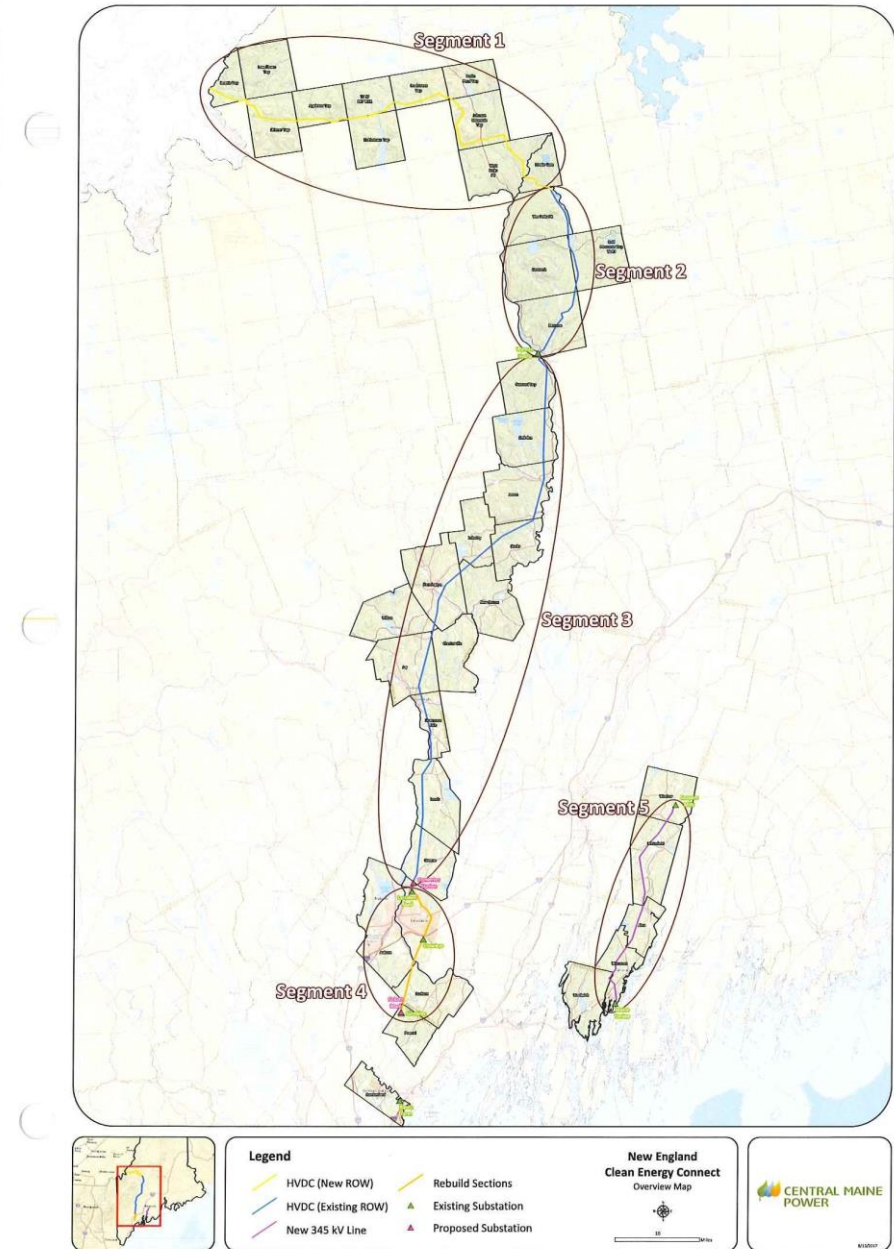


Central Maine Power's New England Clean Energy Connect Proposed Project—Site Law Certification

