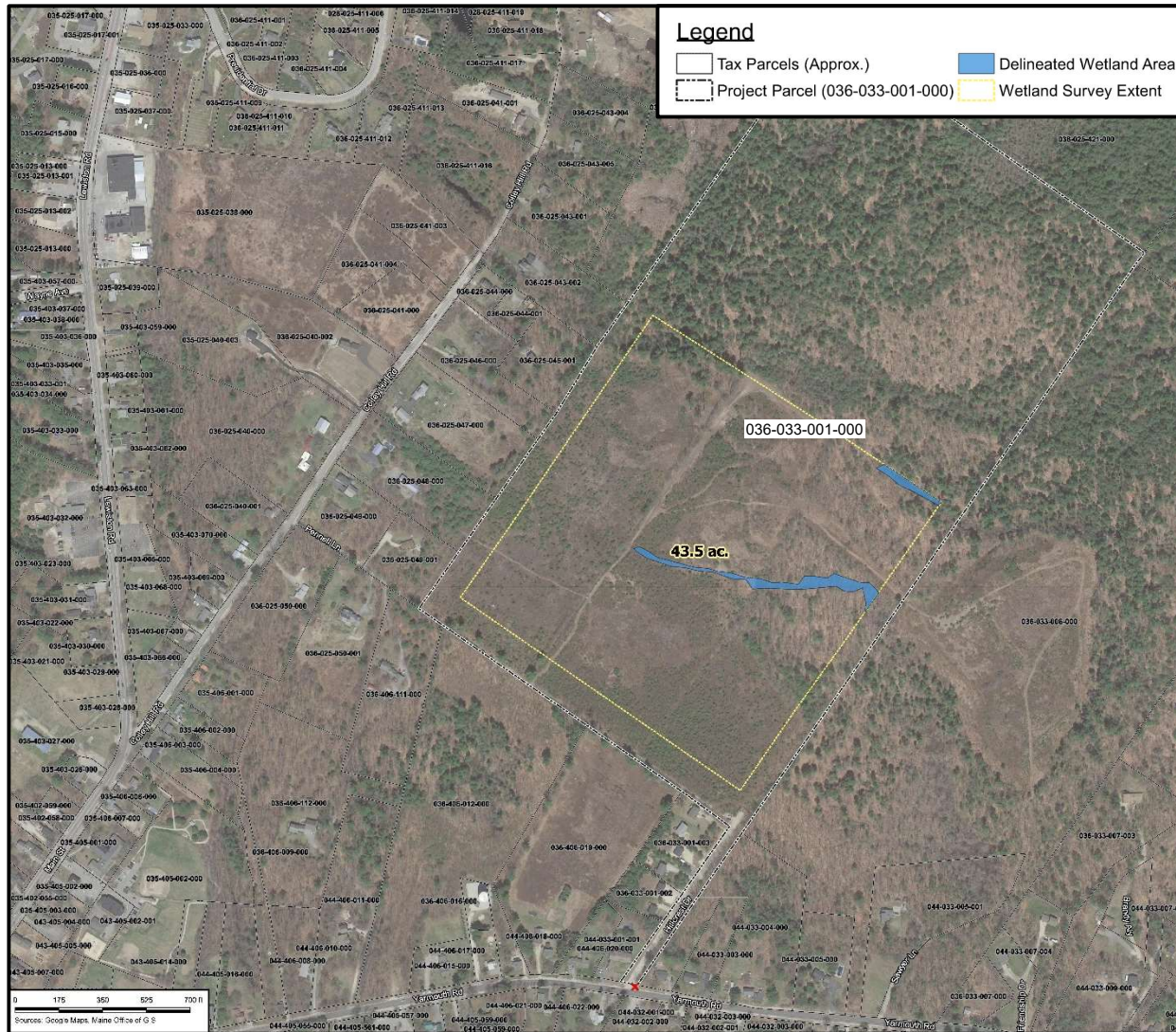
Gray Yarmouth Road Solar LLC

December 15, 2020



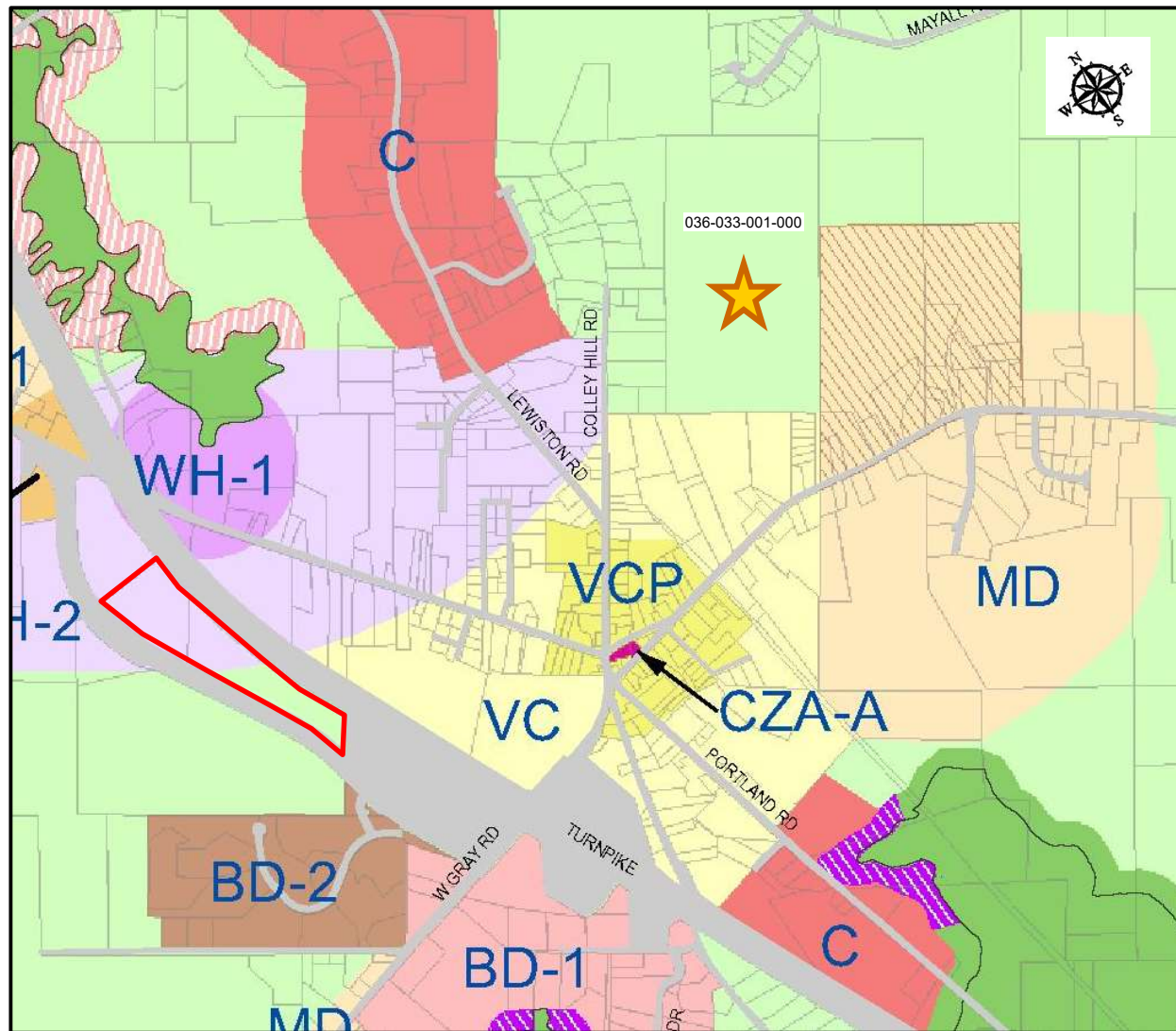
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Proposed Solar Project Location



- ❖ Located at 51 Yarmouth Road off of Hillcrest Drive
- ❖ Landowners are Sawyer & Dunn families
- ❖ 103-acre vacant lot, former blueberry field
- ❖ Professional wetlands and natural resources survey conducted in October 2020 on 43.5 acres
- ❖ Access and CMP interconnection off of Hillcrest Drive

