HIGHLAND WIND, LLC
110 Foreside Road
Cumberland Foreside, ME 04110

December 28, 2010

Ms. Gwen Hilton, Chair
Land Use Regulation Commission
Maine Department of Conservation
22 State House Station
Augusta, ME 04333-0022

Ms. Catherine M. Carroll, Director
Land Use Regulation Commission
Maine Department of Conservation
22 State House Station
Augusta, ME 04333-0022

Dear Chair Hilton and Director Carroll:

On behalf of Highland Wind LLC (HW), I am pleased to submit for LURC's processing and review a revised application for the Highland Wind Project. As you may recall, one year ago HW submitted to the Commission an application for a 48-turbine wind development in Highland Plantation, a township that, by state law, is entirely located within the expedited permitting area for wind power development. That 48-turbine application was then put on hold by HW in April 2010 when concerns were raised by certain third parties regarding whether HW had satisfied, in its original application, LURC's application requirements regarding "title, right or interest."

In the ensuing months, and as reflected in Section 5 of this application, HW has entered into a legally binding agreement with Central Maine Power Company that fully resolves any possible issue regarding title, right or interest. In addition, HW has amended its previously-filed application to address other issues that have been raised by state agencies or third parties in the past several months, or that were brought about by Legislative amendments to the tangible benefits laws enacted in 2010, subsequent to HW's filing with LURC of its original application.

These amendments include:

1. Reduction in number** of **turbines. HW has elected to reduce the total number of turbines from 48 to 39 by removing the eight turbines proposed on Stewart Mountain, the area of the Project in closest proximity to the Bigelow Preserve. Removing these eight turbines will mean that all project turbines are now located more than eight miles from the high peaks of Bigelow Mountain, and will substantially reduce any visual impact to scenic resources of state or national significance in the Bigelow Preserve and elsewhere. While removing these eight turbines eliminates almost 25% of the projected energy production from the project, this removal is a compromise that HW is willing to make to try to balance the need for Maine energy projects that substitute renewable power for our use of fossil fuels with concerns that have been expressed by those who believed the original project would have harmed the recreational experience on the Appalachian Trail and in the Bigelow Preserve.

2. Permanent viewshed protection** of **Stewart Mountain from wind development. To assure the Commission and the public that the eight turbines on Stewart Mountain that HW has removed from its application will not reappear before the Commission in a subsequent permit application

filed with LURC by HW or another developer, HW's revised application proposes as part of its community benefits package to provide an easement that permanently extinguishes all wind development rights on Stewart Mountain where those eight turbines were to be located. Concerns over wind development on Stewart Mountain will be eliminated forever.

3. Substantial Payments to BPL for Additional Bigelow Preserve Viewshed Protection. HW proposes to make twenty annual payments of $39,350 to BPL, to be used for additional protections of the viewshed as seen from trails in the Bigelow Preserve. Over 20 years, BPL will receive $787,000 in total annual payments. This funding could also come to BPL as a one-time lump sum, calculated at net present value.

4. Generous community benefits payments to the host community, Highland Plantation. Highland Plantation and its residents will be receiving two-thirds of the value of the community benefits package. As part of this package, each Highland Plantation household may elect to use up to $6,000 in grant money for energy efficiency improvements such *as* weatherization, solar panels, or Electro Thermal Storage (ETS) units. The ETS home heating option will provide each resident with the opportunity to achieve a major portion of their home heating at a cost equivalent to about $1.15 per gallon of oil, well below the current $3.00 per gallon price in the area. If a homeowner adopts this option, a typical home should save approximately 600 gallons of oil per year and thousands of dollars in heating costs over the project's lifetime. In addition, Highland Plantation residents will receive free electrical power for the 20-year minimum anticipated life of the project.

5. Significant additional reductions in the environmental footprint in Highland Plantation beyond the previously-proposed, exemplary environmental development. From the outset, HW has been proposing to design and site this project in an area that is below 2700 feet, adjoins and utilizes existing transmission corridors, maximally uses existing logging roads, and greatly minimizes impacts to wetlands and other natural resources. This revised application takes this commitment to environmental excellence to an even higher level. For example:

- Turbines have been relocated to reduce potential impact to northern bog lemming habitat, which included moving all turbines and associated infrastructure out of the microwatersheds of each identified potential bog lemming habitat.
- The Project uses a significant number of bridges for stream crossings to minimize impacts to northern salamander and Roaring brook mayfly habitat.
- The amount of new road miles has been reduced from 22.5 miles to 15.1 miles. Total road miles from the project have been reduced from 25.7 miles to 18.2 miles.

