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May 18, 2010

David Hediger, City Planner  
City of Lewiston  
27 Pine Street  
Lewiston, Maine 04240-7298

Re: Conditional Use Application  
MPRP Transmission Lines

Dear David,

Based on our discussions and your e-mails of May 14, 2010, I am delivering 13 copies of a revised Conditional Use Permit Application for CMP's transmission line project in Lewiston associated with the Maine Power Reliability Program (MPRP). Please note we have removed the Larrabee Road Substation from this application and will submit a separate application for this component of the MPRP at a later date.

In response to your review of the draft application, I have revised the application as follows:

- Removed the request for the setback modification for the transmission structures;
- Deleted text regarding the permitting of the Larrabee Road Substation, but have noted this is still part of the proposed project and CMP will submit a separate application for the substation at a later date;
- Labeled and indicated the vegetative buffer areas in the OS and HB districts;
- Noted the locations of the transmission line structures subject to the groundwater conservation standards (specified structures at Androscoggin River, general description near Larrabee Road due to number of structures);
- Specified poles proposed to be placed in fresh-water wetland #58 and the RC districts. All other structures (40) in wetlands are shown on Exhibit 1, Natural Resource Maps;
- Vegetative buffers pursuant to the TIF agreement are labeled on the Exhibit 1, Natural Resource Maps;
- Article X, Section 5 has been addressed; and,
- 13 copies of the revised application have been delivered and 2 sets of the large scale natural resource maps. Copies of deeds are included in only two copies of the application.

Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "A.E. Newell III", written in a cursive style.

A.E. Newell III  
Environmental Specialist



**MAINE POWER  
RELIABILITY PROGRAM**  
A CENTRAL MAINE POWER COMPANY PROGRAM

**CITY OF LEWISTON, MAINE  
CONDITIONAL USE PERMIT  
APPLICATION**

**Transmission Line  
Construction**

***Prepared for:***

Central Maine Power Company  
83 Edison Drive  
Augusta, Maine 04336

***Prepared by:***



TRC Engineers, LLC  
14 Gabriel Drive  
Augusta, Maine 04330

## **AGENT AUTHORIZATION**



Central Maine Power

August 15, 2008

Bureau of Land & Water Quality  
Division of Land Resource Regulation  
Maine Department of Environmental Protection  
17 State House Station  
Augusta, ME 04333-0017

Municipalities (various)

Federal Agencies (various)

RE: Central Maine Power Company - Maine Power Reliability Program (MPRP)  
Agent Authorization

To Whom It May Concern:

Central Maine Power Company hereby authorizes TRC Engineers, Inc. and TRC staff to act as its agent for all activities associated with the acquisition of Federal, state and local permits related to the above referenced project.

Please call me at 626-9557 or email me at [gerry.mirabile@comco.com](mailto:gerry.mirabile@comco.com) with any questions. Thank you.

Sincerely,

Gerry J. Mirabile  
Lead Analyst - Compliance

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83 Edison Drive | Augusta, ME 04336

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An Energy East Company

## **Maine Power Reliability Program General Project Description**

The Maine Power Reliability Program (MPRP) is a Central Maine Power Company (CMP) program to upgrade Maine's bulk power system. The vast majority of Maine's bulk power transmission system was placed into service in the early 1970s and is now reaching the limits of its ability to meet the growing electrical demand of Maine customers. Since the last major transmission infrastructure construction was completed more than 30 years ago, the patterns of both available generation and customer load have shifted significantly. For example, population has become more concentrated in the southern part of the state, while the generation needed to serve that load is now more distant and dispersed. When these changes are combined with increasing peak demand, the current transmission infrastructure in Maine will, in very few years, become inadequate. In addition, the reliability and security standards mandated by law and administered by the North American Electric Reliability Corporation (NERC), the Northeast Power Coordinating Council, Inc. (NPCC), and ISO New England (ISO-NE) have changed significantly in recent years. CMP must upgrade its bulk power system with this proposed project to meet the mandatory standards and to provide reliable electric service to Maine customers into the future. In all, MPRP will encompass nearly 80 Maine communities, and will obtain approvals from the Maine Public Utilities Commission, the Maine Department of Environmental Protection, US Army Corps of Engineers, and numerous municipalities.

### **Project Description in the City of Lewiston**

CMP's proposed project in the City of Lewiston consists of the construction of transmission lines and upgrades in three existing transmission line corridors. CMP also proposes to construct a new substation on Larrabee Road as part of MPRP, and will be submitting a separate application to the Planning Board for the substation component at a later date.

Transmission Lines: Construction of new and upgrades to existing transmission in three existing transmission line corridors including:

#### Section 200 (Exhibit 1, Natural Resource Maps 1 and 3):

- Installation of approximately 1.4 miles of new 115 kV transmission line (Section 251) from the Greene town line to the proposed Larrabee Road Substation. The new line will be constructed on the east side of the existing corridor next to the existing 115 kV line (Section 200). The new line will be constructed on 20 wooden single pole structures with a typical above ground height of 75 feet.
- Vegetation clearing of an additional 75 feet on the east side of the Section 200 corridor to meet mandated line clearance and safety standards for installation of the new 115 kV line.
- Rebuilding and relocating a portion of the existing 115 kV transmission line (Section 200). Presently Section 200 extends from the Greene town line to the Gulf Island Substation at Gulf Island Dam. That portion of Section 200 from Gulf Island Dam easterly to Merrill Road (approximately 1.1 miles) will be removed (Exhibit 1, Map 2) and relocated to the corridor extending from Merrill Road to the Larrabee Road Substation (approximately 0.76 miles). Approximately 1,000 feet of this relocation south of Merrill Road will be in an unused 340 foot wide CMP corridor that will be cleared to a width of 225 feet for this purpose. This relocated portion of Section 200 will be

constructed on 11 wooden H-frame structures (2 pole structures) with a typical above ground height of 45 feet.

Section 41 and 212 (Exhibit 1, Natural Resource Maps 3 and 4):

- Removal of the existing 34.5 kV transmission line (Section 41) from the Lewiston/Greene town line to the Gulf Island Substation (approximately 2.48 miles).
- Rebuilding and relocating approximately 0.86 miles of the existing 34.5 kV transmission line (Section 72) around the site of the Larrabee Road Substation. This line is constructed on wooden single poles with a typical above ground height of 35 feet. The relocation and rebuild will be done on the same type and height structures (19 structures) and the line will be moved 50 feet closer to the westerly edge of the corridor.
- Rebuilding and relocation of the existing 115 kV transmission line (Section 212). The existing H-frame line will be removed (approximately 2.5 miles) from the Greene town line to Gulf Island Substation. This line will be rebuilt along the westerly side of the corridor on 27 wooden single pole structures with a typical above ground height of 75 feet. The rebuilt Section 212 will extend from the town line to the Larrabee Road Substation (approximately 2.05 miles).
- Construction of approximately 1.8 miles of new 345 kV transmission line (Section 3025) The line will be constructed on the east side of the corridor from the Greene town line to the Larrabee Road Substation on 21 wooden H-frame structures with a typical above ground height of 75 feet.
- Acquisition and clearing of additional transmission line corridor to meet mandated line clearance and safety standards for construction of the new and relocated transmission lines. Additional transmission line corridor will be acquired as follows:
  - 25 feet along on the north side of the Section 212 corridor between the Greene town line and College Street;
  - A new transmission line corridor of variable width (215 to 235') from the west side of College Street to and along the westerly side of the Maine Central Railroad corridor for approximately 2,000 feet;
  - 80 feet along the westerly side of Section 212 from the southerly terminus of the new corridor to Merrill Road; and
  - 25 feet along the northerly side of Section 212 from the intersection with the Section 200 corridor easterly approximately 1,500 feet.

Section 76, 201 and 64 (Exhibit 1, Natural Resource Maps 6 to 16):

- Vegetation clearing along the west side of the existing corridor to meet mandated line clearance and safety standards for installation of the new 345 kV line. The clearing will vary in width from 39 to 100 feet.
- Installation of approximately 9.5 miles of new 345 kV transmission line (Section 3026). The line will be constructed on the west side of the corridor from the Larrabee Road Substation to the Androscoggin River. This new line will be constructed on 75 wooden H-frame structures with a typical above ground height of 75 feet, and 14 steel single pole structures ranging from a typical above ground height of 95 to 120 feet.
- Rebuilding and relocation of approximately one mile of the existing 115 kV transmission line (Section 64) between Pinewoods Road and Cotton Road within the existing

transmission line corridor. This line will be rebuilt 46 feet easterly of its present location on 15 wooden single pole structures with a typical above ground height of 75 feet.

The total cost of MPRP transmission line upgrades and construction in Lewiston is estimated to be \$34,650,000.

As described above, clearing of vegetation will be required in several areas along the corridors to accommodate the new and rebuilt electric facilities to ensure the project meets federal reliability and safety standards. The amount of transmission corridor clearing will be limited to that which is necessary for development of the project and/or as agreed upon by the City of Lewiston and CMP as described in the Tax Increment Financing (TIF) document between the City and CMP, and is generally limited to removal of species that are capable of growing tall enough to interfere with the transmission lines (so-called “capable species”). Non-capable species are allowed to remain to ensure that the corridor is vegetated, which prevents erosion and provides wildlife habitat. No grubbing (i.e., stump removal) will take place on the transmission line corridors.

There will be no new permanent roads or driveways associated with the transmission line construction. Access to the transmission line corridors will be primarily from public roads. Existing CMP-maintained access points and access ways used for routine and emergency maintenance by its own vehicles will also be used for project purposes.

