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P. O. Box 179  
Windsor, Maine 04363

**TOWN OF WINDSOR**  
*Planning Board*

February 6, 2023

Central Maine Power  
83 Edison Drive  
Augusta, Maine 04336

To Whom It May Concern:

On January 9, 2023 and February 6, 2023, the Windsor Planning Board reviewed the Shoreland Zone Permit Application submitted by the Central Maine Power Company (CMP) regarding the "Section 80 Rebuild Project".

The Planning Board finds that the application meets all requirements and voted 5-0-0 to approve the permit under the conditions that CMP provide confirmation of receipt of the required Maine Department of Environmental Protection and Army Corps of Engineers permits, and approval by the Windsor Code Enforcement Officer of a Flood Hazard Development permit.

Carol Chavarie  
Carol Chavarie, Planning Board Chair

2-7-2023  
Date

Town of Windsor

P.O. Box 179, Windsor, ME 04363

Shoreland Zoning Permit Application

FOR OFFICE USE ONLY

Permit # \_\_\_\_\_

Issue Date: \_\_\_\_\_

Application Fee: 100.00

Estimated Construction Cost

\$ 67,344

Total Application Fee: 167.34

\$100.00 Application Fee plus \$1.00 per \$1,000.00 (Estimated cost of construction) up to a maximum of \$2,000.00 for a total maximum fee of \$2,100.00.

*Paid by Credit card  
1/10/23 (THP)*

**General Information** Please make entries in the appropriate boxes below.

<b>Applicant's Name</b> Central Maine Power	<b>Applicant's Address</b> 83 Edison Drive Augusta, ME 04336	<b>Applicant's Telephone</b> (207)-530-1284
<b>Property Owner's Name</b> Central Maine Power	<b>Owner's Address</b> Same as applicant	<b>Owner's Telephone</b> Same as applicant
<b>Contractor's Name</b> TBD	<b>Contractor's Address</b> TBD	<b>Contractor's Telephone</b> TBD
<b>Property Location/Address</b> The project area starts west of Coopers Mills Road in Windsor and extends southeasterly into Jefferson. The project is located entirely within an existing transmission line rights-of-way corridor.		<b>Tax Map/Page and Lot Number</b> Map R-1, Lots 77 and 83

Describe the property and proposed project, including all proposed construction (land clearing, road building, septic systems, wells, etc.). A property sketch is required on Page 3.

Central Maine Power Company (CMP) is planning to perform work on the Section 80 Transmission Line Rebuild Project (Project). The Project is a rebuild of an existing 115-kilovolt (kV) electric transmission line, approximately 21.7 miles long, that begins at the Cooper's Mills Substation and terminates at the Highland Substation crossing through the towns of Windsor, Jefferson, Washington, Waldoboro, and Warren, Maine. The rebuild will include the construction 20 new steel monopoles with an average height of 81 feet and the removal of the existing, wooden H-frame utility poles, insulators, conductor wires, and shield wire. No buildings will be required or constructed. Please see attached for additional project information and Shoreland Zoning Permit application materials.

