



## MAINE POWER RELIABILITY PROGRAM

A CENTRAL MAINE POWER COMPANY PROGRAM  
WWW.MAINEPOWER.COM

December 28, 2009

Mr. Steve Seekins, Code Enforcement Officer  
Town of Pittsfield  
112 Somerset Avenue  
Pittsfield, ME 04967

RE: Central Maine Power Company, MPRP Permit Application Request for Additional Information

Dear Steve:

At the Planning Board's December 14, 2009 meeting, we discussed Central Maine Power Company's (CMP's) Maine Power Reliability Program (MPRP) and described the transmission line upgrades proposed in Pittsfield as part of this program. In the course of reviewing our application materials, the Board requested the following:

1. Additional real property and boundary information (finding of facts 8.1(g) & 8.2(b), (k));
2. Additional historic and archeological resource information (finding of facts 8.2(h));
3. Addition of an approval block (finding of facts 8.4); and
4. Submission of stamped plans (findings of fact 8.1(h)).

We provide the requested information in this letter, which is divided into four sections corresponding to the list above, and in the accompanying attachments.

### **1. Real Property and Boundary Information**

Enclosed as Attachment A are copies of the deeds to CMP's transmission line corridor property. Also enclosed in this attachment are copies of option agreements CMP has entered into with neighboring property owners where CMP proposes to expand the width of the existing corridor, as well as the deeds to any property CMP has purchased in Pittsfield in order to allow the proposed expansion. These deeds and options, combined with CMP's eminent domain authority, provide CMP with the right, title, or interest necessary to proceed with permitting of the MPRP in Pittsfield. As we explained at the December 14 meeting, while CMP has eminent domain authority it is CMP's goal not to have to exercise this authority; CMP only would do so as a last resort.

CMP acquired much of its transmission corridor property in Pittsfield in the 1930s. The boundary lines for the corridor, as described in the associated deeds (see Attachment A), were established using methods that are standard practice for long, linear projects such as transmission lines and roads. A survey line (historically the corridor centerline in many instances) was established and staked out, and the easterly and westerly or northerly and southerly boundaries of the corridor were established by reference to this survey line. This survey line remains the reference used to identify the boundary of CMP's corridors. For example, property descriptions in the original deeds typically read:

*"A strip of land two hundred feet (200') in width extending from land now or formally of...by a line parallel with and seventy-five feet (75') easterly of the survey line now staked out across this lot...parallel with and one hundred twenty-five feet (125') westerly of the survey line above mentioned."*

Property descriptions within the Option Agreements (Memorandum of Option) typically read:

*"Said parcel being all right title and interest in their land as lies within a strip of land 50 feet in width as measured at right angles from the westerly sideline of the Buyers existing utility corridor...."*

As noted below in Section 4 of this letter, at the time CMP applies for a building permit from the Town, it will provide copies of the plan and profile drawings of the transmission line upgrades to the Town. These drawings will contain the survey line. Plan and profile drawings of the transmission lines presently within the corridors in Pittsfield are available for review at CMP's headquarters in Augusta.

Abutting property owners wishing to obtain copies of the original deeds establishing the width of CMP's corridors in Pittsfield, in addition to contacting the Town and reviewing the information accompanying this letter, may contact CMP and request the desired material. The most efficient way to make such a request is by calling 1-866-914-1944 or visiting the MPRP website: [www.mainepower.com](http://www.mainepower.com). CMP maintains electronic copies of the deeds at its Augusta headquarters and will satisfy any request. In addition, abutting land owners working with a CMP real estate agent who is assisting with the acquisition of additional property may request this type of title information from that agent. To date, CMP has provided numerous copies of deeds to abutting land owners.

If abutting property owners have questions about where the exact location of the corridor boundary will be after the corridor is expanded as part of the MPRP, CMP works with these land owners on a case-by-case basis to locate the boundary or arrange for a boundary survey. To date, there have been few requests for surveys.

Finally, the Board asked whether there are easements that burden CMP's property. As we explained at the December 14 meeting, when CMP originally acquired the corridor property, the seller frequently retained the right to cross the corridor for agricultural and lumbering purposes. These and any other retained easement rights are reflected in the deeds and options in

Attachment A. There are no easements or other rights held by others that impede CMP's ability to construct the proposed upgrades.

## **2. Historic and Archeological Resource Information**

Enclosed as Attachment B is a letter dated December 21, 2009 from Sarah Verville, Senior Environmental Specialist for TRC, which provides a summary of the archeological and historic architectural resource survey findings for the town of Pittsfield. Also attached are four letters from the State Historic Preservation Office (SHPO) to TRC acknowledging completion or continuance of the required survey work for the MPRP project in this area. These letters were originally intended to be included as Exhibit 7 of the MPRP application submitted on November 23<sup>rd</sup>.

I note from Ms. Verville's letter that there are no post-contact archeological resources requiring protection or historic architectural properties eligible for the National Register of Historic Places within the project area. The SHPO did confirm (see letter dated February 4, 2009) that additional pre-contact (Native American) survey work is required on two sites within the project area, which is scheduled to be completed in January-February 2010. CMP will work with the SHPO in protecting and properly documenting any historic resources discovered as a result of the additional survey work.

## **3. Approval Block**

The Finding of Facts, signed December 14, 2009, provide: "The building inspector recommends that CMP add an approval block page to their submittal book that describes the project to be approved." (Finding of Facts, 8.4.) The requested approval block is included as Attachment C. This two page document is intended to be added to the application booklet previously submitted to the Town. This approval block pertains to CMP's Site Plan Review application.

## **4. Stamped Plans**

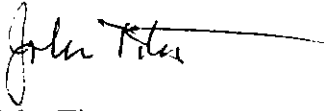
As discussed at the December 14 meeting, at the time it applies for a building permit CMP will provide the Town with copies of the plan and profile drawings for the transmission line upgrades in Pittsfield. These drawings will be stamped by an engineer registered in the State of Maine. CMP is willing to accept, as a condition of approval, that it provide these drawings at the time it applies for a building permit.

\* \* \*

Mr. Steve Seekins  
December 28, 2009  
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We hope the Board finds these materials helpful. Should the Board desire any additional information, please let me know.

Sincerely,

A handwritten signature in black ink that reads "John Titus". The signature is written in a cursive style with a long horizontal line extending to the right.

John Titus  
Environmental Specialist  
TRC Engineers, LLC

Enclosures

cc: File # 166247-0005 Maine Power Reliability Program