

City of Augusta

Conditional Use Application

Bureau of Planning, Department of Development Services

I. Applicant / Owner Information

Applicant Name:	Central Maine Power Company (CMP) - William Goggin		
Mailing Address:	83 Edison Drive, Augusta, Maine, 04330		
Phone Number:	207-629-2230	Email Address	wgoggin@cmpco.com
Authorized Agent:	N/A		
Mailing Address:			
Phone Number:		Email Address	
Property Owner Name:	Please See Attached Landowner List		
Mailing Address:			
Phone Number:		Email Address	

Which form of required "*evidence of standing*" is being submitted with this application?:

☐ Deed ☐ Signed Lease Contract ☐ Signed Purchase/Sale/Option Agreement

☐ Signed Written Agreement from Owner

II. General Project Information

Please attach a narrative answering the below listed questions about your project and address Site Plan Review Criteria for Conditional Uses (pages 4-6 of this application)

- (a) Description of development project you are proposing (e.g. expansion of existing mixed-use commercial building; new office building; expansion of manufacturing shifts; expansion of commercial parking/loading areas; different land use; etc.)
- (b) Size of any proposed building expansion (total sq.ft.)
- (c) Description of uses occurring on site currently and what is proposed (e.g. retail, warehouse, storage, manufacturing).
- (d) Hours of operation.
- (e) Number of employees on-site for your largest shift (or for unmanned sites, how often per month site is visited by vehicles).
- (f) Estimated number of vehicles entering your site on a daily basis (broken down by number and size of delivery vehicles and number of customer/visitor/employee vehicles).
- (g) Total square footage of impervious surface area existing on site today (total square footage of first floor of each building plus square footage of all parking areas). Total square footage of impervious surface area after proposed development occurs.

Project Location:	See Attached Landowner List	
	Street	Assessor Tax Map # + Lot #(s)
Project Name:	Section 1 Transmission Line Rebuild Project	

Lot Size: (acreage)	Lot Frontage: (feet)	Zoning District(s):
☐ Change of Use	☒ Expansion of Less Than 1,000 sf	☐ Expansion of 1,000 sf or More (Development Review App.)

III. Applicant Acknowledgments

Complete Application Required

This application is being submitted under the requirements of the Augusta Land Use Ordinance. As the applicant, I understand that this application must contain a complete submission of required materials by the application deadline date in order to be heard by the Planning Board. The deadline allows for adequate review by City Staff and the Planning Board; and as such, any applications that are not complete by the submission deadline date will not be placed on the Planning Board meeting agenda. To insure review by the Planning Board on the date desired, the applicant should submit materials at least 7 days ahead of the deadline so that staff can determine completeness of materials.

Drawings and/or Maps are Required

For formal submittals to the Planning Board (see drawing requirements attached to this application). Generally, drawings for projects with new buildings or additions less than 1,000 sq. ft. in floor area, (or) projects that do not involve changing the existing structure, can be done by hand, as long as they are drawn to-scale. Drawings are critical to the Planning Board and City staff in adequately understanding existing and proposed site conditions, as well as seeing the relationships between proposed structures and the projected impacts of parking, traffic, stormwater runoff, buffer areas, noise, etc. on abutters.

Site Access

As part of the project review process, City Staff and/or Planning Board Members may visit the project site. Signing this application authorizes site access.

Signature of Applicant / Agent: _____

Signature of Property Owner: Same

Today's Date: 08-15-2024

Checklist of Required Submission Materials	Included	Waiver	N/A
Paper Copy			
11 copies of the Application Packet	Y		
- Application Form(s)	Y		
- Project narratives	Y		
- Purchase & sale agreement, lease agreement, or deed	Y		
- Letter authorizing the agent to represent the applicant			X
2 copies of Stormwater Report			X
2 copies of Traffic Report (projects exceeding 35 vehicles/peak hour)			X
11 reduced-sized copies of the complete plan set	Y		
2 full-sized copies of the complete plan set	Y		
Payment			
Payment in full of \$250 application fee + \$250 legal ad and signage fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)			
Electronic Copy			
1 CD, USB thumb drive, or e-mailed submission including all application documents in Adobe PDF format	Y		

For Official Use:

☐ \$500 **Conditional Use** Fee Paid. Received By (Initials): _____ Date: _____

☐ \$ _____ **Abutter** Notification Fee Paid. Received By (Initials): _____ Date: _____

Section 1 Transmission Line Rebuild Project

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Project Description/Need

Central Maine Power Company (CMP) is proposing to rebuild an existing 34.5-kilovolt (kV) electric transmission line. The Section 1 Transmission Line Rebuild Project (Project) is approximately 9.6 miles and will require new structures, conductor lines, and insulators for its entirety. The Project will also require 0.58 miles of new right(s)-of-way (ROW) along the southern portion of the route (also known as the southern reroute). The southern reroute will parallel existing, cleared ROW to the north.

