

Part B: Town of Albion Land Use Permit Application

Town of Albion
P.O. Box 287, 22 Main Street, Albion, ME 04910
(207) 437-2900 / (207) 437-2903 (fax)

<input type="checkbox"/>	Change of Use
<input type="checkbox"/>	Building Permit

LAND USE PERMIT APPLICATION

Mike Spaulding, Code Enforcement Officer
692-2297 or 692-3274

Instructions: Please complete all sections. It is important to include your telephone number(s) so that we may contact you should we have any questions.

1. Applicant Name: Central Maine Power Company c/o Mary Smith *

Address: 83 Edison Drive Telephone #(s): 207-626-4006
Augusta, Maine 04336

2. Property Owner: Central Maine Power Co.

Address: 83 Edison Drive Telephone #(s): 207-626-4006
Augusta, Maine 04336

* Please note that Deirdre Schneider of TRC, 14 Gabriel Drive, Augusta, ME 04330, 207-620-3851 is the agent for CMP for this permit application for the MPRP in Albion. Agent authorization is attached to these application materials.

3. Where is the site?

Address Existing transmission corridor Tax Map: See Exhibit 6 Lot: _____
 Kennebec County Registry of Deeds
 Book: See Exhibit 8 Page: _____

Land Use District (check one): Village Growth Rural
 Overlay District(s) (check all that apply): Shoreland Aquifer Protection
 Lovejoy Pond Watershed Scenic Protection Unique Natural Areas
 Is the proposed development in the FEMA Mapped Flood Plain? (check one) Yes No

4. Description of Site

Size of Lot: Current - 118 acres w/expansion 138
acres
 Dimensions: See Exhibits
 Road Frontage: See Chart to right
 Public Road or Private Road? Public

Road Name	Approximate Crossing Length (feet)
Danforth Road	595 ft.
Noyes Road	305 ft.
Pond Road	380 ft.
China Road (202)	280 ft.
Clark Road	345 ft.
Clark Road	460 ft.

5. If lot is part of subdivision (if not, skip this question): N/A

Subdivision Name: _____ Subdivision Lot No: _____

Date approved by Planning Board: _____

6. Existing use of site (check all that apply):

- single family residence
- duplex
- multi-family
- mobile home
- agricultural
- commercial / industrial*
- undeveloped
- business

* Existing use meets the definition of "essential services," in Section XII of the Ordinance.

7. List all existing structures/uses on the site: (ex: 1 single-family home, 1 garage, 1 barn)

Transmission corridor which contains poles and wires for transmitting electricity.

8. Is the existing use of the site seasonal only? (check one) Yes No

9. Proposed activity (check one):

- new building
- moving building
- expanding building
- installing mobile home
- accessory building (such as garage)
- change of use

Describe building, use of building and dimensions. Also show on attached sketch form.

See Application Part A, Project Overview and Description and Exhibits.

10. Is the proposed use of the site seasonal only? Yes No

11. List proposed setbacks for new, moved or expanded building: *N/A – see note at end of application form.*

(All measurements to be taken from the edge of the right-of-way and abutting properties)

Front property line: _____ feet
 Side property line: _____ feet
 Rear property line: _____ feet

12. Screening / Landscaping: *N/A – see note at end of application form.*

In the opinion of the applicant, what percent of the buildings on the lot will be visible from the road in ten (10) years? _____ percent.

13. Wastewater: *N/A*

If the application is for a new or expanded dwelling or any other use that will increase the volume of wastewater, this section MUST be completed.

Site Evaluator Name: _____ License No: _____

Address: _____ Telephone No: _____

14. Deed Restrictions: *N/A*

Please list all deed restrictions, easements, covenants and/or licenses held on this parcel of land or answer *N/A* for Not Applicable N/A

A copy of a valid plumbing permit for the disposal system, as well as the site evaluation forms, must be attached for new systems. For expanded uses that will utilize existing septic systems, a statement signed by a licensed site evaluator stating that the existing system is adequate must be attached

SKETCH FORM (checklist format)

Complete this sketch form showing -

- existing buildings *N/A*
- proposed building activity
- dimensions
- setbacks *exempt*
- driveways
- lot lines
- abutting roads
- right of way
- Abutting land owners
- easements *NA*

Please see attached narrative and exhibits

New building does not include actual buildings, but rather only transmission poles (structures)

The undersigned hereby applies for the afore-described permit, certifies that the information and statements on this application are complete, true and correct, and agrees to comply with all laws of the State of Maine and the Ordinances of the Town of Albion pertaining to the above-described activities. The undersigned agrees to comply with all conditions placed on the approved permit by the Board.

