

TROY PLANNING BOARD

(two signed copies: 1 to applicant and one for PB files)

COMMERCIAL SITE REVIEW PERMIT

Map 12 Lot 22  
MAP 9 LOT 10, 13 + 15

APPLICANT Central Maine Power Co.  
83 Edison Dr

LAND OWNER: Central Maine Power Co.

ADDRESS: Augusta ME 04336  
TRC Engineering LLC  
14 Gabriel Dr. Augusta ME 04330

Applicant telephone 623-3521  
TRC 430-0732  
fax \_\_\_\_\_

e-mail: didie@trcsolutions.com  
Douglas Ides, agent 620-3836

DATE OF PLANNING BOARD APPROVAL 5/25/10

Chairman signature: [Signature] Judith S. Rock David M. Purdy  
Frances Powell Margaret Byrd

WAIVERS? YES / NO if yes: Approved  Not approved \_\_\_\_\_

Applicability Article 3, A + B

based on Article, Section: structures over 35' in height

PROJECT Section 3023 Transmission line Construction + section 203 rebuild

PROJECT SCHEDULE: Begin summer 2010 complete by end of 2013

BOND REQUIRED? YES / NO  
(Article, section: \_\_\_\_\_)

Bond amount in escrow \$ \_\_\_\_\_ as of \_\_\_\_\_ (date)

CONDITIONS ATTACHED TO PERMIT, IF ANY: (attach on reverse if necessary)

Attachments to be e-mailed within 15 days.

CONDITIONS ATTACHED TO THE PERMIT APPROVED FOR

CENTRAL MAINE POWER UNDER THE TROY COMMERCIAL DEVELOPMENT REVIEW ORDINANCE AND SHORELAND ZONE ORDINANCE ON MAY 25, 2010

Permit Decision: Central Maine Power Company (CMP) proposed clearing remaining trees from all the lots owned by CMP in the Town of Troy, removing the existing electric power transmission poles, replacing them with 75' poles and erecting a second transmission line carrying 345kv on double wood pole structures in applications under the Commercial Development Review Ordinance and the Shoreland Zoning Ordinance. The applications were submitted to the Planning Board on January 26, 2010. The applications were determined complete and waivers to the Commercial Development Review Ordinance were approved by the Board on February 16, 2010. The permit under the Shoreland Zone Ordinance was given on that date, as well. The Board held a public hearing on April 15, 2010 at the B.B.Cook Clubhouse. The Board subsequently reviewed the application for a permit under the Commercial Development Review Ordinance.

After due deliberation the Planning Board of the Town of Troy has determined that the project as described in the applications meets the review criteria of the Commercial Development Review Ordinance and the Shoreland Zone Ordinance with the following conditions:

1) To ensure the construction phase of the project will not cause unreasonable congestion or unsafe conditions on the public ways adjacent to the project, the applicant will post appropriate signs on both sides of all places where construction equipment used for the project is parked or in use on public ways. The signs shall be placed such that drivers coming from either direction have a clear view of the equipment and workers and a safe distance to slow, and if necessary, stop to permit all traffic to pass the equipment and workers safely. (Article 5, Section 1, #10)

2) To limit the potential adverse effects of the construction phase of the project on nearby residents, all residents within 500 feet of the construction site will be notified in writing a week in advance of the beginning of construction as to the nature and expected schedule of the construction activity, including where applicable, blasting. (Article 5, Section 1, #9)

3) The taller and more numerous poles which will replace the existing poles will be more visible to neighbors and from the town ways. The removal of the wooded areas on the property will also increase the visual impact of the project. The applicant will work with neighboring residents upon request to

mitigate the effects of the project where such activity will not jeopardize the function and safety of the project or any construction or maintenance workers. The property has been used for many years as a recreation site for snowmobilers and 4-wheelers as well as for hunting. To restrict public access to private abutting lands, the applicant will upon request, block access from the temporary roads built for the construction of the project to abutting private properties. This condition addresses in part the requirement for screening in Section 10 of the Development Standards (Article 7).

4)While the General Development Standards (Article 7) forbid development on Bangor and Dixmont A&B slopes (Section 6,D), the Board has determined that the project itself, the poles, constitute a minimal and reversable impact on the agricultural use of those soils and the effect of the temporary construction phase will also be temporary as long as the protected soils are left in the area of similar soils (not moved to steeper slopes or wetter areas, in particular) in the road-building and hole-digging processes.

5)Neither the Commercial Development Review Permit nor the Shoreland Zoning Permit shall take effect until CMP has obtained the following state and federal permits required for this project: Maine PUC Certificate of Public Convenience and Necessity, Maine DEP Site Location of Development Law, Maine DEP Natural Resources Protection Act and the Army Corps of Engineers 404 Clean Water Act. CMP shall promptly submit copies of such permits to the Town and the date of such submission shall be considered the Shoreland Zoning Permit's effective date (Section 16F).