Zoning Map



Town of Gray, Maine Zoning Map

April, 2016

Legend

- Mobile Home Park Overlay
- MaineDEP Restrictions & Standards
- Approximate Wetland Edge
- Tax Parcels (2015)
- Shoreland Zoning Districts**
 - Resource Protection
 - Limited Commercial
 - Limited Residential
 - Stream Protection
- Zoning Districts**
 - Business Development-1
 - Business Development-2
 - Business Transitional-1
 - Business Transitional-2
 - Commercial
 - Contract Zone "A"
 - Contract Zone "B"
 - Village Center
 - Village Center Proper
 - Wellhead Protection-1
 - Wellhead Protection-2
 - Medium Density
 - Rural Residential and Agricultural
 - Lake
 - Water

 = Proposed Commercial Solar Energy Overlay District Map

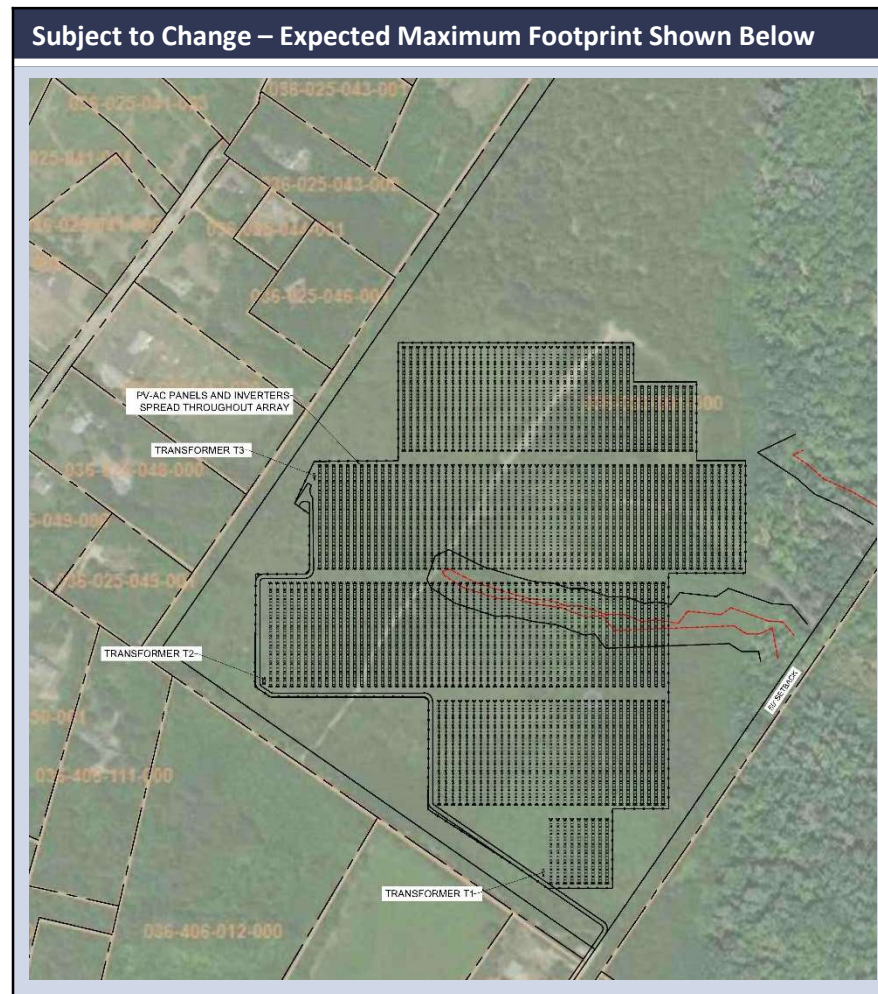




Preliminary Engineering Layout

Project Details	
Project Size (MWAC)	4.9
Estimated Acres of Footprint	~30 acres
Site Control	Lease
Project Type	Photovoltaic
Racking	Single-Axis Tracker
Interconnection	CMP – Gray Substation
State Permitting	DEP – SLODA* & NRPA
Expected Construction Start	Q3 2021
Project Life	~35-40 Years

*Project decommissioning costs will be bonded with Maine DEP via Site Law (SLODA) permit





About Dynamic Energy

Summary

Dynamic Energy, a Chester County, PA-based company, is one of the leading developers and turnkey installers of community solar projects in Pennsylvania, Massachusetts, New York, and Illinois. Since 2019, Dynamic has built and commissioned nearly 60 MW of community solar farms. This is in addition to the 150 MW of large, ground mount solar projects Dynamic has developed in central Pennsylvania in the past two years. Having the experience to build these projects across the country, Dynamic is excited to bring distributed solar generation to Maine!

