



TO: Auburn Planning Board
FROM: Natalie Thomsen, Planning Coordinator
DATE: February 11, 2025
RE: Postponement of the Soper Mill Brook Solar Review

PROJECT STATUS UPDATE:

The Penley Corner Solar Project, proposed by Sean Murphy of Flycatcher LLC on behalf of Soper Mill Brook, LLC (a subsidiary of BlueWave Energy), is a 1 MW DC ground-mounted solar array planned for approximately 10.91 acres at 371 Penley Corner Road, within the Agriculture and Resource Protection Zoning District (Tax Map Lot 137-026). The project is currently being postponed at the recommendation of staff to allow the applicant to provide a more complete application that adequately addresses outstanding conditions. These conditions include financial surety, waste disposal and site stabilization plans, topsoil maintenance, an operations and maintenance plan prioritizing agricultural co-use, and emergency response mechanisms. The applicant has agreed to the postponement following discussions, ensuring that when the application returns for review, it will be more comprehensive and ready for consideration by the Planning Board.

Staff is recommending that the Planning Board postpone its review, and the applicant has agreed to this postponement after discussions. This postponement allows for a more streamlined review process once the application returns to the Board.

Suggested Motion: *“I move to postpone the review of the Site Plan Application for the Penley Corner Solar Project to the March 11, 2025 Planning Board meeting at which the applicant will provide a more complete submission for review.”*