



Stantec Consulting Services Inc.
30 Park Drive, Topsham, Maine 04086

February 4, 2019
File: 195601223

Stacie R. Beyer
Chief Planner
Land Use Planning Commission
22 State House Station
Augusta, ME 04333

Reference: Response to Information Requested December 6, 2018

Dear Stacie,

On behalf of Weaver Wind LLC (Weaver), please see the enclosed for additional information requested by the Land Use Planning Commission (LUPC) in its review of the Request for Certification for the Weaver Wind Project.

Please let us know if you would like to discuss, or if you need further details.

Regards,

A handwritten signature in blue ink that reads "Brooke Barnes".

Brooke Barnes
Project Manager
Phone: 207 406 5461
brooke.barnes@stantec.com

Attachment: Exhibit A: Question 8 - Revised Figure 31-3 Dimensional Requirements
Exhibit B: Question 14 - Intersection Dimensions

Reference: Response to Information Requested December 6, 2018

General Questions

1. *What is the total number of laydown areas proposed in the unorganized territories (UT)?*

Weaver Response: There are 9 laydown areas proposed in UT, all are in Osborn. Two are existing gravel pits and potential office trailer areas during construction (Design Sheet 3). The others are spread throughout the project (Sheet 11, near T20; Sheet 12, near T22; Sheet 15, near T 25; Sheet 18, near T19; Sheet 19, near T17; Sheet 22, T16; Sheet 24, near T04). These laydown areas are used primarily for topsoil storage for use in restoration and component storage during construction and erection of turbines. All uses are temporary, during construction, and the laydown areas will be allowed to revegetate after construction.

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?*

Weaver Response: Confirmed. The current layout includes clearing associated with the aboveground collector line, which was not included in the prior layout.

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.*

Weaver Response: The text is incorrect. As note on the plans, office trailers are proposed for either Laydown Areas 1 or 2, the selection to be made by the contractor at the time of construction. The office trailer site will consist of 4 to 5 trailers (12' x 60'), 1 to 2 trailers (24' x 60'), and multiple storage boxes.

4. *Please provide the width of the right-of-way clearing for the above ground collection line.*

Weaver Response: The total ROW clearing is 75 feet (37.5' either side of the 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.*

Weaver Response: The total distance of collector line in LUPC jurisdiction is provided in Table 1. There are approximately 3.7 miles of new roads and 4.1 miles of upgraded existing roads within Osborn. This includes the designed portion of improvements including all the individual segments along Stone Dam Road. There may be additional minor roadway improvements along Spec Pond Road and Stone Dam Road.

Reference: Response to Information Requested December 6, 2018

	Feet Underground	Feet Overhead
T16 MD	13,236	0
Osborn	95,028	8,433
T22 MD	3,000	1,000
Total	111,264	9,433

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.

Weaver Response: The dimensional standards of Chapter 10.26 apply to all “lots on which structural development is proposed unless otherwise provided by Section 10.26,G” The project area, however, does not constitute a separate lot to which the dimensional standards, including minimum shore frontage and road frontage apply. The water body frontage for the **existing parcels** on which project structures will be located is provided in Table 2, and the road frontage for those same parcels is provided in response 7 below. The project will occupy only a portion of these existing parcels. For example, only a limited distance of underground collector line is located in T22 MD BPP and the final collector line easement will not have frontage on any of the water bodies identified in Table 2 below.

The requested water body frontage for the parcels with project structures located within LUPC jurisdiction is provided in Table 2. We have also included Hazlam Pond, because it is the smallest waterbody for Map 1 Lot 6 in Osborn.

Reference: Response to Information Requested December 6, 2018

Table 2. Frontage on Water Bodies for Parcels with Project Structures in LUPC Jurisdiction					
Water Body	Osborn			T16 MD	T22 MD
	Map 1 Lot 6 (Ursa Major, LLC)	Map 1 Lot 2 (Tree Top Manufacturing, Inc.)	Map 1 Lot 3 (Tree Top Manufacturing, Inc.)	(Remaining land of Lakeville Shores, Inc.*)	Plan 1 Lot 1 (Ursa Major LLC)
Spectacle Pond	5.7 mi	3.8 mi	1.2 mi		
East Branch Union River	2.7 mi				
Bog River	1.5 mi	1.5 mi			
Timber brook	1.2 mi				
Hazlam Pond	1997 ft				
Little Narraguagus River					app. 2.0 mi
West Branch of Narraguagus River					app 3.2 mi
Spring River					
Narraguagus Lake					
NOTE: Dark gray shading indicates parcel does not have any frontage on that water body. *Lakeville Shores previous Map1, Lot 1 ownership (most of T16) was reduced to 2828 acres, which includes the Weaver easement area. The Map and Lot number for this reduced parcel is unknown. The parcel does not have frontage on any water bodies with shoreline frontage requirements under 04-061 CMR 10.26, B.					

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.

Weaver Response: The road frontage on Route 9 for Map 1 Lot 6 (Ursa Major LLC) in Osborn is 1.7 miles. The road frontage on Bull Hill Road, which intersects the remaining land of Lakeville Shores in T16 MD, is 2.2 miles. The road frontage on Route 9 for Plan 1 Lot 1 (Ursa Major LLC) in T 22 MD is approximately 3.3 miles.

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?

Weaver Response: Figure 31-3 has been revised (Exhibit A) to show Stone Dam Road, turbine numbers, and permanent met tower numbers. In addition, for a) a note has been added to indicate the closest turbine to water bodies and flowing water. Our review was based on the National Hydrological Dataset, specifically the flowpath dataset which is current as of 2015 and includes mapped features from 2011-2015. For b), we recognize that LUPC has a mapped P-SL2 district in the vicinity of Turbine 3; however, no stream was

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identified within our delineation limits of 500' from this turbine. For c), no streams were delineated within 500' of any turbine. Any streams beyond 500' were not field verified. For d) the table has been revised to reflect the correct setback.

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?

Weaver Response: Office trailers will meet the recommended setbacks. CONEX storage boxes will be scattered across the site, with 2-3 boxes per turbines and may not meet the road setbacks. These boxes are not fixed to the ground, are temporary, and on site only during turbine construction.

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?

Weaver Response: Construction crew parking will be at the office trailer site. Some vehicles may also park at specific locations during construction; there will be sufficient space provided for vehicle circulation.

11. Will the temporary laydown areas have designated entrance and exit locations to manage traffic flow in to and out of the areas safely?

Weaver Response: Yes, entrance and exit locations will be designated.

12. Will all laydown areas be actively revegetated at project completion?

Weaver Response: It is anticipated that all laydown areas, other than existing non-vegetated areas (i.e. gravel pits) will be stabilized, using mulch & seeding and/or ECM, and allowed to naturally revegetate. Gravel pit areas used will not be stabilized or revegetated as they were gravel pits prior to project use.