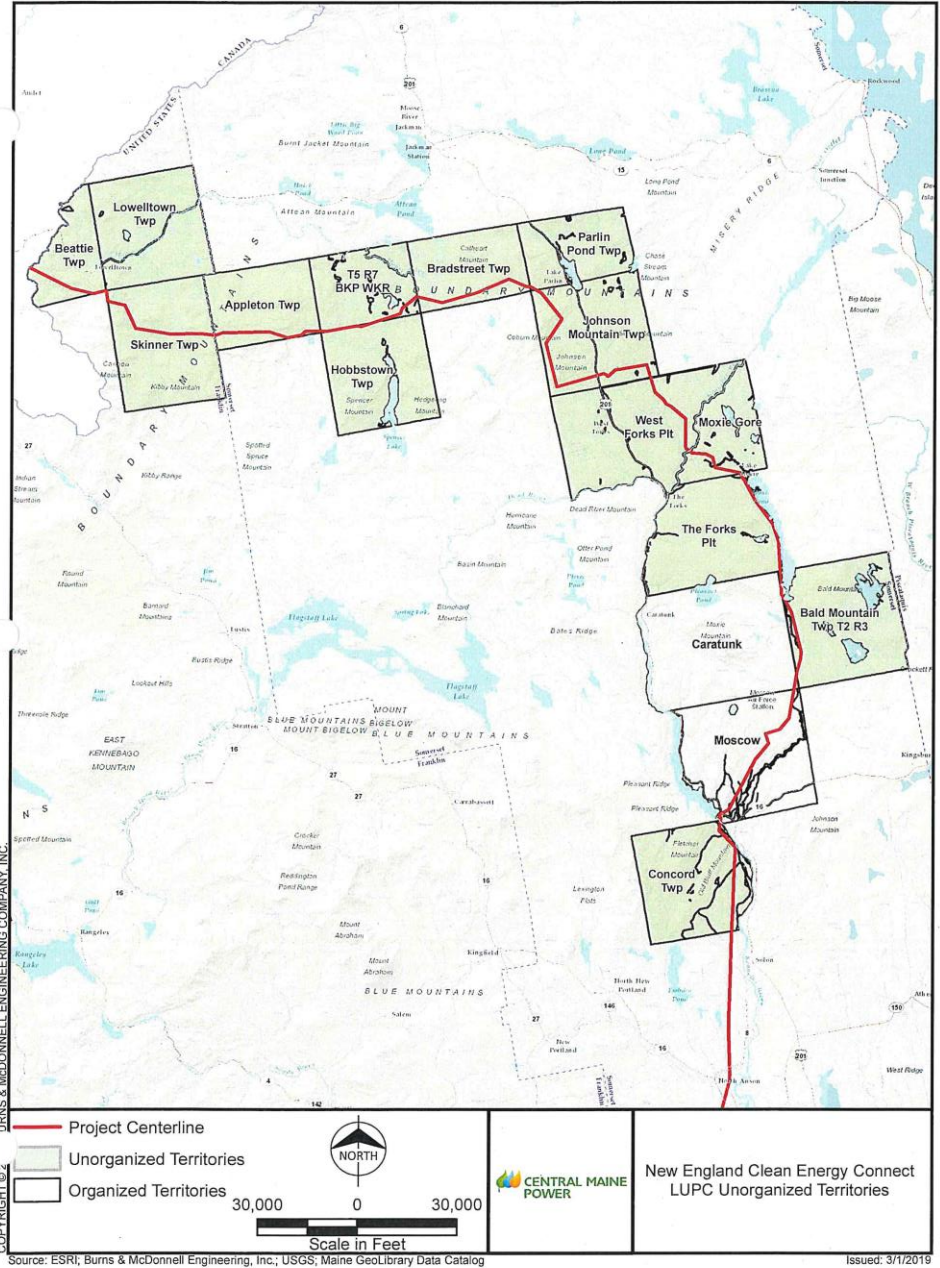
LAND USE PLANNING COMMISSION—DELIBERATIVE SESSION

Proposed NECEC Project - Statewide Scope

Overview of 5 Segments



Proposed Project Within the Commission's Service Area



Role of the Commission

The Commission must certify:

- 1) whether the proposed Project is an allowed use within the subdistricts in which it is proposed; and
- 2) whether the proposed Project meets any land use standards established by the Commission that are not duplicative of those considered by the DEP in its review of the proposed Project under the Site Law.

Subdistricts and Use Listing

Subdistrict	Use Listing Status
General Development	Allowed with a permit
Residential Development	Allowed with a permit
General Management	Allowed with a permit
Flood Prone Protection	Allowed with a permit
Fish and Wildlife Protection	Allowed with a permit
Great Pond Protection	Allowed with a permit
Shoreland Protection	Allowed with a permit
Recreation Protection	Allowed with a permit by special exception
Wetland Protection	Allowed with a permit by special exception

P-RR Subdistrict Purpose

- Protect from development and intensive recreational uses
- Conserve the natural environment essential to the primitive recreational experience.

P-RR Special Exception Criteria

Substantial evidence that:

- a) there is no alternative site;
- b) the use can be buffered; and
- c) proposal is consistent with Comprehensive Land Use Plan.