## **Summary of Applicable Ordinances and Zoning Districts**

The proposed project will be located within seven zoning districts: Rural Agricultural, Low Density Residential, Suburban Residential, Medium Density Residential, Highway Business, Office Service, and Resource Conservation. “Transformer stations, high voltage power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communication use” are conditional uses in all the above zoning districts except for the Resource Conservation district. “Public utility structures and facilities” are conditional uses in the Resource Conservation district. As a result, CMP seeks approval from the Planning Board for the project under the Zoning and Land Use Code for the City of Lewiston, Article X – Conditional Uses, Article XI – District Regulations, Article XII – Performance Standards, and Article XIII – Development Review and Standards.

### **Zoning and Land Use Code for the City of Lewiston, Maine, Article X, Conditional Uses**

A building, structure or parcel of land may be employed for a conditional use if the use is specifically listed as a conditional use in the regulations governing the zoning district in which the use is proposed and, when the proposed development is a major development as defined in article XIII, subsection 3(a)(2), if a conditional use permit is approved by the planning board.

### **Zoning and Land Use Code for the City of Lewiston, Maine, Article XI, District Regulations**

Article XI defines and describes the various zoning districts and overlay districts and the respective permitted uses, conditional uses, space and bulk standards, and applicable additional standards for each of the zoning districts.

### **Zoning and Land Use Code for the City of Lewiston, Maine, Article XII, Performance Standards**

The performance standards contained in this article apply to all uses and activities in the City of Lewiston, unless otherwise specified, whether or not specific approval or a permit is required.

### **Zoning and Land Use Code for the City of Lewiston, Maine, Article XIII, Development Review and Standards**

The purpose of development review is to provide for the review and approval of development plans for nonresidential and residential developments including, but not limited to, subdivisions and mobile home parks to insure that the development of both private and public land occurs in a manner which minimizes the adverse impact on public facilities, the natural environment and neighboring uses, and to otherwise protect the health, safety and general welfare of the people.

## **APPROVAL STANDARDS AND ACCOMPANYING MATERIALS**

The remainder of this application package discusses the standards of approval that apply to CMP's proposed project. Specifically, the following material is divided into five parts:

Part One: Article X: Conditional Uses

Part Two: Article XI: District Regulations

Part Three: Article XII: Performance Standards

Part Four: Article XIII: Development Review Standards

Part Five: Exhibits

Exhibit 1: Project Scope Plan, Cross Sections and Natural Resource Maps

Exhibit 2: Project area coordinates and bearings

Exhibit 3: Location of adjacent lands and corridors

Exhibit 4: The tax map or street/parcel number

Exhibit 5: Right, title and interest

Exhibit 6: Plan showing zoning of property

Exhibit 7: Documentation of existing easements

Exhibit 8: Construction schedule

Exhibit 9: Potential encroachments

Exhibit 10: CMP's Environmental Guidelines for Construction and Maintenance Activities on Transmission Line and Substation Projects (2007)

Exhibit 11: CMP's Environmental Control Requirements for Contractors and Subcontractors - Oil and Hazardous Material Contingency Plan

## **PART ONE**

### **ARTICLE X. CONDITIONAL USES**

The construction of the transmission lines requires conditional use approval. The Section 3 “standards for conditional use permits” and Section 4 “additional standards in shoreland areas” are discussed below.

#### **SEC. 3: STANDARDS FOR CONDITIONAL USE PERMITS**

(1) *Neither the proposed use nor the proposed site upon which the use will be located is of such a character that the use will have significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district.*

*(a) of the proposed use is comparable to surrounding uses:*

Transmission line construction will largely take place within existing transmission line corridors that have been used for that purpose for the past several decades. To the extent the proposed upgrades cannot be located entirely within the existing corridors, portions of some corridors will be widened. Widening the existing corridors, compared to the alternative of creating an entirely new corridor to accommodate the upgrades, minimizes the impact of the project on adjacent and surrounding uses. There will be approximately 2,000 feet of new transmission line corridor extending from College Street across and then southerly along the Maine Central Railroad corridor. This new corridor will replace an existing corridor that extends through active agricultural land. CMP will also utilize approximately 1,000 feet of an existing, but unused and uncleared corridor, south of Merrill Road for the partial relocation of an existing line and construction of a new 115 kV line.

The majority of the transmission line corridors extend through undeveloped areas; however, in some areas, primarily near road crossings, the adjacent lands are a mix of residential and commercial uses. Though the rebuilt and new transmission line structures will be taller than the existing structures within the corridors, most will be comparable in height to other transmission line structures that currently exist in Lewiston. Typical height for the existing structures within the MPRP project area is approximately 45 feet, and typical height for most new structures will be 75 feet. There will be some structures (14), near road crossings, with typical heights of 95 to 120 feet; however, the locations and types of structures in these instances were arrived at through discussions with the City and interested parties (TIF document). The transmission line corridors (existing and expanded) will be maintained as they have been for many years in their present condition with low-growing (scrub-shrub) vegetation the entire width of the corridor.

The transmission line construction does not result in a new or different use of the transmission line corridor, and is therefore comparable and compatible with surrounding uses, and does not result in nuisances that may impact surrounding uses.

*(b) The amount and type of traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces are comparable to surrounding uses.*

While the transmission lines will operate 24 hours a day, there will be no increases in traffic. There is no paving or parking spaces associated with this project.

*(c) The generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances is comparable to surrounding uses.*

There may be an increase in noise, dust, and vibration during construction of the project; otherwise, upon completion of the project noise, dust, odor, vibration, glare, smoke, litter or other nuisances to the surrounding area will be comparable with the existing uses within the project and adjacent properties.

*(d) The impact of the use on the quality and quantity of groundwater available to abutting properties is comparable to surrounding uses.*

The proposed improvements within and adjacent to the existing corridors are not expected to affect the functionality, quality, or quantity of groundwater available to abutting properties.

*(e) Unusual physical characteristics of the site, including size of lot, shape of lot, topography, and soils, do not aggravate adverse impacts upon surrounding properties.*

There are no unusual physical characteristics associated with the MPRP project site (transmission line corridors) that will aggravate adverse impacts on surrounding properties. The transmission lines will primarily utilize existing and widened existing transmission line corridors that already have electric utility lines constructed and operating within them. There will be approximately 3,000 feet of new transmission line corridor associated with the project.

With the exception of 2,000 feet of newly acquired corridor, transmission line construction will be located within existing CMP owned transmission line corridors (1,000 feet of previously owned, but never used, CMP corridor will also be utilized). The corridors have been in existence for decades and, therefore, the presence of this electric utility land use is already factored into the value of surrounding properties. Therefore, the transmission lines will not depreciate the economic value of surrounding properties.

*(2) Vehicular and pedestrian access to, into and within the site will be safe and will not be overburdened or create hazards because they are inadequate.*

*(a) Vehicular access to the site will be on roads which have adequate capacity to accommodate the additional traffic generated by the development.*

Access to the existing transmission corridors will be needed during construction and will be over existing public roads or private land over which CMP has access rights. There will be no new permanent roads or driveways associated with the transmission line project component, other than existing CMP-maintained access points and ways used for routine and emergency maintenance by its own vehicles. Temporary light duty access ways, which are not considered to be roads or driveways and that will not add any impervious surface area, will be established for use during the construction phase. This will be an ongoing process as access will be established to areas undergoing immediate construction. All access ways are temporary and will be removed once construction is complete. Areas where soils have been disturbed will then be mulched with

hay. Vegetation will be allowed to re-establish once the temporary access ways have been removed. Measures will be taken to avoid and minimize impacts to streams and wetlands through the use of crane mats, temporary bridges, geo-textile fabrics, and culverts, when necessary. The transmission upgrades will not generate the level of traffic necessary to trigger this provision.

*(b) The topography of the site shall permit the construction of all driveways, entrances or proposed streets to meet the standards of the City of Lewiston's Policy for the Design and Construction of Streets and Sidewalks.*

There will be no permanent driveways, entrances, or streets constructed for the transmission line construction. Therefore, this project is not subject to the City of Lewiston's "Policy for the Design and Construction of Streets and Sidewalks".

*(c) Facilities are present to assure the safety of pedestrians passing by or through the site.*

The project being applied for under this application are public electric utility transmission facilities, and therefore do not have pedestrian facilities or improvements as part of the project.

(3) *Municipal or other facilities serving the proposed use will not be overburdened or create hazards because they are inadequate.*

*(a) The capacity of sewerage and water supply systems is adequate to accommodate the proposed use.*

There is no sewerage and water supply needs associated with the proposed transmission lines.

*(b) The capacity of the storm drainage system is adequate to accommodate the proposed use.*

Stormwater from the transmission line corridors will not be directed to the municipal storm drainage system.

*(c) The ability of the fire department to provide necessary protection services to the site and development is adequate.*

Upon request, CMP provides training to municipal emergency personnel on how to respond and safely manage situations associated with electric high voltage facilities. Actions that might currently require municipal emergency personnel would be no different for the proposed facilities than existing CMP facilities in the city limits.