13. Please confirm that vehicles will be able to exit the development without backing onto a roadway.

Weaver Response: Confirmed. Access will allow for exiting without backing onto roadway.

14. Describe all new and improved intersections proposed for the project and provide detailed information on angles and curb radii.

Weaver Response: Detailed information on angles and curb radii for the intersections proposed for the project in LUPC jurisdiction are provided in Exhibit B.

Lighting

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

Reference: Response to Information Requested December 6, 2018

Weaver Response: Confirmed. The same lock-up procedures will apply.

Addendum

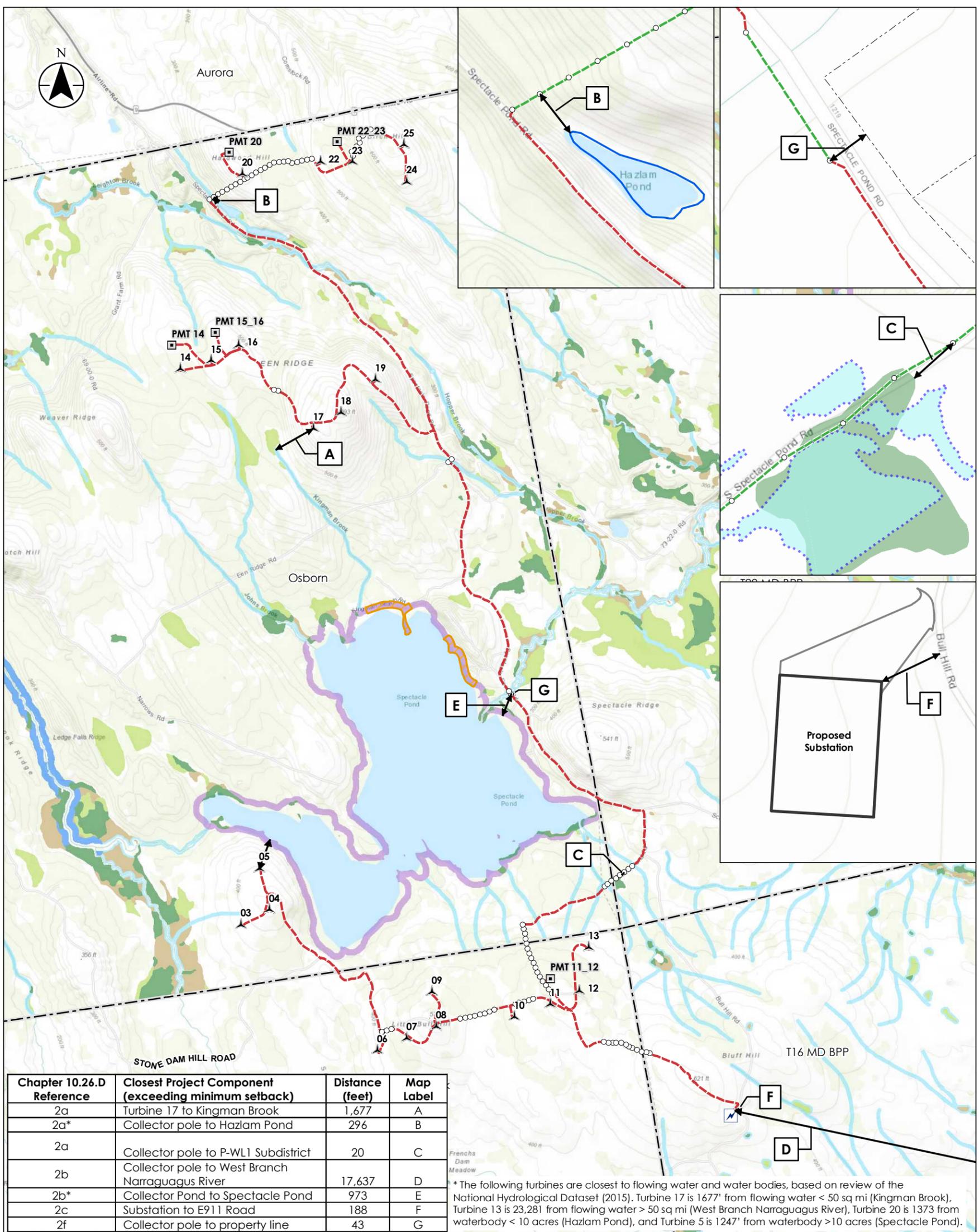
Weaver Comment: In preparation of our response to LUPC's comments, we noticed that Section 31 of the MDEP application included the wrong acreage information for Osborn and T16. In this paragraph of Section 31.6.2, the description of parcels located in Osborn and T16 has been corrected below. This paragraph replaces the same paragraph in the application.

- *Minimum Lot Size:* The minimum lot size for commercial or industrial development involving one or more buildings is 40,000 square feet (04-061 CMR 10.26,A,2). While the Project does not include development of any buildings within LUPC jurisdiction, the Project is proposed on lots that exceed the required minimum lot size for commercial or industrial development. The parcels owned by Ursa Major, LLC in Osborn (Map 1, Lot 6) and in T22 MD (~~Map Plan 1, Lot 1~~) that are subject to the Wind Energy Easement Agreement with the Applicant include most of the Town of Osborn and T22 MD. Similarly, the parcel remaining land owned by Lakeville Shores, Inc. in T16 MD (~~Map 1, Lot 1~~) that is subject to the Easement Agreement for collector lines and facilities with Weaver Wind, LLC is approximately 2828 acres ~~includes the majority of T16 MD~~. The Tree Top Manufacturing, Inc. parcels located in Osborn (~~Map 1, Lots 2 and 3~~) and Eastbrook (~~Map 18, Lot 15~~) that are subject to the Land Lease Agreement to the Applicant total approximately 3,178 acres with project structures that are subject to the Land Lease Agreement with the Applicant total approximately 1,502 acres (Map 1, Lot 2, 1001 acres; Map 1, Lot 3, 114 acres; Map 1 Lot 3, 180 acres, Map 1, Lot 3, 207 acres).