Recent Highlights

New York



Dynamic developed, constructed, and owns one of the largest community solar farms in NY State. Dynamic has also developed and built over 20 MW of other ground mount projects in the state.

Massachusetts



Dynamic developed and built one of the largest portfolios of community solar projects in the Massachusetts market, totaling over 40 MW.

Illinois



Dynamic developed and built 8.5 MW of community solar projects in 2020. These were among the first community solar installations in the state.



Similar Projects Completed in Region

PROJECT NAME	LOCATION	SIZE (MW)
East Brookfield Adams Road Solar	East Brookfield, MA	7.0
Winchendon Ash Street Solar	Winchendon, MA	7.0
Winchendon Lincoln Avenue Solar 2	Winchendon, MA	6.8
West Brookfield Boston Post Road Solar	West Brookfield, MA	6.5
Williamsburg East Street Solar	Williamsburg, MA	6.0
Knaggs Community Solar Farm	Altamont, NY	5.5
SunStream Hudson	Greenport, NY	5.4
Hobart & William Smith Colleges	Geneva, NY	5.1
Winchendon Lincoln Avenue Solar 1	Winchendon, MA	4.4
Ware Palmer Road Solar	Ware, MA	4.3
Norstar Community Solar Farm	Lee, NY	2.7
Pamal Broadcasting	Glenmont, NY	2.7
WGL Energy	Greenwich, NY	2.6
Brookfield Wire Company	Brookfield, MA	2.0
Bartlett's Farm	Nantucket, MA	2.0
East Brookfield Main Street Solar	East Brookfield, MA	1.4
TOMZ Corporation	Berlin, CT	1.1
The Beistle Company	Shippensburg, PA	1.0
John F. Martin & Sons, Inc.	Stevens, PA	0.8



Dynamic's Financial Partners

Dynamic Energy works with several major financial institutions in the solar industry such as: Wunder Capital, Key Bank, AES Distributed Energy, Amp, WGL Energy, and others.





CONTACT

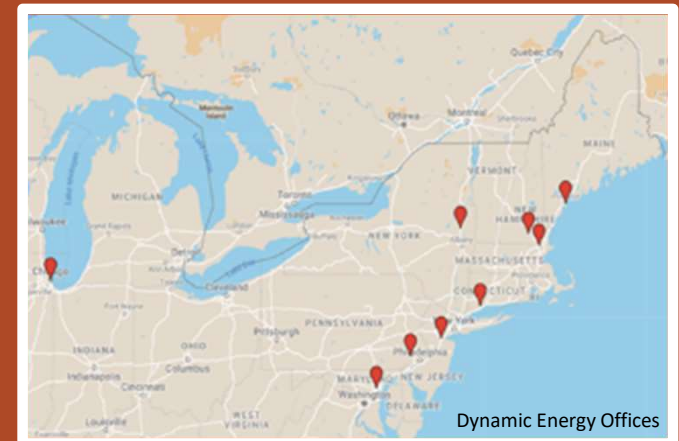
John Motta, Vice President
(202) 403-9562

jmotta@dynamicenergy.com

Ben Gregory, Project Manager
(781) 801-2476
bgregory@dynamicenergy.com

Headquarters:
1550 Liberty Ridge Drive, Suite 310
Wayne, PA 19087

DYNAMICENERGY.COM



Suzanna Gallant

From: Deb Cabana
Sent: Thursday, December 10, 2020 6:37 PM
To: Sandy Carder; Sharon Young; Anne Gass; Dan Maguire; Bruce Foshay
Cc: Suzanna Gallant
Subject: FW: Possible Additional Solar Request