(4) *The soils on the proposed site shall have adequate capacity and stability to support all loadings, including fill, developed by the proposed use and the use will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water to the extent that a dangerous or unhealthy condition may result on the site or upon the land of abutters or the environment. In considering whether this standard is satisfied, the board shall take into account the elevation above sea level of the site and surrounding*

*properties, its relation to flood plains, the slope and vegetation of the land and their effects on drainage.*

Based on analysis of the Soil Survey Geographic Database compiled by the United States Department of Agriculture – Natural Resources Conservation Service, soils will accommodate the proposed MPRP construction activities. In addition, the project will conform to CMP’s “Environmental Guidelines for Construction and Maintenance Activities on Transmission Line and Substation Projects” (2007) (Exhibit 10). These guidelines ensure that the appropriate steps are taken to control erosion and sedimentation.

The topography of the transmission line corridors varies from level ground to rolling topography. The transmission lines will cross several wetlands, streams, and tributaries including Stetson Brook, No Name Brook, and several unnamed tributaries, and will also be located within the 100 year floodplains associated with Stetson Brook, No Name Brook Tributary B, No Name Brook, and the Androscoggin River, and one unnamed tributary. This is more fully addressed on page 12 of this application.

- (5) *The scale and design of the proposed structures with respect to materials, scale and massing shall be compatible with existing structures within 500 feet of the site in areas where existing structures are of a similar scale and architectural treatment.*

The design, materials and massing of the transmission structures will be similar to other transmission line structures within the corridors, though some differences will exist. Some existing wood H-frame (2 pole) structures will be replaced with single wood pole structures, and a few will be replaced with steel single pole structures. The single wood pole structures and new 345 kV wood H-frame structures will typically be 30 feet taller than the typical existing structures. The steel single pole structures will typically be 45 to 75 feet taller than the typical existing structures. The additional structure height is needed to meet mandated line clearance and safety standards for installation of the new 345 kV lines and new and/or rebuilt 115 kV lines. Spans between new structures will mimic spans between existing structures.

#### **SEC. 4: ADDITIONAL STANDARDS IN SHORELAND AREAS**

The proposed use:

- (1) *Will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat.*

Impacts to spawning grounds, fish, aquatic life, birds and other wildlife habitat will be largely avoided through the use of the existing transmission line corridors, which have been in service for several decades. In general, given the existing landscape characteristics of the site, construction and maintenance of the project is not expected to create conditions that are not already common to the project area. It is fully anticipated that local wildlife populations will adapt and respond to any additional alterations much as they already do to ongoing land uses within the vicinity of the proposed project. Therefore, impacts to wildlife are expected to be minimal to non-existent. Identified significant wildlife habitats and natural areas within shoreland areas associated with the transmission line corridors include:

Section 76, 201 and 64

- Two vernal pools: One vernal pool is located west of No Name Brook and within wetland 58 as shown on the City of Lewiston Fresh-Water Wetland Maps. The new 345 kV line will span this vernal pool. The other vernal pool is east of No Name Brook near Old Webster Road and is located on the easterly edge of the transmission line corridor. All project construction in this area will occur on the westerly edge of the corridor.
- One bald eagle habitat area: An area along the shoreline of the Androscoggin River is designated as bald eagle habitat. The new 345 kV line will pass through this area.
- One rare plant location: An area along the bank of the Androscoggin River contains Dry land sedge (*Carex siccata*), which is classified as a species of special concern (not sufficiently rare to be considered threatened or endangered). This area is on the easterly edge of the transmission line corridor and all project construction will occur on the westerly edge of the corridor.

Construction activities in sensitive areas will be avoided or minimized to the extent practicable, including measures that are taken to ensure any impacts will be minimal and temporary. Thus, this standard has been met.

(2) *Will conserve shoreland vegetation.*

Within the shoreland area, transmission line construction will take place primarily within the existing corridors, which already contain structures of a similar nature. Sections of the corridors that will be widened to accommodate the new and/or rebuilt lines will require the removal of capable species from the corridor to meet mandated line clearance and safety standards for installation of the lines. The corridors will be maintained in a vegetative state, thereby preserving a similar degree of shore cover to that which currently exists in the shoreland areas.

(3) *Will conserve visual points of access to waters as viewed from public facilities.*

Within the shoreland areas, transmission line construction will take place primarily within the existing corridors, which already contains structures of a similar nature. The proposed project will not block or otherwise significantly affect visual points of access to the waters.

(4) *Will conserve actual points of public access to waters.*

The proposed project will not block or impact actual points of access to the waters.

(5) *Will conserve natural beauty.*

Transmission line construction will take place primarily within the existing corridor, which already contains structures of a similar nature, and therefore will not impact the general aesthetics of the areas.

(6) *Will avoid problems associated with floodplain development or use such as erosion, increased risk of flood damage to upstream properties or increased flood damage.*

The proposed transmission lines will traverse six floodplains within shoreland areas. Because of the nature of transmission lines and the minimal additional impervious surface associated with

the project, construction and maintenance of the proposed transmission lines will not cause or increase flooding or cause a flood hazard to any neighboring properties or structures. Furthermore, the project will avoid problems associated with floodplain development and use.

Transmission line upgrades will be located in the following floodplains within shoreland areas:

Stetson Brook – north. The Section 41 and 212 corridor traverses the floodplain associated with the Stetson Brook shoreland area near College Street. One structure associated with the rebuild of Section 212 will be located within the shoreland area floodplain:

- Wood single pole structure (Section 212) approximately 63 feet from the east bank of Stetson Brook;

This floodplain area is primarily agricultural fields so minimal vegetation clearing to remove “capable species” will be required within the floodplain.

Stetson Brook – south. The Section 76, 201 and 64 corridor traverses a floodplain associated with the Stetson Brook shoreland area easterly of College Street. No structures will be installed within this shoreland area floodplain; however, clearing to remove “capable species” will be required within this area.

No Name Brook Tributary B – Pond Road. The Section 76, 201 and 64 corridor traverses a floodplain associated with the No Name Brook Tributary B shoreland area westerly and easterly of Pond Road. No structures will be installed within this shoreland area floodplain; however, clearing to remove “capable species” will be required within this area.

No Name Brook – north. The Section 76, 201 and 64 corridor traverses a floodplain associated with No Name Brook shoreland area. One structure associated with the construction of the new 345 kV line will be located within the floodplain:

- Wood 2-pole H-frame structure (345 kV line) approximately 80 feet from the south bank of No Name Brook.

Clearing to remove “capable species” will be required within this shoreland area floodplain.

No Name Brook - south. The Section 76, 201 and 64 corridor traverses a floodplain associated with No Name Brook shoreland area. No structures will be installed within this shoreland area floodplain; however clearing to remove “capable species” will be required within this area.

Androscoggin River. The Section 76, 201 and 64 corridor traverses a floodplain associated with the Androscoggin River shoreland area. One structure associated with the construction of the new 345 kV line will be located within the floodplain:

- Wood 2-pole H-frame structure (345 kV line) approximately 150 feet from the north bank of the Androscoggin River.

This floodplain area is primarily agricultural fields, though clearing to remove “capable species” will be required within a small area.

Pursuant to Article XIV, CMP will submit a separate application for a Flood Hazard Development Application to the Code Enforcement Officer.

## **SEC. 5. Limitations on conditional use permits**

*No conditional use permit shall be valid for a period longer than six months from the date of issue, or such other time, up to two years, as was fixed when the permit was granted, unless the conditional use has been commenced or construction has actually begun within that period and is thereafter diligently pursued to completion. However, one or more extensions of said time, each not to exceed one year, may be granted by the board of appeals or planning board if the facts which supported the granting of the permit have not materially changed. A conditional use permit shall be deemed to authorize only the particular use for which it was issued and such permit shall automatically expire and cease to be of any force or effect if such use is, for any reason, discontinued for a period of 12 consecutive months. In addition, a conditional use permit authorizes only the activity expressly described in the application. Any additions to buildings or structures, construction of new buildings or structures, or other enlargement, expansion or intensification of the use shall require the issuance of a new conditional use permit.*

Due to the scope of the MPRP project, CMP is requesting a conditional use permit be approved for a period of two (2) years, and if necessary, CMP will apply for extensions in order to complete the project as proposed.

## **ARTICLE XI. DISTRICT REGULATIONS**

The proposed project will be located within seven zoning districts: Rural Agricultural, Low Density Residential, Suburban Residential, Medium Density Residential, Highway Business, Office Service, and Resource Conservation. In addition, the project will also be located within the Groundwater conservation and Mobile home park overlay districts. Each district has specific bulk and space standards that must be met, and some districts have additional standards that must be met for allowable uses within the districts.

### **SEC. 1. Rural-agricultural district (RA)**

*Bulk and space standards in this district are:*

- *Minimum lot size* 40,000 sq. ft.
- *Minimum frontage* 200 feet
- *Minimum front setback* 25 feet
- *Minimum front yard* 25 feet
- *Minimum side and rear setbacks* 50 feet
- *Minimum side and rear yards* 25 feet
- *Maximum lot coverage ratio* 0.15

The proposed transmission lines traverse three rural-agricultural (RA) districts and meet the above standards.

**SEC. 2. Low-density residential district (LDR)**

*Bulk and space standards in this district are:*

- *Minimum lot size* 40,000 sq. ft.
- *Minimum frontage* 100 feet
- *Minimum front setback* 20 feet
- *Minimum front yard* 20 feet
- *Minimum side and rear setbacks* 25 feet
- *Minimum side and rear yards* 25 feet
- *Maximum lot coverage ratio* 0.30

The proposed transmission lines traverse two low-density residential (LDR) districts and meets the above standards.

