



City of Caribou, Maine

*Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954*

AGENDA Caribou Planning Board Regular Meeting Thursday April 11, 2024, at 6:00 p.m.

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel. Public Comments submitted prior to the meeting no later than 4:00 pm on Thursday, April 11, 2024, will be read during the meeting. Send comments to City Manager Penny Thompson at pthompson@cariboumaine.org.

| | <u>PAGES</u> |
|---|---------------------|
| I. Call Meeting to Order, Determine Quorum, disclosure of conflicts of interest | |
| II. Approval of minutes | |
| a. Review & approval of March 14, 2024, Planning Board Meeting Minutes | 02-03 |
| III. Public Hearings | |
| a. Site Design Review – Mishaan Van Buren Road Community Solar Garden | 04-61 |
| IV. City Council Liaison Updates | |
| V. New Business | |
| a. Discussion of zoning at 39 East Presque Isle Road | 62-64 |
| b. March 29 Housing Symposium in Presque Isle | 65 |
| VI. Old Business | |
| a. LD 2003 on May agenda | |
| b. Staff has not talked to the Board of Assessors about ideas brought forward | |
| VII. Staff Report | |
| VIII. Adjournment | |

2024 Planning Board Members:

Amanada Jandreau, Chair
James E. Belanger, Secretary
David Corriveau
Maura Bishop

Frank McElwain, Vice Chair
Eric Hitchcock
Steve Wentworth



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Meeting Minutes Caribou Planning Board Regular Meeting Thursday March 14, 2024, at 6:00 p.m.

Members Present: Amanda Jandreau, James E. Belanger, Jr., David Corriveau, Steve Wentworth, Maura Bishop

Others in attendance: Penny Thompson, staff

Absent: Frank McElwain, Eric Hitchcock, and Jody Smith, City Council liaison.

- I. The meeting was called to order at 6:00 pm.
It was determined that there was a quorum.
Conflict of interest: none.
- II. Review and Approval of minutes of February 8, 2024
A motion was made by David Corriveau to approve the minutes of February 8, 2024. The motion was seconded by Steve Wentworth. The vote was unanimous.
- III. Public Hearing
 - a. Site Design Review – Mishaan Van Buren Road Community Solar Garden
Will be having the public hearing at next meeting. Amanda will not be attending, Frank will be the acting chair.
- IV. City Council Liaison Updates.
None.
- V. New Business
 - a. Melissa Hartin daycare application
- A motion was made by James E. Belanger, Jr. to send a letter of support for the application. The motion was seconded by Steve Wentworth. The vote was unanimous.
 - b. Updated LD 2003 language from NMDC – May meeting
Accessory Dwellings – minimum size
- Steve – 288 square feet – 12 X 24
- James E. Belanger, Jr. – 320 square feet
 - c. Other
- Dave Corriveau spoke about the Housing Symposium
- Obsolescence Tax – ask the Board of Assessors
- Dave Corriveau made a motion to have the Board of Assessors look at the valuation of unimproved lots in town and add the value of lot improvements if water and sewer available.
- Look at state subdivision law vs. the city subdivision ordinance and how it is affected by LD 2003

VI. Old Business

- a. 3/7 workshop: changes to the Land Use table review
- b. Review of Housing Symposium on 2/22

VII. Staff Report

VIII. Adjournment

Motion by James E. Belanger, Jr. to adjourn, seconded by Steve Wentworth.

Passed by unanimous vote.
Meeting Adjourned 7:32 pm.

Respectfully Submitted,
James Belanger
Planning Board Secretary

JEB/JK

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: April 11, 2024
Re: Public Hearing for Mishaan Van Buren Road Community Solar Garden

The City of Caribou has received a Site Design Review Application for the Mishaan Van Buren Road Community Solar Garden at 1212 Van Buren Road on Map 19 Lot 13 in the R-3 Zone.

Tonight is the Public Hearing.

Suggested Action

Open the public hearing and ask for any comments.

Close the public hearing.

After the public hearing, review the Site Design Review Application criteria and if approved, you can approve the application. At the last meeting there was a question about the amount of impervious surface at the entire parcel and not just the project site.

If you still have questions, a conditional approval could be approved.

Legal Notices

Caribou Planning Board Notice of Public Hearing

The Caribou Planning Board will hold a Public Hearing
Thursday, April 11, 2024, at 6:00 p.m. in City Council
Chambers, 25 High Street, Caribou.

**The public hearing is for Site Design Review – Mishaan
Van Buren Road Community Solar Garden; 1212 Van
Buren Road, Caribou; contractor - Novel Energy**

Information will be posted on the City's website at
www.cariboumaine.org

Interested individuals are encouraged to attend.

Published April 3, 2024

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January 19, 2024

City of Caribou, ME
25 High Street
Caribou, ME 04376

Attn: Penny Thompson, City Manager & Acting CEO

RE: Permit Application for Planning Board Review
ME Mishaan Van Buren Road CSG

Dear Ms. Thompson,

Novel Energy Solutions (Applicant) is pleased to submit an application for a review of the Mishaan Van Buren Road CSG (Project) to be located in Caribou, Maine. We look forward to working with the Planning Board on this Project.

Please find enclosed the following attachments:

1. Site Design Review Application
2. Plan Requirements
3. Project Narrative
4. Project IFP Site Plan
5. Tax Map
6. Letter of Good Standing
7. Deed
8. Lease Memo Recorded
9. MDOT Driveway Access Permit Approval
10. Spec Sheets
11. Solar Garden Overview (*sent out to abutting properties*)
12. MDEP Decommissioning Plan
13. NES Operations & Maintenance Overview
14. Comprehensive Site Specific Safety Plan (*digital copy only*)
15. IFP Environmental Package (*digital copy only*)
16. Stormwater Management Plan (*digital copy only*)

Upon receipt of this digital submission, we will ship out the ten (10) hard copies of this application and supporting documents, as well as 11x17 copies of the Site Plan/IFP's. Only a digital copy will be supplied of any large documents listed above, in order to save paper. Copies can be made after final site plan approval for your office file.

Please contact me at the email below for any comments on our application, fees, or other needs, as well as the date we can be added to your next Planning Board agenda.

Sincerely,

Suzanne Rose, Permitting Specialist
Suzanne.rose@novelenergy.biz



City of Caribou Site Design Review Application

Planning & Code Enforcement
25 High Street
Caribou, Maine 04736
(207) 493-5967
kmurchison@cariboumaine.org

Site Design Review will be scheduled only after the Code Enforcement Officer and/or Planning Board has determined that the application is complete, and all necessary information to review the proposal and render a decision has been provided by the applicant. Applicants are advised to meet with the Code Enforcement Officer prior to submitting the application for review. For applications that must be approved by the Planning Board, the review process includes at least one (1) presentation to the Planning Board, and possibly additional presentations, until all required information has been provided. Applicant may be required to tender a performance guarantee prior to, or as a condition of, project approval.

Note to Applicant: Complete this application and return it with the required documents. In addition, the required non-refundable fee must be returned along with this completed application. Make checks payable to: "City of Caribou", in the amount of \$90.00 plus \$10.00 per 2000 square feet of total gross floor area for commercial, industrial or other non residential applications. Please refer to Section 13-300 Site Design Review Ordinance for further details concerning requirements and submission/approval processes.

Please print or type all information

Name of Property Owner / Developer: Jonathan & Michelle Mishaan / Novel Energy Solutions

Development Name: ME Mishaan Van Buren Road CSG, LLC

Location of Property (Street Address): Van Buren Road

City of Caribou Tax Map: 19 Lot: 13 Zone: R-3

Applicant Information

Brief description of project:

2.0 MW Solar Garden

Person and address to which all correspondence regarding this application should be sent:

Name: Suzanne Rose - Novel Energy Solutions Phone: 651.788.6443

Address: 2303 Wycliff Road Suite 300 E-mail: suzanne.rose@novelenergy.biz

City, State, Zip: St. Paul, ME 55114

If applicant is a corporation, check if licensed in Maine () Yes () No () N/A
(Attach copy of Secretary of State Registration)

Name of Land Surveyor, Engineer, Architect or other Design Professionals. (attach list if needed)

Tom Healy, PLS Phone: 612.299.6202

Scott Gedded, PE Phone: 612.322.3756

What legal interest does the applicant have in property to be developed (ownership, owners representative, option, purchase & sales contract, etc?)

Owners Representative - Leased Property (Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 5855 Page # 273 (attach copy of deed)

What interest does the applicant have in any abutting property? None

Is any portion of the property within 250 feet of the normal high water line of a lake, pond, river, or wetland or within 75 feet of any stream? () Yes () No

Is any portion of the property within a Flood Hazard Zone? () Yes () No

Total area or acreage of parcel: 9.26 Total area or acreage to be developed: .57

Has this land been part of subdivision in the past five years? () Yes () No

Identify existing use(s) of land (farmland, woodlot, residential, etc.)

Rural Mixed Housing Zone - Undeveloped Land

Are there restrictive covenants in the deed, or to be placed in the deed (attach list) () Yes () No

Does the applicant propose to dedicate any recreation area, or common lands? () Yes () No

Recreation area(s) Estimated Area & Description: N/A

Common land(s) Estimated Area & Description: N/A

Anticipated start date for construction: Month / Year 5 / 25 Completion: 9 / 25

Does any portion of the proposal cross or abut an adjoining municipal line? () Yes () No

Does this development require extension of public services? () Yes () No

Roads: Storm Drainage: Sidewalks: Sewer Lines: Other:

Estimated cost for infrastructure improvements: \$ 2 million

Water Supply: Private Well: () Public Water Supply: () None: ()

Sewage Disposal: Private SSWD: () Public Sewer: () None: ()

Estimated sewage disposal gallons per day: (0 / day)

Do the plans require review by the State Fire Marshal Office? () Yes () No
(Attach Barrier Free and Construction Permits from SFMO)

Have the plans been reviewed & approved by the Caribou Fire Chief? () Yes () No

Does the building have an automatic sprinkler system? () Yes () No () N/A

Does the building have an automatic fire detection system? () Yes () No () N/A

Will the development require a hydrant or dry hydrant fire pond? () Yes () No

Concept Plan Review Requirements

At the request of the applicant, the Code Enforcement Officer or Planning Board may review the application first as a Concept Plan. Concept Plan Review is intended to ensure that the proposed plan is in conformance with the Caribou Comprehensive Plan and all City ordinances. If the application must be approved by the Planning Board, the completed application and Concept Plan must be delivered to the Code Enforcement Office no less than 21 days prior to the next scheduled meeting of the Planning Board, in order for it to be considered during that meeting. Concept Plan Review applications must include the following items:

1. X Name and address of the owner of record and applicant (if different).
2. X Name of the proposed development and location.
3. X Names and addresses of all property owners within 500 feet of the property.
4. X A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.
5. X Names and addresses of all consultants working on the project.

6. X 1 complete set of plans, delivered in Adobe Acrobat, high-resolution .pdf file(s)
- Plans to be included:
 Boundary Survey
 Storm Water Management
 Erosion and Sediment Control
 Finish Grading Plan
 Site Improvement Detail
 Building Elevations and Structural Plans
7. Plans to show the following elements for review:
- X a. Graphic scale and north arrow.
 - X b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
 - X c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
 - X d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
 - X e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
 - X f. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
 - X g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
 - X h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
 - X i. Conceptual treatment of on and off site storm water management facilities.
 - X j. Location and sizes of existing and proposed sewer and water services including connections.
 - X k. Conceptual treatment of landscaping buffers, screens, and plantings.
 - X l. Location of outdoor storage areas, fences, signage and accessory structures.
 - X m. Context map illustrating the area surrounding the site that will be affected by the proposal, including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.
 - n/a n. All proposed signage and exterior lighting, including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights. If no signage or exterior lighting is proposed, state "n/a."

Final Plan Review Requirements

Upon determination that the application is complete, the Code Enforcement Officer or Planning Board (by majority vote) will schedule a Final Plan Review. If additional information or changes are required by the Code Enforcement Officer or Planning Board following a Concept Plan Review (if applicable), a complete set of revised plans must be provided for the Final Plan Review. If the application must be approved by the Planning Board, plans must be delivered to the Code Enforcement Office at least 21 days prior to the next scheduled Planning Board meeting, in order to be considered during that meeting.

Final Plan Review requires three (3) 24" X 36" sets of plans. If the application must be approved by the Planning Board, an area designated for all seven (7) Planning Board Member signatures must be provided on the plans. Otherwise, an area designated for the Code Enforcement Officer signature must be provided.

If the Code Enforcement Officer or Planning Board determines that a third party review is necessary to make a sound decision, the applicant will be responsible for any fees incurred for the third party review.

During the Final Plan Review, the Code Enforcement Officer or Chairman of the Planning Board (or designee) ensures that all elements of review 7-a. through 7-n. above, and all criteria of the Final Plan Review A. through AA. below have been addressed. If the application must be approved by the Planning Board, then the Chairman may call for a motion to Approve, Approve with Conditions, Deny, or Table the application. Otherwise, the Code Enforcement Officer renders a decision, based on his/her review.

If the Final Plan is approved by the Code Enforcement Officer or Planning Board, no work may commence for a period of 30 days following the date of approval, to allow sufficient time for potential appeal(s) to the decision.

A request to the Planning Board to reconsider a decision must be filed within 10 days of the decision that is to be reconsidered. A vote to reconsider and the action taken on that reconsideration must occur and be completed within 45 days of the date of the vote on the original decision. The Planning Board may conduct additional hearings and receive additional evidence and testimony, as provided.

To the best of my knowledge, all of the information submitted in this application is true and correct.

Signature of Applicant: _____ Date: _____

Final Plan Review application was determined to be complete on: _____ Date: _____

| Final Plan Review | Date: _____ | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|--|-------------|--------------------------|--------------------------|--------------------------|
| A. Conformance with Comprehensive Plan | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Traffic | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C. Site Access | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D. Parking & Vehicle Circulation | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E. Pedestrian Circulation | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|--|--------------------------|--------------------------|--------------------------|
| F. Site Conditions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G. Open Space | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| H. Sanitary Sewage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I. Water | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| J. Emergency Vehicle Access | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| K. Waste Disposal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| L. Buffering | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| M. Natural Areas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| N. Exterior Lighting | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| O. Stormwater Management | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| P. Erosion & Sediment Control | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Q. Buildings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| R. Existing Landscaping | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| S. Infrastructure | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| T. Advertising Features | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| U. Design Relationship to Site & Surrounding Properties | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| V. Scenic Vistas & Areas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| W. Utilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| X. Mineral Exploration | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Y. Phosphorus Export | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Z. General Requirements (ref 13-700) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| AA. Access Management, Off-Street Parking, Loading, and Road Design and Construction (ref 13-710) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**City of Caribou, Maine
Site Design Review**

Site Design Review for: ME Mishaan Van Buren Road CSG, LLC

Address: Van Buren Road

Decision by the Caribou Code Enforcement Officer

On _____ (date) the Code Enforcement Officer conducted the Final Plan Review for the property or project referenced above.

The application was: **Denied** **Approved** **Approved with Conditions**

Signed: _____ Code Enforcement Officer

Decision by the Caribou Planning Board

On _____ (date) the members of the Caribou Planning Board conducted the Final Plan Review for the property or project referenced above.

The application was: **Denied** **Approved** **Approved with Conditions**

Signed: _____ Planning Board Chairman

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

Condition(s) of Approval:

Reason(s) for Denial:

ME Mishaan Van Buren Road CSG

Plans to be included:

Boundary Survey **(Included in Civil IFP)**

Storm Water Management Erosion and Sediment Control Finish Grading Plan **(SWMP)**

Site Improvement Detail **(Included in Civil IFP)**

Building Elevations and Structural Plans **(Terrasmart Installation manual)**

Plans to show the following elements for review:

* Signature Block added onto Cover Sheet Saying: “Approved by City of Caribou Planning Board” with lines for (7) Board Member signatures. **(Included in Civil IFP)**

- a. Graphic scale and north arrow. **(Included in Civil IFP)**
- b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions. **(Included in Civil IFP)**
- c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan. **(Included in Civil IFP)**
- d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time. **(Included in Civil IFP)**
- e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines. **(Included in Civil IFP)**
- f. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas. **(Included in Civil IFP)**
- g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development. **(Included in Civil IFP)**
- h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff. **(Included in Civil IFP)**
- i. Conceptual treatment of on and off-site storm water management facilities. **(SWMP)**
- j. Location and sizes of existing and proposed sewer and water services including connections. **(SWMP)**
- k. Conceptual treatment of landscaping buffers, screens, and plantings. **(SWMP)**
- l. Location of outdoor storage areas, fences, signage, and accessory structures. **(Included in Civil IFP)**
- m. Context map illustrating the area surrounding the site that will be affected by the proposal, including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan. **(Included in Civil IFP)**
- n. All proposed signage and exterior lighting, including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot-candles of all exterior lights. If no signage or exterior lighting is proposed, state "n/a." **N/A**



ME Mishaan Van Buren Road CSG LLC

2.0 Megawatt Solar Garden

Introduction

Community Solar Gardens are supported by the State of Maine as a renewable energy supply, governed by the Public Utilities Commission rules. Novel Energy Solutions (NES) has registered with the Maine Public Utilities Commission in order to be recognized as a trusted developer of Community Solar. The purpose of constructing a community solar garden (solar array) is to generate offsite solar energy that will be connected directly to the electric grid for the on-going benefit of subscribers to the solar garden. Nationally, as many as 75% of homes and businesses are unable to install solar on their property due to site conditions, regulations and cost; making off-site solar energy production their only option.

