

20 Gilsland Farm Road Falmouth, ME 04105 (207) 781-2330 www.maineaudubon.org

October 22, 2013

Falmouth Town Council Falmouth, ME 04105

Dear Council:

We are engaging in a solar energy project as described below and are seeking the Town's approval per the deed restrictions in the attached Partial Release (#8263) dated April 10, 1981.

We are proposing to install up to four (4) 20' x 22' photovoltaic panels on property next to the barn on our access road (Gilsland Farm Road) and labeled 'Parcel A' in the attached survey. The purpose of the project is energy production and educational programming. Each panel will be mounted on a pole and will have a maximum height of 20 feet. Approximate panel locations have been identified on the survey plan.

The deed for Parcel A is recorded in the Cumberland County Registry of Deeds in Book 3796, Page 324. This deed was supplemented with a 1981 Partial Release document that contains permission to install "other structures" upon "written consent of the Town" of Falmouth.

Attached is a landscape rendering with three panels beside the barn to give you an impression what the project will look like upon completion. Please disregard the panels on south side of the road as they are not currently part of the project. We have also been in touch with the Codes Enforcement Office regarding a building permit.

We hope to begin construction as early as all approvals are procured, and hope to complete it at the latest by the Spring of 2014. I will be happy to answer any questions that the Council may have.

Sincerely,

Ted Koffman

Ted Koffman Executive Director

Attachments:

- (1) Milburn to MAS Warranty Deed (1981)
- (2) Partial Release (#8263)
- (3) Land Survey
- (4) Landscape rendering
- (5) Solar panel specification sheet

#### WARRANTY DEED

#### Know all Men by these Presents,

**Chat** HENRY N. MILBURN and BARBARA B. MILBURN of Falmouth, County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by MAINE AUDUBON SOCIETY, a non-profit corporation having a place of business in Falmouth, County of Cumberland and State of Maine,

whose mailing address is Gilsland Farm Road, Falmouth, ME 04105

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said MAINE AUDUBON SOCIETY, its successors and assigns,

#### XIGNERO X SOUCH AND A STATEMENT AND ASTATEMENT AND A STATEMENT A STATEMENTA STATEMENT A STATEMENT A STATEMENT A STATEMENT A STATEMENT A STATEM

Two certain lots or parcels of land with the buildings thereon situated on the Westerly side of the former Brayton Avenue in the Town of Falmouth, County of Cumberland and State of Maine, being bounded and described as follows:

1. Beginning on the Westerly side of the former Brayton Avenue at the southeasterly corner of Lot No. 17 as shown on a plan of Country Club Villa Sites dated August 1921 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 62, thence South 64050' West a distance of 269.90 feet to a certain right-of-way which runs from Old Route One, so-called, to land conveyed to the Maine Audubon Society by deed dated December 2, 1974 and recorded in said Registry of Deeds in Book 3630, Page 130; thence by said right-of-way South 49050' East a distance of 217,37 feet to the most Westerly corner of Lot No. 11 as shown on said Plan; thence by said right-of-way South 52048, East a distance of 13.24 feet to the most Northwesterly corner of Lot No. 10 as shown on said Plan, which point is also the Northwesterly corner of land conveyed by Charles S. Morrill III to the Grantors herein by deed dated August 19, 1963 and recorded in said Registry of Deeds in Book 2769, Page 454; thence by said Lot No. 10 North 50°20' East a distance of 152.44 feet to said former Brayton Avenue; thence by said former Brayton Avenue Northerly by a curve to the right having a radius of 190.50 feet an arc distance of 116.70 feet to the Southeasterly corner of Lot No. 15 as shown on said Plan; thence by said former Brayton Avenue North 4059' West a distance of 60 feet to the point of beginning.

