

Whitefield Planning Board  
Town of Whitefield  
P.O. Box 58  
Whitefield, Maine 04353

### **Findings of Fact and Conclusions of Law**

**Applicant:** Central Maine Power Company, c/o Mary Smith, 83 Edison Drive Augusta, Maine 04336  
**Contact:** Allison B. Truesdale, Environmental Specialist, TRC, 400 Southborough Drive, South Portland, Maine 04106

**Property:** CMP Transmission Corridor, north of Augusta Road, Route 17, Whitefield, Maine  
Map 18, Lot 5

#### **Project description (summary):**

The development application filed by TRC on behalf of Central Maine Power Company (CMP) is part of the Maine Power Reliability Program (MPRP), a program to upgrade Maine's bulk power system throughout the State of Maine. As specified in the application this project proposes, within the Town of Whitefield, to "upgrade Segment 15 of the electrical transmission grid by installing a new 345 kV line: Section 3025. This new line will be carried on wooden, double-pole H-frames that are typically 75 feet high. The line is proposed for the southern side of the [existing] of the [225 wide] corridor, with the H-frames centered approximately 85 feet from the southern edge of the right-of-way (59 feet from the edge of the right-of-way to the nearest conductor.) In order to accommodate the new line and transmission structures, CMP is proposing to acquire and clear a 40-foot strip of land (about 2.5 acres in total) bordering the northern side of the existing corridor...Another approximately 2,200 square feet of land abutting the southeast edge of the existing right-of-way and the northern town line will also be acquired. The expanded corridor will be 265 feet wide and incorporate 17.8 acres in Whitefield..." The existing 115 kV transmission lines, Sections 60 and 88, will be relocated towards the northern side of the right of way in order to accommodate the new 345kV line. Both section 88 and section 60 will be rebuilt on single wooden poles, anticipated to be approximately 75 feet high, and located 50 feet and 100 feet, respectively, from the northern edge of the right-of-way. (Quoted passages from MPRP Whitefield Maine Development Application, October 20, 2009, p.2). This proposed project falls under the Development Ordinance of the Town of Whitefield, as amended 3/16/2002.

#### **Project timeline (summary):**

The project's representative first attended a Whitefield, Maine Planning Board (Board) meeting on 17 June 17, 2009 but was unable to stay to the end of the lengthy meeting. The pre-application meeting was held on July 15, 2009 and a full application was submitted and accepted at the October 21, 2009 meeting. A public hearing on this application was held November 18, 2009. No members of the public attended.

#### **Conclusions of Law:**

The final application was considered at the regularly scheduled meeting on November 19, 2009. Four members of the board were present, which as a majority of the elected members (5) of the Planning Board constituted a quorum. After reviewing the application, the development standards were considered item by item.

- By a vote of 4-0 the Board agreed that all Standards of Section 8 of the Development Ordinance had been met.
- By a vote of 4-0 one condition of approval was attached to this application, relevant to the need for CMP to acquire ownership of the expanded sections of the corridor: "As a condition of approval the applicant will supply the Planning Board with the final form of the right and title and interest to all land impacted by the project."

The Planning Board voted 4-0 to approve the application with the condition cited. The \$200.00 application fee was received by the Town of Whitefield on 19 October 2009.

12.14.09

Date

*Christi A. Mitchell*

Christi A. Mitchell  
Chairman

**WHITEFIELD PLANNING BOARD  
DEVELOPMENT APPLICATION and STANDARDS CHECKLIST**

Name: TRC FOR MAINE POWER RELIABILITY PROGRAM / CMP  
 Address: \_\_\_\_\_  
 Property Address: N/A  
 Tax Map # \_\_\_\_\_ Lot # \_\_\_\_\_ Day phone \_\_\_\_\_ Night Phone \_\_\_\_\_