The Project is being implemented to bring the Section 1 transmission line, located in Augusta, Vassalboro, and Winslow, Maine, to current standards and improve reliability of the electric grid in this region. The transmission line was originally built in the 1930's, was rebuilt in the early 1980's, and had limited upgrades performed in 2012. To rebuild the existing Section 1 line, the existing poles will be cut at ground level, replacement poles will be placed as nearby to the original locations as feasible (within approximately 10-feet), and the new poles will be installed and strung with new conductor. There are 65 structures along the line that will be cut to ground level and abandoned in-place, of which there are 11 that are located within delineated wetlands.

Temporary construction matting will be utilized within wetland areas and at wetland crossings to reduce impacts associated with ground disturbance during project construction and site access. Project installation along the route will be performed within the existing, approximately 100-foot-wide ROW and the southern reroute will be performed within the new, cleared 100-foot ROW. Tree clearing and removal will be conducted in the winter or early spring and will be limited to the greatest practical extent. Occasional side trimming or removal of danger trees (trees that pose a threat to equipment if the tree were to fall into the ROW) will be performed where necessary to maintain proper clearances.

CMP has the right, title, and interest in the existing ROW, and has existing access to construct and maintain Section 1. The enclosed Shoreland Zoning maps depict the ROW, structure location, the Resource Protection Zone and Stream Protection Zone. The Project requires expansion of a non-conforming use and shoreland zoning approval by the Town of Augusta under Sections 300-314.7, 300-315.2, and 300-316.1 of the Augusta Zoning Ordinance. The Project is classified as a major municipal or public utilities and communication facilities. As depicted on the enclosed maps, the Project will have three (3) structures located within the resource protection zone (456, 457, and 458) and 11 structures within the southern reroute (552 through 562). All other stream protection zones will be aerially spanned.

Additional details regarding the Project include:

- The Project will minimize natural resources impacts by implementing temporary construction matting and best management practices, as defined by state and federal regulations. The Project is in the process of acquiring environmental permits from the

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Maine Department of Environmental Protection (MDEP) and U.S. Army Corps of Engineers (USACE). Cultural resource consultation is ongoing for compliance with Section 106 of the National Historic Preservation Act.

- The existing Augusta East Side Substation lies outside of the protection zones and will not be expanded.
- Construction will be performed using construction matting to minimize impacts to soil and water quality within environmentally sensitive areas. No new gravel access roads (temporary or permanent) are anticipated within the resource protection zone or stream protection zone as part of the Project.
- A limited amount of inert construction debris, including wooden poles, conductors, insulators, and steel hardware will be generated by the Project. All debris will be removed from the jobsite and disposed of in accordance with state-approved facilities.
- The Project will not result in increased stormwater runoff as the added impervious, permanently non-vegetated areas will be adjacent to existing impervious areas associated with structures and result in approximately 2.5 square feet of new impact for each new structure (this calculation is based on an average pole diameter of 21 inches).

Project Schedule

Construction of the Project is anticipated to start January 2025 with completion scheduled for December 2025.

Information Required in Written Project Narrative:

All land use activities within the RP boundaries must comply with RP District Requirements in Sections 300-404B, 300-405B and 300-603(E). Applicable standards are provided below with accompanying project information as a response to identify conformance with each standard.

Section 300-404B(1) Pollution.

Pollution. The proposed subdivision will not result in undue water or air pollution. In making this determination, consideration shall be given to:

- (a) The elevation of the land above sea level and its relation to the floodplains;*
- (b) The nature of soils and subsoils and their ability to adequately support waste disposal;*
- (c) The slope of the land and its effect on effluents;*
- (d) The availability of streams for disposal of effluents; and*
- (e) The applicable state and local health and water resource rules and regulations.*

Response:

The Project will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water. During construction, the Project will utilize erosion and sediment control devices and vegetative buffers to control stormwater. The Project will be revegetated to prevent soil erosion and to prevent a reduction in the land's capacity to hold water. CMP's Environmental Guidelines (attached) will be followed. After, construction the Project area will be restored to pre-existing conditions with no effect on stormwater.

