

**TOWN OF WALES, MAINE
PLANNING BOARD**

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

Procedural Background

Central Maine Power Company (CMP) has submitted a Site Plan Review application for the portion of the proposed Maine Power Reliability Program (MPRP) located in Wales.

The proposed MPRP construction in the Town of Wales will be co-located with an existing CMP transmission corridor identified as Segment 15 of the MPRP. This existing CMP corridor crosses the municipal border shared with the Town of Greene just north of Sabattus Pond. The transmission corridor then crosses Bull Run Road at 0.10 miles and runs in an easterly direction. At 0.96 miles the corridor crosses Route 132. Centre Road is crossed at 2.03 miles, and Andrews Road is crossed at 2.52 miles. East of Andrews Road the corridor turns to the northeast, crosses Ridge Road at 3.23 miles, and then crosses the municipal boundary with Monmouth at 3.86 miles.

The proposed MPRP construction includes both transmission line removal and new construction. The existing "Section 41" 34.5 kV transmission line will be decommissioned and removed. The existing "Section 212" 115 kV transmission line will be removed and rebuilt in the space created by the removal of Section 41. A new 345 kV electric transmission line (identified as "Section 3025") will be built in the space created by the relocation of Section 212. The rebuilt Section 212 will extend from the proposed the Larrabee Road Substation in Lewiston to the proposed Monmouth Substation (in Monmouth). Section 3025 will extend from the Larrabee Road Substation in Lewiston to beyond the proposed Coopers Mills Substation in Windsor.

Although the portion of the MPRP located in the Town of Wales will be co-located with CMP's existing transmission corridor, the existing corridor will need to be widened in most areas to maintain the necessary lateral clearances between the transmission conductors and the corridor edge for safe and reliable operation. In most areas the corridor will be widened by only 25 feet, but selected locations will need to be widened by up to 98 feet to accommodate the proposed transmission infrastructure upgrades. At present, the existing corridor ranges from 140 to 190 feet wide. Subsequent to construction the corridor will range from 215 to 235 feet wide.

The proposed Section 3025 will be constructed on 37 new H-frame structures that will typically have an above ground height of 75 feet. Thirty-six of these will be constructed of wood, and one steel structure will be located at the angle point approximately 500 feet east of Andrews Road. The one steel structure will be constructed with a concrete footing covering an area of approximately 120 square feet; no footings are proposed for the remaining 36 Section 3025 structures. Each of the wooden Section 3025 structures will require approximately 60 square feet of ground disturbance during construction.

The rebuilt Section 212 will be constructed on 50 new wooden monopole structures that will typically have an aboveground height of 75 feet. Installation of each monopole structure will require approximately 30 to 40 square feet of ground disturbance during construction. One monopole structure located at an angle point on the west side of Route 132 will have a concrete footing that will have an area of approximately 40 square feet.

In addition to the proposed transmission line improvements, the existing Wales Corner Substation will be decommissioned. The existing Wales Corner Substation comprises approximately 0.10 acres, and is located within CMP's existing corridor on the west side of Route 132. The substation, including all components and concrete foundations, will be entirely removed from the corridor and the pad will be allowed to revegetate.

The transmission line upgrades are further described in the application materials dated February 2010.

The Town of Wales Planning Board has considered the application. Representatives of CMP presented the application and answered questions from members of the Planning Board.

Findings of Fact

The Planning Board adopts as findings the factual information contained in the application and its accompanying materials and related submissions. To the extent that pre-application and other review submission requirements and procedures may apply to this application, the Board finds that those submission requirements and procedures have been met or should be waived because of the special circumstances of the MPRP transmission line corridor, which (because of its scope, size, and state-wide impact) is not typical of any other development in Town and, as discussed in the application materials, will protect the public health, safety, and welfare and will comply with the intent and purpose of the Town's ordinances.

Conclusions of Law

The Planning Board adopts the conclusions contained in the application and its accompanying materials and related submissions with respect to the review and approval standards contained in the Site Plan Review Ordinance and the Article VIII of the Floodplain Management Ordinance.

CONCLUSION

Based on the foregoing, CMP's application is APPROVED, subject to the following conditions:

1. This permit shall not take effect until CMP has obtained the following 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, Army Corps of Engineers § 404 Clean Water Act, and Town of Wales Driveway Entrance Permit. CMP shall promptly submit copies of such permits to the Town, and the date of such submission


shall be considered this permit's effective date, the date of the permit, and the date of "issuance" as used in Article 2, Section 2.5(A)(10) of the Site Plan Review Ordinance.

2. If work hereunder has not commenced within one year of the date of issuance, this permit shall expire. Due to the nature and scope of the MPRP project, the Board recognizes that a one-year timeline to begin construction of that portion of the MPRP in the Town of Wales may not be achievable. Therefore, the Board orders that, to expedite review, if work hereunder has not commenced within one year of the date of issuance, this permit shall be extended for one additional year, provided that CMP submits a letter to the Code Enforcement Officer at least 30 days prior to the initial expiration of this permit certifying that all information contained in its application and presented to the Board is still materially correct and complete.

Any person aggrieved by this decision may appeal by filing a written notice of appeal to the Board of Appeals within 30 days of the date of the Planning Board's decision, stated below.

All concurring.

DATED: April 12, 2010

 Alice E. DiPaolo

Chair