* * *

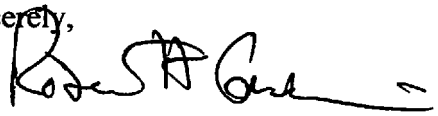
The revised project for which HW is now seeking LURC's approval would allow Maine to take a huge step forward in meeting the State's goals -- goals overwhelmingly shared by a cross-section of Maine people -- of moving Maine toward a clean energy future, in which our historic reliance on oil, natural gas and nuclear power is replaced by an indigenous energy source that does not have the harmful effects resulting from burning fossil fuels or splitting atoms. HW's 39 turbines will have an installed capacity of between 90 and 117 megawatts, which represents 4.5% to 6%

of the statewide goal of generating 2000 megawatts of installed wind power capacity by 2015. Actual production is projected at 306,000 to 350,000 MW/hr/yr (depending on the size of the wind turbine finally selected by HW), which represents the electricity requirements of 41,000 to 47,000 Maine homes.

To really understand the scale of the clean energy being produced by these 39 turbines, and the very small and eminently acceptable environmental and other impacts that will be caused through this wind energy production as compared to other ways that we in Maine provide electricity to our homes, offices, factories or hospitals, it may be helpful to the Commission to consider the following comparison, based on another way that Mainers produce indigenous power -- hydropower. And the comparison is this: HW will produce as much indigenous, non- fossil fuel power as is produced by *all* five main stem dams on the Penobscot River *combined* (meaning the Veazie, Great Works, Milford, West Enfield, and the Matteceunk dams), which together span a distance of more than sixty miles of the Penobscot River, up to the confluence with the West Branch of the Penobscot. On December 17, 2010, ownership of two of those dams, Veazie and Great Works, was sold to the Penobscot River Restoration Trust so that these two dams could be removed due to the ecological damage done by these facilities to several native sea-run fish species, including endangered Atlantic salmon.

On behalf of the entire development team working for Highland Wind, thank you in advance for your careful and timely review of this application. Highland Wind is very proud of the revised application before you, and believes it represents exactly the balance and the fair compromise that the Legislature, the Commission, and the people of Maine seek in their quest to develop significant quantities of clean wind power in Maine while preserving Maine's environment and protected viewsheds. HW very much looks forward to LURC's processing of this application in the coming months, and in answering any questions from LURC's staff and Commission.

Sincerely,



Robert H. Gardiner
President

Land Use Regulation Commission
Grid Scale Wind Energy Development Application

Highland Wind Project
Highland Plantation, Maine

December 2009
Revised December 2010

Prepared for:
Highland Wind LLC
c/o Robert Gardiner
110 Foreside Road
Cumberland Foreside, ME 04110

Prepared by:
Stantec Consulting
30 Park Drive
Topsham, ME 04086

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Tracking No. | For office use
Permit No.

Maine Land Use Regulation Commission
Department of Conservation

Permit Application

for residential and non-residential development

1. APPLICANT INFORMATION

Applicant Name(s)	Daytime Phone	FAX	E-mail
Highland Wind LLC	272-7228		roberthgardiner@gmail.com

Mailing Address
Rob Gardiner, 110 Foreside Road, Cumberland Foreside, Maine 04110

2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name	Daytime Phone	FAX	E-mail
Jonathan Ryan, Stantec Consulting	729-1199	729-2715	jonathan.ryan@stantec.com

Mailing Address
30 Park Drive, Topsham, Maine 04086

All persons listed on the deed, lease or sales contract as owners or lessees of the property must read the statement and sign below.

I hereby authorize the above-listed individual to act as my legal agent in all matters relating to this permit application. I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is true and accurate. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by LURC.

Applicant Signature(s) [signature] **Date** 02/09/2011

3. PROJECT LOCATION AND DESCRIPTION

Describe in detail what you are proposing and the purpose of the work to be accomplished (use additional paper if you need more space).

See Section 12

Property Location

Township, Town or Plantation	County	Lessor and Lease Lot Numbers (check your lease)
Highland PLT ~~Pleasant Ridge PLT~~	Somerset	See Section 5
Tax Plan and Lot Numbers (check your tax bill)		**Book and Page Numbers** (check your deed)
See Section 5		Book 3237, Page 181

Lot Size (in acres, or in square feet if less than 1 acre)
1,000+ acres

Zoning (check a LURC map - list all subdistricts covering your property)
M-GN, P-FP, P-WL, P-SL

Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? ☒ Yes ☐ No

If yes, write the name and frontage (in feet) for each road:
Long Falls Dam Road; 7,922 ft total property frontage; 762 ft project frontage

If no, describe how you access your property:

Water Frontage. Is there a lake, pond, river, stream, brook, or other water body on or adjacent to your lot? ☒ Yes ☐ No

If yes, write the name and frontage (in feet) for each water body:
Sandy Stream, Stony Brook, Churchill Brook, Houston Brook, Kennebec River

4. LAND DIVISION HISTORY

Using your deed as a starting point, trace the ownership history and configuration changes of your property back to 20 years from today. List all changes in ownership and all divisions of those lots from which your property originated (use additional paper if you need more space).