**SEC. 3. Suburban residential district (SR)**

*Bulk and space standards in this district are:*

- *Minimum lot size* 40,000 sq. ft.
- *Minimum frontage* 125 feet
- *Minimum front setback* 25 feet
- *Minimum front yard* 25 feet
- *Minimum side and rear setbacks* 30 feet
- *Minimum side and rear yards* 30 feet
- *Maximum lot coverage ratio* 0.20

The proposed transmission lines traverse one suburban residential (SR) district and meets the above standards.

**SEC. 4. Medium-density residential district (MDR)**

*Bulk and space standards in this district are:*

- *Minimum lot size* 40,000 sq. ft.
- *Minimum frontage* 100 feet
- *Minimum front setback* 50 feet
- *Minimum front yard* 30 feet
- *Minimum side and rear setbacks* 30 feet
- *Minimum side and rear yards* 30 feet
- *Maximum lot coverage ratio* 0.30

The proposed transmission lines traverse two MDR districts, one of which is also subject to a Mobile home park overlay (MH) district and meet the above standards.

**SEC. 5. Riverfront (RF)**

Not applicable.

**SEC 6. Neighborhood conservation “A” district (NCA)**

Not applicable.

**SEC. 7. Neighborhood conservation “B” district (NCB)**

Not applicable.

**SEC. 8. Office-residential district (OR)**

Not applicable

**SEC. 9. Downtown residential district (DR)**

Not applicable.

**SEC. 10. Institutional office (IO)**

Not applicable.

**SEC. 11. Community Business (CB)**

Not applicable.

**SEC. 12. Highway business district (HB)**

*Bulk and space standards in this district are:*

- *Minimum lot size* 20,000 sq. ft.
- *Minimum frontage* 150 feet
- *Minimum front setback* 30 feet
- *Minimum front yard* 20 feet
- *Minimum side and rear setbacks* 20 feet or such lesser distance in accordance with subsection (f)
- *Minimum side and rear yards* 10 feet
- *Maximum lot coverage ratio* 0.50
- *Maximum impervious surface ratio* 0.75
- *Minimum open space ratio* 0.25

The proposed transmission lines traverse one Highway Business (HB) district and meet the above standards. Buffering of side and rear setbacks is required in this district. The CMP corridor in the HB district is 400 feet wide and CMP currently maintains a 258.5 foot corridor for the current transmission lines. CMP will clear an additional 209 feet of this corridor for construction of the 345 kV line, providing a vegetative buffer strip approximately 49 feet wide

along the westerly edge of the transmission line corridor (see Segment 17, Exhibit 1 Natural Resources Map #9 and 10) where the new line will be constructed. The buffer will be composed of the existing vegetation within the transmission line corridor.

### **SEC. 13. Centreville district (CV)**

Not applicable.

### **SEC. 14. Office service (OS)**

Bulk and space standards in this district are:

- *Minimum lot size* 20,000 sq. ft.
- *Minimum frontage* 100 feet
- *Minimum front setback* 50 feet
- *Minimum front yard* 20 feet
- *Minimum side and rear setbacks* 25 feet
- *Minimum side and rear yards* 10 feet except where buffers required in accordance with subsection (F)
- *Maximum lot coverage ratio* 0.50
- *Maximum impervious surface ratio* 0.75
- *Minimum open space ratio* 0.25

The proposed transmission lines traverse one office service (OS) district and meets the above standards. Buffering of side and rear setbacks is required in this district. The CMP corridor in the OS district is 340 feet wide and CMP currently maintains a 241 foot corridor for the current transmission lines. CMP will clear an additional 50 feet of this corridor for construction of the 345 kV line, providing a vegetative buffer strip approximately 49 feet wide along the westerly edge of the transmission line corridor (see Segment 17, Exhibit 1 Natural Resources Map #13) where the new 345 kV line will be constructed. The buffer will be composed of the existing vegetation within the transmission line corridor.

### **SEC. 15. Industrial district (I)**

Not applicable.

### **Sec. 16. Urban Enterprise (UE)**

Not applicable.

### **Sec. 17. Mill (M)**

Not applicable.

**SEC. 18. Resource conservation district (RC)**

Bulk and space standards in this district are:

- |  |                       |
|--|-----------------------|
| • <i>Minimum lot size</i>  | <i>10,000 sq. ft.</i> |
| • <i>Minimum street frontage</i>                                       | <i>50 feet</i>        |
| • <i>Maximum impervious surface ratio</i>                              | <i>0.10</i>           |
| • <i>Minimum open space ratio</i>                                      | <i>0.90</i>           |
| • <i>Minimum frontage on shoreline</i>                                 | <i>100 feet</i>       |
| • <i>Minimum setback from shoreline</i>                                | <i>75 feet</i>        |
| • <i>Minimum front setback</i>   | <i>50 feet</i>        |
| • <i>Minimum front yard</i>  | <i>20 feet</i>        |
| • <i>Minimum side and rear setbacks</i>                                | <i>25 feet</i>        |
| • <i>Minimum side and rear yards</i>                                   | <i>15 feet</i>        |
| • <i>Minimum shoreline buffer retained in natural vegetative state</i> | <i>50 feet</i>        |
| • <i>Minimum stream buffer retained in natural vegetative state</i>    | <i>25 feet</i>        |

The proposed transmission lines traverse two resource conservation (RC) districts and meet the above standards. Shoreline and stream buffers of the required widths will be maintained; however, capable species will be removed from the buffer areas to meet mandated line clearance and safety standards for electric transmission facilities.

**SEC. 19. Groundwater conservation overlay district (GC)**

The transmission line project is located in groundwater conservation overlay districts; one near Larrabee Road and one along the Androscoggin River. These overlay districts are located within MDR and RC districts, respectively. Structures are proposed to be located in the Groundwater conservation overlay districts as follows:

Larrabee Road (Exhibit 1, Natural Resource Map #3 and 5): Multiple transmission lines cross this ground water conservation overlay district as it is also the future site of the Larrabee Road substation (not included in this application). Approximately 80 structures wooden structures, both H-frames and single pole, for ten different transmission lines will be constructed/relocated within the overlay area.

Sections 76, 201 and 64 (Exhibit 1, Natural Resource Map #16): Three wooden H-frame transmission line structures associated with the new 345 kV line are proposed to be located within this overlay (Section 3026, structures #88 to 90).

*(d) Conditional uses. Any use permitted with a conditional use permit in the underlying zoning district and not prohibited by subsection (e) shall be permitted as a conditional use in the groundwater conservation overlay district.*

*(e) Prohibited uses.*

Not applicable.

(f) *Space and bulk standards.* Any building, structure or use of land within the groundwater conservation overlay district shall comply with the following requirements in addition to the space and bulk regulations of the underlying zoning district:

- *Maximum impervious surface ratio*      0.25 or as otherwise provided in subsection (g)

The proposed transmission lines meet the above standards.

(g) *Additional standards.*

(1) *Timber harvesting*

Not applicable.

(2) *Agriculture*

Not applicable.

(3) *Animal husbandry*

Not applicable.

(4) *Impervious surface*

The MPRP transmission lines will comply with the established impervious surface ratio for the GC districts.

(5) *Industrial and commercial uses*

Not applicable

(6) *Subsurface wastewater disposal systems*

There are no subsurface wastewater disposal systems associated with the proposed transmission lines.

(7) *Earth material extraction*

The standards under this section are targeted to gravel pit and mining extraction operations, and therefore are not applicable to this project; there will be no extraction of on-site earth materials for removal off-site.

Transmission line construction will require excavation in order to erect the transmission structures. Material excavated for structure placement will be used as backfill around the structures. Surplus material, if any, will be spread evenly around the structures and/or spread in an upland area and stabilized.

(8) *Pesticides and herbicides*

After construction, the transmission line corridors will be maintained to encourage the growth of scrub-shrub vegetation. Trees capable of growing into the conductors must be removed for safety and reliability reasons. CMP will use a selective herbicide program to

treat an area once every four years to maintain an early successional stage of growth. Herbicide is selectively applied using a backpack applicator to capable species to prevent growth (or re-growth of a cut plant) of individual plants. No broadcast application is used. CMP does not use herbicides within 25 feet of any waterbody or wetland with standing water, or within 100 feet of any known well or spring. All field crews performing vegetation control are supervised by individuals certified by the Maine Pesticide Control Board, and all herbicides are EPA registered.

The selective use of herbicides does not impose a threat to groundwater quality.

*(9) Development approval*

During the construction phase, potential sources of groundwater contamination will be limited to fuel, and hydraulic and lubrication oils used in the operation and maintenance of vehicles and construction equipment. Spill reporting and cleanup procedures will be in place to promptly remediate any spills. To minimize spill potential during construction, no fuel storage, vehicle/equipment parking and maintenance, and refueling activity will occur within 100 feet of a protected wetland or other waterbody or within 200 feet of a private water supply.

Transmission Lines. The proposed transmission lines will not adversely affect any mapped aquifers, the quality or quantity of groundwater, or any public or private water source. Temporary impacts to surface water drainage may occur during construction; however these impacts will be short-term and isolated to areas immediate to construction efforts.

After construction, the transmission line corridors will be maintained to encourage the growth of scrub-shrub vegetation. Trees capable of growing into the conductors must be removed for safety and reliability reasons. CMP will use a selective herbicide program to treat an area once every four years to maintain an early successional stage of growth. Herbicide is selectively applied using a backpack applicator to capable species to prevent growth, or re-growth of a cut plant, of individual plants. No broadcast application is used. CMP does not use herbicides within 25 feet of any waterbody or wetland with standing water, or within 100 feet of known wells and springs. Furthermore, CMP will not store, mix or load any herbicide within 50 feet of any surface water. All field crews performing vegetation control are supervised by individuals certified by the Maine Pesticide Control Board, and all herbicides are EPA registered.