In 2019, the Maine Legislature passed legislation to encourage the development of solar and other small renewable energy projects in the State. As a result, Maine has programs available that provide opportunities for both residential and non-residential customers to participate in these projects, including one that allow customers to share the costs and benefits of small solar or other types of renewable energy, sometimes referred to as “Community” projects. Under this program, participating customers receive kilowatt-hour (kWh) credits on their electric utility bill that reduce the amount of the payment owed to the utility, to the standard offer service provider, or, if applicable, to the customer’s competitive electricity provider.

This proposed site will be constructed to produce 2.0 MW of electric generation. The request will be for a period of up to 30 years. The electrical energy will be distributed directly to the existing electrical grid for subscribers to access the energy produced by the system. The impact to the area is low from a construction, operation, and end of life perspective. Construction and setup of the system is minimally invasive and solar arrays are a long-term passive land use. The system does not alter the underlying nature of the land which can be returned to any other appropriate use upon decommissioning. The system will reduce the carbon footprint and greenhouse gas emissions of the State of Maine. Subscribers to the community solar garden can save on their electric bills (generally a fixed savings of 10%) over the life of the agreement with their utility company (hereinafter “Utility”). Meanwhile, the landowner has a new option that brings value to their property without impacting the underlying nature of the land. Distributed solar generation, energy produced at multiple locations across the grid helps prevent electric line loss and dependence on carbon-based fuel sources.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, in addition to the positive environmental benefits. Solar systems have been found to be good neighboring land uses due to their passive nature, lack of negative impact on neighboring property values, and benefits to the environment and local economy.



Description: The parcel is owned by Jonathan & Michelle Mishaan

PID#: Map 19 Lot 13

Project Location: Van Buren Road Caribou, ME 04376; Coordinates: 46.94938, -68.02981

Parcel Description: Undeveloped/Vacant

Site Access: Off of Van Buren Road

Ownership: Land will be leased from the landowner, and project ownership will be ME Mishaan Van Buren Road CSG, LLC

Project Team and Contractors:

The project will be designed, constructed, and operated by NES and their trusted vendors

Engineering:

Novel Energy Solutions, Scott Geddes (Head of Engineering), P.E. (CO, IL, IN, ME, MI, MN, OR, WI)

scott.geddes@novelenergy.biz #612-322-3756

Surveying:

Novel Energy Solutions, Tom Healy (Land Surveyor), License # PLS 2632

tom.healy@novelenergy.biz

Construction:

Novel Energy Solutions, Ken Craft (Director of Construction)

ken.craft@novelenergy.biz

Environmental (desktop reviews)

Novel Energy Solutions, Robin Brigham (Manager of Environmental Compliance)

robin.brigham@novelenergy.biz

Protected Natural Resources (field work):

Haley Ward, Inc. Johanna Szillery, LSS (Senior Project Scientist)

jszillery@haleyward.com

Stormwater Protection and Inspections:

Novel Energy Solutions, Ted Jewison (O&M Project Manager)

ted.jewison@novelenergy.biz

Prepared By:

Novel Energy Solutions LLC

2303 Wycliff Street | Suite 300 | St. Paul, MN 55114 | Phone 612.345.7188 | <https://www.novelenergysolutions.com>



Equipment

The project will consist of 5,824 Waaree Ahnay Bffacial 445-Watt solar panels. Bloomberg New Energy Finance rates solar panels in tiers based on a variety of factors including financeability. All Tier-1 panels used have a 25-year warranty. Panels will feed inverters which ultimately connect to the electric grid at a point of interconnection located at a point closest to the 3-phase power lines as engineered to meet Industry, State and Federal standards.

Transformers and related equipment will be placed on a pre-cast concrete slab on grade adjacent to the 2.0 MW array grouping. The Utility required poles will be standard electric utility poles with underground wires unless otherwise authorized or required, and the Utility will acquire the necessary permits for their poles. Additional poles may be required depending on the manner of interconnection. All non-Utility equipment, materials, supplies, concrete, etc. will be removed at the end of the useful life of the project. All equipment must meet Utility and national standards for safety and interconnection.

Site Appearance & Impact

The parcel will consist of a 2.0 MW Solar Garden with 5,824 solar panels. This system will utilize a single axis tracker system which significantly increases the efficiency of the system by allowing the panels to absorb more solar energy. The array and equipment pad will be surrounded by a 7' high agriculture style, wire mesh fence. The panels will not exceed 12 – 13 feet in height at full tilt. The poles will be pounded straight into the ground and the depth they will have to be pounded will be determined by pull testing which will be completed prior to plan sets being completed to ensure that they are structurally sound. The installation will include 224strings with 26 modules on each string with 40 foot row to row spacing on a single axis tracker. The proposed layout is subject to engineering and final Utility approval. The final layout will continue to meet all the City of Caribou's requirements and performance standards.

Gated access will be provided with a key code or double lock for Utility and emergency response personnel. Signage will include 24-hour contact information. One light at the point of interconnection will be illuminated continually in the evening hours for safety of responding personnel.

Natural and existing screening can provide visual impact mitigation for the surrounding properties and roadways. Following construction of the arrays and any other project requirements, vegetation will be established to ensure soil stabilization, improve storm water quality, and for site beautification. Low Maintenance Turf seed mix or similar seed mix is utilized. Native grasses or specific pollinator friendly plantings will be utilized. Once established, this site will filtrate surface waters and minimize erosion better than traditional croplands. Additional site visits and pro-active weed identification and control will occur in the earlier seasons of the vegetative growth to ensure proper site development. The City of Caribou's Planning Board can decide whether they will allow herbicides or pesticides to be used, if the Board decides against it, then herbicides and pesticides will not be used on site. Regular site maintenance will occur throughout the life of the system.

The existing snowmobile trail will be re-routed around the outside fencing of the solar array with the Landowner's permission. Will be discussed at the Planning Board meeting.



Construction

Construction start date is dependent on availability of necessary components. Construction activities are currently expected to begin in Spring 2025 and be complete around Summer 2025. Installing posts at different depths and lengths can accommodate minimal sloping on sites, preventing the need for significant grade and fill activities. Grading and minor excavation may be needed for the switchgear pad to ensure level ground for the slab on grade. All necessary equipment and supplies will be delivered within a 6-8 week period at the start of construction. During the start of construction there will only be an average of two semi-trailers per day. Construction is expected to take 6-8 weeks. Deliveries will come from Gardiner Road as depicted on the site plan. A temporary delivery direction sign may be installed at the start of construction upon approval from the road authority. Temporary parking and staging will be off-road at the site entrance as shown on the site plan. Disposal of waste materials will comply with all Local, State and Federal regulations and best practices.

State and National electrical codes must be met, inspected and approved prior to interconnection. A signed interconnection agreement with the Utility can be provided prior to construction activities.

Hydrological and Environmental Features

The Proposed Project will be located within the Aroostook River watershed (Hydrological Unit Code: 01010004). The closest named surface water body is Otter Brook, approximately 0.42 miles Southeast of the Proposed Project Area. According to the Maine NPS priority Watersheds GIS mapper tool, the Proposed Project not located in a 'Lake Most at Risk' or 'Urban Impaired Stream.' FIRM maps show the Project Area in no flood hazard zone, and the Project is not within a Sole Source Aquifer zone.

The Project's impacts to water resources will be minimal. Short-term, minor water quality impacts may occur during construction. These impacts would be associated with soil from disturbed areas being washed by stormwater into adjacent waters during rainstorm events; however, these impacts would be temporary and would not significantly alter water quality conditions. Stormwater management will be carried out in compliance with the requirements and Best Management Practices (BMPs) detailed in the Maine Construction General Permit (MCGP). A Preliminary Stormwater Management Plan (SWMP) has been developed for this Project included in our submittal. The final plan will be submitted with the final package. The Erosion Control Plan (ECP) and associated BMPs will be modified or updated as site conditions require. The Stormwater Permit-by-Rule (SW PBR) application will be submitted to the Maine Department of Environmental Protection (MDEP).

Biological resource reviews and consultations with the Maine Natural Resource Program (MNAP), Maine Department of Inland Fisheries and Wildlife (MDIFW), and the US Fish and Wildlife Service (USFWS) IPaC have been initiated and responses are provided below.

- MDIFW: No rare botanical features documented specifically within the project area.
- MNAP: Response Pending.
- IPaC:



| Species | Federal Status | Critical Habitat | ESA Determination |
|--------------------------|----------------|--|-------------------|
| Northern Long- eared Bat | Endangered | No critical habitat designated | No Affect |
| Canada Lynx | Threatened | Final critical habitat for this species. Project area does not overlap critical habitat. | May Affect |
| Monarch Butterfly | Candidate | No critical habitat designated | May Affect |

Novel Energy Solution’s (NES) Environmental Specialists have completed a desktop analysis of available data to identify potential protected natural resource (PNR) concerns that may impact the proposed development. Based on the desktop analysis, no NWI mapped wetlands were present, but one wetland signature corresponding with a strip of hydric soil was identified in the Proposed Project Area. A field visit by a professional wetland scientist to identify and locate field-observable resources has been scheduled. According to the results of the field survey, additional environmental permitting may be required.

Conclusion

We are excited to complete this project in a strong partnership with Jonathan & Michelle Mishaan and the City of Caribou. We are committed to following best practices and all State, Federal and Local rules and regulations to develop a community solar garden providing many benefits to the local community.

ME MISHAAN VAN BUREN ROAD CSG LLC

AROOSTOOK COUNTY, ME

SOLAR PV PROJECT - 2.0 MW AC

CIVIL SUBMITTAL - ISSUED FOR PERMITTING (IFP)



Landowner
JONATHAN & MICHELLE MISHAAN
 1333 VAN BUREN RD CARIBOU ME 04736

Project
ME MISHAAN VAN BUREN ROAD CSG LLC

Location
46.94938° -68.02981°

Certification
 I hereby certify that this plan, specification or contract is a true and correct representation of the work to be performed and that I am a duly licensed Professional Engineer in the State of Maine.
NOT FOR CONSTRUCTION
SCOTT GEORGE, P.E.
 Registration No. 318894 Date: 05/10/2023

Summary
 Designer: PJ
 Project Name:
 Project Permitting Issue Issue 05/09/2023

Revisions

| No | Date | By | Description |
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Sheet Title
COVERSHEET

Sheet No. Revision
C1.01 IFP
 Project No. MISHN VB

SHEET INDEX

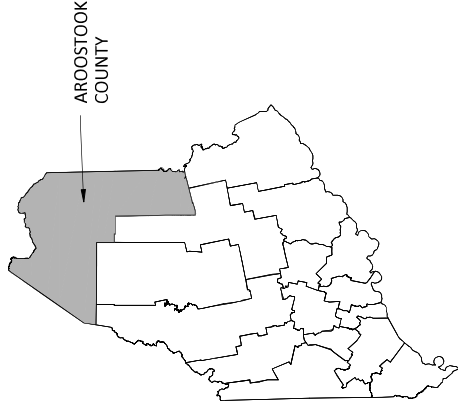
| Sheet Number | Sheet Title |
|--------------|---------------------------------|
| C1.01 | COVERSHEET |
| C2.01 | CONSTRUCTION NOTES |
| C3.01 | EXISTING CONDITIONS & REMOVALS |
| C4.01 | SITE PLAN |
| C5.01 | EROSION CONTROL PLAN |
| C6.01 | EROSION CONTROL NOTES & DETAILS |
| C9.01 | CONSTRUCTION DETAILS |
| C9.02 | LANDSCAPING DETAILS |

QUANTITIES

| DESCRIPTION | QTY | UNIT |
|---------------------------------|-------|------|
| CIVIL SITE ITEMS | | |
| 1.5" GRAVEL | 30 | TONS |
| 4" GRANULAR BASE | 1,500 | TONS |
| REINFORCED CONCRETE DRIVEWAY | 3700 | TONS |
| 8" CONCRETE DRIVEWAY | 7500 | TONS |
| CONCRETE DRIVEWAY | 4200 | TONS |
| EROSION CONTROL ITEMS | | |
| 10'x10'x18" EROSION CONTROL MAT | 1 | ROLL |
| LANDSCAPING ITEMS | | |
| 2.00'x2.00'x18" MULCH | 2,700 | CY |



LOCATION MAP



COUNTY MAP

APPROVED BY CITY OF CARIBOU PLANNING BOARD

PROJECT CONTACT LIST

DEVELOPER
 NOVEL ENERGY SOLUTIONS
 2303 WYCLIFF ST, SUITE 300
 ST PAUL, MN 55114
 TEL: (612) 322-3256 FAX: (612) 322-3258
 CONTACT: PAULA FITZGERALD

ELECTRICAL ENGINEER
 NOVEL ENERGY SOLUTIONS
 2303 WYCLIFF ST, SUITE 300
 ST PAUL, MN 55114
 TEL: (612) 322-3256
 CONTACT: MANASAVEENIA CHENNIURI, P. E.

CIVIL ENGINEER
 NOVEL ENERGY SOLUTIONS
 2303 WYCLIFF ST, SUITE 300
 ST PAUL, MN 55114
 TEL: (612) 322-3256 FAX: (612) 322-3258
 CONTACT: SCOTT GEORGE, P. E.

CIVIL ENGINEER
 NOVEL ENERGY SOLUTIONS
 2303 WYCLIFF ST, SUITE 300
 ST PAUL, MN 55114
 TEL: (612) 322-3256 FAX: (612) 322-3258
 CONTACT: TOM HEALY, P. L.S.
 PLS No. 783Z

ELECTRICAL REFERENCE

THIS CIVIL PLAN SETS TO BE USED IN COORDINATION WITH THE
 ELECTRICAL PLAN SETS FOR THIS PROJECT. FOR THE
 MODULE TYPE, WAREHOUSE REFERENCE, (B3-31-443)
 MODULE QUANTITY: 3824



SCALE: NOT TO SCALE. WYCLIFF PHOTO COURTESY



2303 Wycliff St, Suite 300
St Paul, MN 55114

info@novelenergy.biz
612.345.7188 telephone

Landowner
JONATHAN & MICHELLE MISHAAN
1333 VAN BUREN RD CARIBOU ME 04736

Project
ME MISHAAN VAN BUREN ROAD CSG LLC

Location
46.94938°, -68.02981°

Certification

I hereby certify that this plan, specification or other document is a true and correct copy of the original and that I am a duly licensed Professional Engineer in the State of Maine.
NOT A CONTRACT
PRELIMINARY
SCOTT GEORGE
Registration No. 10864 Date: 05/10/2023
of approvals: 0 (none) for a use signature of this engineer
Signature: St Paul, MN Office.