If the application is for a use on a private road, the undersigned understands that the Town of Albion supports the development of private roads that do not meet the Town's standards, but shall not accept the responsibility for services normally made available to residents and structures accessed by public roads. Road maintenance and snow plowing shall be the responsibility of the persons who own the lots in accordance with an association agreement. The Town will not be responsible for entering upon the private road to provide school bus services, emergency services, garbage collection or any other type of municipal services.

Deudie Schneider
Applicant Signature

4/6/2010
Date

PLANNING BOARD USE ONLY

Permit Fees:

- | | | |
|--|--|--|
| <input type="checkbox"/> New building (\$100.00) | <input type="checkbox"/> Addition (\$50.00) | Business: <input checked="" type="checkbox"/> \$100.00 |
| <input type="checkbox"/> New Dwelling/Mobile Home (\$100.00) | <input type="checkbox"/> Storage Trailer (\$50.00) | <input type="checkbox"/> \$200.00 |
| <input type="checkbox"/> Change of Use (\$50.00) | <input type="checkbox"/> Other \$ _____ | <input type="checkbox"/> \$400.00 |
| <input type="checkbox"/> Subdivision _____ | <input type="checkbox"/> Driveway (\$50.00) | |

Received by: WS Gencer Date: 4/12/10

Dates of Notices to Applicants: 3/26/2010 Information Requested: _____

Date Application Completed: 4/12/10

Other Permits Needed: Public Utilities Commission, and others as noted in attached conclusion page 1 of 2.

Conditions of Permit: Payment of additional \$50 permit fee.

CEO/Planning Board Review By: WS Gencer Date: 4/12/10

- Approved**
 - Denied**
 - Approved with Conditions**
- Tom Guskis*
Alan Knight
Mary Chapman
Carl A. Petherjill III

**TOWN OF ALBION, MAINE
PLANNING BOARD**

**NOTICE OF DECISION REGARDING
CENTRAL MAINE POWER COMPANY'S APPLICATION FOR
MAINE POWER RELIABILITY PROGRAM**

Procedural Background

Central Maine Power Company (CMP) has submitted land use permit and shoreland zone overlay district applications for the portion of the proposed Maine Power Reliability Program (MPRP) located in Albion, as described in an application package dated April 2010.

The Town of Albion Planning Board considered the applications at a public meeting on April 12, 2010. Per the Ordinance at Section II (G)(1)(c) and Section XII, CMP sent advance written notice of this meeting to all abutters that share a common boundary with the project area. Representatives of CMP presented the application and answered questions from members of the Planning Board and the public.

Findings of Fact

The Planning Board finds the applications to be complete and adopts as findings the factual information contained in the applications including CMP's accompanying materials and related submissions.

Conclusions of Law

The Planning Board adopts the conclusions contained in the applications and their accompanying materials with respect to all applicable shoreland zoning and land use permit submission requirements and approval standards.

CONCLUSION

Based on the foregoing, CMP's shoreland zoning and land use permit applications are APPROVED, subject to the following conditions:

1. These permits shall not take effect until CMP has obtained the following state and federal permits required for this project: Maine PUC Certificate of Public Convenience and Necessity, Maine DEP Site Location of Development Law, Maine DEP Natural Resources Protection Act, and Army Corps of Engineers § 404 Clean Water Act. CMP shall promptly submit copies of such permits to the Town, when all have been received. The date of such submission shall be considered the date of "issuance" of this permit as that term is used in Section II(5)(A) of the Albion Land Use Ordinance.

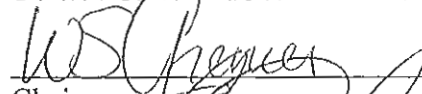
2. If no substantial start on construction is made within one year of the date of issuance of these permits, the permits shall expire. Due to the nature and scope of the MPRP project, however, the Board recognizes that a one-year timeline to begin construction of that portion of the MPRP in the Town of Albion may not be achievable. Therefore, and for ease of administration of the two permits contained herein, the Board orders that, to expedite review, if no substantial start has been made within the first year after the date of issuance, these permits may be extended for one additional year, provided that the Town's ordinances have not materially changed since the date of issuance so as to affect the project, and provided CMP submits a letter to the Board at least 30 days prior to the initial expiration of the permits certifying that all information contained in its application and presented to the Board is still materially correct and complete.

Any person aggrieved by this decision may appeal by filing a written notice of appeal to the Board of Appeals within 30 days of the date of the Planning Board's decision.

All concurring.

DATED:

TOWN OF ALBION PLANNING BOARD


Chair 9/12/10