The multiple methods, plans, and procedures to prevent groundwater degradation during construction, operation, and maintenance of the proposed MPRP transmission lines are incorporated in CMP's Environmental Control Requirements for Contractors and Subcontractors - Oil and Hazardous Material Contingency Plan (see Exhibit 11). These procedures establish a set of minimum requirements for spill prevention and response. The procedures incorporated into the plan have proven successful for preventing spills and for addressing spills if they occur. CMP's environmental inspectors will ensure that all personnel working on the site follow these procedures.

CMP employees follow the procedures outlined in CMP's Spill Management and Prevention section of CMP's Environmental Procedures Manual for response to any spills of oil, gasoline, hydraulic oil, or other similar substance. These procedures are similar to those outlined in Exhibit 11 for contractors, and cover reporting, immediate response, cleanup, and documentation. Employees operating construction vehicles will be trained to promptly contain, report, and clean up any spill in accordance with standard procedures. In the event of a spill of oil or hazardous material, on-site personnel will immediately invoke standard spill reporting and clean-up procedures.

Spills that are properly cleaned-up will not pose a risk to groundwater quality. Based on normal operations and the typical timeliness and thoroughness of routine spill clean-ups, there is no need for ongoing groundwater monitoring in response to construction of the MPRP transmission lines.

#### **SEC. 20. No Name Pond conservation overlay district (LC)**

Not applicable.

#### **SEC. 21. Mobile home park overlay district (MH)**

*(d) Conditional uses. Any use permitted with a conditional use permit in the underlying zoning district shall be permitted as a conditional use in the mobile home park overlay district unless such use is made a permitted use by subsection (c).*

The facilities and improvements contemplated by the MPRP project in Lewiston are conditional uses in all applicable zoning districts.

*(f) Space and bulk standards. Any other use than a mobile home park shall comply to the space and bulk standards of the underlying district.*

The proposed transmission lines traverse one mobile home park overlay (MH) district and meets the space and bulk standards of the underlying MDR district.

### **ARTICLE XII. PERFORMANCE STANDARDS**

#### **SEC. 2: SHORELAND AREA STANDARDS**

The proposed transmission line project will traverse shoreland areas in the City of Lewiston in six different locations:

- Section 41 and 212 corridor

*A shoreland area within 75 feet horizontal distance of the normal high water mark of Stetson Brook on the east side of College Street near the Greene town line*

The Section 41 and 212 transmission line corridor crosses Stetson Brook in the vicinity of College Street. One wooden single pole angle structure will be erected within the shoreland area as part of the Section 212 relocation/rebuild. This angle pole will be approximately 63 feet from

the normal high water line of Stetson Brook, contrary to Article XII, Section 2(d)(1). However, this pole will be replacing an existing wooden single pole associated with the 34.5 kV line (Section 41), that is also less than 75 feet from the normal high water line of the brook. The Section 41 line will be removed as part of this project, so there will not be an increase in the number of non-conforming structures in this shoreland area. Minimal clearing of vegetation will be needed in this area as most of the property is agricultural fields. Construction of the transmission line will not affect the ecological functionality of this area or the brook because the project area is largely open with emergent and scrub-shrub vegetation containing relatively few trees. This condition will continue once the project is completed.

- Section 76, 201 and 64 corridor

*A shoreland area within 75 feet horizontal distance of the normal high water mark of Stetson Brook, approximately 2,100 feet east of College Street*

The Section 76, 201, and 64 transmission line corridor crosses Stetson Brook approximately 2,100 feet east of College Street. No structures will be erected within this shoreland area. Approximately 0.17 acres of additional clearing of vegetation (capable species) will be needed along the westerly edge of the corridor within the shoreland area. Construction of the transmission line will not affect the ecological functionality of this area or the brook because the project area is largely open with herbaceous and shrub vegetation containing relatively few trees. This condition will continue once the project is completed.

*A shoreland area within 75 feet horizontal distance of the normal high water mark of No Name Brook Tributary B, on either side of the Pond Road*

The Section 76, 201, and 64 transmission line corridor traverses two shoreland areas associated with No Name Brook Tributary B on either side of the Pond Road. No structures will be erected within the shoreland areas. Approximately 0.74 acres of additional clearing of vegetation (capable species) will be needed along the westerly edge of the corridor within the shoreland areas. Construction of the transmission line will not affect the ecological functionality of this area or the brook.

*A shoreland area approximately 2,700 feet downstream of the brook's outlet at No Name Pond. This includes the area within 250 feet horizontal distance of the normal high water mark of No Name Brook, the related Resource Conservation District, and the land area within 250 feet of wetland #58 as shown on the City of Lewiston Fresh-Water Wetlands Map.*

The Section 76, 201, and 64 transmission line corridor traverses a shoreland area, Resource Conservation district, and fresh-water wetland at a crossing of No Name Brook approximately 2,700 feet downstream of its outlet at No Name Pond. Three new wooden H-Frame structures and one steel single pole structure will be erected within this shoreland area as part of the construction of the new 345 kV line. Approximately 3.87 acres of additional clearing of vegetation (capable species) will be needed along the westerly edge of the corridor within the shoreland area. Construction of the transmission line will not affect the ecological functionality of the brook, Resource Conservation district or the wetland because the project area is largely

open with emergent and shrub vegetation. This condition will continue once the project is completed.

*A shoreland area within 75 feet horizontal distance of the normal high water mark of No Name Brook, approximately 1,150 feet north of Old Webster Road*

The Section 76, 201, and 64 transmission line corridor crosses No Name Brook approximately 1,150 feet north of Old Webster Road. No structures will be erected within this shoreland area. Approximately 0.34 acres of additional clearing of vegetation (capable species) will be needed along the westerly edge of the corridor within the shoreland area. Construction of the transmission line will not affect the ecological functionality of this area or the brook because the project area is largely open with emergent and shrub vegetation and contains a few trees. This condition will continue once the project is completed.

*A shoreland area within 250 feet horizontal distance of the normal high water mark of the north bank of the Androscoggin River*

The Section 76, 201, and 64 transmission line corridor traverses a Resource Conservation district and shoreland area on the north bank of the Androscoggin River. One new wooden H-frame structure will be erected within the shoreland area as part of the new 345 kV line. Approximately 0.26 acres of additional clearing of vegetation (capable species) will be needed along the westerly edge of the corridor within the shoreland area. Construction of the transmission line will not affect the ecological functionality of the Resource Conservation district or the river because the project area is largely open agricultural land with scrub-shrub vegetation containing relatively few trees. This condition will continue once the project is completed.

The transmission lines that will be upgraded and constructed in Lewiston as part of the MPRP are “essential services.” Pursuant to Article XII, Sec. 2(q)(1) and Article XII, Sec. 2(q)(2), the installation of essential services,<sup>1</sup> where feasible, shall be limited to existing public ways and existing service corridors, and may be allowed by the Planning Board within the Resource Conservation district if the applicant demonstrates that no reasonable alternative exists and if they are located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts. Performance standards for activities within the Shoreland Area are addressed below.

*(c) Land use standards*

The facilities and improvements associated with the proposed transmission lines in the Shoreland Areas are conditional uses and meet the bulk and space requirements of the underlying zoning districts.

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<sup>1</sup> The MPRP is not “installation” of an essential service in the shoreland areas because the essential service (electric power transmission) has already been installed in those areas. Therefore, although Article XII, Section 2(q)(2) does not apply, the MPRP meets the requirements of that Section, as discussed below.

*(d) Principal and accessory structures*

Transmission line structures located within the shoreland areas are described above. With the exception of the immediate area around the base of the transmission line structures (approximately 130 square feet for the above described structures) there will be no increase in the impervious surface area associated with the transmission line project, and it will therefore also comply with the 20% maximum impervious surface ratio pursuant to Article XII, Sec. 2(d)(2).

*(e) Minimum lot size and shore frontage*

The MPRP project meets the minimum lot size and shore frontage requirements.

*(f) Parking areas*

Not applicable.

*(g) Agriculture*

Not applicable.

*(h) Archaeological sites*

During the past several years, CMP has engaged in extensive consultation with the Maine Historic Preservation Commission (MHPC) regarding the investigation of pre-contact archeological, post-contact archeological, and historic architectural resources within the MPRP area of potential effect (APE) that are listed on or eligible for listing on the National Register of Historic Places (NRHP). During the period 2008-09, CMP's consultants conducted reconnaissance level pre-contact and post-contact cultural resource surveys to identify resources that might be impacted by project related activities within the MPRP APE. After consultation with the MHPC regarding the results of the reconnaissance level surveys, CMP conducted more intensive surveys to determine site significance (eligibility for listing in the National Register of Historic Places) on a number of potentially eligible archaeological sites within the APE.

Similarly, during the period 2008-09, CMP's consultants conducted architectural surveys in accordance with MHPC guidelines to identify any potential historic above-ground structures eligible for listing on the NRHP that are located within the APE and to determine any adverse impacts on those properties from MPRP.

As a result of these surveys, the MHPC determined that MPRP would not have an adverse effect on any pre-contact or post-contact archaeological sites that are listed on or eligible for listing on the NRHP in Lewiston. The MHPC also determined that the MPRP would not have an adverse effect on any eligible historic architectural structures in Lewiston.