Summary

Designed by: [blank]
Checked by: [blank]
Prepared by: [blank]
Initial Issue: 05/10/2023

Revisions

| No | Date | By | ICR | Description |
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Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.01 IFF

Project No. MISHN VB



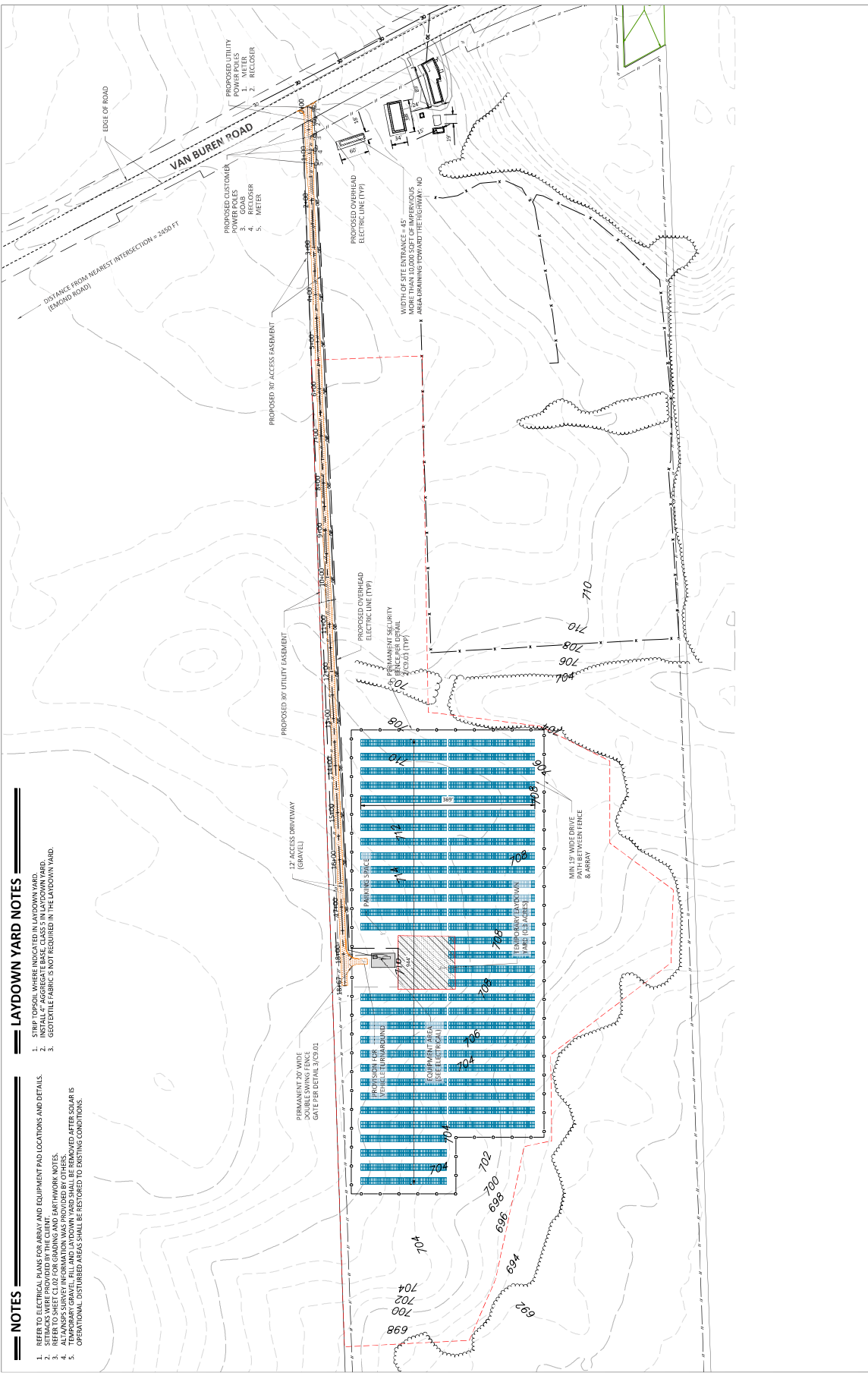
MAP DATA PROVIDED BY: MAPBOX.COM/STREETS/DEM

NOTES

1. REFER TO ELECTRICAL PLANS FOR ARRAY AND EQUIPMENT PAD LOCATIONS AND DETAILS.
2. REFER TO SHEET C1.02 FOR GRADING AND EARTHWORK NOTES.
3. REFER TO SHEET C1.02 FOR GRADING AND EARTHWORK NOTES.
4. ALL SITES SURVEY INFORMATION WAS PROVIDED BY OTHERS.
5. OPERATIONAL DISTURBED AREAS SHALL BE RESTORED TO EXISTING CONDITIONS.

LAYDOWN YARD NOTES

1. STRIP FLOOR WHERE INDICATED IN LAYDOWN YARD.
2. INSTALL "F" AGGREGATE BASE, CLASS 3 IN LAYDOWN YARD.
3. GEOTEXTILE FABRIC IS NOT REQUIRED IN THE LAYDOWN YARD.



SCALE
0 100 200
FEET

Novaj CONSULTANTS
2303 Wycliff St. Suite 300
St. Paul, MN 55114
info@novajenergy.biz
612.345.7188 telephone

Landowner
JONATHAN & MICHELLE MISHAAN
13123 VAN BUREN RD CARIBOU ME 04736

Project
ME MISHAAN VAN BUREN ROAD CSG LLC

Location
**46.94938°
-68.02981°**

Certification
I hereby certify this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of **MAINE**
SCOTT SMITH TUCKER
Registration No. 10884 Date: 05/10/2023
Professional Seal and Signature of Scott Smith Tucker
10884
Scott Smith Tucker, P.E.
255 Main Street, Suite 200
St. Paul, MN 55104
Phone: 651.443.5252 Email: scott@stt.com

Summary
Designed by:
Drawn by:
Checked by:
Project No. 10884 Issue: 05/10/2023

Revisions

| No | Date | By | ICHT | Description |
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Sheet Title
SITE PLAN

Sheet No. Revision
C3.01 IFF
Project No. MISHN VB



2303 Wycliff St. Suite 300
St Paul, MN 55114
info@novelenergy.biz
612.345.7188 telephone

Landowner
JONATHAN & MICHELLE MISHAAN
1323 VAN BUREN RD CARIBOU ME 04736

Project
ME MISHAAN VAN BUREN ROAD CSG LLC

Location
46.94938°, -68.02981°

Certification

I hereby certify that this plan, specification or other document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maine. **PRELIMINARY**
SCOTT GOUGHNSTRUCTION
Registration No. 10864 Date: 05/10/2023
#professional stamp not for use in signature of this document. St Paul, MN office.

Summary

Designed by: [Signature]
Checked by: [Signature]
Project No: 2023-05-0023

Revisions

| No | Date | By | ICR# | Description |
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Sheet Title
EROSION CONTROL PLAN

Sheet No. Revision
C5.01 IFF

Project No. MISHN VB

NOTES

- REFER TO SHEET C5.02 FOR EROSION CONTROL NOTES AND DETAILS.
- DUST CONTROL MUST BE PROVIDED ON GRAVEL ROAD DURING CONSTRUCTION.

CIVIL IMPACT QUANTITIES

| ITEM | SOFT | ACRES |
|--------------------------|---------|-------|
| IMPERVIOUS AREA | 26,884 | 0.57 |
| DEVELOPED AREA | 26,884 | 0.57 |
| OCCUPIED AREA | 403,203 | 9.26 |
| TREE REMOVAL AREA | 0 | 0.00 |
| TEMP WETLAND IMPACT AREA | 0 | 0.00 |
| PERM WETLAND IMPACT AREA | 0 | 0.00 |
| FENCED AREA | 379,319 | 8.71 |

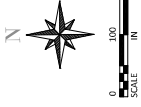
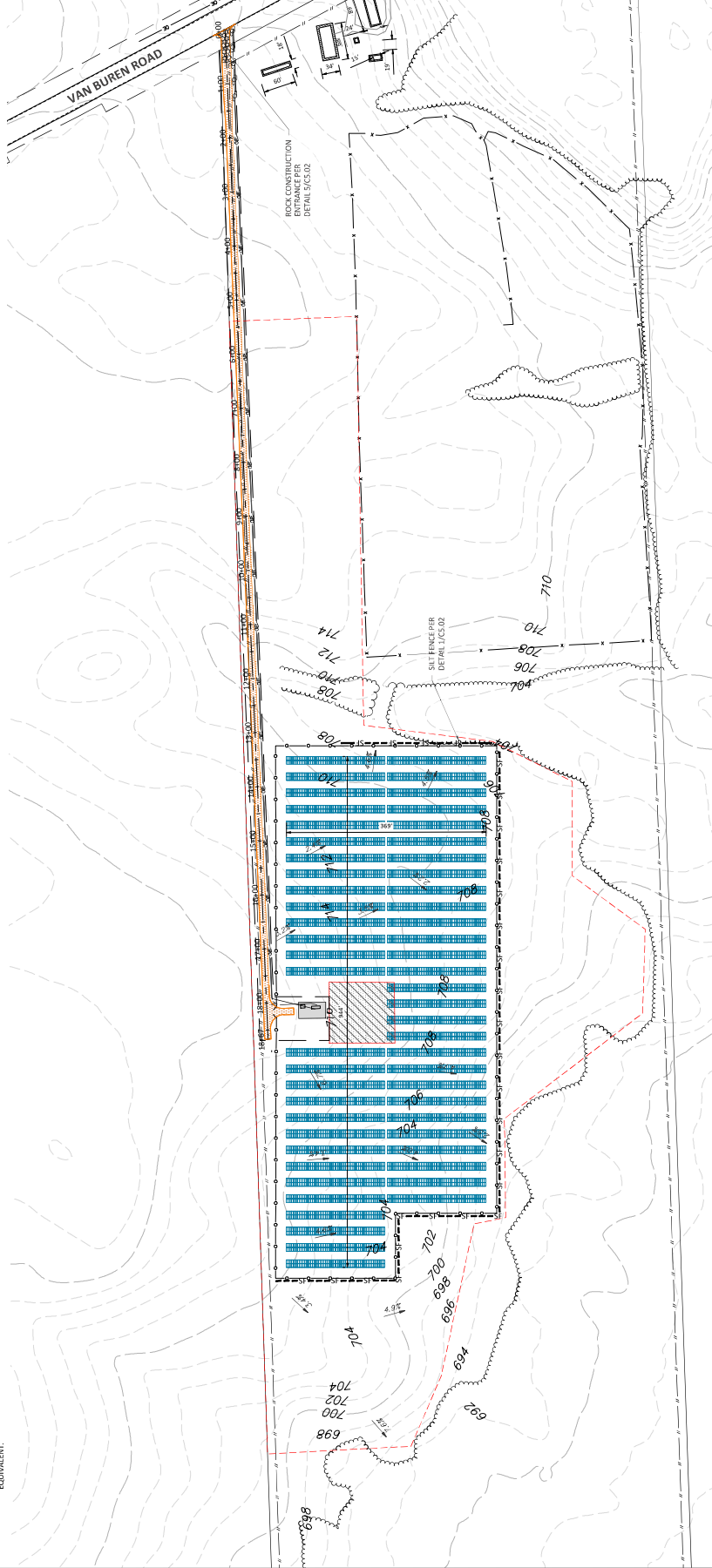
EROSION CONTROL QUANTITIES

| ITEM | QUANTITY | UNIT | | | | | |
|--------------------------|----------|-----------------------|---|----|--------------------------|---|----|
| SILT FENCE OR BIO-ROLL | 1700 | LF | | | | | |
| BIO-ROLL | 0 | CONSTRUCTION ENTRANCE | 1 | EA | EROSION CONTROL BLANKET* | 0 | SY |
| CONSTRUCTION ENTRANCE | 1 | EA | | | | | |
| EROSION CONTROL BLANKET* | 0 | SY | | | | | |

*EROSION CONTROL BLANKET CAN BE ADDED AT THE END OF CONSTRUCTION

STORMWATER BASIN NOTES

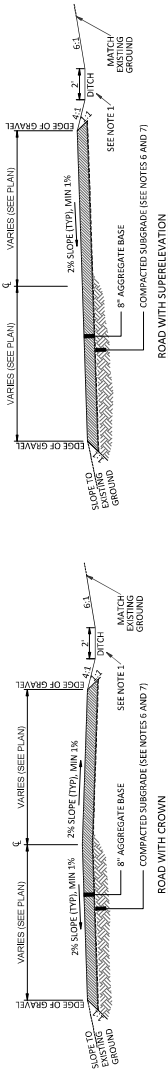
- IF CONSTRUCTION REQUIRES A BASIN TO BE CONSTRUCTED TO FINAL GRADE PRIOR TO FINAL STABILIZATION, THE CONTRACTOR SHALL EMPLOY RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND MUD OFF PAVED FROM THE BASIN.
- CONSIDER ANIMALS LOCATED WITHIN THE BASIN AND REQUIRES CONTRACTOR SHALL BE REQUIRED TO CLEAN OUT ANY SEDIMENT AND RIP SOIL AND REGRASS WITH EQUIPMENT SIMILAR TO A RUBBER TRACKED SKID LOADER PRIOR TO SEED AND MULCH.
- MARK EDGE OF BASINS WITH IDENTIFYING FLAGS, STAKES, OR EQUIVALENT.



SCALE: 1" = 100'

1 N.T.S.

GRAVEL ACCESS ROAD

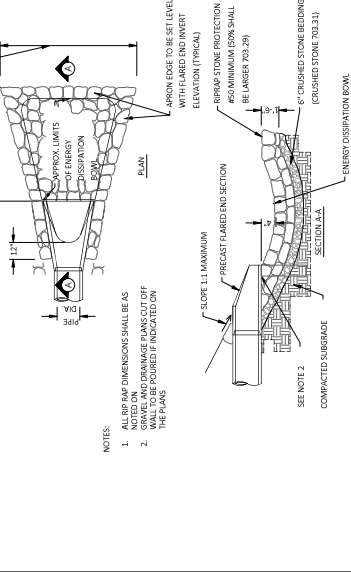


NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH THE DESIGNER PRIOR TO CONSTRUCTION. TO DETERMINE IF THE ROAD WILL NEED TO BE CONSTRUCTED PER THIS DETAIL.
2. CONSTRUCT DITCH AS SHOWN ABOVE ONLY WHERE INDICATED BY CONTOURS ON THE GRADING PLAN.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. 2% GROSS SLOPE IS TYPICAL, BUT CAN BE ADJUSTED DOWN TO MATCH EXISTING GROUND SLOPE IN ORDER TO PROMOTE CONTINUED SHEET DRAINAGE ACROSS ROAD. CROSS SLOPE SHALL NOT BE LESS THAN 1%.
5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
6. AND OFF OF ROADS EVENLY. CARE SHOULD BE TAKEN TO FIELD ADJUST ROAD GRADES OR DITCH LOCATIONS AS NECESSARY TO PREVENT RUNOFF FROM CONCENTRATING ALONG ROAD EDGES CAUSING EROSION.
7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
8. ESTABILIZED PLACE GRANULAR BACKFILL IN MAXIMUM 12-INCH THICK LOOSE LIFTS. COMPACT TO A MINIMUM OF 95% OF STANDARD MAXIMUM DENSITY.
9. USE TENSAR BA1100 OR EQUAL, OR AS SPECIFIED IN GEOTECH REPORT.

4 N.T.S.

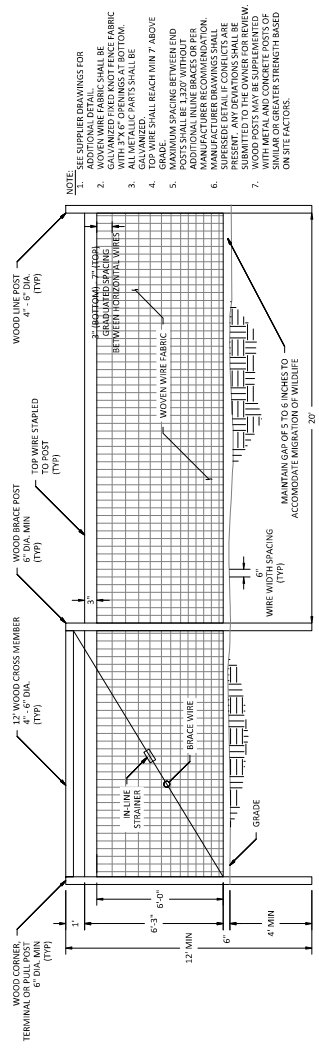
FLARED END SECTION/RIP-RAP APRON



- NOTES:**
1. ALL RIP-RAP DIMENSIONS SHALL BE AS SHOWN.
 2. WALL TO BE POURED IF INDICATED ON THE PLAN.

2 N.T.S.

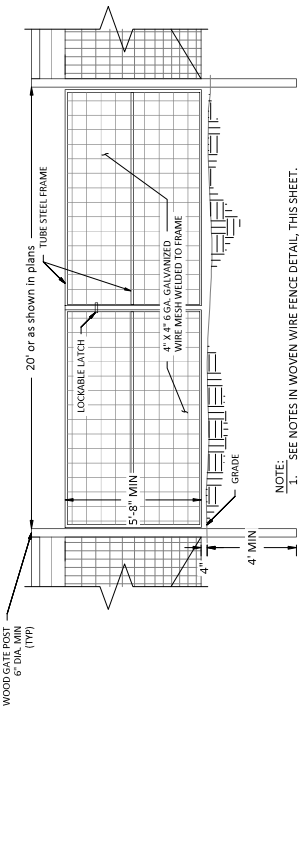
WOVEN WIRE FENCE DETAIL



- NOTE:**
1. SEE SUPPLIER DRAWINGS FOR ALL DIMENSIONS.
 2. WOVEN WIRE FABRIC SHALL BE 16" X 16" WITH 7% G. EXPANSION AT BOTTOM GRADE.
 3. ALL METALLIC PARTS SHALL BE GALVANIZED.
 4. TOP WIRE SHALL REACH MIN 7" ABOVE GRADE.
 5. GRADE SHALL BE EVENING BETWEEN END POSTS SHALL BE 1'20" WITHOUT ADDITIONAL INLINE BRACES OR PER MANUFACTURER DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW.
 6. MANUFACTURER DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW.
 7. WIRE MESH SHALL BE GALVANIZED AND SIMILAR OR GREATER STRENGTH BASED ON SITE FACTORS.

3 N.T.S.

SWING GATE



- NOTE:**
1. SEE NOTES IN WOVEN WIRE FENCE DETAIL, THIS SHEET.

