

**TOWN OF MONMOUTH  
PLANNING BOARD  
NOTICE OF DECISION  
ON SITE PLAN DEVELOPMENT APPLICATION**

Date: July 8, 2010  
Name: Central Maine Power [CMP]  
Address: Maine Power Reliability Program [MPRB]  
83 Edison Drive  
Augusta, ME 04330

This letter is to inform you that on July 8, 2010 the Monmouth Planning Board acted on your application for approval for the proposed Maine Power Reliability Program site plan development as follows:

**Findings of Fact**

1. The owner of the property is CMP.
2. The property is located along CMP corridor in the Town of Monmouth, identified as Tax Map [[n/a] Lot [n/a] and contains [n/a] acres/ square feet. See application for lot information
3. The applicant, CMP, has demonstrated a legal interest in the property by providing a copy of a deed s/ option s/ purchase and sales agreements.

The Planning Board of the Town of Monmouth hereby makes the following findings of fact:

1. Applicant requested approval for project which will upgrade transmission grid for power distribution through the State of Maine as required by federal mandate.
2. Proposal-
  - Add a new 345 KV line and remove one of the existing lines which is 34 ½ KV.
  - The existing 115 KV line will be rebuilt on single pole structures. Majority of the work in the Town of Monmouth will be done within the existing corridor.
  - Expand the existing corridor by 25 feet in width and clear and construct a new corridor that follows the town line for about one mile north and cuts east between the Woodbury and Purgatory ponds.
  - The substation on South Monmouth Road will be decommissioned and removed and the area will be restored.
  - A new substation will be built on a lot containing decommissioned station and partially within the existing corridor on about two acres of area which includes access roads.
3. Time frame
  - Clearing from substation toward Farmingdale scheduled to begin January 3, 2011.
  - Site development of new substation to begin May 9, 2011.
  - Construction scheduled August 2011 through 2012.
  - Clearing from substation toward Lewiston scheduled to begin November 1, 2011.
4. The applicant proposed to establish a substation and new power transmission lines as the development on the subject property.
5. The application was determined to be complete on July 8, 2010.
6. A public hearing was held on June 10, 2010.
7. Water is to be supplied by [n/a] .
8. Sewage is to be disposed by [n/a] .
9. An erosion control plan has been prepared by MPRB .
10. A phosphorus control plan has been prepared by MPRB .

11. A storm water management plan has been prepared by MPRB .
12. A traffic study has been prepared by MPRB .
13. The applicant proposes to construct a street approximately [n/a] feet in length, which is proposed to be *dedicated as a public way / remain as a private way* [n/a] .
14. The applicant has submitted – *a certified check / certificate of deposit / letter of credit or* [n/a] - adequate to cover the costs of all required improvements.
15. Other:
  - Permit by rule from DEP was received.
  - A Site Visit on the project was held June 3, 2010.

**Please note:**

The Planning Board wants to remind you of the following requirements from the Town of Monmouth Comprehensive Development Ordinance 2009:

1. The approval of the Planning Board shall expire if work on the development is not commenced within one (1) year of approval or substantially completed within one (1) year of the start of construction, unless an extension is granted by the Board in writing.
2. No changes, erasures, modifications, or revisions shall be made in any site plan after approval has been given, unless the revised site plan is first submitted to the Planning Board and the Board approves any modifications.
3. At least five (5) days prior to commencing construction of required improvements, the applicant or developer shall notify the Code Enforcement Officer in writing of the time when he/she proposes to commence construction, so that inspections can be made.
4. At close of each summer construction season, the Town shall, at the expense of the developer, have the site inspected by a qualified individual by December 1 of each year during which construction is undertaken on the site, the inspector shall submit a report to the Planning Board based on that inspection.

**Conclusions**

The review criteria and performance standards of the Town of Monmouth Comprehensive Development 2009 Ordinance have been met with the following **Planning Board Review:**

- Dated receipt issued to applicant
- Notification of receipt of site plan application made to abutters.
- Notification of receipt of site plan application made to Town officials.
- Determination made whether submissions complete.
- Notification of completeness of submissions made to applicant within 30 days of receipt.
- Public hearing held.
- Action taken on application within 60 days of receipt of complete application.
- Notification of decision on final application and plan sent to applicant.

The Planning Board concludes that the proposed development:

<input checked="" type="checkbox"/> <b>Will</b>	<input type="checkbox"/> Will not	Conform with duly adopted local regulations, ordinances and comprehensive plan.
<input checked="" type="checkbox"/> <b>Has</b>	<input type="checkbox"/> Has not	Identified all freshwater wetlands, regardless of size.
<input checked="" type="checkbox"/> <b>Has</b>	<input type="checkbox"/> Has not	Identified any stream or brook within or abutting the development.
<input type="checkbox"/> <b>Will</b>	<input checked="" type="checkbox"/> <b>Will not</b>	Have an undue adverse effect on identified scenic resources, historic sites, significant wildlife habitat, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