*(i) Erosion and sedimentation control*

CMP has developed a standard manual, "*Environmental Guidelines for Construction and Maintenance Activities on Transmission Line and Substation Projects*" (2007), which it uses as standard practice for all transmission line and substation projects. This manual contains erosion

and sedimentation control requirements, standards, and methods that will be used to protect soil and water resources during construction of the various MPRP components. The manual was developed in consultation with the Maine Department of Environmental Protection (MDEP) and is based on MDEP's *Maine Erosion and Sediment Control BMPs*, dated March 2003, and Chapter 500 (Stormwater Management) of DEP's Rules. CMP's guidelines contain specific Best Management Practices for electric transmission line and substation construction. These guidelines will be followed during the construction of this project.

*(j) Soils, buffers and wetland alteration*

Based on analysis of the Soil Survey Geographic Database compiled by the United States Department of Agriculture – Natural Resources Conservation Service, soils within the transmission line corridor will accommodate the proposed MPRP construction activities. Soil constraints within the transmission line corridor will be managed and mitigated through implementation of erosion and sediment control measures, proper site and project design, and special construction procedures. If concrete foundations for specific poles should need to be constructed, soil borings will be conducted and the foundations will be designed in accordance with soil characteristics.

Article XII, Section 2(j)(2) stipulates that “no filling, dredging or other earth-moving shall be carried out within the limits of a wetland as identified by the Maine Department of Inland Fisheries and Wildlife or the Maine Department of Environmental Protection except in conjunction with road construction as set forth in subsection (l).”

One H-frame transmission line structure (Section 3026, structure #30) is proposed to be placed in a wetland identified on the “City of Lewiston Fresh-Water Wetlands Map” (wetland #58) in a shoreland area and Resource Conservation district associated with No Name Brook, as it is impossible to span the wetland. This structure is located on the southeasterly side of No Name Brook (see Exhibit 1, Natural Resource Map #9). Pursuant to Article XII, Sec. 2(q)(1) and Article XII, Sec. 2(q)(2), the installation of essential services may be allowed by the Planning Board within the Resource Conservation district if the applicant demonstrates that no reasonable alternative exists and if they are located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts. This structure totals approximately 26 square feet of permanent fill.

The transmission line component of the MPRP is located in and crosses many wetlands along its route. In Lewiston, a total of 40 transmission line structures (17 H-frame structures – 442 sq. ft. of permanent fill, 23 single pole structures – 299 sq. ft. of permanent fill) are proposed to be placed in other wetlands. Permanent filling of wetlands may be allowed under State regulations, provided certain conditions are met. As part of the MDEP permitting process, a compensation and restoration plan is required for the filling of wetlands, and CMP has submitted a compensation plan as part of the MDEP Natural Resources Protection Act application for the MPRP project. Both MDEP, and MIF&W as a review agency for MDEP, have approved the compensation plan as submitted.

A vegetative buffer will be retained in the shoreland areas; however, capable species will be removed and managed for under CMP's vegetation management plan and practices. CMP otherwise encourages vegetation growth within its transmission line corridors wherever possible.

*(k) Mineral exploration and extraction*

Not applicable.

*(l) Roads, driveways and water crossings*

Access to the existing transmission corridors will be needed during construction. Access to CMP's rights-of-way (ROW) will be gained over existing public roads, private land over which CMP has access rights, and existing CMP-maintained access points and ways used for routine and emergency maintenance by its own vehicles. There will be no new permanent roads or driveways associated with the project. Temporary light duty access ways, which are not considered roads or driveways (and therefore will not need to meet the road standards in this section) and will not add any impervious surface area, will be established for use during the construction phase, including construction within the shoreland areas. This will be an ongoing process as access will be established to areas undergoing immediate construction. All access ways are temporary and will be removed once construction is complete. Areas where soils have been disturbed will then be mulched with hay and vegetation will be allowed to reestablish once the temporary access ways have been removed.

Measures will be taken to avoid and minimize impacts to streams and wetlands through the use of crane mats, temporary bridges, geo-textile fabrics, and culverts, when necessary (see Exhibit 10). Appropriate erosion control measures will be installed wherever necessary. If necessary, mats will be placed parallel to upland edges as abutments to protect stability. No extensive grubbing (grading to remove root systems) within wetland crossing areas will be done prior to mat placement. However, some minor grading may be required to ensure mat stability and construction equipment safety. Streams that are too wide to cross with crane mats or temporary bridges will be avoided.

*(m) Subsurface sewage disposal*

Not applicable.

*(n) Stormwater runoff and water quality*

The construction and development of the MPRP have been designed to minimize storm water runoff. With the exception of the immediate area occupied by the transmission line structures, there is no additional increase in impervious surface area associated with the transmission line upgrades. Combined with the fact that the corridor will remain vegetated and the steps that will be taken to control erosion and sedimentation, there will be no adverse impact on storm water run-off (See Exhibit 10).

*(o) Campgrounds and individual private campsites*

Not applicable.

*(p) Structures related to water bodies*

Not applicable.

*(q) Essential services*

1) Where feasible, the construction of the transmission lines in Lewiston has been limited to existing service corridors. A guiding principle in the design of the MPRP transmission line upgrades has been to utilize the existing transmission line corridors to the maximum extent possible. Co-location of the transmission line upgrades, as opposed to the creation of new corridors, has multiple benefits, including the minimization of impacts to communities, individual property owners, and the environment. Within the City of Lewiston, the construction of the new 345 kV transmission line and 115 kV line and rebuilding of the existing 115 kV transmission lines will primarily occur within the existing transmission line corridor, except that a 25 foot wide expansion of the corridor is necessary in the Stetson Brook shoreland area near College Street to meet mandated clearance standards for the new and rebuilt transmission lines. Widening the existing corridor is preferable to creating an entirely new corridor to accommodate the new 345 kV line.

2) No reasonable alternative exists to the construction of the MPRP in the RC Districts, and the MPRP has been located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts. Because the project will occur within and adjacent to the existing transmission line corridors, and because these corridors cross the shoreland areas as described on pages 21 to 23, these shoreland areas could not be avoided. While these areas must be crossed, CMP has designed the upgrades to minimize the number of poles in the shoreland areas and minimize the impact on the resources, including visual impacts.

The corridor along which the new and rebuilt transmission lines will run crosses the Resource Conservation Districts along No Name Brook and the Androscoggin River. Two wooden H-frame structures will be placed in the RC district along No Name Brook (Section 3026, structures 30 and 31 – see Exhibit 1, Natural Resources Map #9). One wooden H-Frame structure will be placed in the RC district along the Androscoggin River (Section 3026, structure 90 – see Exhibit 1, Natural Resource Map #16). Within the corridor, CMP has, to the greatest extent practicable, sited each structure so as to minimize adverse impacts to surrounding uses and resources.

There is no reasonable alternative to locating these structures within the Resource Conservation Districts. The amount of ground disturbance associated with the planned structures will be small, i.e., limited to the immediate vicinity of the pole placements (approximately 40 square feet per pole), and because the project is within and adjacent to existing transmission line corridor (which contains structures of a similar bulk and style), locating structures within these districts causes the least overall impact when compared to the alternatives. Avoiding these districts would require expanding or moving the existing transmission line corridor or erecting much taller and much more substantial structures to achieve the required spans over this district. The overall environmental and visual impacts of either of these alternatives would be much greater than the impacts associated with the project as planned.

(r) *Timber harvesting*

Although the MPRP work in Lewiston will involve some clearing of vegetation within the transmission corridor to accommodate the transmission line upgrades and ensure that the project meets federal reliability and safety standards, it will not qualify as “timber harvesting,” as defined in the Lewiston Zoning Ordinance. “Timber harvesting” means “the cutting or removal of at least ten (10) cords, or equivalent, of timber on a lot or lots in contiguous ownership during a calendar year for the primary purpose of selling or processing forest products.” Art. II, Sec. 2. The primary purpose of the MPRP is electrical transmission facilities.

(2) *Clearing vegetation for development*

CMP is required by the North American Electric Reliability Corporation (NERC) to follow and meet various federal mandates for its facilities. NERC Standard FAC-003-1 requires transmission owners to develop and comply with a transmission vegetation management plan (TVMP) and must demonstrate compliance with TVMP on an annual basis. The TVMP provides standards for the operation and maintenance of transmission lines to ensure their operational reliability and public safety.

The amount of clearing will be limited to that which is necessary for development of the project, which is a conditional use in all pertinent districts, and is generally limited to removal of species that are capable of growing tall enough to interfere with the transmission lines (so-called “capable species”). In some instances, the occasional removal of mature “danger trees” may be necessary. Danger trees are trees that are large enough and positioned in such a manner that they could fall into the conductor, thereby posing a severe reliability risk. The removal of danger trees is a relatively infrequent activity.

The vegetation management work is performed using equipment typical of logging operations including cable and hook skidders, forwarders, tree movers, chain saws, and logging trucks. In general all trees, saplings of capable species, and sometimes tall shrubs, are cut at ground level. All root systems are left intact to the extent practicable. All slash (i.e., limbs, tree trunks, wood chips, etc.) from the cutting operation is disposed of in accordance with the Maine Slash Law (12 M.R.S.A. § 9333). The remaining vegetation is typically composed of scattered growth of small shrubs of non-capable species and herbaceous plants. After initial clearing, the condition of these cleared areas generally resembles that of a high-quality forestry operation.

After construction is completed, non-capable species are allowed to grow to ensure that the corridor is vegetated, which prevents erosion and provides wildlife habitat. Over a relatively short period of time (generally within one calendar year), the newly cleared portions of the corridors will exhibit the early-successional habitat type that is typical of existing transmission line corridors in Maine.