Exhibit A

Revised Figure 31-3 (Comment 8)

VA:1956\active\195601223\03_data\gis\mxd\Permit2018\01223_31-3_DimensionalReq.mxd Revised: 2019-01-02 By: khward



- Legend**
- Turbine Layout
 - MET Tower
 - Collector Pole
 - Substation
 - Access Road
 - Town Boundary
 - Delineated Wetland
- LUPC Development and Protection Subdistricts**
- D-RS: Residential
 - P-GP: Great Pond
 - P-SL1: Shoreland - 250'
 - P-SL2: Shoreland - 75'
 - P-WL1: Wetlands of Special Significance
 - P-WL2: Scrub-shrub Wetlands
 - P-WL3: Forested Wetlands



Project Location: Hancock County, Maine
 Prepared by GAC on 2018-09-21
 Reviewed by JYP on 2018-09-24
 Revised by KWH on 2019-01-02

Client/Project: Weaver Wind Project
 Longroad Energy Partners LLC

Figure No. 31-3

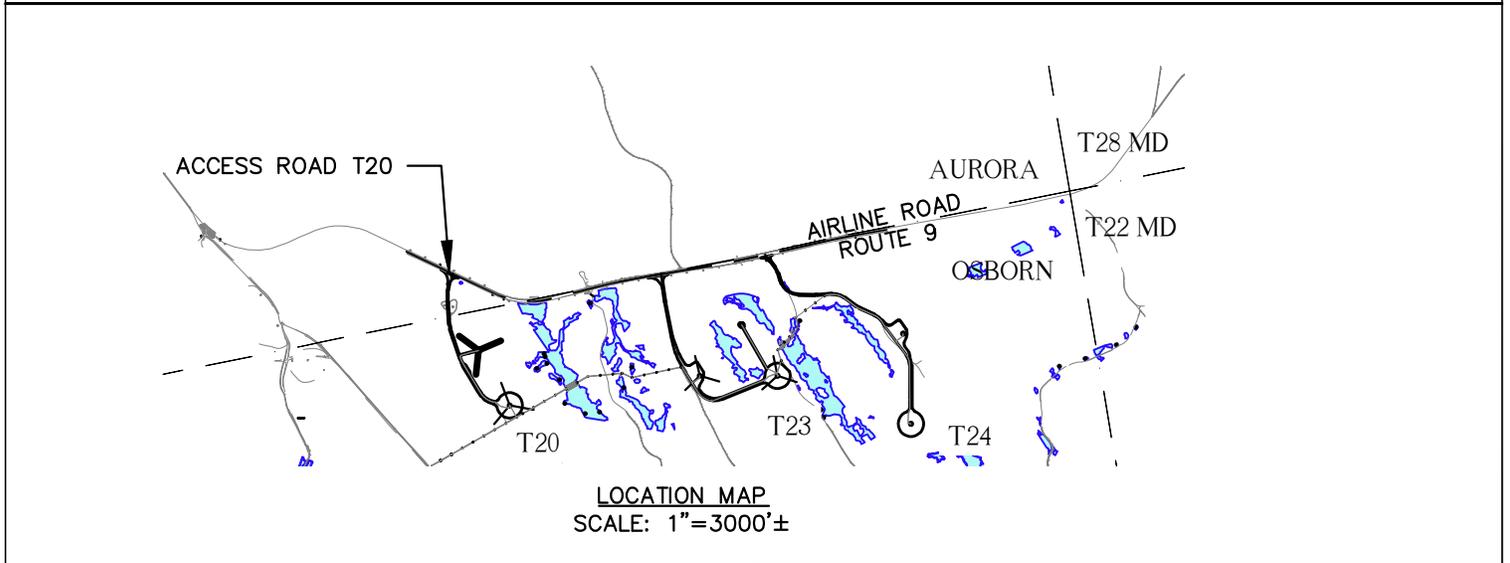
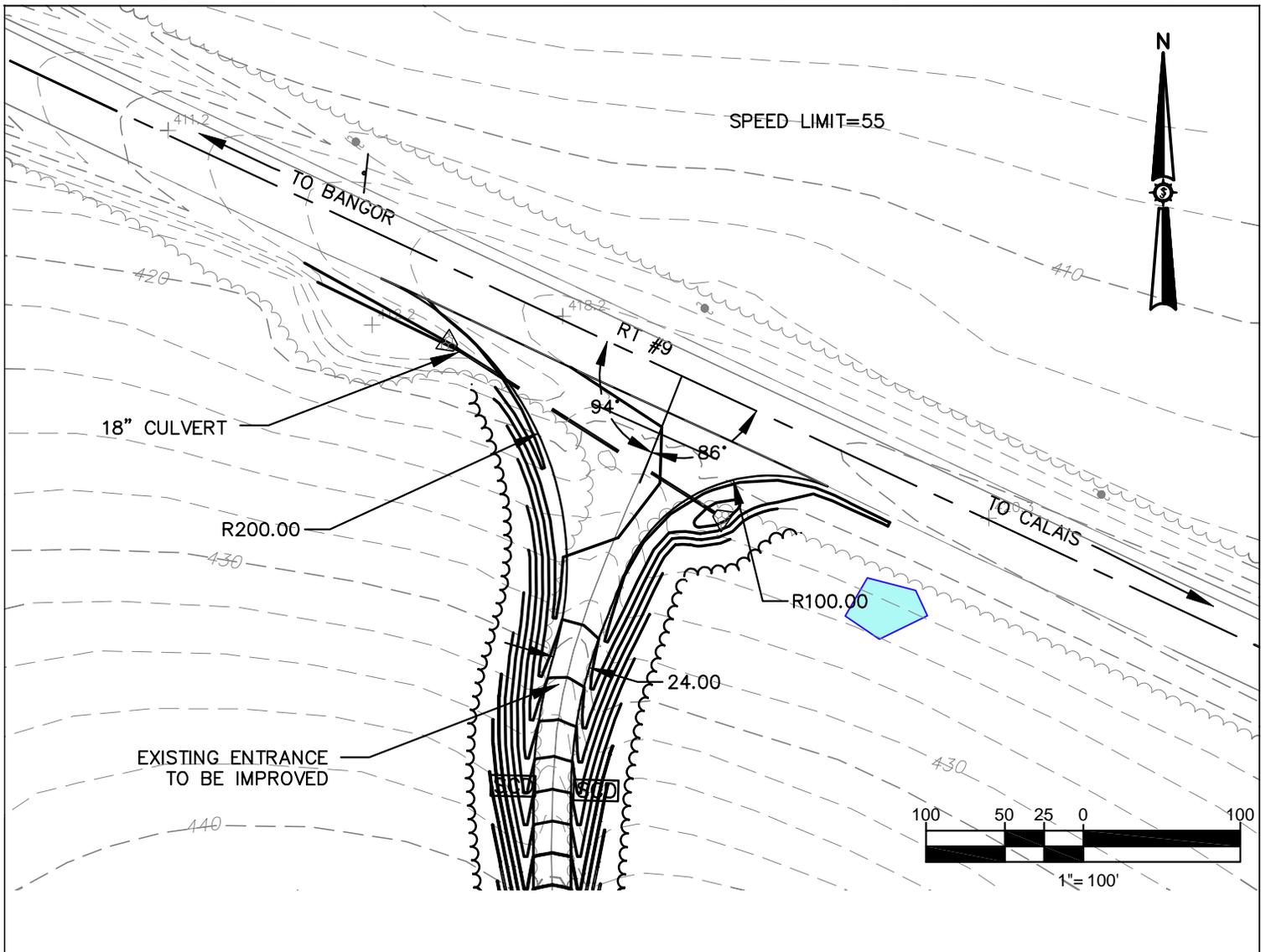
Title: Dimensional Requirements

