

NORTH BERWICK, MAINE 03906

MINUTES OF PLANNING BOARD MEETING MAY 22, 2008

Present: Chairman Todd R. Hoffman, Julie Fernee, Barry Chase, Mark Cahoon, Scott Strynar and Lawrence Huntley CEO.

Absent: Dennis Hartigan and Shaun DeWolf

Also Present: Bud Newell (TRC Solutions), Lee Black (CMP), John Carroll (CMP), Tracey Heald, Nicholas Salata, Brad Jones.

1. Call to Order:

Chairman Todd R. Hoffman opened the Planning Board Meeting at 6:31 p.m.

Chairman Todd R. Hoffman moved Mark Cahoon and Scott Strynar to voting status.

2. Current Business:

A. Central Maine Power Company---Applicant proposes to rebuild a Power Transmission Line from Quaker Hill Substation in North Berwick, to the Three Rivers Substation in Elliot.
(Map 1, Lots 4, 11, 17 & 23)

Bud Newell explained that he is from TRC Solutions we are a Consulting Firm working with CMP on this project, John Carroll from CMP and Lee Blake from CPM who is a Transmission Engineer.

Central Maine Power proposes to rebuild an existing 115 kV transmission line (Section 197) from Quaker Hill Substation in North Berwick to the Three Substations in Elliot. The total project consists of approximately 9.3 miles of rebuild within the transmission line right-of-way. Approximately 0.8 mile of the rebuild is located in North Berwick.

The purpose of the project is to improve electrical service and reliability to CMP customers in the Elliot, South Berwick and the North Berwick area. A CMP System Planning Department analysis of the local transmission line system determined this line is inadequate to meet the increasing demand for electricity.

Therefore, CMP proposes to replace the existing double pole structure line with a new transmission line constructed of taller single pole structures, and a higher (larger) capacity conductor. In total, 8 double pole structures and 1 three structures (19 poles) will be replaced with 11 single pole structures. CMP may also attach fiber optic line to the new poles for internal communication purposes only. The new line will be offset 45 feet westerly from the present line. The existing line will remain in place and energized until the new line is completed. Once the new line is energized, the existing line will be de-energized, dismantled, and removed from the transmission line corridor.

CMP is pursuing easement rights to an additional 15 to 30' wide strip of land along the northwesterly edge of the CMP corridor to ensure appropriate conductor clearance, reliability, and the safety of the line. If procured, this area would be cleared of vegetation that is capable of contact with or growing into the electrical conductors.

Work on this project is anticipated to commence in August 2008 with completion of winter 2008. Potential some follow up work after that for erosion and to make sure the property is restored to its preexisting condition.

Chairman Hoffman asked if there would be any work being done ay the substation.

Mr. Newell answered the new line needs to tie into the substation.

Scott Strynar asked are there any alternates other than using a 75 foot pole.

Mr. Newell answered what you have now are two poles with a cross on them, conductors and flash and relatively a wider structure and some are shorter with going with a single pole you can compact it and only have one pole conductors are vertical.

Scott Strynar replied so there is an option use another H structure instead of using a single pole.

Mr. Newell replied if we use an H frame structure it takes up more right-of-way.

Chairman Hoffman asked you couldn't fit an H frame structure without getting additional width.

Julie Fernee asked how high the existing poles are.

Mr. Newell replied are 47 feet out of the ground.

Scott Strynar concern is that part of route 4 when you come up over Cabbage Hill and look towards Agamenticus you'll see poles coming up over the tree line.

Chairman Hoffman asked where the construction access would be.

Mr. Newell replied we plan on using the existing public way and access from both ends of Quaker Hill and Goulds Bridge.

Scott Strynar asked that in order to put in new lines, you will be removing trees.

Mr. Newell replied yes.

Scott Strynar asked and how wide is that proposal.

Mr. Newell replied between 15 and 30 feet wide depending on negotiation. The document has not been recorded yet but CMP has acquired a 15 foot wide easement from Granite State Gas.