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Section 300-404B(2) Sufficient water.

Sufficient water. The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision.

Response:

N/A. The Project calls for rebuilding public utility infrastructure and has no water use.

Section 300-404B(3) Municipal water supply.

Municipal water supply. The proposed subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used.

Response:

N/A. The Project calls for rebuilding public utility infrastructure and has no water use.

Section 300-404B(4) Soil erosion.

Soil erosion. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

Response:

The Project calls for rebuilding public utility infrastructure and will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water. During construction, the Project will utilize erosion and sediment control devices and vegetative buffers. The Project will be revegetated to prevent soil erosion and to prevent a reduction in the land's capacity to hold water. CMP's Environmental Guidelines (attached) will be followed.

Sections 300-404B(5) Highway or public road congestion

Highway or public road congestion. The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.

Response:

The Project calls for rebuilding public utility infrastructure and will not cause unreasonable road congestion or unsafe conditions on existing roadways. A temporary increase in traffic may occur while construction is occurring. Regulations relating to temporary access to the Project and impacts on traffic will be followed. After construction is complete, the Project will have no impact on current traffic conditions. No new roadways are proposed with development of the Project.

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Section 300-404B(6) Major developments, additional traffic movement.

For major developments, the developer has made adequate provision for traffic movement of all types into, out of or within the development area. The Board shall consider traffic movement both on site and off site. Before issuing a permit, the Board shall find that any traffic increase attributable to the proposed development will not result in unreasonable congestion or unsafe conditions on a road in the vicinity of the proposed development.

Response:

The Project will not cause unreasonable road congestion or unsafe conditions on existing roadways. A temporary increase in traffic will occur while construction is occurring. Regulations relating to temporary access to the Project and impacts on traffic will be followed. After construction is complete, the Project will have no impact on current traffic conditions. No new roadways are proposed with development of the Project.

Section 300-404B(7) Sewage waste disposal.

Sewage waste disposal. The proposed subdivision will provide adequate sewage waste disposal.

Response:

The Project calls for rebuilding public utility infrastructure and will not create sewage waste.

Section 300-404B(8) Municipal solid waste and sewage waste disposal.

Municipal solid waste and sewage waste disposal. The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste and sewage, if municipal services are to be utilized.

Response:

The Project calls for rebuilding public utility infrastructure and will not create solid nor sewage waste.

Section 300-404B(9) Aesthetic, cultural and natural values.

Aesthetic, cultural and natural values. The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Maine Department of Inland Fisheries and Wildlife or the City of Augusta, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

Response:

The Project calls for rebuilding public utility infrastructure and will have no impact on the current aesthetic, cultural or natural values within the project area. The Project occurs within locations where adverse environmental impacts are not present, nor would be anticipated to occur during structure removal or installation. It is anticipated that the replacement of structures will not cause adverse environmental impacts. The Project will consult with the Maine Historic Preservation Commission and perform pedestrian surveys prior to conducting soil disturbing activities.

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Section 300-404B(10) Conformity with City ordinances and plans.

Conformity with City ordinances and plans. The proposed subdivision conforms with a duly adopted subdivision regulation or ordinance, Comprehensive Plan, development, plan or land use plan.

Response:

The Project calls for rebuilding public utility infrastructure and does not have a subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan.

Section 300-404B(11) Financial and technical capacity.

Financial and technical capacity. The subdivider has adequate financial and technical ability to develop the project in a manner consistent with state and local performance, environmental and technical standards.

Response:

CMP has the financial and technical capacity to develop the Project in a manner consistent with state and local performance, environmental and technical standards. Please see attached CMP Financial Capacity Information statement.

Section 300-404B(12) Surface waters; outstanding river segments.

Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

(a) When lots in a subdivision have frontage on an outstanding river segment (Edward's Dam north to town line), the proposed subdivision plan must require each lot's principal structure to have a combined lot shore frontage and setback from the normal high-water mark of 500 feet.

[1] To avoid circumventing the intent of this provision, whenever a proposed subdivision adjoins a shoreland strip narrower than 250 feet which is not lotted, the proposed subdivision shall be reviewed as if lot lines extended to the shore.

[2] The frontage and setback provisions of this subsection do not apply either within areas zoned as general development or its equivalent under shoreland zoning, Title 38, M.R.S.A., Chapter 3, Subchapter 1, Article 2-B, or within areas designated by ordinance as densely developed. The determination of which areas are densely developed must be based on a finding that existing development met the definitional requirements of 30-A M.R.S.A. § 4401, Subsection 1, on September 23, 1983. (The section referenced includes the definition of "densely developed area" which is also included in this chapter.)