2. Beginning at the Southeasterly corner of Lot 11 on the Southwesterly sideline of the former Brayton Avenue as shown on a plan of CountryClub Villa Sites dated August 1921 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, page 62; thence S50°20 W along the Southerly line of said Lot 11 152.44 feet to the Easterly sideline of a right of way which runs from Old Route 1, so-called, to land conveyed to the Maine Audubon Society by deed dated December 2, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3630, Page 130; thence Southeasterly along said right of way 170 feet more or less to a point distant 236 feet from the intersection of the Easterly sideline of said right of way with the Northwesterly sideline of Old Route 1 as shown on said plan; thence Northeasterly 100 feet more or less to a point on the Southwesterly sideline of the former Brayton Avenue, said point distant 207.5 feet from the intersection of the Southwesterly sideline of the former Brayton Avenue and the Northwesterly sideline of Old Route 1 as shown on said plan; thence Northwesterly by the Southwesterly sideline of the former Brayton Avenue 152 feet more or less to the point of beginning. Being Lots 7,8,9,10,11,12,13,14 andportions of Lots 5, 6, 15 and 16 on said plan of CountryClub Villa Sites recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 62; and being a portion of the premises conveyed to Henry N. Milburn and Barbara Louise Milburn by Charles Sumner Morrill III by deed dated August 19, 1963 and recorded in said Registry of Deeds in Book 2769, Page 454; and all of those premises conveyed to the said Milburns by Ruth Moulton Freeman by deed dated January 5, 1976 and recorded in said Registry of Deeds in Book 3796, Page 324.

Excepting and reserving from this conveyance any and all rights in the said former Brayton Avenue.

Also hereby conveying to the grantee, its successors and  $\#(\mathcal{J}^{\mathbb{Z}})$ assigns, an easement for/sever and water lines as they presently exist across other land of the grantors herein, said easement being bounded and described as follows:

Beginning on the northwesterly sideline of Old Route 1 as shown on the above-mentioned plan at a point 85 feet northeasterly from the intersection of the northwesterly sideline of said Old Route 1 and the northeasterly sideline of the right of way conveyed to the Maine Audubon Society by deed dated December 2, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3630, Page 130; thence in a northwesterly direction on a line which is parallel to the former Brayton Avenue to the southeasterly sideline of the land conveyed to the grantee by this deed; thence in a northeasterly direction along the southeasterly sideline of the land conveyed to the grantee by this deed a distance of 25 feet to the southwesterly sideline of said former Brayton Avenue; thence in a southeasterly direction along the southwesterly sideline of said former Brayton Avenue a distance of 207.5 feet to the northwesterly sideline of said Old Route 1; thence in a southwesterly direction along the northwesterly sideline of said Old Route 1 a distance of 25 feet to the point of beginning, said easement consisting of a strip of land approximately 25 feet in width running parallel to said former Brayton Avenue between said Old Route 1 and the southeasterly sideline of the land conveyed to the grantee by this deed.

To have and to hold the aforegranted and bargained premises, with all the privileges MAINE AUDUBON SOCIETY, its successors and appurtenances thereof, to the said and their use and behoof forever. Keix and assigns, to its successors And copenant with the said Grantee, its xixing and assigns, We do lawfully seized in fee of the premises, that they are free of all encumbrances that we are have good right to sell and convey the same to the said Grantee to hold as aforesaid; and we that heirs shall and will murrant and defend the same to the said we and our that successors XXXXX and assigns forever, against the lawful claims and demands of all persons. its Grantee, In Witness Whereof, , the said Henry N. Milburn We Barbara B. Milburn and XHINEMAND wife of the said Henry N. Milburn joining in this deed as GrantorS, and relinquishing and conveying all rights by descent and all other rights hands and seal Sthis in the above described premises, have hereunto set our , A.D. 1981 . day of the month of April Signed, Sealed and Belivered in presence of ,1981 . State of Maine, County of CUMBERLAND April BB: Then personally appeared the above named Henry N. Milburn and Barbara B. Milburn and acknowledged the foregoing instrument to be their free act and deed. Before me, hart

ustice of the Peace-Notary Public Attorney at Law

#### RELEASE DEED

I, RUTH MOULTON FREEMAN of Winchester, County of Middlesex and Commonwealth of Massachusetts, for consideration paid, release to MAINE AUDUBON SOCIETY, a non-profit corporation with offices at Falmouth, County of Cumberland and State of Maine, all my right, title and interest in and to the benefit of all of the restrictions set forth in a deed from the grantor herein to Henry N. Milburn and Barbara B. Milburn dated January 5, 1976 and recorded in Cumberland County Registry of Deeds in Book 3796, Page 325.