Barry Chase asked what happens to the other section with the old poles. Will that always be kept cut down?

Mr. Newell replied CMP would continue to maintain it.

Scott Strynar asked if you doing a single pole at 70 - 75 feet tall are their requirements that it has to be that tall. Can that whole separation be drop-down?

Mr. Newell replied it has to be taller than the H frame because it is stacked vertically. If there shortens slightly you end up having more poles and putting the polls closer together.

Scott Strynar asked with this concept how many poles in North Berwick are in the wetlands.

Mr. Newell replied under this proposal there are three.

Scott Strynar asked what type of disturbance per pole.

Mr. Newell replied what we use for calculations in the DEP permit is for 120 square feet per pole, when the pole is going in and then plus polls end, the areas where stored and seeded. CMP pass contractor people, inspectors, wetlands people making sure the contractors are in compliance with the rules and regulations.

Scott Strynar asked how many square feet total disturbance doing for this project.

Mr. Newell replied temporary wetland disturbance pole placement is a little over 0.11 acres, permanent alterations is 1.77 acres some of the permanent is converting from a forest wetland to an emergent wetland.

Barry Chase asked how far in the ground are those poles.

Mr. Newell replied it is 10 feet into the ground.

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Chairman Hoffman opened the hearing to the public at 7:30 p.m.

Brad Jones is concerned about the tree cutting and seeing only poles. I came tonight in hopes that when they mark the trees that he could be there so we could have the absolute minimum of cutting down there and help preserve the view.

Chairman Hoffman replied that our job here tonight at looking at this is granting a permit also is conditional use. One of the conditions could be that there is a strong coordination with abutting landowners, and that cut trees be marked.

Tracey Heald commented that she was concerned about where the poles would be.

Mr. Newell explained to Ms. Heald where the polls would be placed.

Scott Strynar asked if CMP proposal has been brought before the South Berwick Planning Board.

Mr. Newell replied no we have not. This is the first local process we have gone through

Scott Strynar asked have you submitted to the South Berwick Planning Board.

Scott Strynar suggested that you can go at the pole location and put a stake in the ground and float a balloon at 70-75 feet and see where it is and see the comes above the tree line, or see if the trees of taller. That is one option.

Scott Strynar asked is this right-of-way property CMP owns or is this, an easement.

Mr. Newell replied that for the most part it is a fee and easement.

Tracey Heald asked about the poles near her home.

Mr. Newell explained the pole changes on Tracey Heald property.

Barry Chase asked if there was any chance of moving the poles closer to the existing line, so that so many trees will not need to be cut.

Lee Blake answered that your outage time increases on the existing line and your opportunity in the future is that an additional line is needed. Then we will need to purchase an additional right-of-away.

Much discussion was had between CMP and the Planning Board.

Barry Chase moved to approve the Conditional Use Permit with conditions that all property line abutters are to be consulted and property line trees to be cut will be flagged, the property egress road surface will be repaired to town standards upon project completion, Mark Cahoon seconded a motion. Vote, 3-2

3. Preview Next Agenda:

4. Other Business:

5. Review previous minutes:

Mark Cahoon moved to accept the Planning Board Minutes of May 8, 2008 as corrected, Barry Chase seconded a motion. Vote, 5-0

6. Adjournment:

Mark Cahoon moved to adjourn at 8:15 p.m., Barry Chase seconded a motion. Vote, 5-0

Lawrence Huntley, CEO
Planning Coordinator

Respectively Submitted:
Anita Lambert, Stenographer

Chairman: R. Todd Hoffman
Julie Fernee
Dennis Hartigan
Shaun DeWolf
Barry Chase
Mark Cahoon
Scott Strynar

Copies:
Chairman R. Todd Hoffman
Julie Fernee
Dennis Hartigan
Shaun DeWolf
Barry Chase
Mark Cahoon
Scott Strynar
CEO
Town Manager
Selectmen
Janet Belmain
ZBA
File