

# Town of Gorham

Gorham, ME 04038-1382

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**Thomas M. Poirier**  
Town Planner  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

March 23, 2010

Sean Donohue  
TRC  
400 Southborough Drive  
South Portland, ME 04106

**RE: Site Plan Review – Construction of 345 kV Electrical Transmission Line - Zoned: Rural, Rural-Manufactured Housing, Shoreland Zoning Overlay District/Stream Protection Subdistrict on Tax Map M2/L16, 17, 18, 19; M4/L1.2, 1.4, 4, 4.2, 4.10; M15/L36; M17/L10, M18/L1**

Dear Mr. Donohue:

The Gorham Site Plan Review Committee approved the above-proposed plan on March 19, 2010. The Committee's Decision Document is enclosed. This document must be recorded at the Cumberland Registry of Deeds within thirty days of the Committee's approval and returned to the Planning Office.

You should ask the Registry to make a photocopy of the Gorham Site Plan Review Committee's Decision Document at the time of recording and return the copy that they give you to the Planning Office, along with a copy of the receipt showing the recording date, book and page numbers of the Decision Document.

Also, make note of any conditions of approval that must be met prior to the commencement of any site improvements or the issuance of any building permits.

Please don't hesitate to call if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Thomas M. Poirier".

Thomas M. Poirier  
Town Planner  
Town of Gorham

Enclosure

cc: David Twomey, Code Enforcement Officer  
P:\1-Administrative Reviews\ Applicants\Active\M4-M18 CMP\031910DDoc Letter.doc

**TOWN OF GORHAM**

**SITE PLAN REVIEW COMMITTEE**

**DECISION DOCUMENT**

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**APPLICANT: CENTRAL MAINE POWER COMPANY**  
**Construction of 345 kV Electrical Transmission Line**  
**Zoned: Rural, Rural-Manufactured Housing, Shoreland Zoning Overlay**  
**District and Stream Protection Subdistrict - Tax Map M2/L16, 17, 18, 19;**  
**M4/L1.2, 1.4, 4, 4.2, 4.10; M15/L36; M17/L10, M18/L1.**

Pursuant to the standards contained in Chapter I, Zoning Regulations, Chapter II, General Standards of Performance, and Chapter IV, Site Plan Review of the Gorham Land Use and Development Code, Central Maine Power Company (the Applicant) sought approval from the Gorham Site Plan Review Committee of a site plan to construct a 345kV electrical transmission line located on Tax Map M2/L16, 17, 18, 19; M4/L1.2, 1.4, 4, 4.2, 4.10; M15/L36; M17/L10, M18/L1. The property is zoned Rural, Rural-Manufactured Housing, Shoreland Zoning Overlay District, and Stream Protection Subdistrict.

**Decision**

Based upon the applicant's presentation and the application and supporting documents submitted by the applicant, the Town of Gorham Site Plan Review Committee granted approval of the minor site plan on March 19, 2010 with the following conditions of approval:

- 1) That this approval is dependent upon, and limited to, the proposals and plans contained in the application and supporting documents submitted and affirmed by the applicant and that any variation from the plans, proposals and supporting documents is subject to review and approval of the Site Plan Review Committee, except for minor changes which the Director of Planning and Zoning may approve;
- 2) That the applicant will contact the Gorham Code Enforcement Office and complete a Construction Notification Form at least two weeks prior to construction;
- 3) That all construction and site alterations shall be done in accordance with the "Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices," Cumberland County Soil and Water Conservation District, Department of Environmental Protection, latest edition; and
- 4) That these conditions of approval shall be recorded at the Cumberland County Registry of Deeds within thirty (30) days of this approval and a dated copy of the recorded document shall be returned to the Town Planner prior to the start of construction.

Date: MARCH 23, 2010



Thomas M. Poirier  
Town Planner  
Town of Gorham

STATE OF MAINE  
CUMBERLAND COUNTY, ss.

Date: March 23, 2010

Personally appeared before me the above-named Thomas M. Poirier and acknowledged the above to be his free act and deed and swore that the statements contained herein to be true and based upon his personal knowledge.

  
Notary Public

CORNELIA LOUGHRAN  
NOTARY PUBLIC - MAINE  
MY COMMISSION EXPIRES SEPTEMBER 1, 2010

**PLANNING DEPARTMENT  
POST APPROVAL DOCUMENT CHECKLIST**

Applicant: CMP Project Name: 345KV TRANSMISSION LINE Date: 03 / 23 / 10  
 Project Type: ADMIN. REVIEW Approval Date: 3 / 19 / 10 Map/Lot: M0/L16,17,18,19; M4/L12,14,4,4,4  
M15/L30; M17/L10; M18/L1

The following items are required prior to any activity on site unless otherwise specified in the Notes below.