Novel Energy
2303 Wycliff St., Suite 300
St. Paul, MN 55114
info@novelenergy.biz
612.345.7188 telephone

Project
ME MISHAAN VAN BUREN ROAD CSG LLC

Location
46.94938°, -68.02981°

Certification
I hereby certify that the plans, specifications or contract documents have been prepared, prepared or supervised and that I am a duly licensed Professional Engineer in the State of Minnesota.
SCOTT GUNDS
Registration No. 210894 Date: 05/10/2023
Professional Engineer
Scott GunDS, Inc.
Solutions - St. Paul, MN Office.

Summary
Designed By: [blank]
Checked By: [blank]
Project No: [blank] Issue: 05/23/2023

Revisions

| No | Date | By | ICR# | Description |
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Sheet Title
CONSTRUCTION DETAILS

Sheet No. Revision
C9.01 IFF

Project No. MISHN VB

GENERAL NOTES

- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MAJOR EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES (BMPs), PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLANT LAYOUT AND BRING TO THE ATTENTION OF THE ENGINEER DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR NATURE OF THE LANDSCAPE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/CUTTERS, TRAILS, TREES, LAWN, AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPER PLANTING UTILITIES AND DCS SAFE 48 NOTIFY THE ENGINEER OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL, OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING OF WORK.
- THE PLANT TAGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING OF WORK.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO VERIFY QUANTITIES SHOWN IN THE PLANTING SCHEDULE. ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY FENCE POSTS 6" D.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- GRANULAR PRE-FERROUS FIBERGLASS SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURER'S RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" AND 200 LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. BURIED AS INDICATED IN THE LANDSCAPE LEGEND.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL PLANTS MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE ENGINEER RESERVES THE RIGHT TO SELECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE ENGINEER.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS BY SPACING SHOWN AND ADJUSTED TO CONFORM TO THE DRAINAGE CONDITIONS OF THE SITE. THE ENGINEER SHALL APPROVE THE FINISHING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO ENGINEER PRIOR TO INSTALLATION. USE 1" FOR SHRUB BEDS, TREE BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESICCATANT (WATERPROOF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANY TIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARMTHY PERIOD.
- WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
- ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE ROBERT PROTECTION.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRABLE LOAM CONTAINING A LIBERAL AMOUNT (6% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. MATURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, LIMESTONE, OR OTHER UNDESIRABLE MATERIALS. SOIL SHALL BE TESTED AND FOUND TO BE 1.5 TO 2.0 TONS PER 1000 SQUARE FEET OF CURB YARD. IN PLANTING BEDS UNDEGRADED THIS MATURE THROUGHOUT THE ENTIRE BED IN A 12" LAYER AND ROT-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTS. CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SWAMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE ENGINEER. CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.

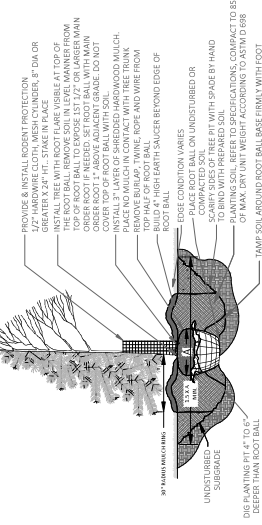
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|---------------------------|-------------|--------------|
| 201. DECIDUOUS TREES | 4/1 - 6/1 | 9/21 - 11/1 |
| 202. EVERGREENS | 4/1 - 5/1 | 9/21 - 11/1 |
| 203. NATIVE BARK SEEDINGS | 4/15 - 7/20 | 9/20 - 10/70 |
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTINGS ARE ACCEPTABLE. RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.

TREE GENERAL SPECIFICATIONS

- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.

NOTE: CONTRACTOR SHALL MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. IF CONTRACTOR TO USE FOR 3 STAKE METHOD WITH 1" WEBBING AROUND TRUNK OF TREE (NO WIRE OR CABLE TO BE USED)

WRAP TREE TRUNKS PER NOTES.



1 TREE PLANTING DETAIL
C9.02 N.T.S.

P.01

SEED AND MULCH SPECIFICATIONS

SEEDING

| TYPE | LOCATION | INHERS SPECIES | SUPPLIER | SEEDING RATE |
|------|--------------------------------|--|---------------|--------------|
| A/B | BETWEEN AND UNDER SOLAR PANELS | REBET TALL FESCUE | ENHSTSEED.COM | 547,000 SF |
| | | CHRISTMAS BURNING FESCUE | | |
| C | OUTSIDE OF ARRAY | ENHMX-129 CONSERVATION SHADY MIX | ENHSTSEED.COM | 100/ACRE |
| | | ENHMX-178 BUTTERFLY & HUMMINGBIRD GARDEN MIX | | |

1. BETWEEN DECEMBER 1ST AND APRIL 1ST, EACH TYPE OF SEED SHALL HAVE AN ADDITIONAL 10% TO 20% OF SEEDING RATE.

2. IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT LIMITS OF WORKS ARE APPROVED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS/REQUIREMENTS/PERMITS DURING THE LENGTH OF THE PROJECT.

3. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" MINIMUM TOPSOIL & SEED PER SEEDING SPECIFICATIONS LISTED IN THIS TABLE.

MULCH

| TEMPORARY CONDITION | TIMING | MULCH TYPE | APPLICATION DATES |
|---|---|--|---|
| INACTIVE AREAS | IF NO ACTIVITY IN EXPOSED AREAS FOR 7 DAYS, OR PRIOR TO A STORM EVENT | STRAW MULCH OR WOOD FIBER MULCH OR EROSION CONTROL MIX | 2 TONS/ACRE 1 TON/ACRE 2" THICK OVER AREA |
| ALL DISTURBED AREAS OF THE CONSTRUCTION WORKSPACE | APPLY MULCH TO ALL EXPOSED AREAS AS SOON AS POSSIBLE AND TEMPORARY SEEDING SOONER WHEN IT CAN BE OCCUR WITHIN 30 DAYS | STRAW MULCH OR WOOD FIBER MULCH | 3 TONS/ACRE 1 TON/ACRE |
| ALL WORK AREAS DROPPED BACK TO THE SOIL | NOVEMBER 1 - APRIL 15 | STRAW MULCH OR WOOD FIBER MULCH | 4 TONS/ACRE 2 TONS/ACRE |
| PERMANENT | PERMANENT GRASS AND/OR LEGUME SEEDING. MULCH SHALL BE APPLIED TO AREAS WHERE VEGETATION HAS NOT BEEN RESTORED TO FINAL GRADE. THIS DOES NOT APPLY TO AREAS STABILIZED BY OTHER MEANS SUCH AS PLANTING OR EROSION CONTROL MIX | CRIMPED STRAW MULCH OR WOOD FIBER MULCH | 2 TONS/ACRE 1 TON/ACRE |
| WORKS | 1. IN ALL CASES, SUFFICIENT MULCH SHALL BE APPLIED SUCH THAT NO SOIL IS VISIBLE THROUGH THE MULCH. 2. DOUBLE RATE OF WOOD FIBER MULCH WHEN USED IN OR ADJACENT TO CRITICAL AREAS. INCREASE MULCH RATE BY HALF UNDER SOLAR COVERAGE. 3. STRAW, MIX, OR HYBRID MULCH (WOOD FIBER OR PAPER MULCH AS APPROPRIATE) SHALL PROVIDE MINIMUM 90 PERCENT GROUND COVERAGE. 4. MULCH SHALL BE APPLIED AS SOON AS POSSIBLE AFTER SEEDING. THE SEASONAL SALES OF 90 PERCENT AND IN AREAS WHERE VEGETATION HAS NOT ESTABLISHED WELL, ADDITIONAL MULCH WILL BE ADDED AS A MAINTENANCE MEASURE. 5. MULCH MAY NOT BE SPREAD ON TOP OF SOIL. | | |

Certification

I hereby certify that this plan, specification or contract was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of MAINE. I am a member of the PROFESSIONAL ENGINEERS SOCIETY OF MAINE.

SCOTT B. BROWN
Registration No. 10894 Date: 05/10/2023
Professional Engineer License No. 10894
S. Paul, MA Office.

Summary

Designed by: [Name]
Checked by: [Name]
Project No.: [Number] Issue No.: [Number]

Revisions

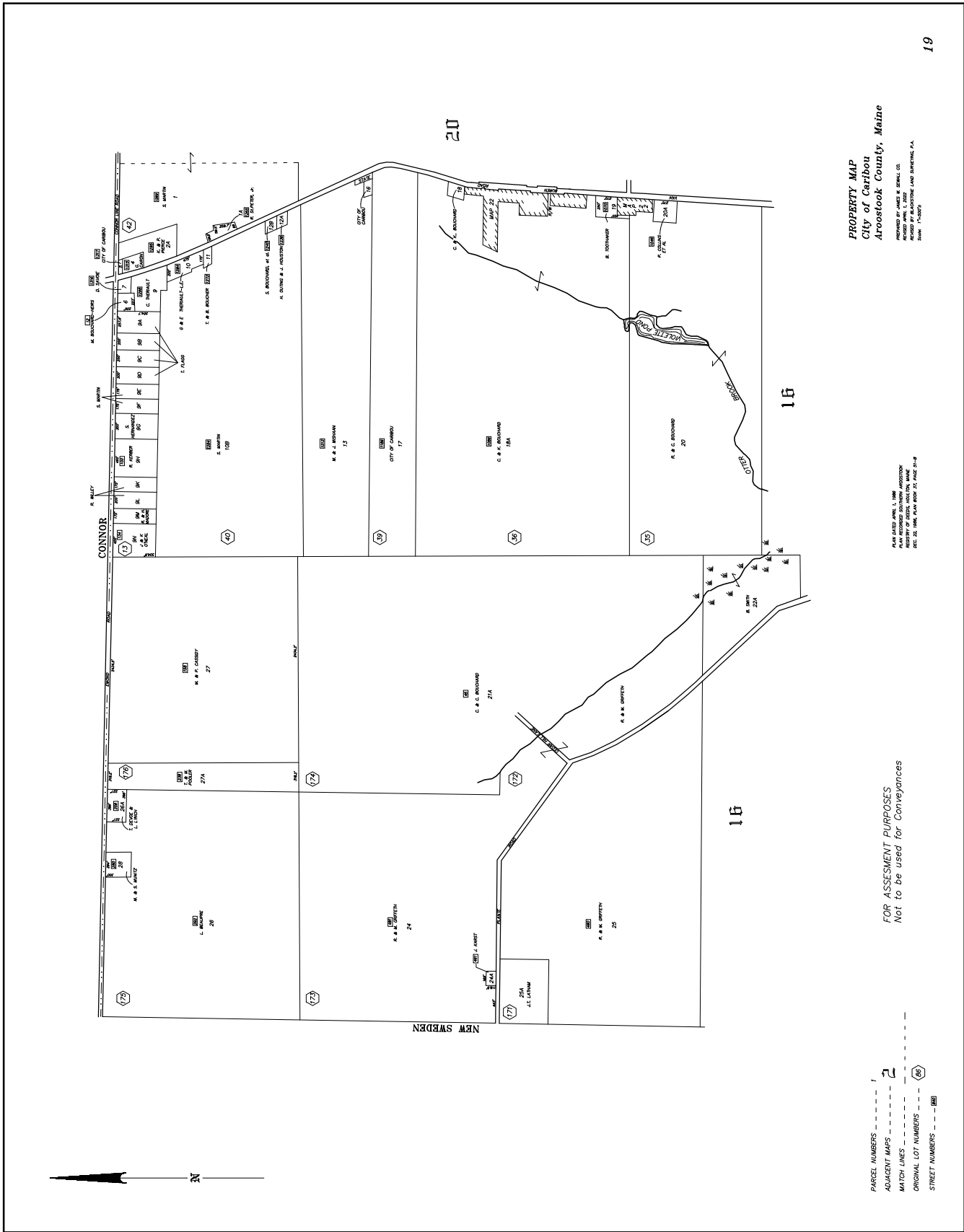
| No | Date | By | ICR | Description |
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Sheet Title

LANDSCAPING

Sheet No. Revision
C9.02 IFF

Project No. MISHN VB



PROPERTY MAP
City of Caribou
Aroostook County, Maine

PREPARED BY: J. L. BROWN, JR.
 REVISION: APRIL 1, 2008
 ACCORD BY: PLANNING AND ZONING DEPARTMENT
 SCALE: 1"=500'

PLAN 2008-02, APRIL 1, 2008
 PLAN REVISIONS: SUITABLE ADJUSTMENTS
 SEE PLAN 2008-01, APRIL 1, 2008
 SEE PLAN 2007-07, PAGE 21-8

FOR ASSESSMENT PURPOSES
 Not to be used for Conveyances

- PARCEL NUMBERS - - - - -
- ADJACENT MAPS - - - - -
- MATCH LINES - - - - -
- ORIGINAL LOT NUMBERS - - - - -
- STREET NUMBERS - - - - -





FIRST WESTERN
BANK & TRUST

You can bank on us

P.O. Box 1090 • Minot, ND 58702-1090 • 701-852-3711

December 28, 2023

City of Caribou, ME
25 High Street
Caribou, ME 04736
Attn: Tony Michaud, CEO

RE: Novel Energy Solutions, LLC Letter of Good Standing

Dear Tony

This letter is used to confirm that Novel Energy Solutions, LLC has had a senior credit relationship and deposit relation with First Western Bank and Trust since 2019. All of their accounts are in good standing and have been handled as agreed since inception.

If you have any questions; please feel free to contact me anytime.

Sincerely,

First Western Bank and Trust

Zach Burdick
VP. Business Banking Manager
First Western Bank & Trust
701-857-7144
zach.burdick@firstwestern.bank

WARRANTY DEED

DONN DAVID SIROIS, of San Antonio, in the County of Bexar and State of Texas, whose mailing address is 1218 Lion King, San Antonio, Texas 78252, grants to **JONATHAN MISHAAN** and **MICHELLE MISHAAN**, of Madison, in the County of Somerset and State of Maine whose mailing address is 386 Thurston Hill Road, Madison, Maine 04950, with **WARRANTY COVENANTS**, as **JOINT TENANTS**, the land in Caribou, Aroostook County, State of Maine, described as follows:

A certain lot or parcel of land situated in the Town of Caribou, County of Aroostook, State of Maine, bounded and described as follows:

The south half of Lot numbered Forty (40) in that part of Caribou, formerly called Forestville, containing seventy-two (72) acres, more or less, according to plan and survey made and returned to State Land Office in 1856 by Noah Barker. Being the same premises conveyed by Eugene Sirois, Sr. by deed dated February 6, 1904, and recorded in Vol. 205, Page 132 of said Registry of Deeds.

EXCEPTING AND RESERVING two parcels of land as follows:

FIRST: A certain house lot conveyed by Eugene Cereway to Mack Morin, by deed dated December 5, 1894, recorded in Vol. 150, Page 478 of said Registry.

SECOND: A certain house lot as conveyed by Belonie Sirois to Silvio Blanchette by deed dated January 18, 1927, and recorded in Vol. 366, Page 495, of said Registry, containing in both said parcels three-fourths of an acre, more or less.

Being the same premises conveyed to Rosaire J. Sirois and Theresa G. Sirois by Warranty Deed, Joint Tenancy, of Theresa G. Sirois dated February 26, 1987 and recorded at the Southern Aroostook Registry of Deeds in Vol. 1967, Page 155.

BEING THE SAME premises conveyed to **DONN DAVID SIROIS** by Warranty Deed of **ROSAIRE J. SIROIS** and **THERESA G. SIROIS** dated September 14, 2000 and recorded at the Southern Aroostook Registry of Deeds in Volume 3446, Page 8. The said Rosaire J. Sirois died January 12, 2001 and the said Theresa G. Sirois died October 1, 2015.

WITNESS my hand this 26 day of November 2018.

Donn David Sirois
Donn David Sirois

STATE OF Texas
Bexar County SS.

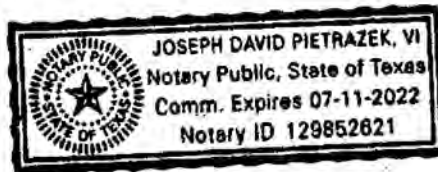
26 Nov, 2018

Personally appeared the above-named DONN DAVID SIROIS and acknowledged the foregoing instrument by him signed to be his free act and deed.