Notes
 1. Coordinate System: NAD 1983 UTM Zone 19N
 2. Base map: ESRI World Topographic Map

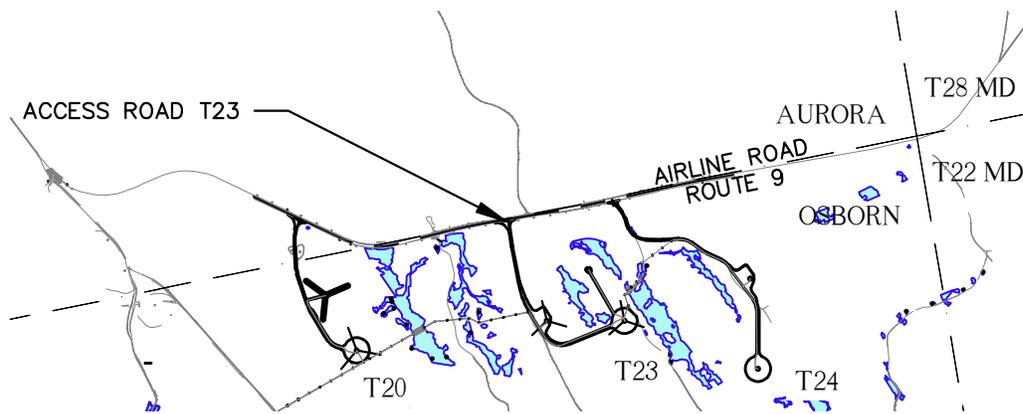
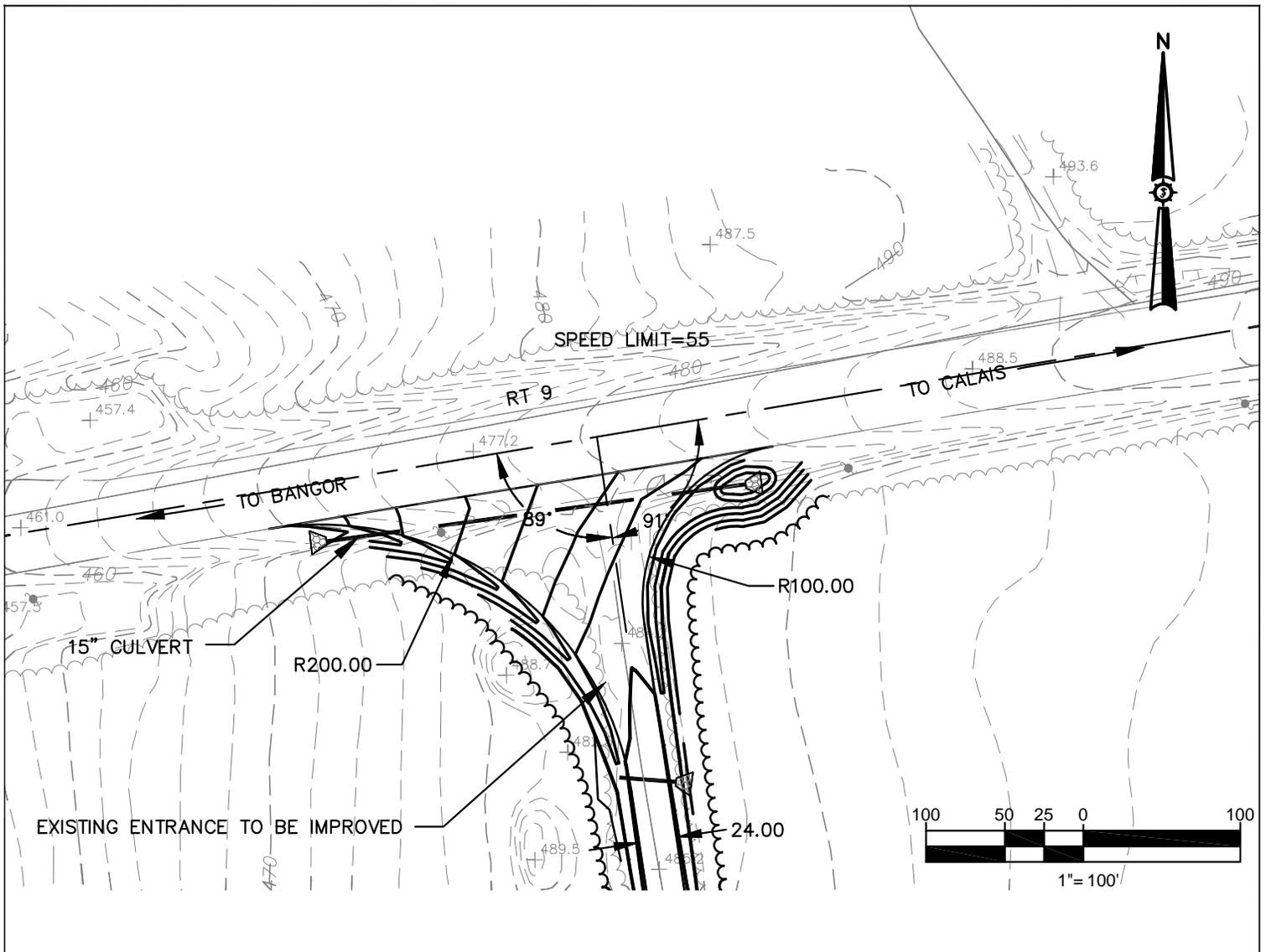
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Exhibit B

Intersection Details (Comment 14)



Project No. 84176E		WEAVER WIND PROJECT			
Engineer		WEAVER WIND, LLC			
 SEWALL AN INTEGRATED TEAM OF GEOSPATIAL, ENGINEERING, SURVEYING AND NATURAL RESOURCE CONSULTANTS JAMES W. SEWALL COMPANY / Since 1880 SEWALL.COM 800 648 4202		129 MIDDLE STREET PORTLAND, ME			
		Project Location	Date	Drawn by	Checked by
		AURORA OSBORN EASTBROOK	01/09/2019	MT	JAO
		Drawing Description	Scale:		AS NOTED
		ROUTE 9 & T20			
		EXHIBIT #2			
		<small>DRAWING FILE NAME</small>			



LOCATION MAP
SCALE: 1" = 3000' ±

Project No.