Pre Application

7-15-09

Final Application

**ITEM**

1. Map or maps prepared at a scale of not less than 1 inch to 100 feet which shall include:

	Required	Submitted	Approved
a. Name and address of applicant of his/her authorized agent and name, if any, of proposed development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
b. Existing soil conditions. <u>PE MAY WAIVE IF REQUESTED BY APPLICANT (THIS) WAIVED</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/> date _____	<input type="checkbox"/> date _____
c. Municipal tax maps and lot number, if any, and names of abutting land owners. <u>N/A</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
d. Perimeter survey of the parcel made and certified by a registered land surveyor relating to reference points, showing magnetic north, graphic scale, corners of parcel and date of survey and total acreage. <u>see below</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
e. Existing and proposed location and any dimensions of utility lines sewer liens, water lines, easements, drainage ways and public or private rights-of-ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
f. Location, ground floor area and elevations of buildings and other structures existing and proposed along with the approximate location of building or other structures on parcels abutting the site. <u>WAIVED</u>	<input type="checkbox"/>	<input type="checkbox"/> date _____	<input type="checkbox"/> date _____
g. Method, location and construction of sanitary waste facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/> date <u>10-28-09</u>	<input type="checkbox"/> date _____
h. Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, design of ingress and egress of vehicles to and from the site onto public streets or roads, and curb and sidewalk lines. <u>WAIVED - N/A</u>	<input type="checkbox"/>	<input type="checkbox"/> date _____	<input type="checkbox"/> date _____
i. Landscape plan showing location, type and approximate size of plantings and location and dimensions of all fencing and screening. <u>Waived</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/> date <u>10/21/09</u>	<input type="checkbox"/> date _____
j. Topography indicating contours at intervals of not more than 5 feet. <u>PLANNING PROFILE IN LIEU OF TOPOGRAPHY</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10/21/09</u>	<input type="checkbox"/> date _____
k. Any other information as deemed necessary by the Planning Board to indicate the physical characteristics of the proposed development, as specified below.	<input type="checkbox"/> <u>n/a</u>	<input type="checkbox"/> date _____	<input type="checkbox"/> date _____
<u>d. request proof of ownership (book + page of deeds, copies of deeds possible)</u>			

**ITEM**

**2. Written Statement by the applicant that shall consist of:**

**Required Submitted Approved**

a. A description of the proposed uses of the site and/or buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
b. Total floor area and ground coverage of each proposed building, structure, or facility.	<input type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
c. Summary of existing and proposed easements, restrictions and covenants placed on the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
d. Types of solid waste and their methods of disposal.	<input type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
e. Erosion and sedimentation control plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
f. Statement of financial capacity.	<input type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
g. List of applicable local, state, and Federal ordinances, statutes, laws and regulations.	<input type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
h. A statement from the Town Road Commissioner or Selectmen that the proposed road or street construction specifications will meet Town approval. <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/> date _____	<input type="checkbox"/> date _____
i. An estimate of the time period required for completion of the structural phases of the development; and an estimate of the longevity of the development, if applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/> date <u>10-21-09</u>	<input type="checkbox"/> date _____
j. Any other information as deemed necessary by the planning Board to describe the proposed development, as specified below.	<input type="checkbox"/>	<input type="checkbox"/> date _____	<input type="checkbox"/> date _____
1. <i>information regarding treatment methods during maintenance</i>		<input checked="" type="checkbox"/> <u>10-21-09</u>	
2. <i>list of others to whom application has been made</i>		<input checked="" type="checkbox"/> <u>10-21-09</u>	
3. <i>written statement re: compliance with DOT Regs &amp; letter from Road Comm stating app is not for creating roads</i>		<input checked="" type="checkbox"/> <u>10-21-09</u>	

FEE: Amount \$ 200 Date Received 10/19/09

The Application is complete for processing subject to the submission of the following items: Need to send receipt to Allison Truesdale for \$ - ✓ 11/19/09

SIGNED Christi C. Wilhelm DATE 21 OCT 2009

PUBLIC HEARING? YES  NO  DATE SCHEDULED AND LOCATION 10 Nov 2009

DATE OF ORDER DUE: 30 DAYS \_\_\_\_\_ 60 DAYS \_\_\_\_\_

ATTACH FINDING OF FACT TO THIS DOCUMENT.

STANDARDS

Item	Standard Met?	Comments?
a. Preservation and Enhancement of the Landscape.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
b. Relation of Proposed Development to the Environment.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
c. Air Quality.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
d. Water Quality.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
e. Noise Level.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
f. Vehicular Access.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
g. Surface Water Drainage.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
h. General Conditions.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
i. Utilities.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
j. Advertising Features.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
k. Special Features: setbacks, screening, siding	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
l. Exterior lighting.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>
m. Emergency Vehicle Access.	<input checked="" type="checkbox"/>	<u>4-0</u> <u>11-18-09</u>

APPROVED \_\_\_\_\_

REJECTED \_\_\_\_\_

APPROVED WITH CONDITIONS

COMMENTS/CONDITIONS Applicant will supply planning board with the final form of the project table & interest to all land impacted by the project

SIGNED Christa G. Mitchell

DATE 11-18-09