Before me,

Joseph David Pietrazek VI
Notary Public

Joseph David Pietrazek VI
Printed Name // Comm. Exp. Date



Prepared by and return to:
Novel Energy Solutions L.L.C.
2303 Wycliff Street
Suite 300
St. Paul, MN 55114

(Top 3 inches reserved for recording data)

MEMORANDUM OF SOLAR POWER SITE LEASE AND EASEMENT AGREEMENT

THIS MEMORANDUM OF SOLAR POWER SITE LEASE AND EASEMENT AGREEMENT (this “**Memorandum**”) is made and entered into as of August 11, 2022, by and between Jonathan Mishaan and Michelle Mishaan, as joint tenants, having an address of 1212 Van Buren Rd, Caribou ME 04736 (“**Lessor**”), and Novel Energy Solutions L.L.C. (or Assigns), a Minnesota Limited Liability Company, having an address of 2303 Wycliff Street, Suite 300, St. Paul, MN 55114 (“**Lessee**”), (each a “**Party**” and collectively the “**Parties**”), with reference to the following facts:

A. On August 2, 2022 (the “Effective Date”), the Parties entered into a Solar Power Site Lease (the “**Lease**”) which by its terms grants to Lessee a lease of the land more particularly described in *Exhibit A*, having GPS coordinates of 46.94938, -68.02981, attached to this Memorandum and incorporated herein by this reference (the “**Premises**”). Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Lease.

B. Under the terms of the Lease, Lessee (or Assigns) has the option to determine the date of commencement by providing Lessor with notice of its election of such a date (the “Commencement Date”). The lease term (collectively, the “**Lease Term**”) shall have an initial Option Term, Primary Term, Renewal Term and Final Term. The Commencement Date is the first day of the Primary Term, and the Lease Term shall continue for 36.5 years, unless earlier terminated in accordance with its terms.

C. The Lessor and Lessee desire to enter into this Memorandum which is to be recorded in order that third parties may have notice of the interests of Lessee in the Premises and of the existence of the Lease and rights granted to Lessee in the Premises as part of the Lease.

NOW, THEREFORE, the Parties hereby certify and agree as follows

1. Lessor leases the Premises to Lessee (and Assigns), and Lessee (or Assigns) leases the Premises from Lessor, for the Lease Term and subject to the provisions of the Lease, including the granting of an exclusive easement on, over and across Lessor's Property for direct sunlight to any solar panels on the Premises and an exclusive easement prohibiting any obstruction of direct sunlight (collectively, the "**Solar Easement**") throughout Lessor's entire Property to and for the benefit of the area existing horizontally three hundred and sixty degrees (360°) from any point where any solar panel is or may be located at any time from time to time (each such point referred to as a "**Site**") and for a distance from each Site to the boundaries of Lessor's Property, together vertically through all space located above the surface of Lessor's Property, that is, one hundred eighty degrees (180°) or such greater number or numbers of degrees as may be necessary to extend from each point on and along a line drawn along the surface from each point along the exterior boundary of Lessor's Property through each Site to each point and on and along such line to the opposite exterior boundary of Lessor's Property.

2. The Lease provides for ingress, egress and utility easements across the Lessor's property, any abutting property owned by Lessor, providing access to and from a public road and the point of interconnection.

3. The Lease provides that the provisions of the Lease are binding upon and inure to the benefit of Lessor and Lessee and each of their respective representatives, successors and assigns, subject to certain limitations.

4. The Lease provides that during the Lease Term, Lessor shall neither sell any portion of the Property, nor divide the Property by any other means constituting a "division" pursuant to the subdivision laws of the State of Maine, the rules and standards of the Maine Land Use Planning Commission, the ordinance of the municipality where the property is located, or any other applicable statute, law, ordinance, by-law or rule, without the prior written consent of Lessor in each instance, as set forth in the Lease.

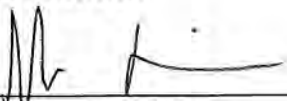
5. All of the other terms, conditions and agreements contained within the Lease are fully incorporated herein by reference as if fully set forth herein. This Memorandum is not intended to change any of the terms of the Lease, and any conflicts between the terms hereof and the terms of the Lease shall be resolved in favor of the terms of the Lease. This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date set forth above.

LESSOR:

JONATHAN MISHAAN

Signature: 
Printed Name: Jonathan Mishaan

STATE OF Maine)
) SS
COUNTY OF Arroostook)

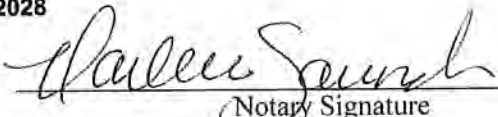
This instrument was acknowledged before me on August 2nd, 2022, before me, a Notary Public in and for said County and State, personally appeared Jonathan Mishaan, as joint tenant with Michelle Mishaan.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal, the day and year first above written.

My Commission Expires: Jan 26, 2028

(Notary Stamp or Seal)

DARLENE SAUNDERS
NOTARY PUBLIC
State of Maine
My Commission Expires
January 26, 2028


Notary Signature

Darlene Saunders
Print Name

[Acknowledgements continue on the following page.]

LESSOR:

MICHELLE MISHAAN

Signature: *Michelle Mishaan*
Printed Name: Michelle Mishaan

STATE OF Maine)
) SS
COUNTY OF Arrostock)

This instrument was acknowledged before me on August 2nd, 2022, before me, a Notary Public in and for said County and State, personally appeared Michelle Mishaan, as joint tenant with Jonathan Mishaan.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal, the day and year first above written.

My Commission Expires: Jan 26, 2028

(Notary Stamp or Seal)

DARLENE SAUNDERS
NOTARY PUBLIC
State of Maine
My Commission Expires
January 26, 2028

Darlene Saunders
Notary Signature

Darlene Saunders
Print Name

[Acknowledgements continue on the following page.]

LESSEE:

NOVEL ENERGY SOLUTIONS L.L.C.

Signature: *Thomas Dickson*
 Printed Name: Thomas Dickson
 Title: Authorized Signer

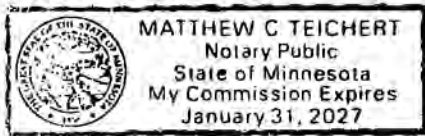
STATE OF MINNESOTA)
) SS
 COUNTY OF RAMSEY)

This instrument was acknowledged before me on August 11, 2022, before me, a Notary Public in and for said County and State, personally appeared Thomas Dickson as Authorized Signer of Novel Energy Solutions L.L.C., a Minnesota limited liability company.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal, the day and year first above written.

My Commission Expires: January 31, 2027

(Notary Stamp or Seal)



Matthew Tei
 Notary Signature

Matthew Teichert
 Print Name

EXHIBIT A
Preliminary Layout

Town: Caribou

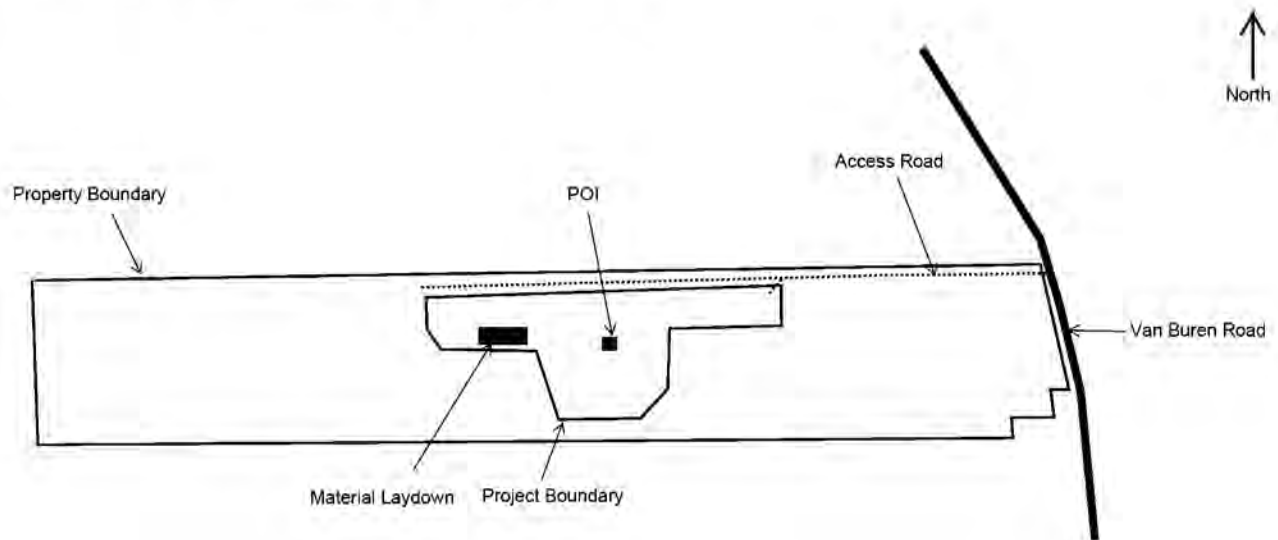
County: Aroostook

Property ID: 019-013

GPS Coordinates: 46.94938, -68.02981

Project Name: Mishaan Van Buren Road CSG

The Premises will be located on up to 10 acres, more or less, on Lessor's Property. A preliminary Premises location is depicted below. Pursuant to the Lease, the boundary line and acreage of the Premises shall be determined by an ALTA survey.



**Complete layout legal description to be determined and inserted at a
later date.**



Janet T. Mills
Governor

Maine Department of Transportation

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 38458 - Entrance ID: 1

LOCATION

OWNER
Name: JONATHAN AND MICHELLE MISHAAN
Address: 1212 VAN BUREN ROAD
CARIBOU, ME 04736
Telephone: (518)503-0718

Route: 0001X, U.S. Route 1
Municipality: Caribou
County: Aroostook
Tax Map: 019 Lot Number: 013
Culvert Size: 18 inches
Culvert Type: metal/plastic
Culvert Length: 40 feet
Date of Permit: August 16, 2023
Approved Entrance Width: 22 feet

Date Printed: August 16, 2023

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to a solar array** at a point **2425 feet South** from **U.S. Route 1/Emond Rd**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 46.950130N, -68.024120W.

S - The profile of the driveway must comply with details on the enclosed sheet.

S - The applicant is required to ditch along the roadway to transition from the existing ditch to the drive pipe at its required depth and offset so as not to trap water.

S - The driveway must be crowned and ditched to prevent runoff. No surface runoff will be allowed onto the State Highway.

Approved by:  Date: 8/21/23

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

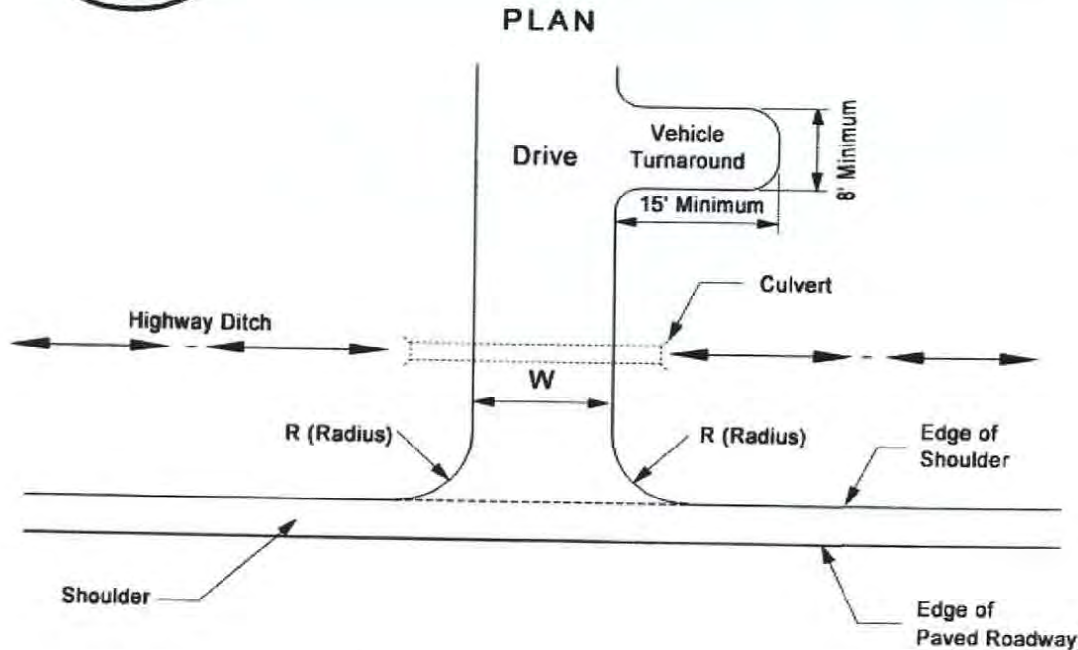
FURTHER CONDITION OF THE PERMIT

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and save harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine Department of Transportation Entrance / Driveway Details

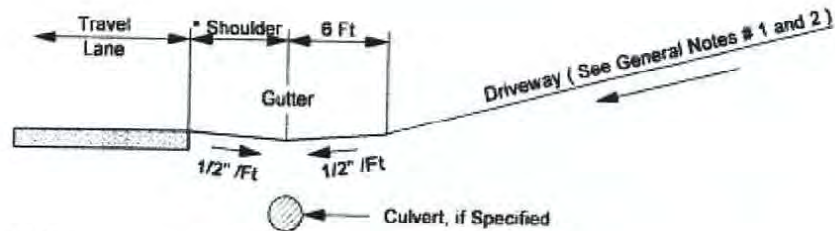


General Notes:

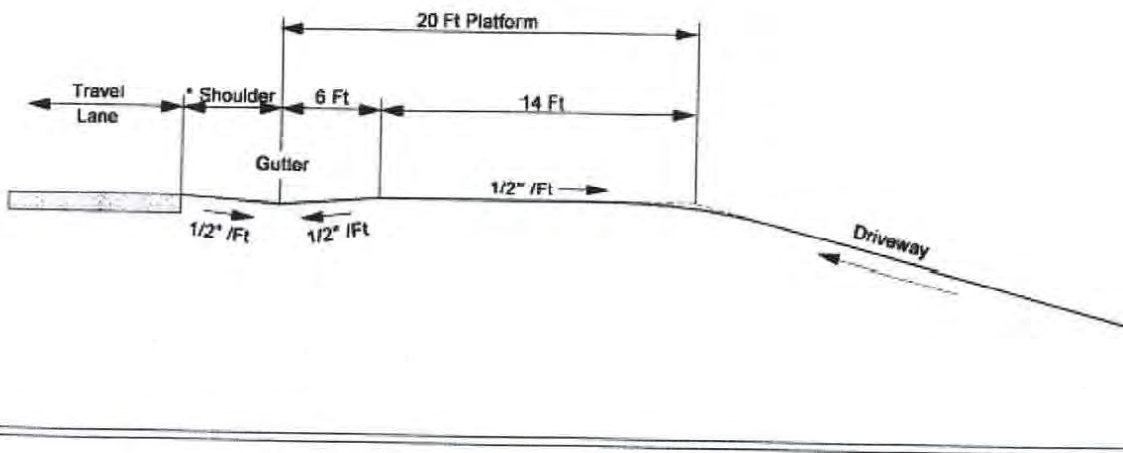
1. All residential or commercial drives with a 10% grade or more sloping down towards the highway shall be paved, at a minimum, to the right of way line and have ditches to control runoff.
2. Drives sloping to the highway shall be crowned (1/2" per foot minimum).
3. To the maximum extent practical, the entrance must be constructed perpendicular to the highway at the point of access.
4. Except where curbing exists or is proposed, the minimum radius on the edges of the entrance must be 10 feet or as otherwise required as shown.
5. Entrances/driveways will be built with an adequate turnaround area on the site to allow all vehicles to maneuver and park without backing into the highway. This turnaround shall be at least 8 feet wide by 15 feet long.
6. Entrances/driveways and other associated site work which directs water (runoff) towards the highway must be constructed, crowned, stabilized, and maintained with appropriate temporary/permanent erosion control materials in accordance with MaineDOT Best Management Practices.
7. The profile of the access must comply with the details shown on page 2.

MDOT Entrance / Driveway Details, Continued

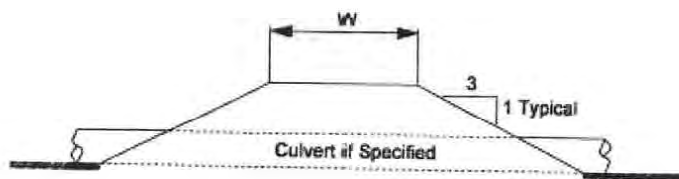
PROFILE Details



NOTE :
Grade of Existing Shoulder Should Be Maintained To Create A Gutter
With a Minimum Of Three Inches Below The Edge Of Traveled Way.
* Distance Of The Gutter From The Edge Of Traveled Way Should Be
The Same As Existing Shoulder Or A Minimum Of 4 Feet.



Driveway Cross Section



TerraTrak



The first and only single axis tracker that allows you to turn unusable land into valuable assets. Built tough for reliable performance, TerraTrak will maximize energy output and returns conquering the most challenging sites. Employ PV where you never thought possible through durable mechanics and intelligent control technology.