Focus of Public Hearing

Special exception criteria for P-RR subdistrict

Three P-RR subdistricts:

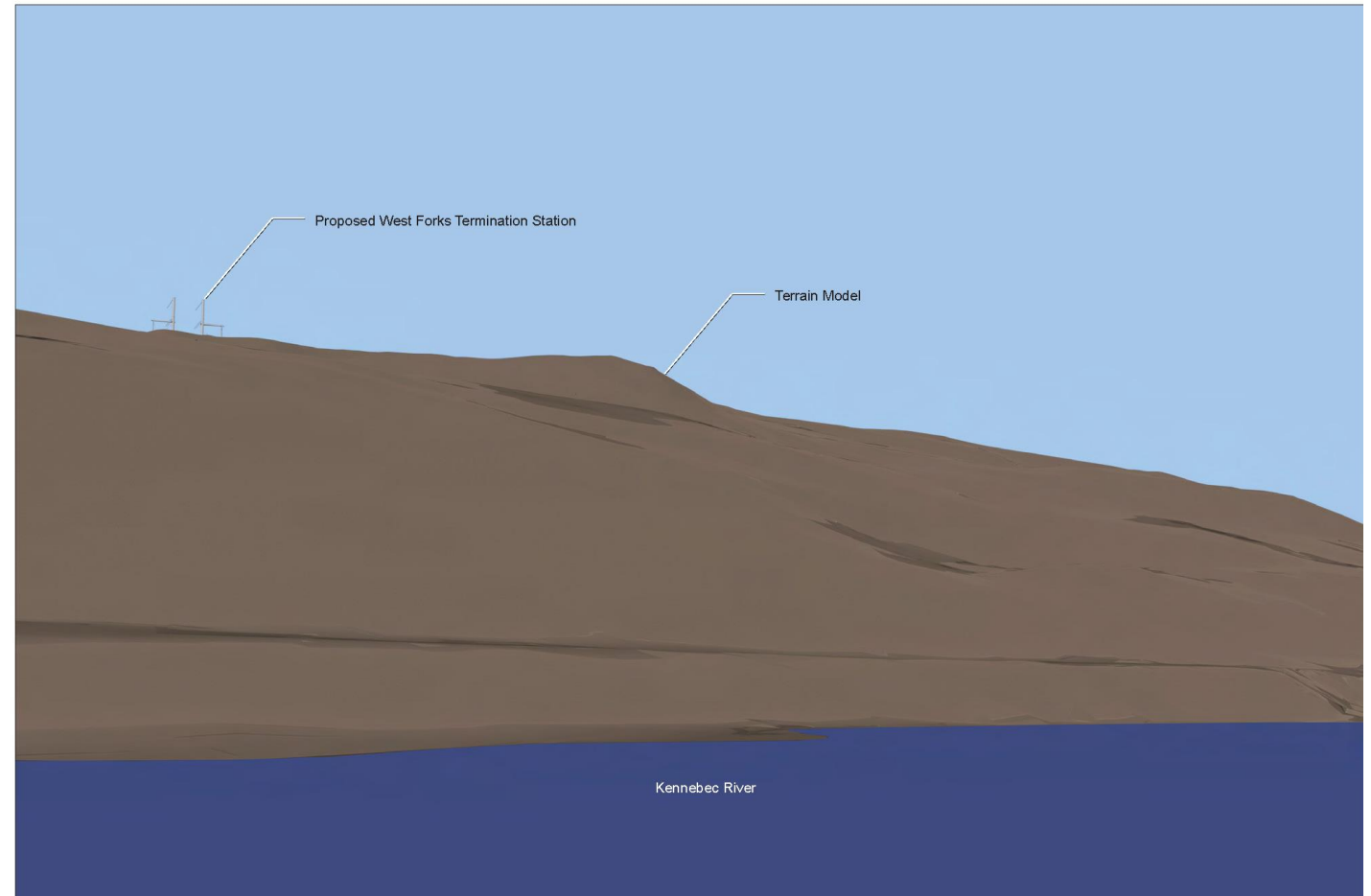
- 1) the Kennebec River;
- 2) near Beattie Pond; and
- 3) across the Appalachian Trail.

Alternatives Special Exception Criterion

There is no alternative site which is both suitable to the proposed use and reasonably available to the applicant.

Kennebec River P-RR

WEST FORKS TERMINATION STATION VISIBILITY EVALUATION KENNEBEC RIVER, Looking North



COMPUTER MODEL A-1: This image is generated from a 3D Model developed for the Project and shows the existing terrain when looking from the viewpoint depicted in the Existing Conditions A photograph. Modeling indicates a portion of the proposed West Forks Termination Station would be visible from this location if there was no vegetation on the hillside. The existing terrain would block the lower portion of the Station.

October 18, 2018

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Kennebec River P-RR

TERMINATION STATIONS VISIBILITY EVALUATION, KENNEBEC RIVER, Looking North



COMPUTER MODEL A-3: This image shows the computer model (terrain and 75' tree cylinders) overlaid and registered with the Existing Conditions photo. The preserved vegetation on the hillside will completely screen the West Forks Termination Station from the Kennebec River.