84176E

Engineer



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RESOURCE CONSULTANTS

**WEAVER WIND PROJECT
WEAVER WIND, LLC**

129 MIDDLE STREET

PORTLAND, ME

Project Location

Date

Drawn by

Checked by

AURORA OSBORN EASTBROOK

01/09/2019

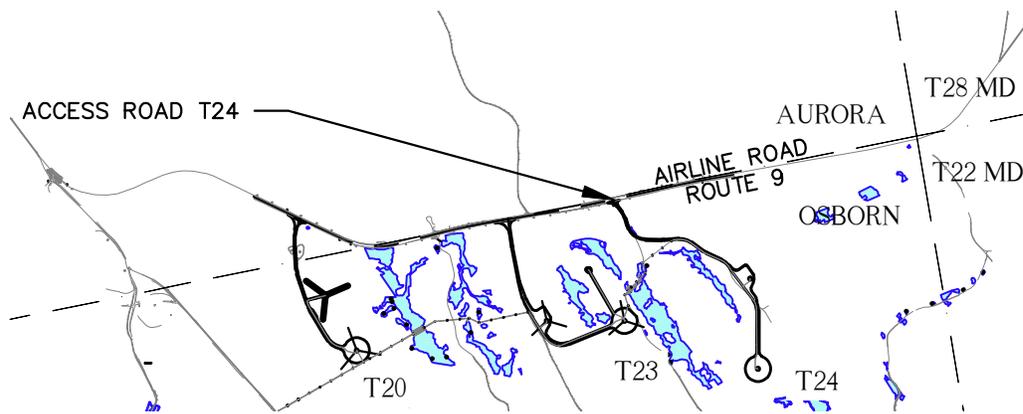
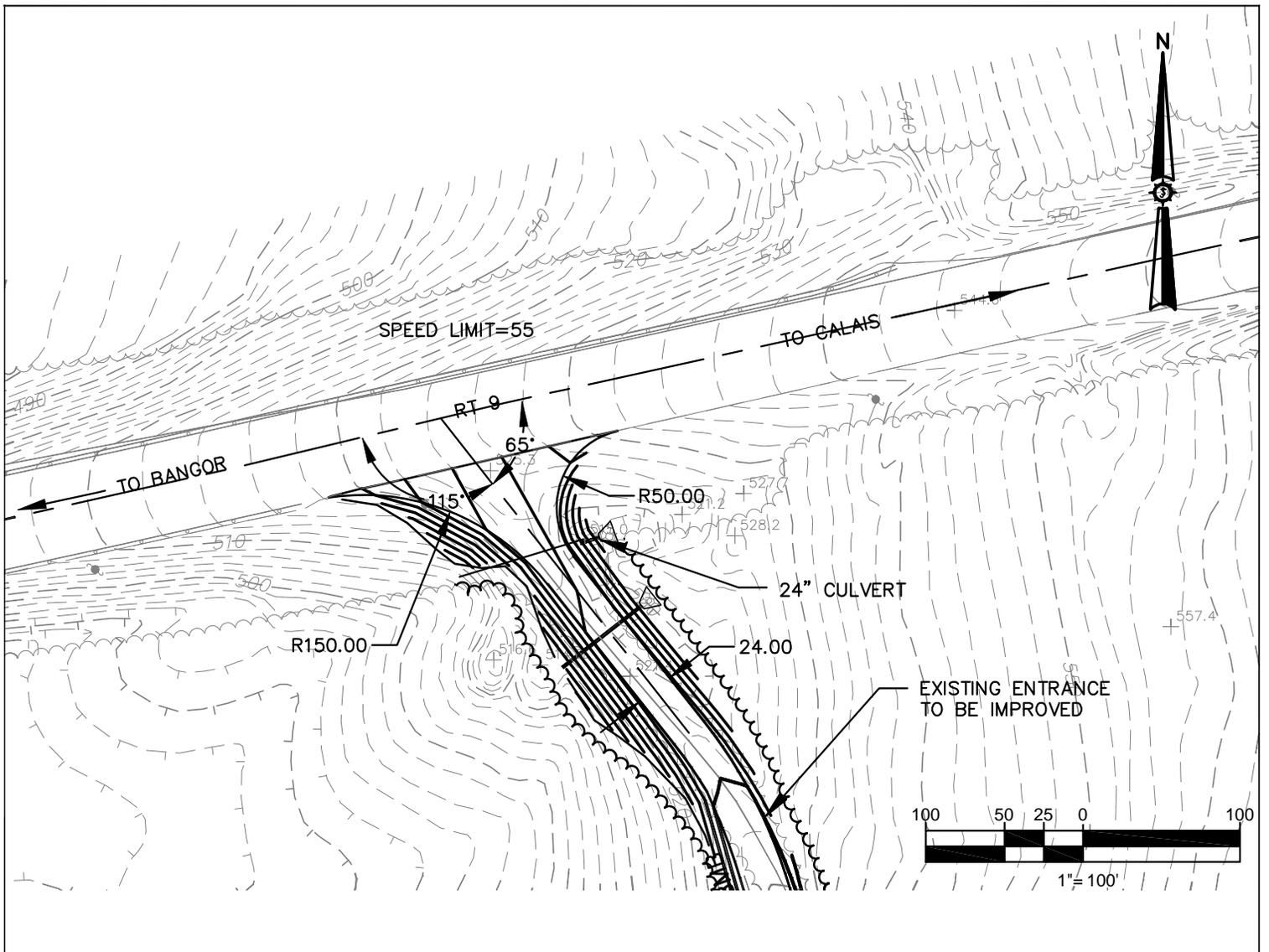
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JAO

Drawing Description

Scale: AS NOTED

**ROUTE 9 & T23
EXHIBIT #3**



LOCATION MAP
SCALE: 1"=3000'±

Project No.