Durable Mechanics

- Adaptable frame can accommodate frost susceptible soils, 20% N-S slopes, unlimited E-W eliminating 100% refusal risks
- Durable a-frame, torque tube, gear box, and self-locking hardware increase strength and ensure reliable performance in extreme weather
- Structurally optimized tracker rows and reduced part count simplify installation making it easy and affordable to employ PV anywhere
- Comprehensive wind tunnel analysis and patent pending self-locking hardware which increases stability during weather events
- Proprietary torque tube shape significantly reduces pounds per foot and loading in max capacity to yield in lower material cost and increased strength
- Field ready, lubricant-free with high durable plastics creates a simplistic, functional bushing housing to support the torque tube



Intelligent Controls

- Proprietary and advanced performance monitoring and controls engineered with bi-directional communications provides real-time performance monitoring data to boost visibility and maximize energy production
- Reduce downtime with predictive analytics and machine learning which tells us when a row isn't tracking on its normal path
- Onsite weather stations monitor wind and snow conditions and automatically stow the site when thresholds are crossed. TerraTrak is also integrated with a weather API which

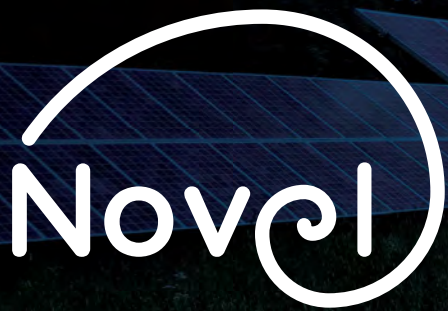
allows us to forecast bad weather and proactively stow your sites before bad weather approaches

- Zone controls allow you to perform routine maintenance like mowing and washing on a portion of the site while the rest of your site continues tracking for optimum power generation
- The persistent cellular connection allows us to troubleshoot each site remotely without rolling a truck
- Row box, weather station, and network controller have been tested to U.S. military standards to ensure reliable operation in the most relenting environmental conditions

Specifications

| | |
|---------------------------|--|
| Module orientation | 2 high in portrait |
| Tracking | 120° |
| Range of motion | ± 60° |
| Weather monitoring | Wind speed, snow depth, and flood height |
| Corrosion | ISO 9223 C2, C3 |
| Max slope grade | 20% N/S, Unlimited E/W |
| Modules per row | Up to 93 standard framed modules (-2m x 1m) |
| Drive system | Independent row design / 12 VDC motorized slew drive / Zero grid power consumption |
| Bushings | High impact polymer / Lubricant-free, Dry bushings |
| Bearing housings | Hard stop at each foundation / Integrated torque tube translation mitigation |
| Fasteners | Standard sizes / Self-locking / No special tools required |
| Material coating | HDG, Inline, Pre-galvanization, Powder coating |

| | |
|-------------------------------|---|
| Adjustable foundations | Flexibility installation allows marketing leading adjustability |
| DC capacity per tow | 33.49kW, assuming 385W x 87 mods/row |
| Grounding | Self-grounding racking |
| Electrical subsystem | Highly advanced BMS hardware & software |
| Typical dimensions | Horizontal (93 module row @ 60°) Height: 2.95m / 9.67ft Width: 3.96m / 13ft Length: 47.8m / 156.8ft |
| GCR | No minimum, typical 28% to 50% |
| Foundations | Ground screw, Driven piles |
| Max wind speed | Configurable up to 135mph |
| Flood clearance | 66.6 inches (Grade = top of screw) |
| Leading edge | 24.5 inches (Grade = top of screw) |
| Warranty | 10 year structural, 5 year on drive and control system, 20 years on screw foundations, extended terms available |
| Certifications | UL3703, UL2703, & IEC 62817 |



ME Mishaan Van Buren CSG

Community Solar & Novel Energy

What is a Community Solar Garden?

A Community Solar Garden (CSG) is a large solar electric array, located off-site, which generates tariff rates by the PUC for participating subscribers. This is a great solution for businesses wanting to support solar but unable to do so on their own. Save money on your energy with fixed savings, no upfront cost, no onsite construction and flexible terms.

Company and Project Information

Who is Novel Energy Solutions (NES)?

NES is a Minnesota farm-family-owned business. Founded in 2012 by Cliff, Ralph, and Mena Kaehler. The Kaehler family are century cattle farmers with over 130 years of history in southern Minnesota. NES is one of the largest CSG developers in the country with over 200 MWs of CSGs developed.

Project Overview

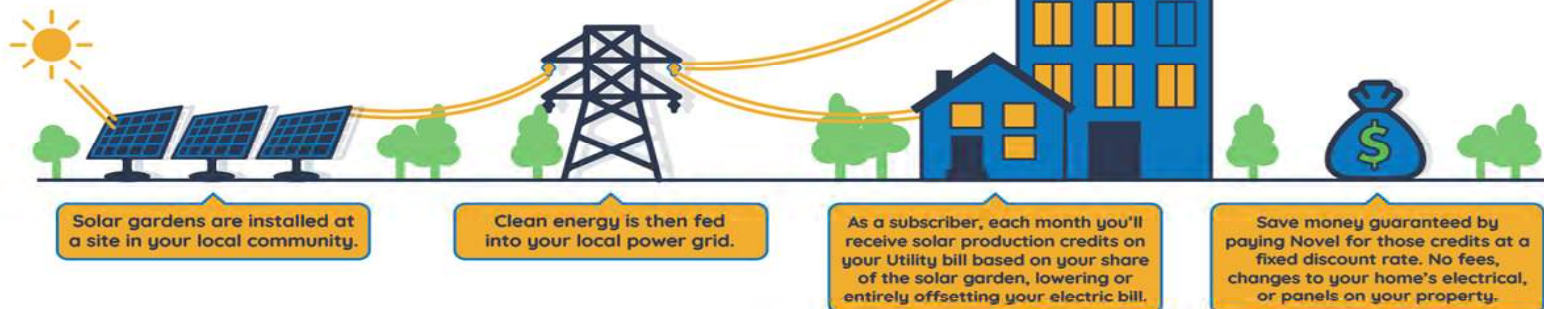
Mishaan Van Buren CSG is located off of Van Buren Road. It is an 2.0 MW sized system and panels will operate on a single axis tracker system, with a maximum height of approximately 12'-13'. Permitting for this project will include work with the City of Caribou, MDEP, MDIFW, SHPO, MDOT and more.



Visual Simulation of a NES project in Turner, ME

Subscriber and Emission Savings:

- + Guaranteed utility bill savings of 10% annually
- + \$0 to join, no hidden fees
- + Flexible terms, simple sign-up process
- + No interruption to how you receive the electricity at your home
- + **Saving 1,658+ tons of CO2 every year, equal to:**
 - 324 gas powered cars removed from the road
 - 293 homes' electricity use
 - avoiding 1,600,000+ pounds of coal burned
 - Carbon sequestration of a 1,700+ acre forest



Emissions data based on USEPA Emissions Calculator and SEIA data

Suzanne Rose | 651.788.6443 | suzanne.rose@novelenergy.biz

NovelEnergy.biz

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOLAR DECOMMISSIONING PLAN**



NOVEL ENERGY SOLUTIONS LLC

FOR

ME MISHAAN VAN BUREN ROAD CSG LLC

JANUARY 2024

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1. Purpose

Maine Law requires developers of solar energy developments that occupy 3 or more acres to have an approved Solar Decommissioning Plan (the “Plan”) and accompanying financial assurance sufficient to cover the cost of decommissioning as outlined in the Plan.

On behalf of ME Mishaan Van Buren Road CSG LLC, Novel Energy Solutions (NES) is pleased to submit the following Solar Decommissioning Plan for the proposed ME Mishaan Van Buren Road CSG solar energy facility (the “Facility”) to be constructed in Caribou, Maine on Van Buren Road. The lifecycle of the Facility is expected to be approximately 25 years. This Plan describes the process for decommissioning the Facility.

Decommissioning means the physical removal of all Facility components to a depth of at least 24 inches or to the depth of bedrock, whichever is less, to the extent such components are not otherwise in or proposed to be placed in productive use or otherwise authorized to remain in place by the Maine Department of Environmental Protection (MDEP). Decommissioning also includes grading to postconstruction grade and revegetation of all earth disturbed during construction and decommissioning, except for areas already restored.

2. Permitting

Prior to the start of construction, NES will submit the necessary permit applications to MDEP for Stormwater Management. In addition, any environmental permits required for site specific impacts (i.e., wetlands disturbances or stream crossings) will be submitted to the regulating agencies (MDEP/USACE). An Erosion and Sediment Control (ESC) Plan will also be developed for the proposed Project. This ESC plan shall be based on the Best Management Practices (BMP) outlined in the Maine Erosion and Sediment Control BMP guidelines document developed by the MDEP.

As noted in Section 7, financial assurance will be submitted at a later date. No construction activities shall occur until all necessary permits and documents are reviewed and approved by the regulating agencies.

3. Timeline

Decommissioning will occur at the end of the Facilities contract life, approximately 25 years. The Facilities decommissioning is estimated to take 60 days to complete. The decommissioning crew will ensure that all equipment is either recycled or disposed of properly.

4. Shutdown and Disconnection

Shut down of the Facility at all disconnect points (disconnect switch at step up transformer within the solar field and disconnect at utility interconnect yard switch gear).

5. Decommissioning Phases

The Facility will be decommissioned by completing the following major phases: Dismantlement, Demolition, Disposal, or Recycle, and Site Stabilization.

5.1 Dismantlement, Demolition, Disposal, or Recycle

A significant portion of the components that comprise the Facility will include recyclable or re-useable components. Due to the re-sale monetary value, these components will be dismantled, disassembled, and recycled rather than being demolished and disposed of.

- **Modules:** Modules will be inspected for physical damage, tested for functionality, and removed from the racking system. Functioning modules will be packed and stored for reuse (functioning modules can produce power for another 25+/- years.) Non-functioning modules will be packed, palletized, and recycled.
- **Racking system:** Racking will be separated from footing poles, sorted, and recycled.
- **Posts:** Steel posts will be removed, stacked, and recycled.
- **Wire:** Above-ground wire will be sent to a facility for proper disposal and/or recycling. Below-ground wire will be abandoned in place.
- **Conduit:** Above-ground conduit will be disassembled onsite and recycled.
- **Junction boxes, combiner boxes, disconnect, and switch gear etc.** will be recycled.
- **Inverter and Transformer:** Inverters and components will be sent to manufacturer and/or electronics recycler. Functioning components can be reused.
- **Concrete pad(s):** Concrete will be recycled.
- **Fencing:** Fencing will be disassembled, poles removed and sent to metal recycling facility. Gate motor and electrical components will be recycled.

- **Access road Removal:** Beginning at the property boundary, all gravel surfaces developed for the Project, including roadbed, hammerhead, and equipment pad area. Exposed surfaces will be replaced with topsoil or other material suitable for sustaining vegetative cover. The areas will be re-seeded with a mixture similar and compatible with the vegetation existing at the time of decommissioning.
- **Environmental sensors:** Sensors and mounting hardware will be recycled.
- **Computers, monitors, hard drives, and other components:** Equipment will be recycled or reused.

A final site walk through will be conducted to remove debris and/or waste generated during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the Facility. Sanitary facilities will be provided on-site for works performing the decommissioning of the Facility.

5.2 Site Stabilization

The areas of the Facility that are disturbed during decommissioning will be stabilized in accordance with best engineering practices and/or landowner preference (e.g., grading, mulching and/or seeding). The decommissioning process is estimated to take approximately eight to twelve weeks and would be intended to occur outside the winter construction season.

- **Revegetation:** At the time of decommissioning, the soil will have regenerated for 25 years. All disturbed soil will be revegetated with a pollinator mix or the field will be disced and replaced with topsoil.
- **Farmland:** For any portion of the solar energy development located on land classified as farmland decommissioning means the physical removal off all components of the development to a depth of at least 48 inches or to the depth of bedrock, whichever is less, and for the restoration of the farmland sufficient to support resumption of farming or agricultural activities.

6. Decommissioning Cost

The cost of decommissioning is lower than the salvage value of the materials. However, NES will provide a Performance Bond in the amount of \$127,070.23 per 35-A M.R.S § 3494 in Solar Decommissioning Law.

The estimated costs for decommissioning the Facility are provided in the table below.

| Project Size: 2,000 KW | |
|--|----------------------|
| Task | Cost |
| Remove Rack Wiring | \$ 3,309.60 |
| Remove Cable | \$ 4,902.40 |
| Remove Panels | \$ 15,000.00 |
| Dismantle Racks | \$ 5,516.00 |
| Remove and Load Racks Plus Trucking | \$ 20,628.00 |
| Remove Electrical Equipment Plus Trucking | \$ 3,428.80 |
| Breakup and Remove Concrete pads and Ballasts | \$ 1,088.00 |
| Remove Power Poles | \$ 1,200.00 |
| Remove Fence plus Trucking | \$ 7,777.20 |
| Grading | \$ 1,200.00 |
| Seed Disturbed Areas/Disc Topsoil | \$ 324.00 |
| Additional Costs Plus Fuel | \$ 5,880.00 |
| Total Cost | \$ 70,254.00 |
| Total cost after 25yrs at 2.5% inflation rate per/yr. | \$ 127,070.23 |

7. Financial Assurance

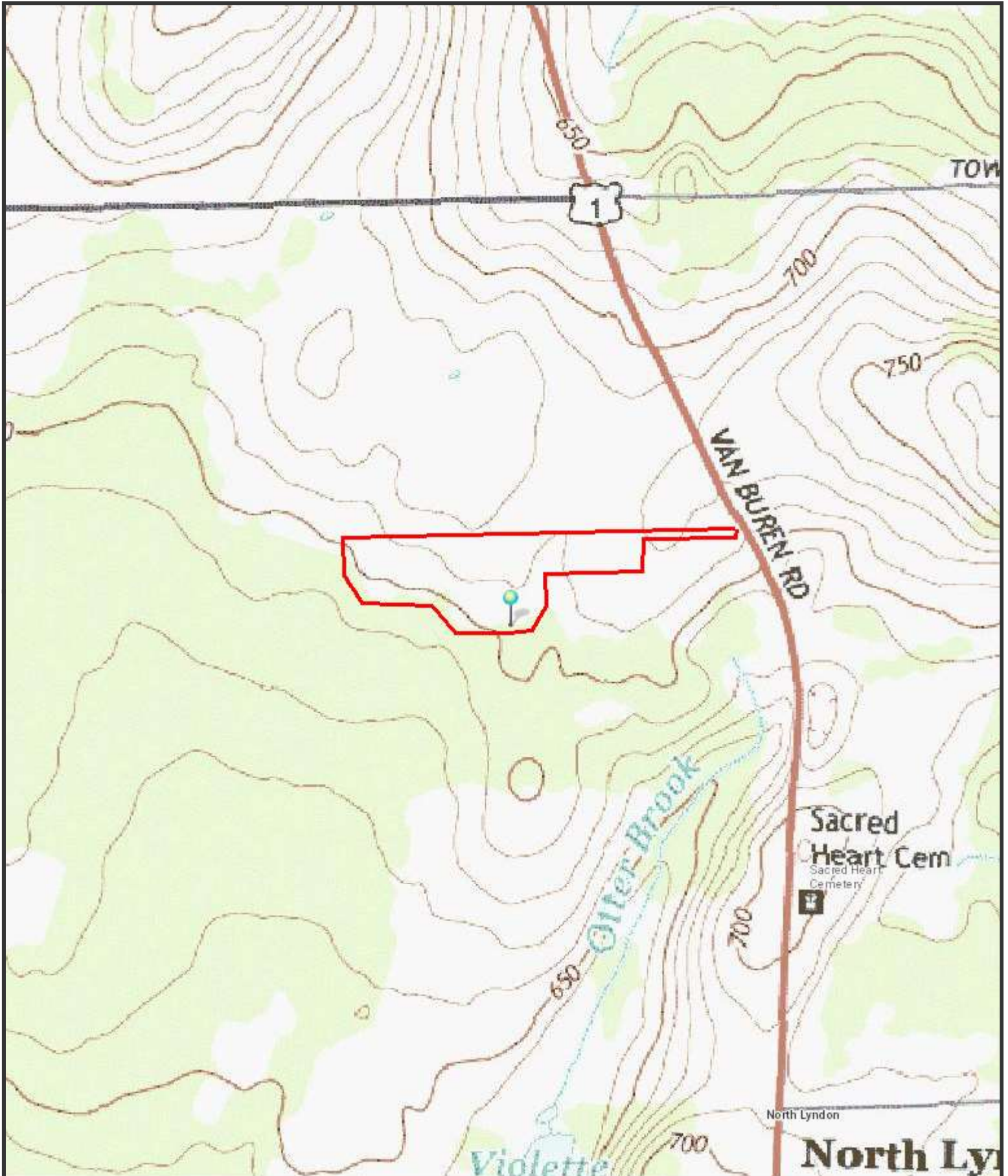
Prior to the start of construction, the Applicant will submit financial assurance to MDEP for review and approval in the form of a performance bond, surety bond, or letter of credit. Because the Applicant will obtain MDEP approval of the financial assurance proposal prior to the start of construction, the Applicant has demonstrated its current and future financial capacity, which is unaffected by the owner’s or operator’s future financial condition, to fully fund the decommissioning in accordance with the decommissioning plan.