<b>Proposed Use of Project when Completed</b> Electric Transmission Line Corridor	<b>Estimated Cost of Construction</b> \$67,344
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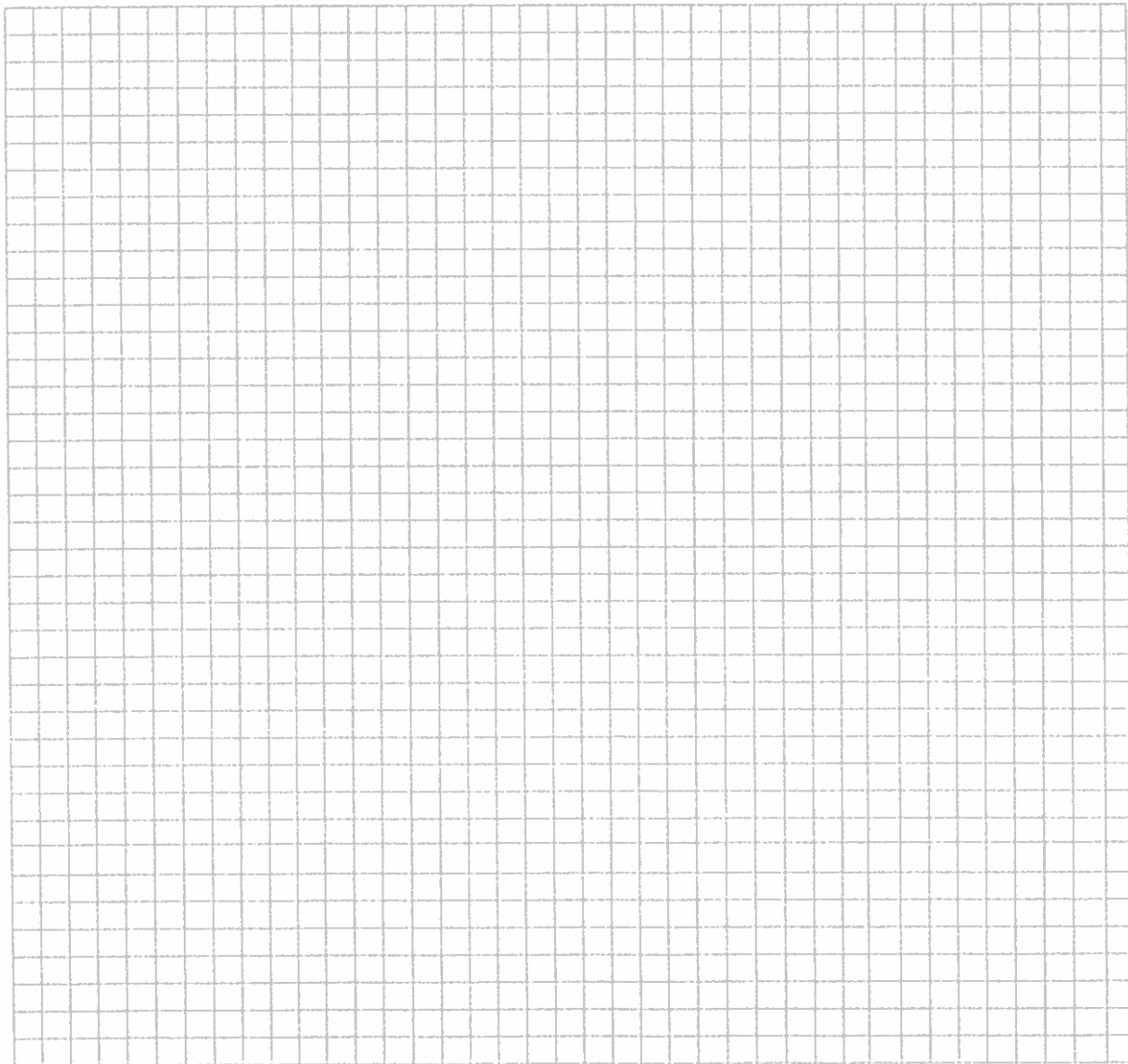
**Shoreland Property Information** Please make entries in the boxes below.

<p><b>Lot Area (square feet)</b> 1,933,263 square feet (44.38 total acres in Windsor)</p>	<p><b>Road Frontage (linear feet)</b> N/A – The existing transmission line rights-of-way crosses Coopers Mill Road, Wingood Road, Macmunn Lane, and Joslyn Road in Windsor.</p>
<p><b>Area of lot to be covered by non-vegetated surface (sq. ft.)</b> Zero</p>	<p><b>Elevation above 100-year flood (feet &amp; inches)</b> N/A</p>
<p><b>Frontage on Waterbody (linear feet)</b> 205 feet along the Sheepscoot River.</p>	<p><b>Height of Proposed Structure (feet &amp; inches)</b> N/A – No structures proposed</p>
<p><b>Existing Use of Property</b> Electric Transmission Line Corridor</p>	<p><b>Proposed Use of Property</b> Electric Transmission Line Corridor</p>
<p>If the proposed project involves the <u>expansion of an existing structure or portion of a structure</u> within the shoreland zone, provide the following information:</p>	
<p><b>A. Enter the number of Square feet of the portion of the structure which is less than the required setback as of 1/1/1989:</b> N/A – there are no existing structures and no structures are proposed</p> <p><b>B. Enter the number of Square feet of expansions of the portion of the structure which is less than the required setback from 1/1/1989 to present:</b> N/A – there are no existing structures and no structures are proposed</p> <p><b>C. Enter the number of Square feet of the proposed expansion of the portion of the structure which is less than required setback:</b> N/A – there are no existing structures and no structures are proposed</p> <p><b>D. Show the Percent increase of Square Feet of actual and proposed expansions of the portion of structure which is less than required setback since 1/1/1989:</b></p> <p style="text-align: center;"><math>\% \text{ increase} = [(B+C)/A] \times 100</math></p> <p>N/A – there are no existing structures and no structures are proposed</p>	<p><b>A. Enter the number of Cubic feet of the portion of the structure which is less than the required setback as of 1/1/1989:</b> N/A – there are no existing structures and no structures are proposed</p> <p><b>B. Enter the number of Cubic feet of expansions of the portion of the structure which is less than the required setback from 1/1/1989 to present:</b> N/A – there are no existing structures and no structures are proposed</p> <p><b>C. Enter the number of Cubic feet of the proposed expansion of the portion of the structure which is less than the required setback:</b> N/A – there are no existing structures and no structures are proposed</p> <p><b>D. Show the Percent increase of Cubic Feet of actual and proposed expansions of then portion of structure which is less than required setback since 1/1/1989:</b></p> <p style="text-align: center;"><math>\% \text{ increase} = [(B+C)/A] \times 100</math></p> <p>N/A – there are no existing structures and no structures are proposed</p>