Dear Councilors,
This is additional information for your consideration will be added to your council packet.
Thanks
Deb

Deborah Cabana

Town Manager, Town of Gray
24 Main Street, Gray ME 04039
Phone: 207.657.3339 x 101
Fax: 207.657.2852
dcabana@graymaine.org
www.graymaine.org

From: Kathy Tombarelli <ktombarelli@graymaine.org>
Sent: Thursday, December 10, 2020 3:02 PM
To: Doug Webster <dwebster@graymaine.org>; Deb Cabana <dcabana@graymaine.org>
Subject: RE: Possible Additional Solar Request

On that note,

I talked to Natalie Burns today about what constitutes spot zoning. I took several things away from the conversation:

1. Spot Zoning is not necessarily illegal in Maine
2. Contract Zoning is a form of Spot Zoning
3. Both Contract Zoning and Spot Zoning is legal if it is consistent with the Comp Plan (is that parcel in a designated "growth area" and does that growth include commercial solar panels?)
4. What does our comp plan say about alternative energy? Natalie thought the Purpose statement in the Town's Commercial Solar Ordinance does make it appropriate to extend Commercial solar overlay into a RRA zoned parcel as long as it is consistent with the Comp Plan Land Use plan.
4. We do not need to identify other parcels – we can take them in a case by case scenario – it is just cumbersome due to admin process of adding another parcel.
5. Doing it more comprehensively may not be any easier – Natalie pointed out that just because The Town might think an area is appropriate and decide to locate the solar overlay on a swath of properties, one or more of those property owners when notified may not want to be included in the overlay. Also, the extent of your notification area will be broadened.

Natalie mentioned that other communities are in the process of re-working their ordinance as well. Almost every town she is working with is being approached by one or more solar entities.

Kathy T.

From: Doug Webster <dwebster@graymaine.org>
Sent: Thursday, December 10, 2020 11:37 AM
To: Deb Cabana <dcabana@graymaine.org>
Cc: Kathy Tombarelli <ktombarelli@graymaine.org>
Subject: Possible Additional Solar Request

Deb-

I understand that Town representatives have been approached by property owner(s) and/or a solar electric generating entity regarding a portion of a 100-acre (+/-) parcel near the Village. The currently undeveloped parcel appears to have two means of access, Hillcrest Drive and Pennell Lane (off Colley Hill), although historically there have been questions regarding the width of Pennell Lane.

As you are aware, the Town has two commercial solar arrays that are continue to move forward. There is the array between Rt. 26A (By-Pass) and the MTA in a Wellhead-2 (WH-2) District, and then there is the area off of Seagull Drive just south of the Town's Transfer Station which is also predominantly located in a WH-2 District. The land use of properties adjacent to these two solar arrays is likely already fixed for the duration of anticipated 30 to 50 year lifespan of the equipment. It is also relevant that both of these arrays are located in more accessible, predominantly non-residential areas.

Two of the guiding principles for Zoning/land use are: (A) each project should be able to "stand on its own two feet", and, (B) adverse impacts from a development should be minimized on abutting/nearby properties. There are countless examples of this already on the books including setbacks for structures, review standards for non-residential developments, and buffering/screening. Many Zoning standards particularly emphasize the importance of sufficiently separating, as much as possible, residential uses from non-residential uses for a host of reasons.

When the Town Council changed the Zoning Ordinance and map for the two now-approved commercial solar arrays, the amendments were tailored to the respective parcels. While I believe that those involved understood that there would likely be additional requests for various types and intensities of solar array in the future, the objective was to provide the necessary administrative path for these two projects to move forward. I submit that the current presumably forthcoming request for a solar array on part of the 100-acre parcel is of a slightly different nature than the past two requests.

The 100-acre parcel is in a Rural Residential and Agricultural (RRA) Zoning District. The property has RRA zoned property open space associated with a residential subdivision on the north, a Medium Density (MD, with MHP overlay) District on the east, and a Village Center (VC) District along the entirety of the southerly property line. The westerly property line is in an RRA District and contains predominantly quite well-established single family dwellings. Given the location near the village and Zoning Districts that allow relatively dense development, it seems inevitable that over time the surrounding properties will be developed. Future development in this area of Town will very likely include residential development to at least some degree.