8. Attachments

The following documents are attached:

- USGS Topo Map, Overall Site Plan, directions to site
- Letter of Corporate Standing

ME MISHAAN VAN BUREN ROAD CSG - TOPO MAP

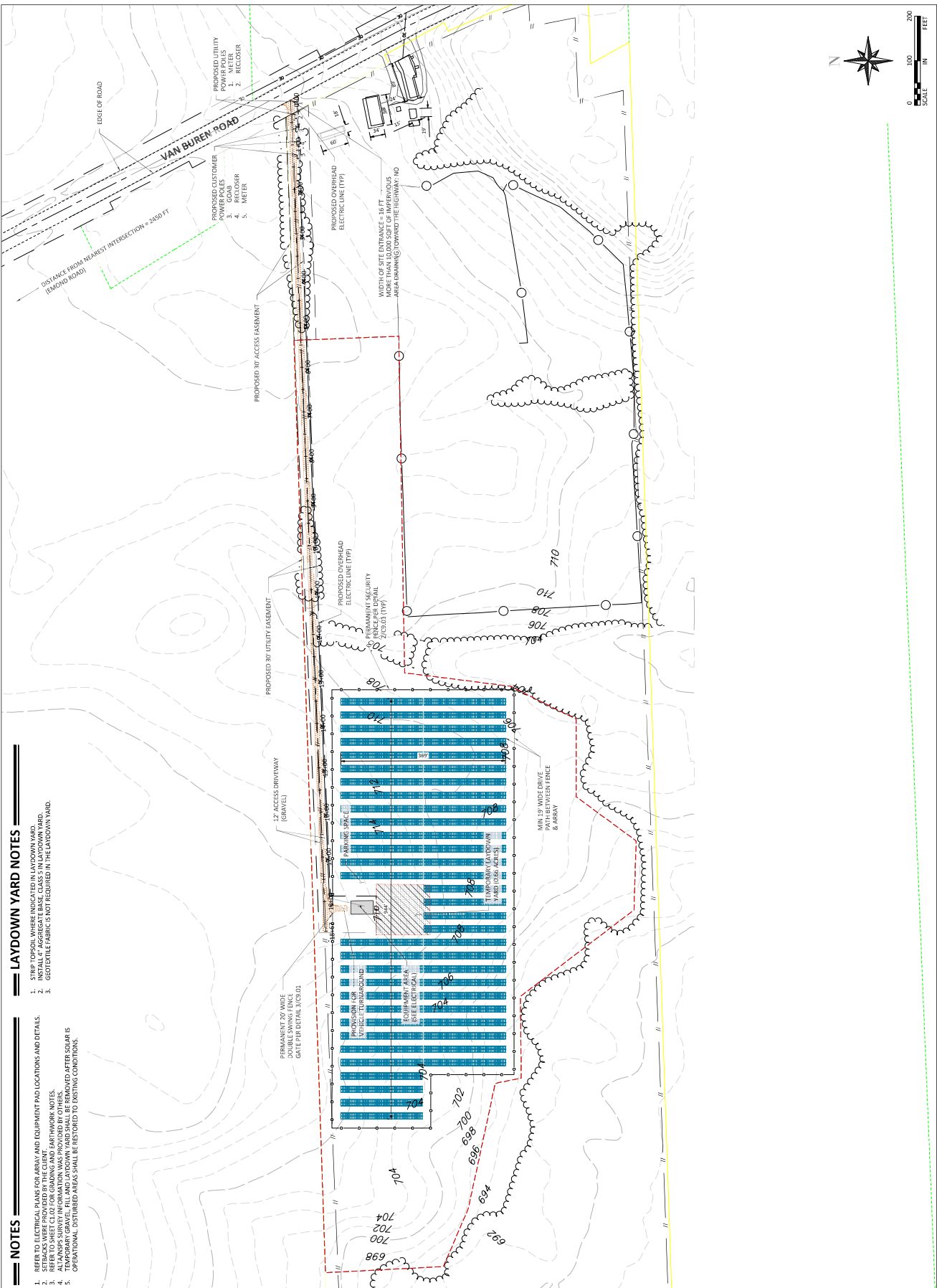


The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

0.2
Miles
1 inch = 0.23 miles

Date: 6/17/2025
Time: 1:55:25 PM

52



NOTES

1. REFER TO ELECTRICAL PLANS FOR ARRAY AND EQUIPMENT PAD LOCATIONS AND DETAILS.
2. REFER TO SHEET C1.02 FOR GRADING AND EARTHWORK NOTES.
3. ALL MANSIP SURVEY INFORMATION WAS PROVIDED BY OTHERS.
4. OPERATIONAL DISTURBED AREAS SHALL BE RESTORED TO EXISTING CONDITIONS.

LAYDOWN YARD NOTES

1. STRIP TOPSOIL WHERE INDICATED IN LAYDOWN YARD.
2. INSTALL "F" AGGREGATE BASE, CLASS 3, IN LAYDOWN YARD.
3. GEOTEXTILE FABRIC IS NOT REQUIRED IN THE LAYDOWN YARD.

Novel Energy
 2303 Wycliff St, Suite 300
 St Paul, MN 55114
 info@novelenergy.biz
 612.345.7188 telephone

Landowner
JONATHAN & MICHELLE MISHAAN
 1313 VAN BUREN RD CARIBOU ME 04736

Project
ME MISHAAN VAN BUREN ROAD CSG LLC

Location
46.94938°
-68.02981°

Certification
 I hereby certify that this plan, specification or contract document was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Maine.
SCOTT SMITH TUOHON
 Registration No. 10864 Date: 02/10/2023
 #refusable: none (see site for a full signature of this engineer) - See Project Record Sheet of Project Group Solution - St Paul, MN Office.

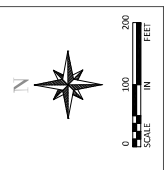
Summary
 Designer: PJ
 Checker: JTB
 Project No: 2023
 Issue: 02/10/23

Revisions

| No | Date | By | ICHT | Description |
|----|------|----|------|-------------|
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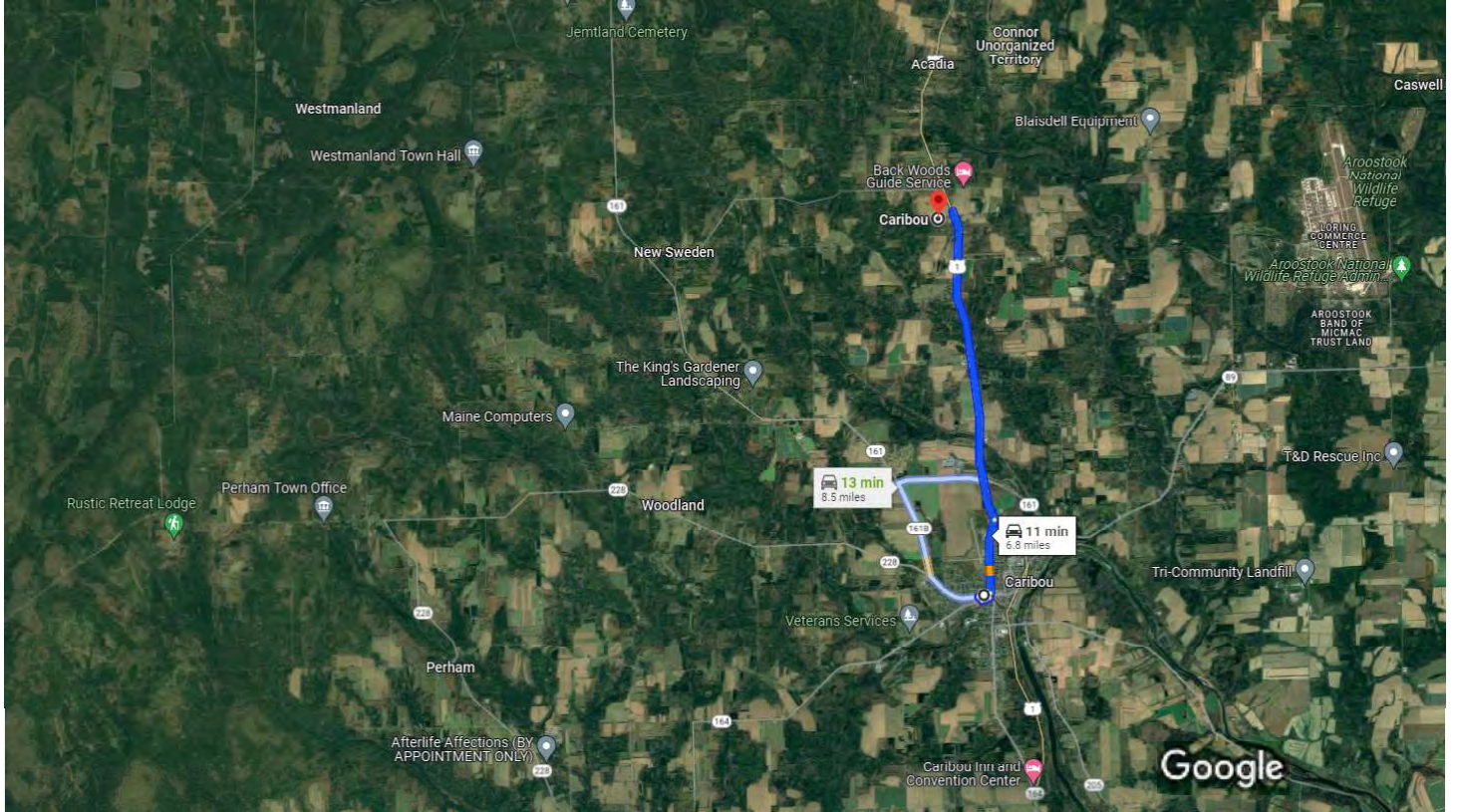
Sheet Title
SITE PLAN

Sheet No. Revision
C3.01 IFF
Project No. MISHN VB







United States Postal Service, 41 Sweden St, Caribou, ME 04736 to Caribou, Maine 04736 Drive 6.8 miles, 11 min








Imagery ©2024 Google, Imagery ©2024 TerraMetrics, Map data ©2024 Google 1 mi

 **via Van Buren Rd** **11 min**
 Fastest route now due to traffic conditions 6.8 miles

 **via Sweden St and Van Buren Rd** **13 min**
 8.5 miles

Explore Caribou

-  Restaurants
-  Hotels
-  Gas stations
-  Parking Lots
-  More



Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Tue Jan 09 2024 16:55:23. Please print or save for your records.

| Legal Name | Charter Number | Filing Type | Status |
|-----------------------------------|----------------|---------------------------|---------------|
| ME MISHAAN VAN BUREN ROAD CSG LLC | 20238876DC | LIMITED LIABILITY COMPANY | GOOD STANDING |

| Filing Date | Expiration Date | Jurisdiction |
|-------------|-----------------|--------------|
| 10/24/2022 | N/A | MAINE |

Other Names (A=Assumed ; F=Former)
NONE

Principal Home Office Address

Physical

Mailing

Clerk/Registered Agent

Physical

Mailing

ROY LOHNDORF
BUILDING 7220-125 KANSAS ROAD

LIMESTONE, ME 04750

ROY LOHNDORF
BUILDING 7220-125 KANSAS ROAD

LIMESTONE, ME 04750

New Search

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Certificate of Existence (Good Standing) ([more info](#))

[Short Form without amendments \(\\$30.00\)](#) [Long Form with amendments \(\\$30.00\)](#)

**OPERATIONS AND MAINTENANCE OVERVIEW
STANDARD OPERATING PROCEDURE
ISSUED FOR PERMITTING**



NOVEL ENERGY SOLUTIONS LLC

ENGINEERING, PROCUREMENT, AND CONSTRUCTION CONTRACTOR



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 - 2.3 Vegetation Maintenance 4
 - 2.4 Snow Removal 4
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 - 2.5 Broken Panel Replacement 4
 - 2.6 Broken Equipment Replacement 4
 - 2.7 Electrical and Utility Visits 4
 - 2.8 Access Road Maintenance 4
 - 2.9 Wildlife Management 5

List of Acronyms

| | |
|-----|--|
| EPC | Engineering, Procurement, and Construction |
| IFP | Issued for Permitting |
| NES | Novel Energy Solutions LLC |
| O&M | Operations and Maintenance |
| SOP | Standard Operating Procedure |

1. Purpose and Need

As the Engineering, Procurement, and Construction (EPC) contractor for solar facilities throughout the nation, as well as a solar project owner, Novel Energy Solutions LLC (NES) is committed to safe projects. Once constructed and operational, periodic maintenance around the site is utilized to ensure optimal working order.

Generally, the facilities will be operated and maintained in a manner consistent with good utility practices, including a minimum of biannual (spring and fall) onsite inspections and maintenance of stormwater management system components, as needed.

With that in mind, NES goals are aligned with those of the respective towns and counties that host these projects. This O&M Standard Operating Procedure (SOP) is Issued for Permitting (IFP) purposes, and project specific plans will be addressed at a later date.

2. Standard Maintenance Overview

Projects are fenced to ensure the safety of personnel and equipment, in coordination with National Electric Code (NEC) standards . Projects are secured by a wildlife-permeable fence, with standard gates for emergency and maintenance vehicles to access. These projects also utilize remote electronic monitoring to gain real-time information regarding electrical output and associated required maintenance.

The following section provides an overview of selected parts of the NES Operations and Maintenance (O&M) Plan:

2.1 Mowing

It is anticipated that mowing will be performed twice annually, with schedules adjusted as needed, to maintain vegetation to 20 inches in height or less between each cutting.

2.2 Herbicide Use

Herbicide is used only where permitted, and generally only used to control growth of invasive weed while sites reach revegetation status.

2.3 Vegetation Maintenance

The Owner (or designated party) shall be responsible for maintaining vegetation within the limits of the fenced-in solar array and associated project screening. Vegetation is replaced in a timely manner when needed due to disease/death, unsuccessful transplanting, or similar occasion.

2.4 Snow Removal

2.4.1 Panels

Snow typically falls off the panels as they shift from east to west on the racking installations.

2.4.2 Access

The Project Operator removes the snow from the access road to the inverter on sites when the snow is more than 4 inches deep. The Project Operator is required to keep the snow clear anywhere the Utility needs to have access. The snow will be plowed, shoveled, or blown and piled to the side of the road on most sites. Tree screening can make it more difficult to move the snow and may create snow walls at times, which will be maintained in a timely manner to avoid safety or other issues.

2.5 Broken Panel Replacement

NES is notified via remote electronic monitoring when system output decreases in a certain area, indicative of a malfunction, and replaces the panels in a timely manner.

2.6 Broken Equipment Replacement

To ensure profitability, NES is incentivized to ensure optimal working order. Broken equipment is replaced on an as-needed basis.

2.7 Electrical and Utility Visits

Electrical and Utility visits are scheduled as needed and in coordination with the utility.

2.8 Access Road Maintenance

The access roadway will typically require little on-going maintenance, owing to its primary and limited use by light-duty vehicles. Repair and maintenance shall be completed as necessary to ensure runoff from the roadways is conveyed as sheet flow to the downgradient stabilized areas.