<input type="checkbox"/> Will	<input checked="" type="checkbox"/> Will not	Install exterior lighting, signs and outdoor advertising, if applicable, that will not detract from the layout of the property and surrounding properties, and will not constitute hazards.
<input checked="" type="checkbox"/> Will	<input type="checkbox"/> Will not	Provide for the preservation of the landscape in its natural state.
<input type="checkbox"/> Will	<input checked="" type="checkbox"/> Will not	Cause unreasonable soil erosion or a reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition results.
<input checked="" type="checkbox"/> Will	<input type="checkbox"/> Will not	Provide for adequate sewage waste disposal.
<input type="checkbox"/> Will	<input checked="" type="checkbox"/> Will not	Adversely impact the quality of surface water or its shoreline.
<input type="checkbox"/> Will	<input checked="" type="checkbox"/> Will not	Adversely impact the quality or quantity of ground water.
<input checked="" type="checkbox"/> Will	<input type="checkbox"/> Will not	Install a water supply that provides sufficient quantities of water.
<input checked="" type="checkbox"/> Will	<input type="checkbox"/> Will not	Provide for adequate storm water management.
<input checked="" type="checkbox"/> Will	<input type="checkbox"/> Will not	Provide for adequate disposal of solid wastes and hazardous wastes.
<input checked="" type="checkbox"/> Will	<input type="checkbox"/> Will not	Provide for safe and convenient access and adequate traffic conditions.
<input type="checkbox"/> Will	<input checked="" type="checkbox"/> Will not	Exceed the capacities of various public facilities, if used.
<input checked="" type="checkbox"/> Will	<input type="checkbox"/> Will not	Have demonstrated adequate financial and technical capacity to meet the above criteria and complete the development.
<input checked="" type="checkbox"/> Will	<input type="checkbox"/> Will not	Satisfy the Cobbossee Watershed District's phosphorous review policy and phosphorous export standards.

**Decision**


Based on the above facts and conclusions, the Monmouth Planning Board voted to *approve* / **approve with conditions** / *deny* your application for site plan approval.

**Conditions of Approval**

In accordance with Subsection 5.2.2.8 of the Town of Monmouth Comprehensive Development Ordinance 2009, the Planning Board has placed the following conditions on the site plan approval:

1. Appropriate erosion control and best management practices.
2. File Army Corp permit.
3. File NERPA permit.
4. Follow notice guidelines as set forth in letter dated 7/8/2010, p. 3, a copy of which is attached hereto and incorporated herein by reference.
5. Contractors to provide the number and locations of port-a-pottys for workers' use.
6. Additional \$500 to be added to current escrow account.
7. Building permit must be applied for and issued before any work can commence.
8. Applicant shall follow plans as submitted to meet the performance standards set forth in the ordinance.
9. Planning Board Standard Conditions Subdivision and/or Site Plan (separate sheet) apply

Monmouth Planning Board

  
 By Stephen J. O'Donnell, chairperson

Date: 7-3-10

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**TOWN OF MONMOUTH  
PLANNING BOARD  
STANDARD CONDITIONS  
SUBDIVISION AND/OR SITE PLAN**

The following standard conditions shall apply to all subdivision and/or site plan approvals unless otherwise specifically stated in the permit. Strict conformance with these conditions, any other site specific conditions of approval specified by the Planning Board and the performance standards in the Land Use Ordinance of the town is necessary for the project to meet the legal criteria of approval.

1. This approval is limited to and includes final plans contained in the application and supporting documents submitted by the permittee and as approved by the Planning Board. All development must be as applied for and approved. All deviations from the plans contained in these documents must be reviewed and approved.
2. Permittees shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements and orders, prior to and during construction and operation, and permittees shall submit to the Code Enforcement Officer all permits and information demonstrating that all conditions of this approval have been complied with. All preconstruction terms and conditions must be met before construction begins.
3. The written subdivision and/or site plan finding of facts, conditions, the standard condition and approval decision as well as the signed final plan must be recorded and cross-referenced in the Registry of Deeds. The Board must be provided with copies showing the book page, the numbers and the date of such recording.
4. On site soils investigations have been completed indicating that sufficient area of suitable soils exists for installation of individual wastewater disposal systems. Each lot owner must submit a completed Form HHE-200 "Application for Subsurface Wastewater Disposal" with system design and location in compliance with Maine State Plumbing Code Subsurface Disposal Regulations in effect at the time that a Building Permit Application is submitted. The sites of acceptable test pits on each lot are approved for wastewater disposal systems pending submission of the Form HHE-200. Other locations may be proposed as part of individual Subsurface Wastewater Disposal and Building Permit Applications in order to accommodate building sites, wells, and other improvements.
5. All deeds of leases conveying interests shall contain the following statement: "No lot shall be further divided beyond what has been approved without the written approval of the Planning Board". No further subdivision of lots without Planning Board approval is a condition of approval.
6. Once development and construction are complete, the permittee must notify the CEO so that the premises may be inspected for subdivision approval compliance certification.
7. Unless amended or revoked, this subdivision approval shall be permanent and shall "run with the land," provided all standard and site specified conditions of approval are met. In the event the permittee should sell or lease the property subject to this permit, the buyer or lessee shall assume all rights and obligations granted by the permit and shall be responsible for complying with all standard and site specific conditions of the approval.