



Stantec Consulting Services Inc.
2211 Congress Street Suite 308, Portland ME 04122-0002

January 22, 2021
File: 179450322

Attention: Mr. Scott Bickford, CEO
Town of Owls Head
224 Ash Point Drive
Owls Head, ME 04854

Dear Mr. Bickford,

Reference: Tax Map 8, Lot 3, Proposed Zone Change from Rural Residential 1 to Commercial

As discussed with you in our recent meeting, the Knox County Commission and the Owls Head Transportation Museum Board of Trustees are requesting the Town of Owls Head to consider an amendment to their current Zoning Ordinance. The property shown on the Town of Owls Head Tax Map 8 as Lot 3, consisting of approximately 33 acres, is currently owned by the Owls Head Transportation Museum. This 33± acre parcel of land is located on the west side of the Weskeag Road (aka Route 73), and is currently zoned Rural Residential 1 as described in the Town's Zoning Ordinance and as delineated on the current Zoning Map. All other land owned by the Owls Head Transportation Museum shown on Tax Map 8 as Lot 40, located on the east side of the Weskeag Road, is currently zoned Commercial. Therefore, the proposed amendment would change the zoning of Tax Map 8, Lot 3 from Residential 1 to Commercial to be consistent with the remaining land owned by the Museum. Attached to this letter is a copy of Tax Map 8, a copy of the existing Zoning Map, and a copy of the proposed Zoning Map showing the proposed zone change.

As you are aware, the 33± acre parcel described above has recently been identified as a possible location for a solar energy electric generation facility. The existing site features consisting primarily of open fields, gently sloping topography, and proximity to three-phase power make this an ideal location for a solar development. In addition to providing revenue to the County and Museum, this type of project would also provide significant benefits to the local communities including the Town of Owls Head. As the potential solar developer, the future revenue stream to the County would be used to fund the operating costs of the Knox County Regional Airport thus reducing the local tax burden. The revenue to the Museum from the sale or lease of this property would help cover their costs for future capital improvements. The solar generation facility will provide clean affordable power to the local electric grid, reduce local electricity costs, and cut millions of pounds of carbon emissions each year.

To move forward with the design and permitting phase for a solar generation facility on this 33± acre parcel, a zone change from Rural Residential 1 to Commercial is a necessary first step. Given the overall benefits that this type of facility will provide, the County and the Museum are hopeful to receive the Planning Board's support and their recommendation to the Owls Head Selectmen that this proposed zone change be include as an article on a warrant for vote at a town meeting.

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Thank you for your attention to this matter and we look forward to the opportunity to present this proposal at the February Planning Board meeting.

Sincerely,

Stantec Consulting Services Inc.



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Attachment: As stated
c. Jeremy Shaw, Knox County Regional Airport Manager
Gregg Cohen, Stantec Consulting Services Inc.