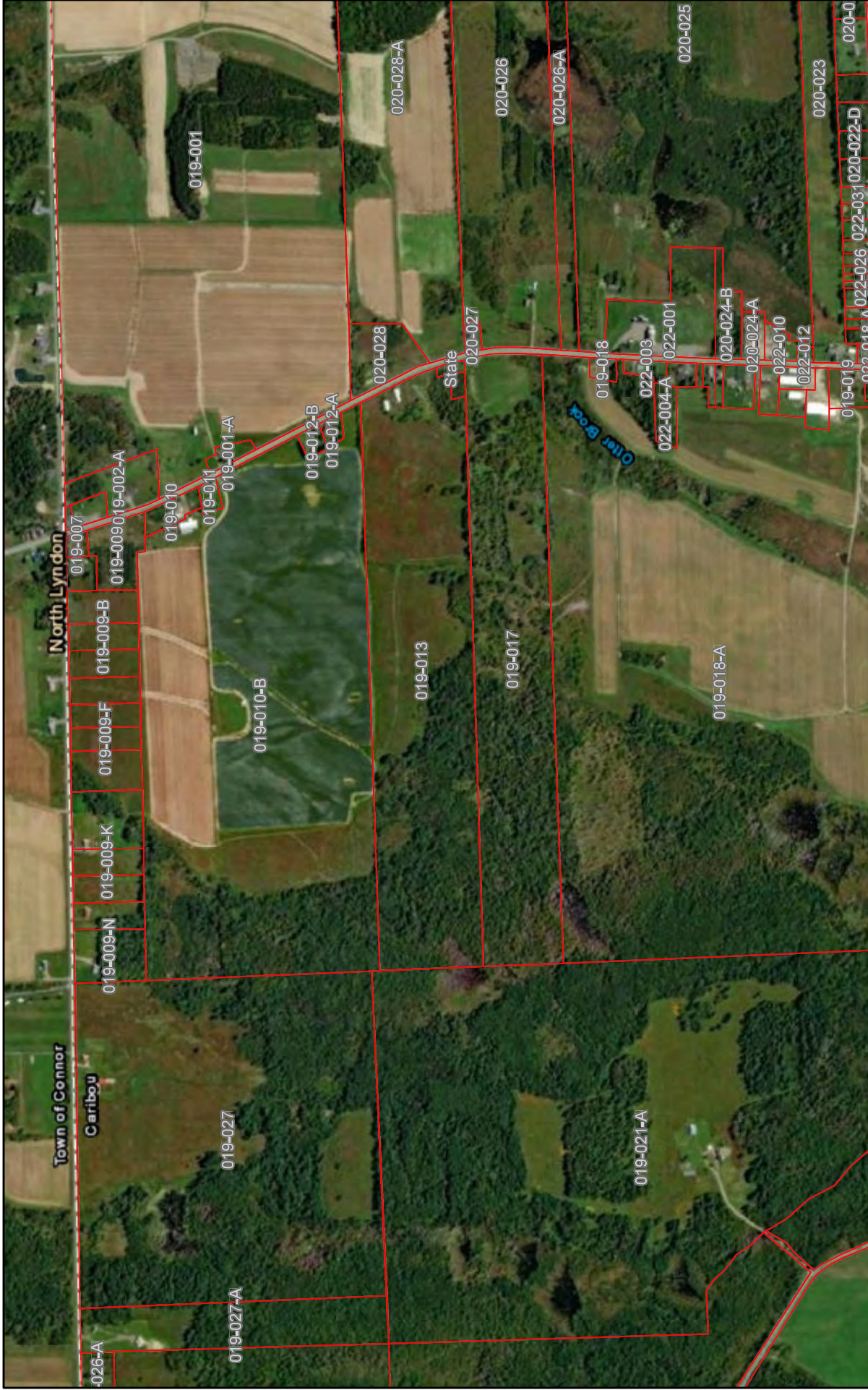


2.9 Wildlife Management

NES follows recommendations for the use of wildlife-permeable fencing to address the need for site safety and security, while allowing for access and use of the project area by small animals.

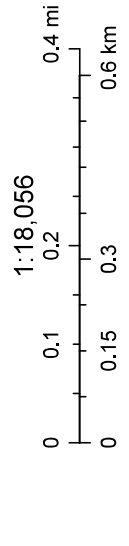
Upon construction completion the owner will establish procedures for regular monitoring and the timely release of any trapped wildlife.

Caribou Parcel Map



3/27/2024, 3:12:36 PM

CaribouParcels



Esri, HERE, Garmin, IPC, Maxar

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



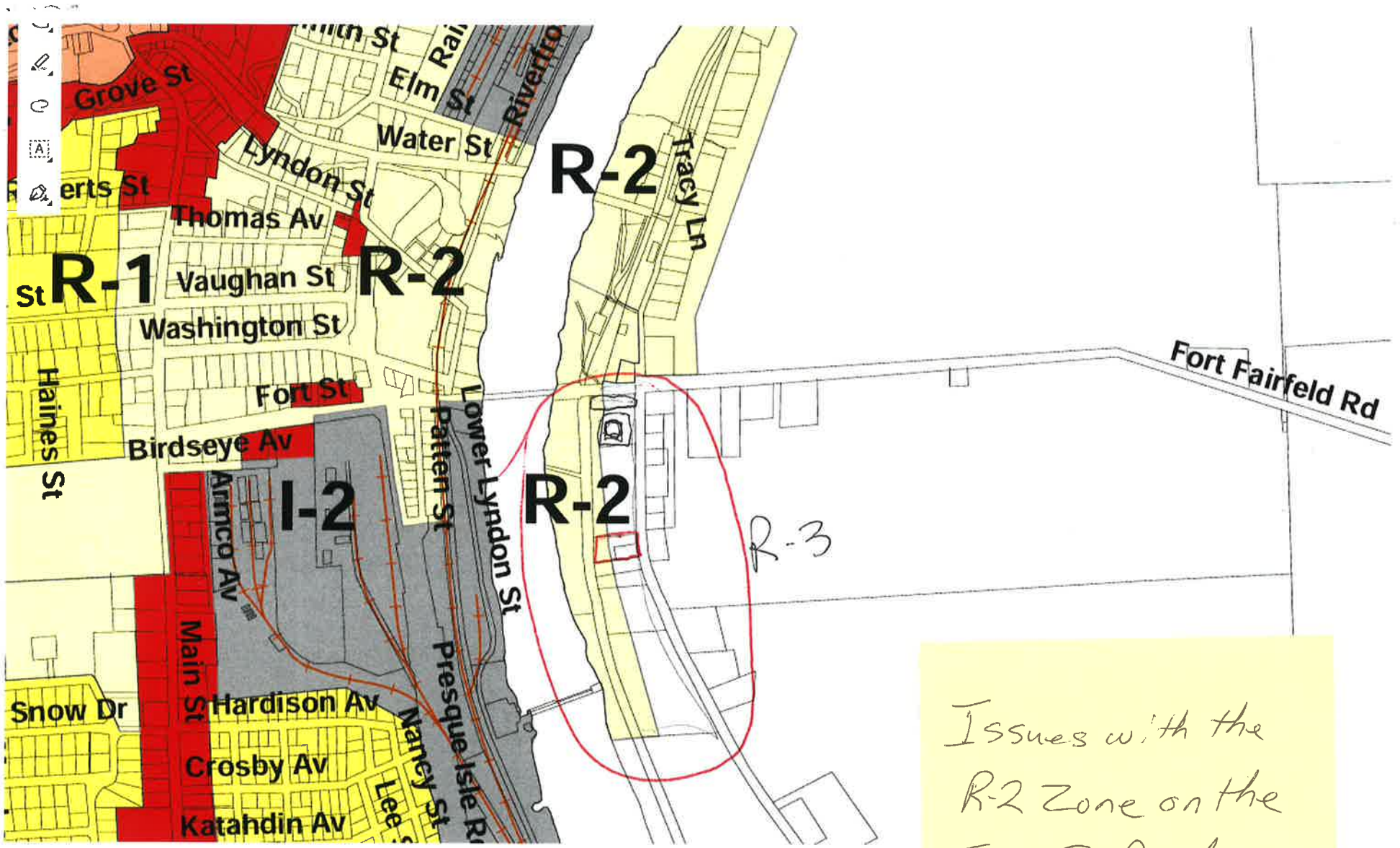
MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: April 11, 2024
Re: Discussion of zoning at 39 East Presque Isle Road

A Jonathan Scheibler who lives at 39 East Presque Isle Road wants a permit to build a 14 X 20 Storage Shed on skids on his property. I had a discussion with Steve W. and he said that the R-2/R-3 Zoning in that area should be an agenda item for the planning board. It even could be a mistake on the zoning map (or not) but anyways I have attached a blown up view of that section of the zoning map for you to see. The red out lined area should be Scheibler's property. He's got setback issues if he has to stick with R-3 zoning but that whole neighborhood probably should be R-2 per Steve (I agree as well).

(from Tony Michaud)

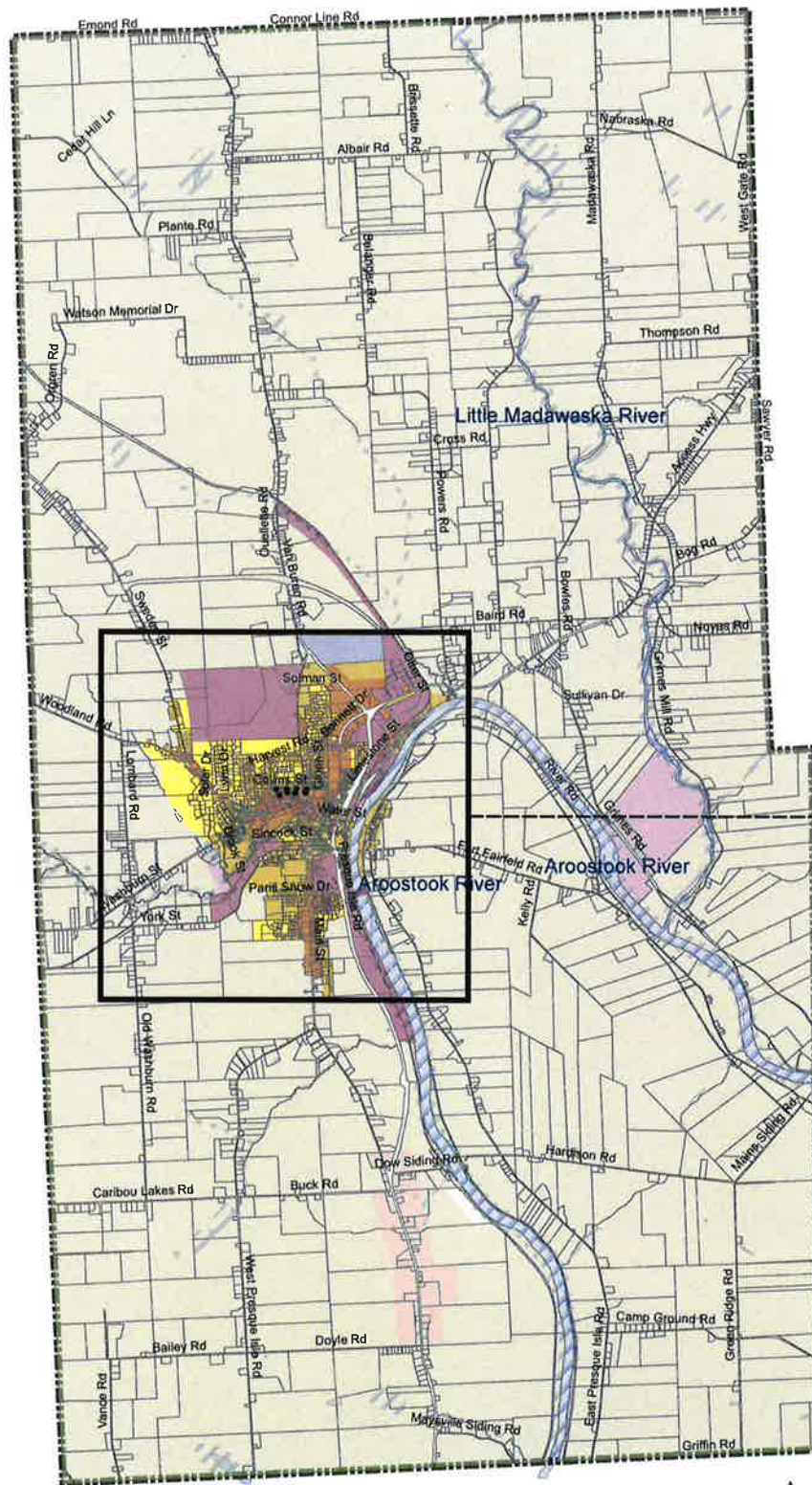
Suggested Action



Issues with the
R-2 Zone on the
East P1 Road
jon_scheibl@yahoo.com

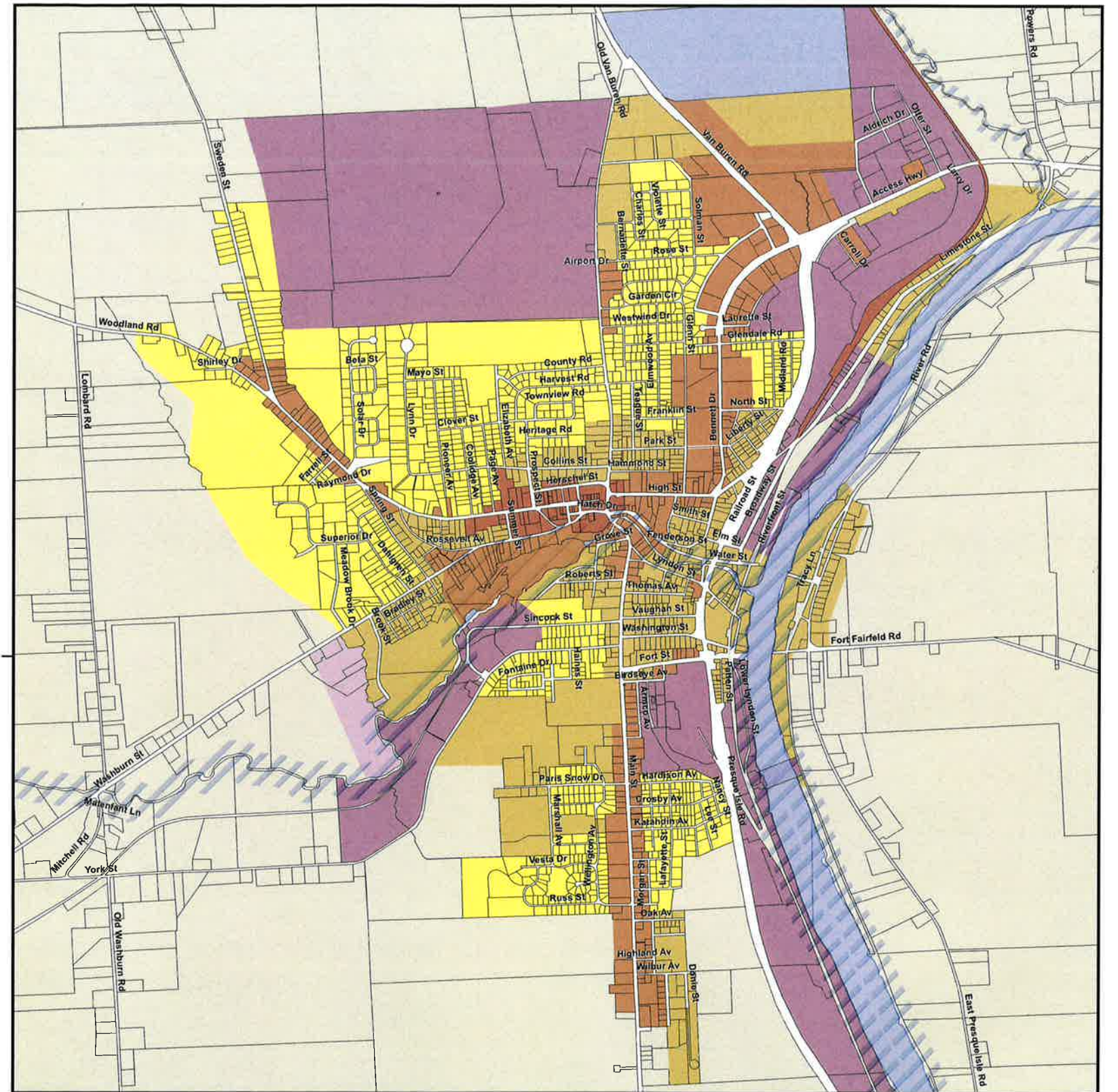
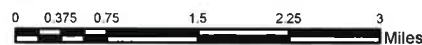


City of Caribou Official Zoning Map 2021



Legend

- Township Boundaries
- Caribou 2019 Update Final
- Rivers and Water Bodies
- Shoreland Zone
- Zoning Districts**
- C-1 Downtown Commercial
- C-2 General Commercial
- R-C2 Rural Commercial
- H-1 Hospital
- I-1 Light Industry
- I-2 Industry
- R-1 Residential Single Family
- R-2 Residential Mixed Housing
- R-3 Rural Mixed Housing



Produced: June 15, 2021, by Caribou Planning and Zoning Administrator
 Data: All data derived from Caribou GIS digital maps.
 Software: ESRI ArcMap 10.8

This map is for general reference purposes only. No warranty of data or representation of such relative to Real world conditions is given. Any questions or disputes about the information conveyed on this map should To Caribou City Planning and Zoning Administrator Office located at 25 High Street, Caribou, ME 04736.

2021 Map Amendments

By official action of the City, the following changes were made:

- Ordinance No. 1, 2021 Series adopted April 20, 2021, effective date May 20, 2021, rezoned approximately 50 acres on Sweden Street from R-1 to R-3
- Ordinance No. 12, 2021 Series adopted June 14, 2021, effective date July 14, 2021 rezoned approximately 1.3 acres Evergreen Parkway from I-1 to C-2

This is to certify that this is the Official Zoning Map of the Zoning Ordinance of the City of Caribou, Maine

By: Danielle Brissette Date: June 15, 2021
 City Clerk, Danielle Brissette

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: April 11, 2024
Re: Discussion of March 29 Housing Symposium in Presque Isle

If any member of the Planning Board attended the March 29 Housing Symposium in Presque Isle, please share your thoughts.

Also, a draft of the Aroostook County Affordable Housing Toolkit from NMDC is now available.

Suggested Action