

**Minutes
Town of Vassalboro
Planning Board Meeting
6:30 P.M. Vassalboro Town Office
Tuesday, September 3, 2024**

Members Present: Marianne Stevens, Doug Phillips, Virginia Brackett, Paul Mitnik

Others Present: Aaron Miller, Annalise Kukor, Deb Turcotte, Greg Thompson, Mike Benitas, Cathy Coyne, Mary Grow, TJ Annunziati

1. Call the Meeting to order – Chair Brackett called the meeting to order at 6:30 p.m.
2. Minutes: Review and approve the minutes of August 6, 2024 – D. Phillips motioned to approve the minutes, seconded by M. Stevens; 4-0.
3. Revision Energy Site Plan Pre-Application Ground Mount Solar Array Map 07, Lot 4 – A. Kukor explained the solar array layout presented before the board is the same layout that was reviewed earlier in February. G. Brackett noted that the proposed array has been moved 150-feet from the property lines and wetlands have been delineated. She asked if there were any substantial changes.

Kukor said the road has moved slightly and there is a possibility at the next meeting the ownership of the project will change. She said that Revision energy has created a lease option from the landowners and Revision will be constructed and maintain the project.

Kukor will return to the Oct. 1 Planning Board meeting to discuss site review.

4. Central Maine Power Transmission Line Rebuild Project Shoreland Zone Application – CMP is proposing to rebuild an existing 34.5-kilovolt (kV) electric transmission line. The Section 1 Transmission Line Rebuild Project is approximately 20 miles and is located in Augusta, Vassalboro, and Winslow, Maine. Approximately 10 miles of the line is located in Vassalboro.

The Project consists of replacing the existing transmission line by installing new utility poles approximately 10 feet from those existing, and then installing new conductor lines, insulators, and grounding equipment. The Project is being implemented to bring the Section 1 transmission line 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 332 poles along the existing line in Vassalboro that will be cut to ground level and abandoned in-place. Twenty-three of the existing poles are located in Resource Protection (RP) Districts and 92 are located in Limited Residential (LR) Districts.

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 ROW.

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 (RP) and Limited Residential (LR) Districts.

The Project requires shoreland zoning approval by the Town of Vassalboro under Section 16.B of the Shoreland Zoning Ordinance. The Project is classified as an Essential Service under the Ordinance. As depicted on the enclosed maps, the Project will replace 23 poles located within the Resource Protection Zone and 92 poles within Limited Residential Zone.

P. Mitnik asked how much clearing will be done. Environmental Project Manager M. Benitas said that there is not much clearing that must be done in this section. P. Mitnik said that if trees are removed, shrubs should be planted so that they don't grow tall. D. Turcotte explained that any trees that are cut will be removed, not left behind. She added that there was a typo in the proposal that reported the ROW is 100-feet, as there are some areas that do not have that much ROW. She said CMP is working with people and looking into those particulars.

P. Mitnik motioned to approve the application, seconded by D. Phillips; 4-0.

5. Discussion – No other discussion.

6. Other – No other business.

7. Adjourn – P. Mitnik motioned to adjourn, seconded by M. Stevens; 4-0.