84176E

Engineer



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**WEAVER WIND PROJECT
WEAVER WIND, LLC**

129 MIDDLE STREET

PORTLAND, ME

Project Location

Date

Drawn by

Checked by

AURORA OSBORN EASTBROOK

01/19/2019

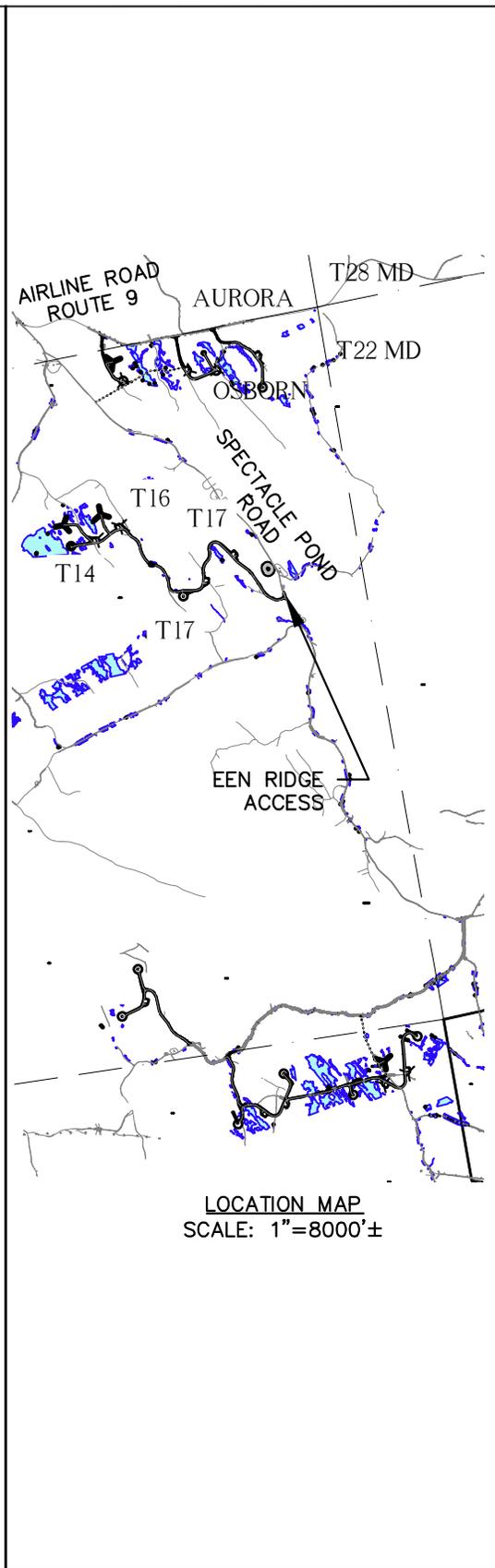
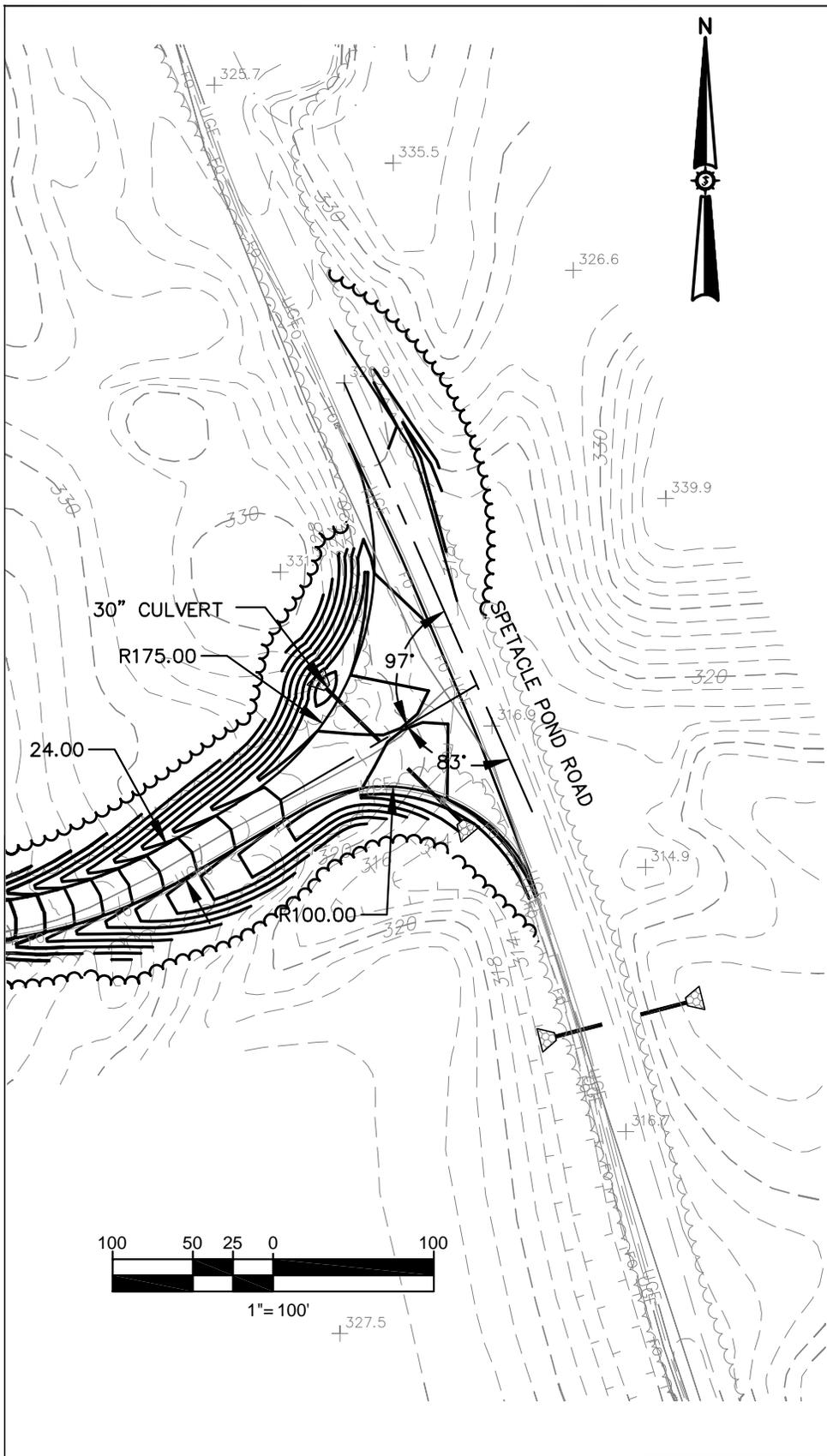
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JAO

Drawing Description

Scale: AS NOTED

**ROUTE 9 & T24
EXHIBIT #4**



LOCATION MAP
SCALE: 1"=8000'±

Project No.