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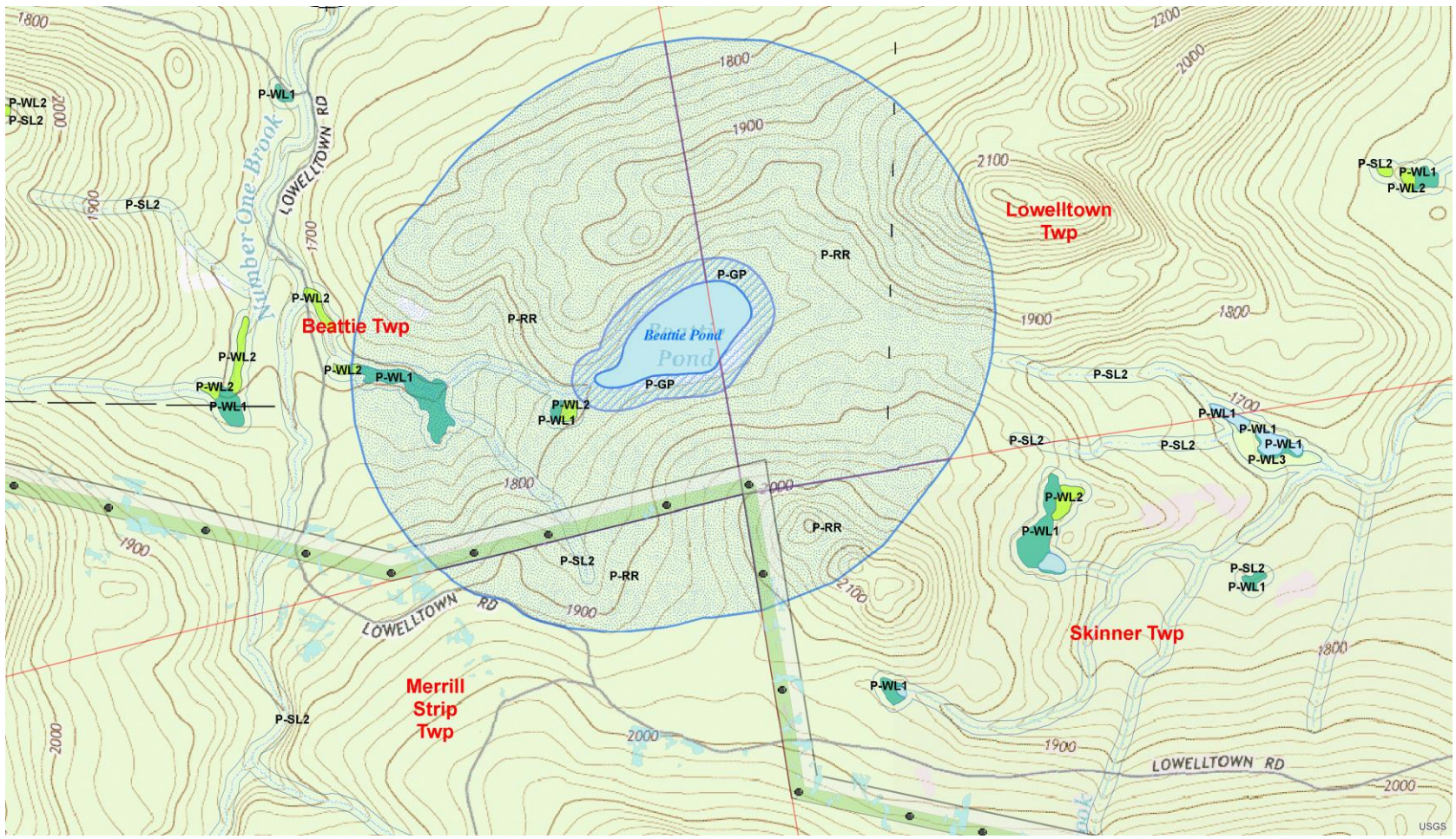
Kennebec River P-RR

Staff recommendation is that there is no alternative site and that the use would be buffered.

Pages 14-15 of Draft Decision Document

Questions about Kennebec River
alternatives?

