



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-022

AMANDA E. BEAL
COMMISSIONER

JUDY C. EAST
EXECUTIVE DIRECTOR

April 15, 2020

Via E-mail Only

Jeremey Ouellette
Wolfden Mt. Chase, LLC.
1100 Russell St., Unit 5
Thunder Bay, Ontario P7B 5N2
Canada

Dear Mr. Ouellette;

The Land Use Planning Commission has reviewed the Development Zoning Proposal (Question 17) and the revised Project Description (Question 4) and B(3)(d) sections submitted by Wolfden Mt. Chase, LLC. on March 21, 2020 as part of Zoning Petition 779. The Commission's review focused on information needed to accept the petition for processing. There are several items in the revised Project Description and B(3)(d) sections requiring revision or clarification before the petition can be deemed complete for processing. These are:

- 1) *Estimate of the total cleared area.* Please clarify whether the total cleared area provided in the Project Description includes any necessary clearing for road improvements.
- 2) *Percent of the total parcel covered by impervious area.* The current calculation of 19% for the proposed lot coverage appears to reflect impervious area due to structures and lined facilities but not impervious area due to roadways, parking areas, laydown areas, and equipment storage. Note that the percentage of impervious area should be calculated based on the area of the entire parcel rather than the area proposed for rezoning. Please update the calculation in the project description.
- 3) *Width of roads and transmission corridor.* Please provide separately the final width(s) of improved roads (travel surfaces and shoulders) and the width of the transmission corridor.
- 4) *Location and square footage of the new substation.* For the new substation proposed, provide either the requested information on location and square footage or evidence that Emera will be responsible for locating, permitting, financing, and constructing the substation as a separate project. For large projects, such as wind and solar farms, project developers are typically responsible for new, project specific substations.
- 5) *Waste management, tailings disposal.* The last bullet under Operations/Production refers to backfilling tailings in the mine shaft. This bullet should be removed as backfilling of tailings is not allowed under Maine's Metallic Mineral Mining Act nor under the associated rules of the Maine Department of Environmental Protection.

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6) *Section B(3)(d)*. Section B(3)(d) has several references that are now out of date, including references to the size of the proposed D-PD, the height and size of the Tailings Management Facility, and the total developed area. Although the Commission can accept the petition for processing without receiving the other updated sections of the petition at this time, revised sections that are submitted need to be up-to-date to avoid confusion.

Additionally, the items below do not affect the determination of the petition as complete for processing, but you may wish to address them for clarity.

1) Consider changing all mentions of P-DP zones to the correct zone of D-PD (Development – Planned Development). The acronyms for the LUPC’s Protection Zones begin with ‘P.’

2) New language on page 4 of the revised Project Description (1st paragraph, lines 7-10) could be interpreted to mean that there are two steps in the tailings management process with the tailings being moved each time. However, the revisions to Section B(3)(d) include language describing a one step process (Tailings Treatment and Management Strategy, 2nd paragraph).

If you have any questions about this request for additional information, please feel free to contact me at 207-557-2535 or at stacie.r.beyer@maine.gov.

Sincerely,

A handwritten signature in black ink that reads "SR Beyer". The letters are cursive and somewhat stylized.

Stacie R. Beyer
Planning Manager