(s) *Exemptions*

Not applicable.

*(t) General development areas*

Not applicable.

**SEC. 3. Timber harvesting standards**

See response to Article XII, Sec. 2 (r) above. Although the MPRP work in Lewiston will involve some clearing of vegetation within the transmission corridor to accommodate the transmission line upgrades and ensure that the project meets federal reliability and safety standards, it will not qualify as “timber harvesting,” as defined in the Lewiston Zoning Ordinance. “Timber harvesting” means “the cutting or removal of at least ten (10) cords, or equivalent, of timber on a lot or lots in contiguous ownership during a calendar year for the primary purpose of selling or processing forest products.” Art. II, Sec. 2. The primary purpose of the MPRP is electrical transmission facilities.

**SEC. 4. Reserved**

Not applicable.

**SEC. 5. Earth material removal standards**

Not applicable.

**SEC. 6. Swimming pool standards**

Not applicable.

**SEC. 7. Walls and fences**

Not applicable.

**SEC. 8. Wind energy conservation systems**

Not applicable.

**SEC. 9. Adult business establishment and drinking place standards**

Not applicable.

**SEC. 10. Frontage right-of-way provisions**

Not applicable.

**SEC. 11. In-law apartment standards**

Not applicable.

**SEC. 12. Campground standards**

Not applicable.

**SEC. 13. Standards for the installation of mobile homes on individual lots**

Not applicable.

**SEC. 14. Standards for the installation of mobile homes in mobile home parks**

Not applicable.

**Sec. 15. Erosion and sedimentation control**

The construction and development of the MPRP have been designed to minimize storm water runoff. With the exception of the immediate area occupied by the structures, there is no additional increase in impervious surface area associated with the transmission line upgrades. This combined with the fact that the corridor will remain vegetated and the steps that will be taken to control erosion and sedimentation will result in the project having no adverse impact on storm water run-off (See Exhibit 10).

**SEC. 16. Signs**

Not applicable.

**SEC. 17. Off-street parking and loading**

Not applicable.

**SEC. 18. Improvement standards**

Not applicable.

**SEC. 19. Environmental performance standards****(1) *Smoke***

Not applicable.

**(2) *Noise***

Noise resulting from the transmission line upgrades will be well within the City of Lewiston's 50 dBA/70 dBA limit as measured at the property line. Transmission lines can produce a slight hissing or crackling sound that results from the partial electrical breakdown of the air around the conductors (wires). These lines, however, are designed to be free of "audible noise" (AN) under fair weather conditions but will produce slightly higher levels during rain events or during periods of high humidity (when the hissing or crackling may be heard). Based on the modeling of AN developed by Dr. William Bailey of ExPonent<sup>®</sup> for the MPRP, it was determined that "the transmission line conductors can give rise to AN, and the levels at the edges of ROWs in fair

weather are calculated to be below the noise standard of the Maine Department of Environmental Protection (50 dBA or 45 dBA in quiet areas). Higher levels of AN would occur during foul weather but would be masked by the background noise of rain and wind,” but in each case is anticipated to remain within the levels allowed by the MDEP. The results of the modeling done by Dr. Bailey show that upgrades to the transmission lines associated with the MPRP would produce only modest increases in the levels of AN at the edges of rights-of-way (ROW) and that this noise will dissipate quickly as distance from the edge of the ROW increases.

In Lewiston, where a new 345 kV line is being added, the above-mentioned modeling study indicated that decibel levels at the edge of the right-of-way will range approximately from 13-16 dBA (hourly average) during fair weather, to approximately 37-41 dBA (hourly average) during foul weather, below the noise standards for the City of Lewiston and the Maine Department of Environmental Protection.

(3) *Vibration*

Vibration associated with the MPRP project would only occur during construction of the facilities, and therefore are exempt from this standard.

(4) *Odors*

Not applicable

(5) *Air pollution*

Not applicable.

(6) *Electrical disturbance or interference*

Not applicable.

**SEC. 20. Child care facility standards**

Not applicable.

**SEC. 21. Reserved**

Not applicable.

**SEC. 22. Residential design standards for the downtown residential and riverfront districts**

Not applicable.

**ARTICLE XIII, DEVELOPMENT REVIEW AND STANDARDS**

The MPRP project must comply with the Article XIII development and review standards under Sec. 2. (a)(2) for “the construction of any new, nonresidential building or structure”, and as a major development as a permit is required under the State Site Location of Development Act (Sec. 3. (a)(2) c).

**SEC. 4. Approval criteria***(a) Utilization of the site*

A very small section, approximately 3,000 feet, of transmission line construction will occur in new and/or uncleared existing transmission line corridors. The vast majority of transmission line improvements will occur within existing transmission corridors or corridors that have been recently widened, specifically for this project. Using existing or widened corridors, as opposed to the creation of new corridors, has multiple benefits including the minimization of impacts to communities, individual property owners, and the environment. Placement of transmission line structures in wetlands will be compensated for in the compensation and restoration plan. Environmentally sensitive areas, including vernal pools, deer wintering areas, Bald Eagle habitat, a rare plant community, and inland waterfowl wading habitat will be protected during construction.

*(b) Traffic movement into and out of the development area*

There will be no traffic movement increases associated with this project, other than that associated with construction, which may result in slight increases for that time period. After completion, there will be no public vehicular access to the transmission line corridors.

*(c) Access into the site*

Access to the transmission line corridors will be needed during construction. Access to CMP’s rights-of-way (ROW) will be gained over existing public roads, private land over which CMP has access rights, and existing CMP-maintained access points and ways used for routine and emergency maintenance by its own vehicles. There will be no new permanent roads or driveways associated with this component. Temporary light duty access ways, which are not considered to be roads or driveways and will not add any impervious surface area, will be established for use during the construction phase, including construction within the shoreland areas. This will be an ongoing process as access will be established to areas undergoing immediate construction. All access ways are temporary and will be removed once construction is complete. Areas where soils have been disturbed will then be mulched with hay. Vegetation will be allowed to reestablish once the temporary access ways have been removed.

*(d) Internal vehicular circulation*

Not applicable.

(e) *Pedestrian circulation*

Not applicable.

(f) *Stormwater management*

Impervious surface associated with the transmission line project are the areas occupied by the transmission line structures. The construction and relocation of the transmission lines will result in an increase of approximately 4,900 square feet of impervious surface; however, the removal of some transmission lines will result in a decrease in impervious surface of approximately 2,900 square feet. The overall affect will be a net increase of approximately 2,000 square feet of impervious surface due to transmission construction. Therefore, there will be no significant stormwater run-off generated by the transmission lines. All new construction will be designed to minimize storm water run-off from the site in excess of predevelopment conditions. The transmission line project will not adversely affect any mapped aquifers, the quality of quantity of groundwater, or any public or private water source. Stormwater from the transmission line corridors will not be directed to the municipal storm drainage system.

(g) *Erosion control*

The project will conform to CMP's "*Environmental Guidelines for Construction and Maintenance Activities on Transmission Line and Substation Projects*" (2007), which it uses as standard practice for all transmission and substation projects. This manual contains erosion and sedimentation control requirements, standards, and methods that will be used to protect soil and water resources during construction of the various MPRP components. The manual was developed in consultation with the Maine Department of Environmental Protection (MDEP) and is based on MDEP's *Maine Erosion and Sediment Contrail BMP's*, dated March 2003, and MDEP's Chapter 500, and contains specific best management practices appropriate for electric transmission line and substation construction. Erosion and sedimentation control measures will comply with the Maine Erosion and Sedimentation Law and regulations.

No fill material will be stored within 50 feet of the banks of any stream, intermittent or perennial, or water body. The top of a cut or the bottom of a fill will not be closer than ten feet from a property line. Topsoil will only be removed from those areas to be developed, i.e., the locations of transmission line structures.

(h) *Water supply*

Not applicable.

(i) *Sewage disposal*

Not applicable.

(j) *Utilities*

Utility capacity is not applicable for the proposed transmission lines.

All components of the MPRP project must be constructed to comply with all applicable safety codes to minimize potential safety hazards. Capable vegetation will be cut within the transmission line corridors in order to construct/reconstruct the lines. This is necessary to comply with regulatory agency and code requirements for public safety and reliability. While the corridors will be vegetated with scrub-shrub growth and species, they will be maintained to prevent the establishment and growth of capable species. In some areas next to residential areas, portions of the lines will be configured to allow a vegetative buffer to remain between the lines and adjacent homes.

*(k) Natural features*

The proposed transmission line construction will take place within and adjacent to the existing corridors. The co-location of the upgrades in and adjacent to existing corridors will minimize tree removal. Because these corridors already contain structures of a similar nature, visual appearance and the existing landscape will not be altered significantly once construction is completed. Construction is not expected to affect the ecological functions of the water bodies, streams, or associated wetlands. The corridors will return to their pre-construction conditions once the project is completed, as this component will retain the current elevation and natural contours within the transmission line corridors.

Some clearing of vegetation will be required to accommodate the upgrades and ensure that the project meets federal reliability and safety standards. The amount of clearing will be limited to that which is necessary for development of the project, and is generally limited to removal of species that are capable of growing tall enough to interfere with the transmission lines (so-called “capable species”). Non-capable species are allowed to remain to ensure that the corridor is vegetated, which prevents erosion and provides wildlife habitat. No grubbing (i.e., stump removal) will take place.