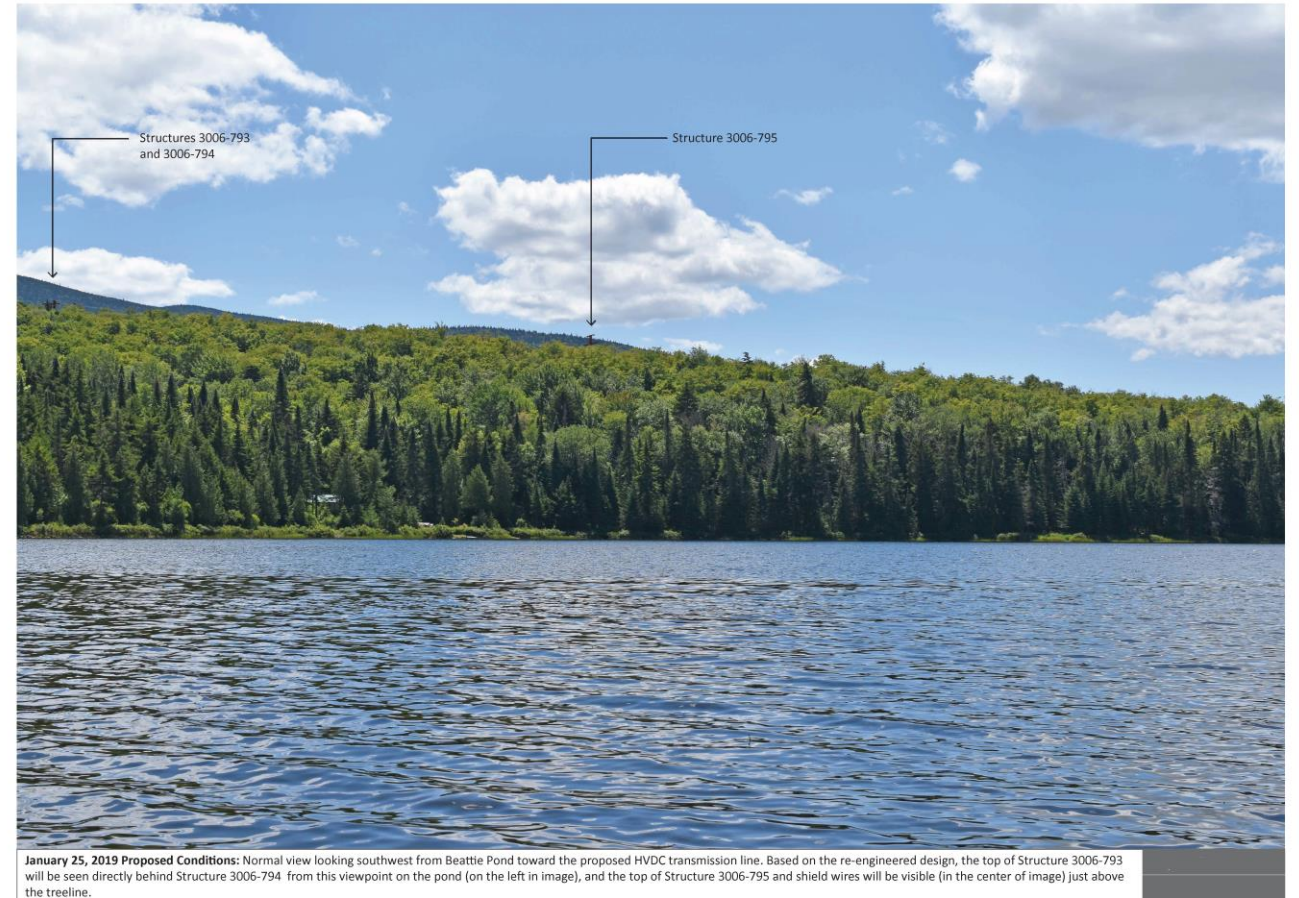
Beattie Pond P-RR



Beattie Pond P-RR

Appendix D: Photosimulations

PHOTOSIMULATION 1A: BEATTIE POND, LOWELLTOWN TWP



Beattie Pond - Alternatives

Possible factors to consider:

- Cost of land for south alternative is 50 times fair market value
- North alternative would have increased visibility
- Undergrounding cost of approximately \$15.3 million (or 1.61% of the \$950M Project cost)
- Temporary environmental impacts
- Potential for increased access to Beattie Pond

Beattie Pond – Alternatives Findings

The Commission finds that, on balance,

- A. the benefit to recreational users on Beattie Pond of undergrounding the transmission line does not outweigh the environmental, technological, logistical, and financial implications of using this methodology in the Beattie Pond P-RR subdistrict and is therefore not suitable to the proposed use or reasonably available to the applicant.

