

**TOWN OF LEEDS, MAINE  
PLANNING BOARD**

**NOTICE OF DECISION REGARDING  
CENTRAL MAINE POWER COMPANY'S APPLICATION FOR  
ELECTRIC TRANSMISSION LINE WORK**

**Procedural Background**

Central Maine Power Company (CMP) has submitted shoreland zoning, site plan review and floodplain management applications for the portion of the proposed Maine Power Reliability Program (MPRP) located in Leeds, which involves construction of a new, 115 kV single pole transmission line in the existing corridor that traverses the western portion of Town from north to south. The project is further described in the application package dated November 2009. The Planning Board's shoreland zoning and site plan jurisdiction over this project is limited to those portions located in the shoreland zone; this essential services use is permitted without Planning Board review in zoning districts outside of the shoreland zone.

The Town of Leeds Planning Board considered the applications at a public meeting on November 16, 2009. At the Planning Board's request, CMP sent advance written notice of this meeting to all abutters within 500 feet of the project. 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, pending the receipt of review letters from the Leeds Fire Chief and Road Foreman, 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, site plan review, and floodplain management submission requirements and approval standards. The Planning Board voted unanimously to grant two waivers from the site plan submission requirements, namely: i) a detailed breakdown of the costs associated with construction of the project; and ii) the requirement for a development plan drawn on a reproducible stable base transparent original.

**CONCLUSION**

Based on the foregoing, CMP's shoreland zoning, site plan review and floodplain management applications are APPROVED, subject to the following conditions:

1. These permits shall not take effect until review letters are received from the Leeds Fire Chief and Road Foreman, and 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 Act, 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 16(E) of the Shoreland Zoning Ordinance, Section 5(D)(3)(j) of the Zoning Ordinance, and the Floodplain Management Ordinance.
2. Notwithstanding any conflicting (earlier or later) expiration dates in the above-referenced Leeds ordinances, 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 and substantially complete construction of that portion of the MPRP in the Town of Leeds may not be achievable. Therefore, and for ease of administration of the multiple 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: *December 21, 2009*

TOWN OF LEEDS PLANNING BOARD

*Bruce W. Bell*  
Chair

*Zack Small*

*Sammy D'Amico*

*Herbert B. Chang*