**Site Plan Sketch**

Please include lot lines; area to be cleared of trees and other vegetation; the exact position of proposed structures (including decks, porches, and outbuildings) with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion. Use additional paper if necessary.

**See attached application documents and mapping which depict existing and proposed transmission line configurations.**



Scale: \_\_\_\_\_ = \_\_\_\_\_ ft.

Town of Windsor  
Shoreland Zoning Permit Application

Please draw a simple sketch showing the front or rear and side elevations of both the existing and proposed structures. Use additional paper if necessary.

**Front or Rear Elevation:**

See attached application documents and mapping which depict existing and proposed transmission line configurations.

**Side Elevation:**

See attached application documents and mapping which depict existing and proposed transmission line configurations.

**Additional Permits, Approvals, and/or Reviews**

Check the entries if these are required

Site plan, subdivision, or other Planning Board review/approval

Board of Appeals review/approval

Flood Hazard Development permit

Exterior Plumbing permit

Interior Plumbing Permit

DEP permit (Site Location, Natural Resources Protection Act)

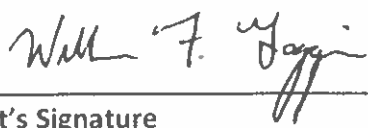
Army Corps of Engineers permit

**Others**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: Applicant is advised to consult with the Code Enforcement Officer and appropriate state and federal agencies to determine whether these and/or additional permits, approvals, and reviews are required.

I certify that all information given in this application is accurate. All proposed uses shall be in conformance with this application and the Town of Windsor's Shoreland Zoning Ordinance. I agree to further inspections by the code enforcement officer at reasonable hours.

  
\_\_\_\_\_  
Applicant's Signature

12-16-2022

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent's Signature (if applicable)

\_\_\_\_\_  
Date



Note: This checklist is intended to assist the CEO and/or Planning Board in tracking a Shoreland Zoning permit through the review process.

### Shoreland Zoning Permit Checklist

**Check off for all structures:**

- the submitted Shoreland Zoning permit is complete (pages 1 through 5);
- the appropriate fee has been paid;
- the lot area has been properly identified;
- the percent of lot covered by non-vegetated surfaces has been entered;
- the height of structure has been entered;
- the setback from high water mark has been shown;
- the setback from side and rear lot lines has been entered;
- NA the percent increase of expansions of the portion of the structure which is less than required setback has been calculated and a value entered;
- NA copies of interior and exterior plumbing permits have been attached;
- NA a copy of the deed has been attached;
- NA the elevation of lowest floor to 100-year flood elevation has been entered;
- Waiting for  copies of additional permit(s), as required, (see page 5 of application) have been attached.

**Activity is in:**

Resource Protection     Stream Protection     Limited Residential

Is the Proposed Project an allowable use in the district?  Yes     No

**Review is required by:**

CEO    NA LPI     Planning Board     Board of Appeals



## Planning Board Review Criteria

### From Windsor Shoreland Zoning Ordinance Section 16 D

After the submission of a complete application to the Planning Board, the Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:

- (1) Will maintain safe and healthful conditions;
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters;
- (3) Will adequately provide for the disposal of all wastewater;
- (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- (5) Will conserve shore cover and visual, as well as actual, points of access to inland waters;
- (6) Will protect archaeological and historic resources as designated in the comprehensive plan;
- (7) Will avoid problems associated with floodplain development and use; and
- (8) Is in conformance with the provisions of Section 15, Land Use Standards.

*Special exemptions exist. Review ordinance thoroughly.*