Most residents would probably not consider a multiple-acre solar array site to be a customary residential use. Additionally, basic standards for solar arrays are typically necessary to minimize adverse impacts even for areas where this use is likely to be deemed more appropriate, such as where roads and other non-residential uses are already established. If the Town Council is supportive of allowing a solar array on the 100-acre parcel, I suggest the Town consider adopting basic performance standards designed for arrays in predominantly residential areas. Just as the current solar array standards were tailored for the less residential areas where they were located, more specific standards such as buffering and screening are likely for this area of Town.

Many municipalities in Maine and throughout the country have adopted solar array standards for various types of solar power generation. These can be readily pirated and added to the Zoning Ordinance in the District Specific Performance Standards section. Drafting such basic standards does not need to be complicated nor time consuming and there could conceptually be a cursory review by the OAC depending upon the timeline. As a practical matter, it is noteworthy that if a buffering/screening/setbacks to the property line are to be required, particularly if they need to be wooded, this may increase the area necessary for the solar array proper given the understandable need for full sun on the panels.

I am pleased to answer any questions you and/or the TC may have regarding this possible project.

Doug.

Given that the current land uses adjacent to these two solar arrays are unlikely to change for the duration of the anticipated 30 to 50 year lifespan of the two arrays,

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Suzanna Gallant

From: Sandy Carder
Sent: Monday, December 28, 2020 5:09 PM
To: Suzanna Gallant
Subject: Fw: Possible Additional Solar Request

This one as well.....still looking for the e-mail from Kathy regarding the expansion of the gravel pit.....

From: Deb Cabana <dcabana@graymaine.org>
Sent: Thursday, December 10, 2020 6:36 PM
To: Sandy Carder <scarder@graymaine.org>; Sharon Young <syoun@graymaine.org>; Anne Gass <Agass@graymaine.org>; Dan Maguire <dmaguire@graymaine.org>; Bruce Foshay <bfoshay@graymaine.org>
Cc: Suzanna Gallant <sgallant@graymaine.org>
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Deborah Cabana

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Suzanna Gallant

From: Sandy Carder
Sent: Monday, December 28, 2020 5:08 PM
To: Suzanna Gallant
Cc: Deb Cabana
Subject: Fw: Solar Farm Value

Here is the note for the packet, Suzanna.

From: Deb Cabana <dcabana@graymaine.org>
Sent: Wednesday, December 16, 2020 3:17 PM
To: Lauren Asselin <Lasselin@graymaine.org>
Cc: Sandy Carder <scarder@graymaine.org>; Sharon Young <syoun@graymaine.org>; Anne Gass <Agass@graymaine.org>; Bruce Foshay <bfoshay@graymaine.org>; Dan Maguire <dmaguire@graymaine.org>
Subject: RE: Solar Farm Value

Lauren,
Thank you for the follow up.
Deb

Deborah Cabana

Town Manager, Town of Gray
24 Main Street, Gray ME 04039
Phone: 207.657.3339 x 101
Fax: 207.657.2852
dcabana@graymaine.org
www.graymaine.org

From: Lauren Asselin <Lasselin@graymaine.org>
Sent: Wednesday, December 16, 2020 3:03 PM
To: Deb Cabana <dcabana@graymaine.org>
Subject: Solar Farm Value

Hi Deb,

In order to calculate the assessed value for the ISM Solar Project, I will be using the Discounted Cash Flow method with the Cost Approach for verification. Some of the items I need for the calculation are:

- Installed Capacity
- Projected Annual Generation
- Avoided Cost
- Renewable Energy Credit Estimate
- Inflation Estimate
- Eligible Expenses

These size projects are very new, so I am not able to compare this with an existing project for anticipated numbers. There are a large number of new Solar Farms planned, so this time next year there will be a bunch of data available!

I will need to schedule a meeting with ISM Solar once they are closer to being up and running to get the information I need.

Lauren

Lauren T Asselin, CMA
Assessor
Town of Gray
24 Main Street
Gray, ME 04039
(207) 657-3339
lasselin@graymaine.org

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