	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>ITEMS</u>
1.	<u>X</u>	_____	<b>Decision Document</b> recorded at the CCRD & copy returned to Planner.
2.	_____	_____	<b>Plan filed at the CCRD</b> & receipt returned to Planner.
3.	_____	_____	<b>Affidavit filed at the CCRD</b> & copy returned to Planner.
4.	_____	_____	<b>Private Way Maintenance Agreement</b> recorded at CCRD & copy returned to Planner.
5.	_____	_____	<b>Homeowners Assoc.</b> documents recorded at CCRD & copies returned to Planner. [Required for road maintenance in subdivisions approved after October 7, 1997 and for all cluster subdivision approvals.] (Notes: _____)
6.	_____	_____	<b>Conservation easement</b> recorded at CCRD & copy returned to Planner. (Notes: _____)
7.	_____	_____	<b>Fire Pond Maintenance Easement</b> provided to the Planner for acceptance by the Town Council. [The applicant does not record the document; the Town does upon acceptance by the Town Council.] (Notes: _____)
8.	_____	_____	<b>Drainage easements</b> provided to the Planner for acceptance by Town Council. [The applicant should not record the document; the Town will upon acceptance by the Town Council.]
9.	_____	_____	Outstanding balance in <b>consulting escrow</b> fee account.
10.	_____	_____	<b>Performance Guarantee</b> prior to site improvements. <b>Performance Guarantee</b> prior to occupancy. (Notes: _____)
11.	_____	_____	<b>Conditional agreement in lieu of a performance guarantee</b> approved by the Planning Board and noted on the final plan. [The developer must establish a traditional Performance Guarantee prior to issuance of building permits.] (Notes: _____)
12.	_____	_____	<b>Landscaping Guarantee</b> (Notes: _____)
13.	_____	_____	<b>AutoCAD 2000 Disc</b> _____
14.	_____	_____	<b>PWD Requirements:</b> _____
15.	_____	_____	<b>Pre-construction meeting</b> required prior to any site work. <u>SEE CONTRACT</u>
16.	<u>X</u>	_____	Other: <u>COMPLETE CONSTRUCTION NOTIFICATION FORM 2 WEEKS BEFORE CONSTRUCTION</u>
17.	<u>X</u>	_____	Other: <u>PAYMENT OF THE ADMINISTRATIVE REVIEW</u>

**TO BE COMPLETED BY STAFF:**

18.	<u>X</u>	_____	Copy of Signed Plans to <b>Assessing Office</b> .
19.	<u>X</u>	_____	Copy of Signed Plans, Decision Document & Checklist to <b>Code Office</b> .
21.	<u>X</u>	_____	Copy of Signed Plans, Decision Document & Checklist to <b>Public Works</b> .
22.	<u>X</u>	_____	Scan Decision Document & Signed Plan into Database



**TOWN OF GORHAM  
PLANNING OFFICE**

75 South Street, Suite 1 • Gorham, Maine 04038  
 PHONE: (207) 222-1622 • FAX: (207) 839-7711

FOR OFFICE USE ONLY

No. _____
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Date Paid: _____
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<b>APPLICATION MINOR SITE PLAN FIELD INSPECTION (for Administrative Approvals)</b>				<b>FIELD INSPECTION FEE:</b>  <input type="checkbox"/> \$750.00	
<b>PROPERTY DESCRIPTION</b>	<b>MAP:</b> _____	<b>LOT:</b> _____	<b>APPROVAL DATE</b> _____		
	<b>NAME OF PROJECT:</b> _____				
	<b>PHYSICAL LOCATION:</b> _____				
<b>OWNER/ APPLICANT INFORMATION</b>	<b>Name</b> _____	_____	<b>Mailing Address</b>	_____	
	<b>Phone</b> _____	_____			
	<b>Email</b> _____	_____			
<b>NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)</b>	<b>Name</b> _____	_____	<b>Mailing Address</b>	_____	
	<b>Phone</b> _____	_____			
	<b>Email</b> _____	_____			
<b>Estimated Date of Construction</b>	_____		<b>Scheduled Date for the Pre-construction Meeting:</b>	_____	

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE ABOVE MENTIONED PROPERTY, THE APPLICANT MUST PAY THE FIELD INSPECTION FEE AND MEET WITH MUNICIPAL STAFF FOR A PRE-CONSTRUCTION MEETING.**

\_\_\_\_\_  
 APPLICANT/OWNER'S SIGNATURE

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 PRINT NAME