84176E

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**WEAVER WIND PROJECT
WEAVER WIND, LLC**

129 MIDDLE STREET

PORTLAND, ME

Project Location

Date

Drawn by

Checked by

AURORA OSBORN EASTBROOK

01/09/2019

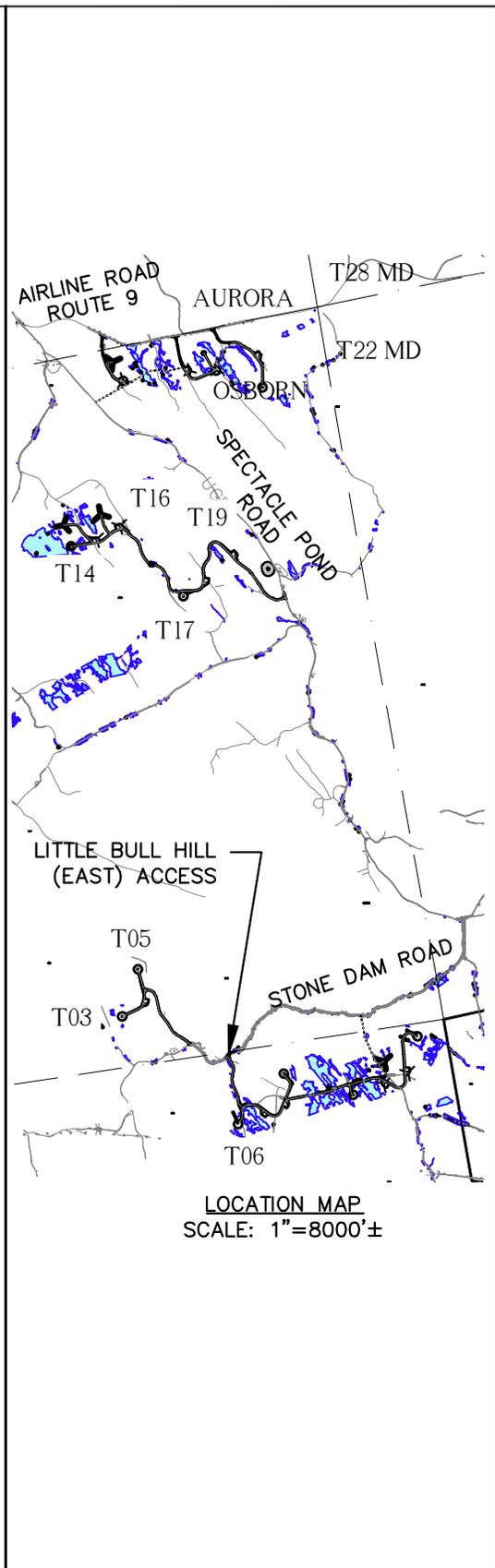
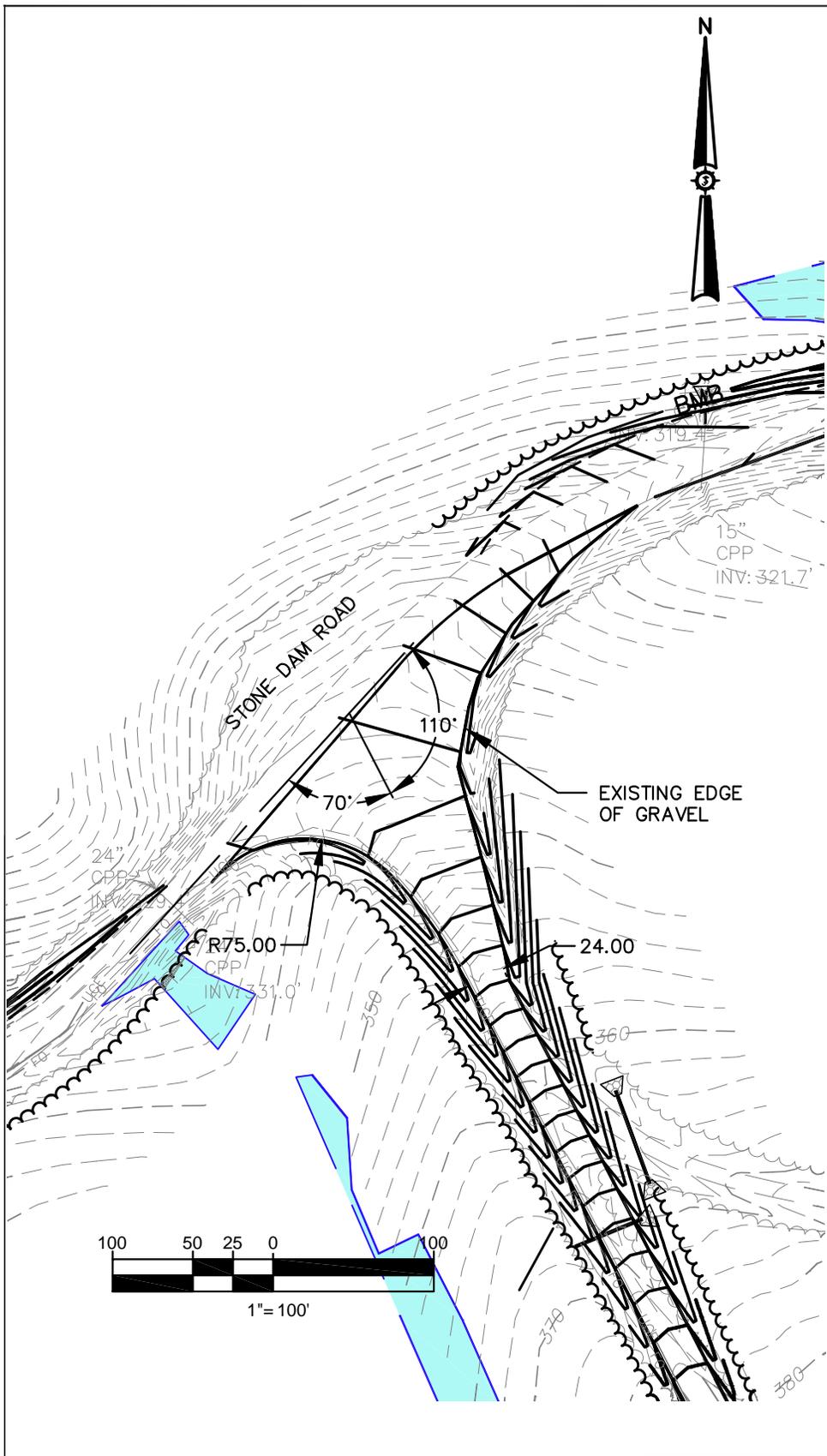
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JAO