Response:

The Project calls for rebuilding public utility infrastructure and will have no effect on the quality of any water bodies. During construction, the Project will utilize erosion and sediment control devices and vegetative buffers. The Project will be revegetated to prevent soil erosion and to prevent a reduction in the land's capacity to hold water. The Project will also utilize matting to

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protect wetlands when work is required within or through a wetland. CMP's Environmental Guidelines (attached) will be followed.

Section 300-404B(13) Groundwater.

Groundwater. The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

Response:

The Project will have no effect on the quality or quantity of groundwater as the Project calls for rebuilding aboveground public utility infrastructure.

Section 300-404B(14) Flood areas.

Flood areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant, whether the subdivision, or any part of it, is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the one-hundred-year-flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plat approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the one-hundred-year-flood elevation.

Response:

The Project calls for rebuilding aboveground public utility infrastructure and has no habitable structures requiring elevation above flood elevation.

Section 300-404B(15) Freshwater wetlands.

Freshwater wetlands. All freshwater wetlands within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands. Any mapping of freshwater wetlands may be done with the help of the Kennebec County Soil and Water Conservation District.

Response:

The Project calls for rebuilding public utility infrastructure. Environmental surveys have been completed to identify wetlands, rivers, streams, brooks, and other waterbodies.

Section 300-404B(16) River, stream or brook.

River, stream or brook. Any river, stream or brook within or abutting the proposed subdivision has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S.A. § 480-B, Subsection 9 (also defined in this chapter).

Response:

The Project calls for rebuilding public utility infrastructure. Environmental surveys have been completed to identify wetlands, rivers, streams, brooks, and other waterbodies.

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Section 300-404B(17) Stormwater.

Stormwater. The proposed subdivision will provide for adequate stormwater management.

Response:

The Project calls for rebuilding public utility infrastructure and will control stormwater during construction with the use of erosion and sediment control devices and vegetative buffers. The Project will be revegetated to prevent soil erosion and to prevent a reduction in the land's capacity to hold water. CMP's Environmental Guidelines (attached) will be followed. After, construction the Project area will be restored to pre-existing conditions with no effect on stormwater.

Section 300-404B(18) Access to direct sunlight.

Access to direct sunlight. The Planning Board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development. The subdivider shall, on request of the Planning Board or staff, submit development plans which include either one or a combination of the following:

- (a) Restrictive covenants.*
- (b) Height restrictions.*
- (c) Increased setback requirements.*

Response:

The Project calls for rebuilding public utility infrastructure and will have no effect on future development of solar energy systems.

Section 300-404B(19) Title 38 M.R.S.A.

Title 38 M.R.S.A., as amended, § 484, Standards for development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations; Chapter 373, Financial Capacity Standard; Chapter 374, Traffic Movement Standard; Chapter 375, No Adverse Environmental Effect Standard; Chapter 376, Soil Types Standard; and Chapter 377, Review of Roads, shall apply to review of major developments.

Response:

The Project will comply with all state applicable permits. Applications to various state and federal agencies have been or will be submitted.

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Section 300-404B(20) Spaghetti lots prohibited.

Spaghetti lots prohibited. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in 38 M.R.S.A. § 480-B, none of the lots created within the subdivision have a lot depth to shore frontage ratio greater than five to one.

Response:

The Project calls for rebuilding public utility infrastructure and will not involve development of properties.

Section 300-404B(21) Outdoor lighting.

All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the property on which it is located.

Response:

The Project does not propose outdoor lighting.

Section 300-603E(1) Neighborhood compatibility.

Neighborhood compatibility. [The intent of this subsection is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood (within 500 feet if the property is in the Urban Growth Area Districts and within 1,000 feet if the property is in the Planned Development and/or Rural Districts).]

(a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:

[1] Land uses;

[2] Architectural design;

[3] Scale, bulk and building height;

[4] Identity and historical character;

[5] Disposition and orientation of buildings on the lot; and

[6] Visual integrity?

Response:

The Project calls for rebuilding existing aboveground utility infrastructure and is compatible with the current environment.

Section 300-603E(2) Compliance with plans and policies.

Plans and policies.

(a) (Reserved)

Response:

Not applicable.