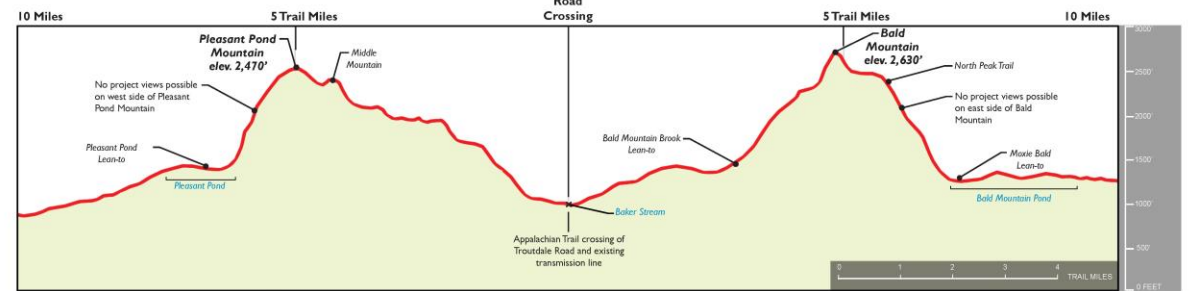
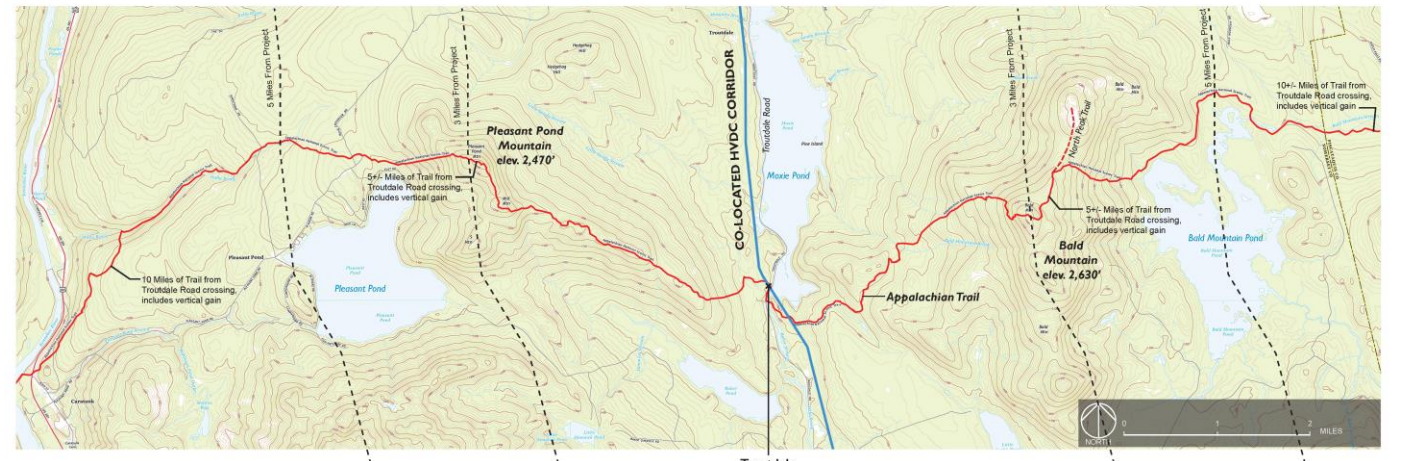
OR

- B. the benefit of undergrounding the transmission line within the Beattie Pond subdistrict outweighs the environmental, technological, logistical, and financial implications of doing so and is therefore an alternative that is both suitable to the proposed use and reasonably available to the applicant.

Questions about Beattie Pond
alternatives?

Appalachian Trail P-RR

Appendix E: Appalachian Trail
Trail Map and Cross Section



10 Mile Appalachian Trail Section

Appalachian Trail P-RR

Existing Conditions

Appendix D: Photosimulations - LEAF-OFF / SNOW COVER

EXISTING CONDITIONS 50A: TROUTDALE ROAD, Bald Mountain Twp



Existing Conditions: Normal view looking south on Troutdale Road (private road) toward the existing transmission line crossing of Joes Hole (Moxie Pond).

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Appalachian Trail P-RR

Proposed Conditions with Vegetative Buffer

Appendix D: Photosimulations - LEAF-OFF / SNOW COVER

PHOTOSIMULATION 50A: TROUTDALE ROAD, Bald Mountain Twp



Proposed Conditions: Normal view looking south on Troutdale Road (private road) looking toward the proposed co-located HVDC transmission line with proposed Joes Hole (Moxie Pond) buffer plantings in the foreground. The existing 150 ft wide transmission line clearing will be widened by 75 ft on the western side to accommodate the new HVDC transmission line corridor. Portions of six proposed HVDC structures will be visible from this viewpoint.

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Appalachian Trail P-RR

Proposed Conditions Absent the Vegetative Buffer

Appendix D: Photosimulations - LEAF-OFF / SNOW COVER

PHOTOSIMULATION 50A: TROUTDALE ROAD, Bald Mountain Twp



Proposed Conditions: Normal view looking south on Troutdale Road (private road) looking toward the proposed co-located HVDC transmission line. The existing 150 ft wide transmission line clearing will be widened by 75 ft on the western side to accommodate the new HVDC transmission line corridor. Portions of six proposed HVDC structures will be visible from this viewpoint.

