



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

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December 6, 2018

Via U.S. Mail and E-mail

Brooke Barnes
Stantec Consulting Services, Inc.
30 Park Drive
Topsham, ME 04086-1737

Dear Brooke:

The Land Use Planning Commission has begun its review of the Request for Certification for the Weaver Wind Project, substantially located in Osborn, T16 M.D., and T22 M.D.; and determined, as of November 09, 2018, that the Request is complete for processing. The Commission's Certification of Allowed Use was issued to the Department of Environmental Protection (DEP) on November 26, 2018. However, before the Commission can determine if the proposed development meets applicable land use standards established by the Commission that are not considered in the DEP's review, it will need additional information on the project.

Based on review of the submission dated October 31, 2018, the Commission will need the following additional information:

General Questions

1. What is the total number of laydown areas proposed in the unorganized territories (UT)?
2. The prior certification request for the Weaver Wind project proposed permanently clearing 39 acres of land. The current request is for 70 acres of permanent clearing. Please explain the difference. Does the current figure for clearing include the above ground 34.5 kV collector line, which wasn't included in the prior estimate?
3. The application materials indicate that office trailers will not be located in the UT; however, the plans for Laydown Areas 1 and 2 show office trailers as a possible use. Please clarify. Is it realistic to not allow temporary structures in laydown areas in the UT? If you are proposing temporary structures, please provide a worse-case estimate on the total number and maximum sizes proposed.
4. Please provide the width of the right-of-way clearing for the above ground collection line.
5. Please breakdown the project figures to provide the:
 - a. Miles of above ground 34.5 kV collector lines and miles of below ground 34.5 kV collector lines in each town/township, and
 - b. The miles of upgraded versus the miles of new roads in Osborn.

Dimensional Requirements

6. LUPC regulations have minimum frontage requirements for each water body on which the project parcel has frontage. Based on review of the plans submitted, frontage appears to be sufficient to meet the regulatory requirements. To verify for the record, please provide parcel boundary frontages for the following:
 - a. Spectacle Pond, East Branch of the Union River, Bog River, and Timber Brook in Osborn;
 - b. West Branch of the Narraguagus River and the Little Narraguagus River in T22 MD; and
 - c. Spring River, West Branch of the Narraguagus River, and Narraguagus Lake in T16 MD.
7. Road frontage is not the same as road access. Minimum road frontage is required on at least one road for each parcel. Road frontage, based on a plan review, appears to be met. Please verify by providing the length of road frontage on Route 9 in Osborn and T22 MD BPP, and the Bull Hill Road in T16 MD.
8. Please show the Stone Dam Road, turbine numbers, and permanent met tower numbers on Figure 31-3 to aid in the LUPC review of road setbacks. Also, on Figure 31-3;
 - a. Indicate the closest distance from a turbine to a body of standing water greater than 10 acres in size, showing the location and the distance. Based on the figure, it appears the closest turbine may be Turbine #5.
 - b. Is Turbine #17 the closest turbine to a river, stream, or brook? It looks like other turbines, such as Turbine #3, may be closer to streams.
 - c. Have the structure setbacks to streams been verified based by field data?
 - d. In the Figure 31-3 table, the reference for map label F indicates a met tower to road setback, shouldn't this read substation to road?
9. Any proposed temporary structures not on registered trailers will need to meet LUPC minimum setback requirements, including setbacks for roadways. How will this be addressed?

Traffic and Access

10. The application indicates, regarding parking, that the project will use the O&M building in Aurora. However, the plans for Laydown Areas 1 and 2 show parking as a possible use. Please clarify. Where will workers that need to be onsite during construction and routine maintenance park? Will there be sufficient space provided to ensure safe vehicle circulation in the area?
11. Will the temporary laydown areas have designated entrance and exit locations to manage traffic flow in to and out of the areas safely?
12. Will all laydown areas be actively revegetated at project completion?
13. Please confirm that vehicles will be able to exit the development without backing onto a roadway.
14. Describe all new and improved intersections proposed for the project and provide detailed information on angles and curb radii.

Lighting

15. Please clarify that the lock-up procedures for motion sensing lighting will apply at turbine sites as well as at the substation.

Please note that additional questions may arise during the Commission's continued review of the completed Certification Request for the Weaver Wind Project. If you have any questions about the agency's additional information request,

please feel free to contact me. I can be reached during normal business hours at telephone number 207-557-2535, or by e-mail 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
Chief Planner
Land Use Planning Commission

cc. Deron Lawrence, Longroad Energy (e-mail only)
Maria Eggett, Maine DEP (e-mail only)