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Section 300-603E(3) Traffic, flow and volume analysis.

Traffic pattern, flow and volume.

- (a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?
- (b) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.
- (c) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?
- (d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the City and provide adequate space suited to the loading and unloading of persons, materials and goods?

Response:

The Project will not cause unreasonable road congestion or unsafe conditions on existing roadways. A temporary increase in traffic may occur while construction is occurring. Regulations relating to temporary access to the Project and impacts on traffic will be followed. After construction is complete, the Project will have no impact on current traffic conditions. No new roadways are proposed with development of the Project.

Section 300-603E(4) Public facilities – utilities including stormwater.

Public facilities. Is the proposal served by utilities with adequate capacity or have arrangements been made for extension and augmentation of the following services:

- (a) Water supply (both domestic and fire flow);
- (b) Sanitary sewer/subsurface waste disposal system;
- (c) Electricity/telephone;
- (d) Storm drainage?

Response:

The Project calls for rebuilding public utility infrastructure and has no water use. The Project will not use a municipal water supply. The Project will have no effect on existing telephone systems. The Project is designed to improve electric reliability in the Project area. The Project will control stormwater during construction with the use of erosion and sediment control devices and vegetative buffers. The Project will be revegetated to prevent soil erosion and to prevent a reduction in the land's capacity to hold water. CMP's Environmental Guidelines (attached) will be followed. After, construction the Project area will be restored to pre-existing conditions with no effect on stormwater.

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Section 300-603E(5) Resource protection and the environment.

Resource protection and environment.

(a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over 15%), what special engineering precautions will be taken to overcome these limitations?

(b) Does the proposal conform to applicable local, state DEP and federal EPA air quality standards, including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?

(c) Does the proposal conform to applicable local, state DEP and federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?

(d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?

(e) Shoreland and Wetland Districts. Will the proposal:

[1] Maintain safe and healthful conditions;

[2] Not result in water pollution, erosion, or sedimentation to surface waters;

[3] Adequately provide for the disposal of all wastewater;

[4] Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;

[5] Conserve shore cover and visual as well as actual points of access to inland and coastal waters;

[6] Protect archeological and historic resources as designated in the 1988 Growth Management Plan;

[7] Avoid problems associated with floodplain development and use; and

[8] Conform with the provisions of § 300-528, Special standards applicable to shoreland areas?

Response:

The Project is an above ground utility. Its impacts to the environment during operation are limited as the permanent structures proposed are only the utility poles. Primary risk to the environment is during construction.

During construction, the Project will utilize erosion and sediment control devices and vegetative buffers. The Project will be revegetated to prevent soil erosion and to prevent a reduction in the land's capacity to hold water. CMP's Environmental Guidelines (attached) will be followed.

The Project will control stormwater during construction with the use of erosion and sediment control devices and vegetative buffers. The Project will be revegetated to prevent soil erosion and to prevent a reduction in the land's capacity to hold water. CMP's Environmental Guidelines

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(attached) will be followed. After, construction the Project area will be restored to pre-existing conditions with no effect on stormwater.

The Project will comply with all applicable federal and state permits. Applications to various federal and state agencies have been or will be submitted.

The Project proposes no sewage and any industrial waste created will be hauled off site to an appropriate disposal facility.

The Project will consult with the Maine Historic Preservation Commission and perform pedestrian surveys prior to conducting soil disturbing activities.

The Project will have no impact on floodplains.

The Project will confirm with the provisions of § 300-528 as applicable.

Section 300-603E(6) Performance standards.

Performance standards.

(a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this chapter?

(b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in Part 5, Performance Standards, of this chapter? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.

(c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.

(d) Is the exterior lighting, except for overhead streetlighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

(e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

(f) Are all the signs in the proposal in compliance with provisions of this chapter?

Response:

The Project complies with all applicable performance and dimensional standards. The Project does not generate noise that exceeds performance levels. The Project does not involve intense glare or heat. The Project proposes no exterior lighting. The Project does not propose parking areas, loading areas, trash containers, storage areas, walls, or fences. The Project does not propose any signs.

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Section 300-603E(7) Financial and technical ability.

Financial and technical ability.

- (a) Does the applicant have adequate technical ability to meet the terms of this chapter?
- (b) Does the applicant have adequate financial ability to construct the development in compliance with the terms of this chapter?

Response:

CMP has the financial and technical capacity to develop the Project in a manner consistent with state and local performance, environmental and technical standards. Please see attached CMP Financial Capacity Information statement.