The undersigned, Maurice T. Freeman, husband of the grantor, joins as grantor and releases all rights by descent and all other rights.

Witness our hand:	and seals	this 312 day of	Jarch	, 1981.
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eth M. Treen

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

1981.

Personally appeared the above named Ruth Moulton Freeman and acknowledged the above instrument to be her free act and deed.

Before me,

Notary Public

\* approximate Pane/ Locations RM Freeman PARCEL A 101 0 Man W 120.1 No. THE DEED RESTRICTION APPLIES TO PARSEL A ONLY. THE HOUSE NEW WENNER OFFICE 0 454 Achin W RUCH CHAS. S. NORGILL PARCEL Nousa 11111111 111 2220 NET ORAY HON 1 DOES 00:00: 00:00: 1 NOT . . . . . . 5 2.2 RIGHT-11 11 1. ...... 1201222 111 Mertall III 1.2 20x 2 2 4. 11 . HOOLY. AVE the 10.2 15 LOCATIZO \* \* 242 21 11 N Hillourin 20 115 111 N. WAY 1.1175 . 30.26 132.55 stort Sec JULAN FALMOUTH, MAINE for ing Ry .... MENTER on parala 6 0 100 Cast Engineers 1.2.2 Owen Haskell, Inc. 1 1 1 16 South Pertland, "Aran 1. N. MIL -1 AND D 1-1 - 1 - 101 ..... Land Na



# **Product Info**





AllSun Tracker is a dual-axis, grid-connected solar energy system that uses a built-in GPS system to precisely follow the sun from dawn to dusk, producing up to 45% more electricity than a fixed PV system of the same size. This complete system is engineered to maximize reliable energy production and ease of installation and is well-suited for both residential and commercial installations.

### The Tracker Energy Boost



### Complete System; Reliable Service

Each AllSun Tracker solar system is delivered to your site on one pallet and includes the pole mount, inverter, PV panels and tracking mechanism. This complete system solution eliminates the need for custom engineering, as all components are designed for compatibility. Your AllSun Tracker also includes:

- Built-in remote monitoring for power production and diagnostics, available on-line 24/7 free for the life of the system.
- 10 year warranty on entire system, including inverter
- 25 year performance warranty on solar PV panels

With over 1000 AllSun trackers installed and monitored continuously, the reliability and performance of your system is proven.

#### View Your Daily Energy Production Report Online



www.allearthrenewables.com/energy-production-report/

## **Easy Installation**

Even if your roof is unsuitable, (will need replacement soon, isn't oriented towards the sun, has gables or other obstructions) your AllSun Tracker installer can quickly determine if your site is suitable. An ideal location for an AllSun Tracker requires an open area with southern exposure and unshaded view to the east and west. Multiple trackers can be added with a 45' - 55' separation. On-site installation can often be completed in less than one day.

# A Solid Investment

Solar is now more affordable than ever. Federal and state incentives are available to further reduce the cost. Additionally, as your electric utility rate inevitably increases, your investment in solar energy becomes more valuable over time. Your installer can provide more information on rebates and incentives particular to your state and the financing options that are available in your local area.

# **Built for Net Metering**

The electricity produced by your AllSun Tracker goes first to your home or business and then to the grid. When the solar panels make more electricity than you need, the excess is fed into the grid and your electric meter runs backwards. If your home or business needs more electricity than is generated by your AllSun Tracker, your electric meter runs forward as you use electricity from the grid. Credit for excess generation is used to offset periods of time when you use more electricity than the tracker produces.



SERIES 24

### MODEL COMPARISON

Series	20	24	
Total watts	4,500 watts	5,640 watts	
Height (from ground)	16'	19'	
Width	22'	22'	

Contact us or visit our website to locate a dealer near you and schedule a free site visit.