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Appalachian Trail

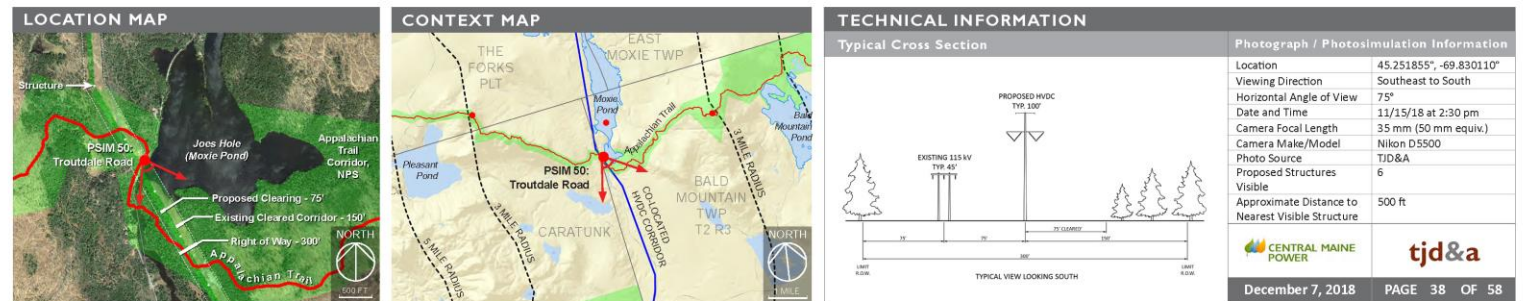
Proposed Conditions with Vegetative Buffer Planting

Appendix D: Photosimulations - LEAF-OFF / SNOW COVER

PHOTOSIMULATION 50: TROUTDALE ROAD, Bald Mountain Twp



Proposed Conditions: Panoramic view on Troutdale Road (private road) looking toward Joes Hole (Moxie Pond) toward the proposed co-located HVDC transmission line with proposed Joes Hole (Moxie Pond) buffer plantings in the foreground. The Appalachian Trail is located on Troutdale Road for approximately 1,000 ft including this section where the transmission corridor crosses. The existing 150 ft wide transmission line clearing will be widened by 75 ft on the western side to accommodate the new HVDC transmission line. Portions of six proposed HVDC structures will be visible from this viewpoint (see Buffer Planting Plan as Attachment, submitted in the August 14, 2018 MDEP/LUPC Response). The deciduous shrubs proposed will buffer the view of the existing and proposed clearing.



Appalachian Trail - Alternatives

Possible factors to consider:

- Co-located with an existing transmission line
- Alternative routes would cross Appalachian Trail where there are no existing transmission lines
- CMP's easement to the National Park Service for the Appalachian Trail
- New transmission line greatly exceeds the size of the existing line
- Undergrounding cost of approximately \$29.8 million (or 3.13% of the \$950M Project cost)
- Noise and scenic impacts of undergrounding construction
- Temporary environmental impacts associated with undergrounding
- Termination stations needed for undergrounding would be visible from the Appalachian Trail

Appalachian Trail – Alternatives Findings

The Commission finds that, on balance,

- A. the benefit to recreational users on the Appalachian Trail of undergrounding the transmission line does not outweigh the environmental, technological, logistical, and financial implications of using this methodology in the Appalachian Trail P-RR subdistrict and is therefore not suitable to the proposed use or reasonably available to the applicant.

OR

- B. the benefit of undergrounding the transmission line within the Appalachian Trail P-RR subdistrict, outweighs the environmental, technological, logistical, and financial implications of doing so and is therefore an alternative that is both suitable to the proposed use and reasonably available to the applicant.

Appalachian Trail Alternatives

Questions about Appalachian Trail
alternatives?

Buffering Special Exception Criterion

The use can be buffered from those other uses and resources within the subdistrict with which it is incompatible.

Beattie Pond – Buffering Analysis

Two main issues:

ACCESS

- Prohibit development within ½ mile of pond
- Potential to make pond more accessible

VISIBILITY

- 3 transmission structures and the shield or conductor wires
- Non-specular conductors

Beattie Pond – Buffering Conclusions

In consideration of all the evidence, the Commission concludes that

- A. the proposed Project will be buffered from those other uses and resources within the subdistrict with which it is incompatible, namely recreational fishing on Beattie Pond, provided non-specular conductors are used as required by Condition 2.a of this Site Law Certification and that motorized vehicle access to the P-RR subdistrict via the transmission corridor is prevented in accordance with Condition 2.b of this Site Law Certification.