Drawing Description

Scale: AS NOTED

**SPECTACLE POND ROAD & EEN RIDGE ACCESS
EXHIBIT #5**



Project No. **84176E**

Engineer



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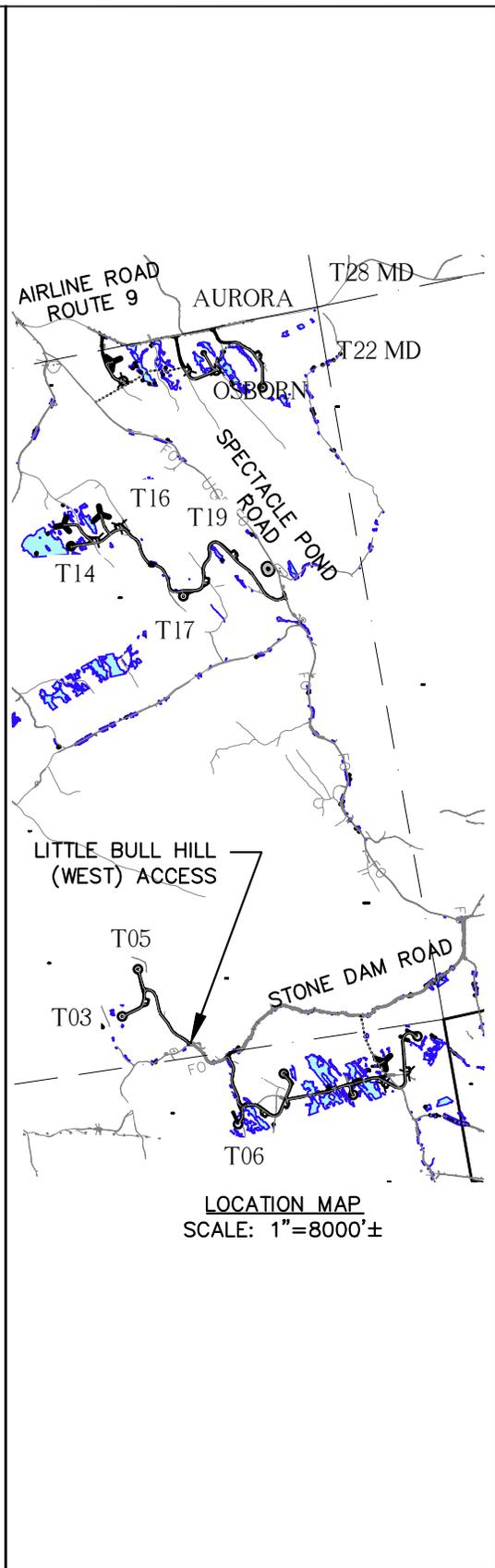
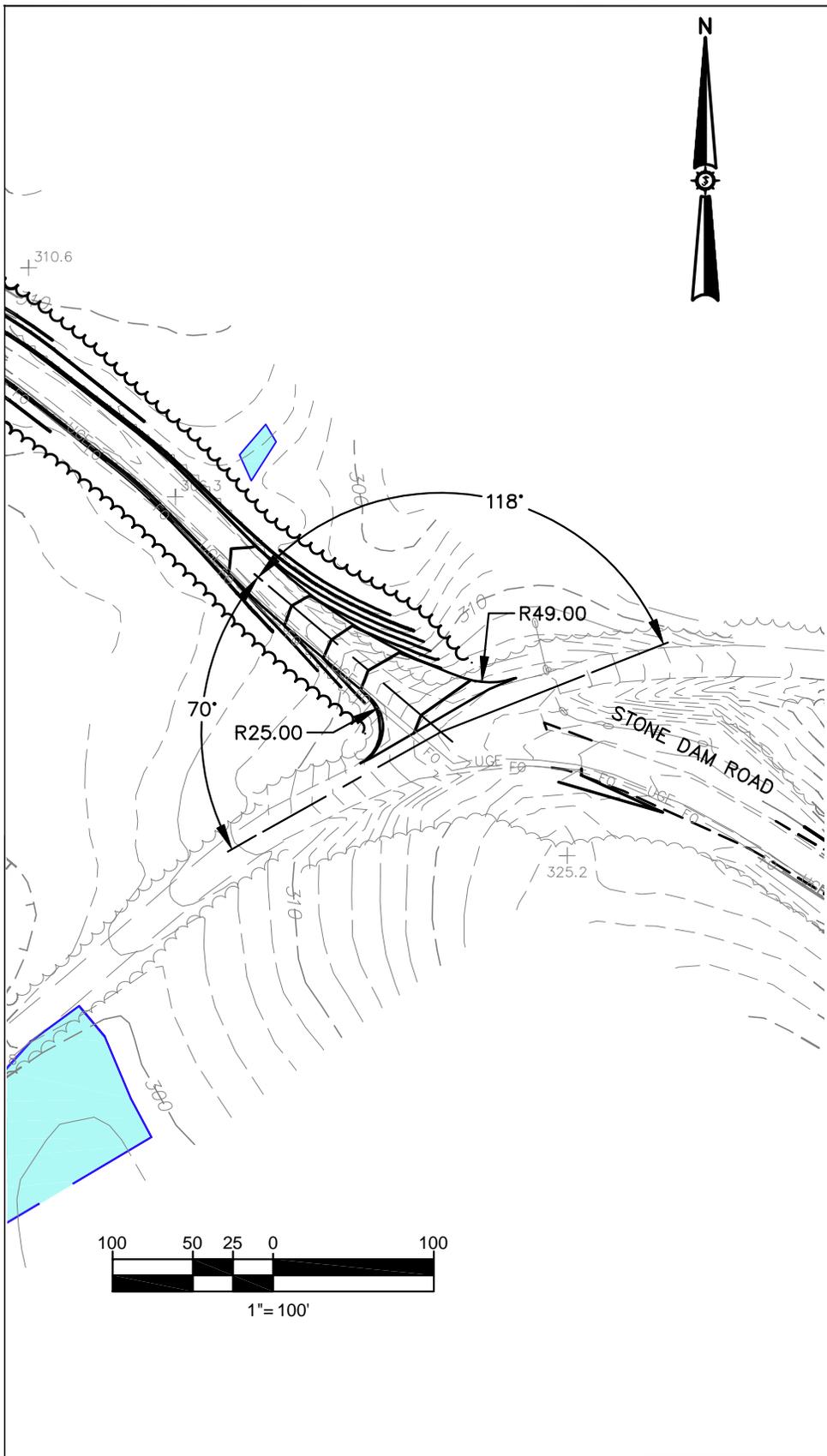
WEAVER WIND PROJECT
WEAVER WIND, LLC

129 MIDDLE STREET PORTLAND, ME

Project Location	Date	Drawn by	Checked by
AURORA OSBORN EASTBROOK	01/09/2019	MT	JAO

Drawing Description **STONE DAM ROAD & T06**
EXHIBIT #7

Scale: AS NOTED



Project No. **84176E**

Engineer



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WEAVER WIND PROJECT		WEAVER WIND, LLC	
129 MIDDLE STREET		PORTLAND, ME	
Project Location	Date	Drawn by	Checked by
AURORA OSBORN EASTBROOK	01/09/2019	MT	JAO
Drawing Description	Scale: AS NOTED		
STONE DAM ROAD & LITTLE BULL HILL (WEST)			
EXHIBIT #8			