As noted above, temporary light duty access paths, which will not add any impervious surface area, will be established within the transmission line corridors for use during the construction phase. All access ways will be temporary and will be removed once construction is complete. Areas where soils have been disturbed will then be mulched with hay. Vegetation will be allowed to reestablish once the temporary access ways have been removed.

*(l) Groundwater protection*

The transmission line construction will not adversely affect any mapped aquifers, the quality or quantity of groundwater, or any public or private water source. To help ensure that this is the case, no fueling or maintenance of vehicles or equipment will be performed within 100 feet of wetlands, streams or other sensitive natural resources. After construction the transmission line corridors will be maintained to encourage the growth of scrub-shrub vegetation. Trees capable of growing into the conductors (“capable species”) must be removed for safety and reliability reasons. CMP will use a selective herbicide program (the same program presently used within the corridors) to treat an area once every four years to maintain an early successional stage of growth. Herbicide is selectively applied (using a backpack applicator) to capable species to prevent growth (or re-growth of a cut plant) of individual plants. No broadcast application is used, and CMP does not use herbicides within 25 feet of any waterbody or wetland with standing

water, and within 100 feet of any known well or spring. Crew forepersons are certified by the Maine Pesticide Control Board and all herbicides are EPA registered. The selective use of herbicides does not pose a threat to groundwater quality.

*(m) Water and air pollution*

There is no air pollution associated with the construction of this project.

The project has been designed to prevent water pollution. All contractors and subcontractors working on behalf of CMP are required to comply with CMP's *Environmental Control Requirements for Contractors and Subcontractors – Oil and Hazardous Material* (Exhibit 11). These requirements provide that storage, transport, and use of oil, hazardous materials and wastes must be in accordance with best management practice and applicable local, state, and federal regulations; that uncontrolled spills or releases to the environment be avoided; and that sufficient spill cleanup and containment supplies be maintained on-site to control releases of oil, hazardous materials or wastes. The requirements also include specific procedures for spill reporting. All necessary precautions and regulatory standards and requirements will be instituted and followed during all phases of construction to ensure protection and all water sources and water bodies.

*(n) Exterior lighting*

Not applicable.

*(o) Waste disposal*

Waste electrical system and construction process components such as scraps of cable, cable spools, poles, and ceramic insulators will be generated. Most of these materials will be recycled or reused. Construction equipment will generate small amounts of waste plastic containers for oils and lubricants, broken filters and belts, and damaged tires. Construction and managerial staff will generate some waste such as paper, bottles, cans, plastics, and food scraps. All of these materials will be recycled or shipped to a licensed landfill, transfer station, or incinerator.

Hazardous materials will be not be generated during construction or operation of the substation or transmission lines.

*(p) Lot layout*

Not applicable.

*(q) Landscaping*

CMP is required to maintain vegetation within the transmission line corridors to ensure reliability and public safety. This entails the removal of capable species and maintaining low growing scrub-shrub vegetation in the corridors. The construction of additional transmission lines will require additional clearing of the existing, expanded, and new corridors. Capable vegetation will be cut within the transmission line corridors in order to construct/reconstruct these lines. This is necessary to comply with regulatory agency and code requirements for public

safety and reliability. While the corridors will be vegetated with scrub-shrub growth and species, they will be maintained to prevent the establishment and growth of capable species. In several areas next to residential areas, portions of the transmission lines will be located and configured to allow vegetative buffers to remain between the lines and adjacent homes. These buffers will vary in width from 41.5 feet to 102.5 feet (see Exhibit 1, Cross Section profiles and Natural Resource Maps).

*(r) Shoreland relationship*

The project will not adversely affect the water quality or shoreline on any adjacent water body. The project does not involve providing access to abutting navigable waters.

Natural resources within the project area have been surveyed as a part of this project (see maps in Exhibit 1) and sensitive resources have been identified and will be avoided to the greatest extent practicable. Considerable portions of the existing corridors are located in wetland areas, the vast majority of which is classified as scrub-shrub and emergent wetlands, not as open wetlands. CMP has attempted to locate structures outside these areas; however, forty structures will be located within wetland areas.

Appropriate and adequate measures to protect water resources will be taken for all work performed within the shoreland areas, Resource Conservation districts, and floodplains.

*(s) Open space*

Not applicable, though CMP does have an “open land” policy for low-impact public recreational use of its transmission line corridors.

*(t) Technical and financial capability*

Central Maine Power Company (CMP) is a subsidiary of Iberdrola USA, Inc. (formerly Energy East Corporation), which in turn is a subsidiary of Iberdrola, S.A. Iberdrola is Spain’s largest energy company and one of the largest electricity companies in the world. Iberdrola operates in more than 40 countries, employs more than 33,000 people worldwide, and has a stock market capitalization in excess of \$45 billion. CMP is a financially strong company with total assets in excess of \$2 billion, credit ratings of BBB+ / Baa1 (from Standard & Poor’s and Moody’s, respectively), strong banking relationships, and access to the investment grade debt capital markets. CMP has short-term revolving credit availability of \$200 million through a bank facility (\$100 million) and under an agreement with Iberdrola USA (\$100 million). CMP has the regulatory authority to have outstanding, at any time, up to \$500 million of unsecured, medium-term notes (MTNs), of which there were \$293 million outstanding at 9/30/09, and has provisional authority to issue up to \$1 billion of first mortgage bonds (FMBs, rated A/A2 by Standard & Poor’s and Moody’s, respectively), of which there were \$150 million outstanding at 9/30/09.

CMP has significant experience in the design, construction, and operation of electric infrastructure projects, and will utilize staff capabilities for this effort. To support the proposed development, CMP has retained a team of highly qualified and experienced consultants and contractors to supplement CMP’s internal staff on the MPRP project. CMP’s delivery system

includes 2,288 miles of overhead transmission lines and 23,463 pole-miles of distribution line. Facilities also include over 200 substations above 10 million Volt-Amperes capacity for routing energy and regulating voltage.

*(u) Buffering*

Vegetation in the transmission line corridors will be maintained as a scrub-shrub habitat, with capable species removed and managed for. Capable vegetation will be cut within the transmission line corridors in order to construct/reconstruct the lines. This is necessary to comply with regulatory agency and code requirements for public safety and reliability. While the corridors will be vegetated with scrub-shrub growth and species, they will be maintained to prevent the establishment and growth of capable species. In some areas next to residential areas, portions of the lines will be located and configured to allow a vegetative buffer to remain between the lines and adjacent homes, thereby meeting the requirements in those zoning districts the require buffering.

*(v) Compliance with district regulations*

Consistency with the district regulations of article XI is detailed above on pages 14 through 21.

*(w) Design consistent with performance standards*

How the project complies with performance standards of article XII is detailed above on pages 21 through 31.

**SEC. 5. Coordination with state subdivision law**

Not applicable.

**SEC. 6. Design guidelines**

CMP will consider site plan review and design guidelines suggested by municipal officials for this project.

**SEC. 7. Additional standards for single-family cluster developments**

Not applicable.

**Sec. 8. Additional standards for multi-unit residential development**

Not applicable.

**SEC. 9. Additional standards for mobile home parks**

Not applicable.

**SEC. 10. Additional standards for private commercial or industrial subdivisions**

Not applicable.

**SEC. 11. Expiration of approval**

Due to the overall size and scope of the MPRP project, CMP expects that completion of the MPRP components in Lewiston will exceed the 24 month approval period. CMP will submit time extension requests, if necessary, pursuant to the requirements under this Section.

**SEC. 12. Performance guarantee**

Many of the improvements requiring the filing of a performance guarantee (streets/public ways, public water/sewage systems, traffic improvements) are not applicable to this project. CMP will provide on-site construction and environmental inspectors during and after construction to ensure compliance with all pertinent regulations. MDEP will also use third party inspectors on the project.

The project has been approved by the Independent System Operator New England (ISO-NE) and the Maine Public Utilities Commission (MPUC) is expected to approve the project in May. This in part ensures the financing for the completion, in compliance with all applicable standards, of the project through their respective rate recovery approvals. Therefore, a performance guarantee is not needed.

**SEC. 13. Independent professional review**

**SEC. 14. Additional standards for large-scale retail development**

Not applicable.

# **EXHIBIT 1**

**Project Scope Plan  
Cross Sections  
Natural Resource Maps**

## **EXHIBIT 2**

### **Project Area Coordinates and Bearings**

## **EXHIBIT 3**

### **Location of Owner's Adjacent Lands and Corridors**

## **EXHIBIT 4**

### **Project Tax Map and Parcel Numbers**

**Exhibit 4: Tax map and parcel numbers**

37/CMP	112/2
40/3	112/8
60/4	112/9
60/5	112/10
60/12	112/11
60/13	112/27
61/24	112/9
61/25	113/7
61/36	113/8
67/2	113/9
67/12	113/14
69/3	132/11
69/21	137/21
69/28	137/22
69/29	138/13
69/31	138/33
82/1	139/1
82/6	139/9
87/12	139/10
102/2	139/21
102/9	139/33
111/1	140/8
111/2	165/7
111/17	187/1
111/18	

**EXHIBIT 5**

**Right, Title and Interest**

## **EXHIBIT 6**

### **Project Area Zoning**

## **EXHIBIT 7**

### **Documentation of Existing Easements**

**EXHIBIT 8**

**Construction Schedule**

## **EXHIBIT 9**

### **Potential Encroachments**

## **EXHIBIT 10**

### **CMP's Environmental Guidelines for Construction and Maintenance Activities on Transmission Lines and Substation Projects (2007)**