OR

- B. given that the tops of three HVDC structures and their shield wires will be visible from Beattie Pond, a remote pond zoned for protection from development, the proposed Project will not be buffered from those other uses and resources within the subdistrict with which it is incompatible, namely recreational fishing on Beattie Pond.

Beattie Pond – Buffering

Questions about Beattie Pond
buffering?

Appalachian Trail – Buffering Analysis

- Co-located with existing line
- Existing transmission line predates the Appalachian Trail and the P-RR subdistrict
- Vegetative planting plan

Appalachian Trail – Buffering Conclusions

In consideration of all the evidence, the Commission concludes that

- A. the proposed Project, given the visibility of the existing transmission line, will be adequately buffered from those other uses and resources within the subdistrict with which it is incompatible, namely primitive recreational hiking on the Appalachian Trail, provided the vegetative planting described in CMP's "Joe's Hole (Moxie Pond) Planting Plan" is installed and maintained for the life of the project in accordance with Condition 2.c of this Site Law Certification.

OR

- B. the proposed Project will not be buffered from those other uses and resources within the subdistrict with which it is incompatible, in that additional clearing and higher poles will be visible to primitive recreational hikers on the Appalachian Trail.

Appalachian Trail– Buffering

Questions about Appalachian Trail
buffering?

Other Subdistricts and Land Use Standards

- Allowed use in the D-GN, D-RS, M-GN, P-FP, P-FW, P-GP, P-SL, and P-WL subdistricts
- Complies with all applicable land use standards, with certain conditions
 - draft Conditions #1, #4, and #5

Determination Points

1. Has CMP demonstrated there is no other alternative to the project that is both suitable and available?
2. Is the project buffered from other uses and resources?

Determination #1 – Beattie Pond Alternatives

Has CMP demonstrated there is no other alternative to the project that is both suitable and available?

The Commission finds that, on balance,

- A. the benefit to recreational users on Beattie Pond of undergrounding the transmission line does not outweigh the environmental, technological, logistical, and financial implications of using this methodology in the Beattie Pond P-RR subdistrict and is therefore not suitable to the proposed use or reasonably available to the applicant.

OR

- B. the benefit of undergrounding the transmission line within the Beattie Pond subdistrict outweighs the environmental, technological, logistical, and financial implications of doing so and is therefore an alternative that is both suitable to the proposed use and reasonably available to the applicant.

Determination #2 – Appalachian Trail Alternatives

Has CMP demonstrated there is no other alternative to the project that is both suitable and available?

The Commission finds that, on balance,

- A. the benefit to recreational users on the Appalachian Trail of undergrounding the transmission line does not outweigh the environmental, technological, logistical, and financial implications of using this methodology in the Appalachian Trail P-RR subdistrict and is therefore not suitable to the proposed use or reasonably available to the applicant.

OR

- B. the benefit of undergrounding the transmission line within the Appalachian Trail P-RR subdistrict, outweighs the environmental, technological, logistical, and financial implications of doing so and is therefore an alternative that is both suitable to the proposed use and reasonably available to the applicant.

Determination #3 – Beattie Pond Buffering

Is the project buffered from other uses and resources?

In consideration of all the evidence, the Commission concludes that

A. the proposed Project will be buffered from those other uses and resources within the subdistrict with which it is incompatible, namely recreational fishing on Beattie Pond, provided non-specular conductors are used as required by Condition 2.a of this Site Law Certification and that motorized vehicle access to the P-RR subdistrict via the transmission corridor is prevented in accordance with Condition 2.b of this Site Law Certification.

OR

B. given that the tops of three HVDC structures and their shield wires will be visible from Beattie Pond, a remote pond zoned for protection from development, the proposed Project will not be buffered from those other uses and resources within the subdistrict with which it is incompatible, namely recreational fishing on Beattie Pond.

Determination #4 – Appalachian Trail Buffering

Is the project buffered from other uses and resources?

In consideration of all the evidence, the Commission concludes that

A. the proposed Project, given the visibility of the existing transmission line, will be adequately buffered from those other uses and resources within the subdistrict with which it is incompatible, namely primitive recreational hiking on the Appalachian Trail, provided the vegetative planting described in CMP's "Joe's Hole (Moxie Pond) Planting Plan" is installed and maintained for the life of the project in accordance with Condition 2.c of this Site Law Certification.

OR

B. the proposed Project will not be buffered from those other uses and resources within the subdistrict with which it is incompatible, in that additional clearing and higher poles will be visible to primitive recreational hikers on the Appalachian Trail.