Description of Transaction (including seller's and buyer's names)	Date of sale or lease	Lot size
See Section 6		

5. EXISTING USES, STRUCTURES AND FEATURES Section 12

Existing Use: What is the current use of your property?
□ Residential □ Residential with Home Occupation ☒ Commercial or Industrial □ Public or Institutional □ Other: _____

Existing Structures: Are there any structures on your property? ☒ Yes □ No
If yes, fill in a line on the table below for each structure on your lot (use additional paper if necessary):

Type of structure (dwelling, garage, deck, porch, shed, etc.)	Year built	Exterior dimensions (LxWxH)	Number of: Bedrooms	Number of: Plumbing or water fixtures	Type of Foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland
5 MET Temp. Towers	2008	8 in. x 197 ft.			DP 4782 & DP 4782-A					

Other Existing Features: If any of these features exist on your property, check off the feature and answer the appropriate questions.

□ Driveways
Dimensions (LxW): _____
Shared driveway? □ Yes □ No
Distance of driveway (in feet) from nearest:

Property line	Lake or pond	River or stream	Wetland

□ Parking areas
Number of parking areas: _____
Dimensions (LxW): _____
Distance of parking areas (in feet) from nearest:

Road	Property line	Lake or pond	River or stream	Wetland

□ Water supply
What type of water supply serves your property?

□ Signs
Number of signs: _____
Dimensions (LxWxH): _____
Are any signs lighted? □ Yes □ No
Distance of signs (in feet) from advertised structure or activity: _____

□ Exterior lighting
List the fixtures that have been installed to illuminate your property:

Type of bulb	Watts	Date fixture installed	Cutoff fixture?	Motion activated?
			□	□
			□	□
			□	□

6. CHANGES TO EXISTING STRUCTURES OR FEATURES Section 12

Will you be expanding, reconstructing, relocating, or otherwise altering any existing structures on your property? ☒ Yes □ No
If yes, fill in a line on the table below for each structure proposed to be altered (use additional paper if necessary):

Structure to be altered (dwelling, garage, porch, shed, driveway, sign, etc.)	Proposed alterations (check all that apply): Expand or add on	Reconstruct or replace *	Permanent foundation	Relocate	Enclose deck or porch	Other **	New exterior dimensions (LxWxH)	New number of: Bedrooms	Plumbing or water fixtures	Distance (in feet) of altered structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland
4 Permanent MET Towers	□	☒	□	□	□	□	8 in. x 262 ft.	See 7. below						
	□	□	□	□	□	□								
	□	□	□	□	□	□								
	□	□	□	□	□	□								

*** Reconstruction or installation of a permanent foundation.** If you are reconstructing an existing structure, or if you are installing a permanent foundation beneath an existing structure:

- Has the existing structure been damaged, destroyed or removed from your property? □ Yes ☒ No
  If yes, provide the date the structure was damaged, destroyed or removed: _____
- If the reconstructed structure or permanent foundation will not meet LURC's minimum setback requirements from property lines, roads, water bodies or wetlands, explain what physical limitations (such as lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting such setbacks:

**** Other**. If you selected "Other" from the table above, describe in detail the type of alteration you are proposing (use additional paper if needed):

7. PROPOSED USES, STRUCTURES AND FEATURES Section 12

Proposed Use: What is the proposed use of your property?
□ Residential □ Residential with Home Occupation ☒ Commercial or Industrial □ Public or Institutional □ Other: _____

New Structures: Will you be constructing or installing any new structures on your property? □ Yes □ No
If yes, fill in a line on the table below for each new structure.

Type of structure (dwelling, garage, porch, shed, etc.)	Exterior dimensions (LxWxH)	Number of: Bedrooms	Number of: Plumbing or water fixtures	Type of Foundation (full basement, slab, post, etc.)	Distance(in feet) of structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland
Turbine					>1000'	200'	>1000'	200'	50'
Permanent MET Tower					>1000'	>1000'	>1000'	350'	130'
O&M Building					230'	150'	>1000'	50'	0'
Electrical Poles					0'	50'	770'	0'	0'
Collector Station					>1000'	>1000'	>1000'	300'	60'

Other Proposed Features: If you are proposing to add any of these features, check off the feature and answer the appropriate questions:

☒ Driveways
Dimensions (LxW): 380 x 16
Shared driveway? □ Yes □ No
Distance of driveway (in feet) from nearest:

Property line	Lake or pond	River or stream	Wetland

Will the driveway have a slope greater than 8%? □ Yes □ No
Will the driveway cross any flowing water? □ Yes □ No
If yes, what type of crossings will be used? □ Bridge □ Culvert
Will crossings be sized at least 2½ times the cross-sectional area of the flowing water? □ Yes □ No

☒ Water supply
What type of water supply will serve the property?

☒ Exterior lighting See Section 12
List the fixtures that will be installed to illuminate your property:

Type of bulb	Watts	Cutoff fixture?	Motion activated?
		□	□
		□	□
		□	□

☒ Parking areas See Section 12
Number of parking areas: _____
Dimensions (LxW): _____
Distance of parking areas (in feet) from nearest:

Road	Property line	Lake or pond	River or stream	Wetland

□ Signs exceeding LURC standards
Number of signs: _____
Dimensions (LxWxH): _____
Will any signs be lighted? □ Yes □ No
Distance of signs (in feet) from advertised structure or activity: _____
What features of the signs exceed LURC standards?
Why do the signs need to exceed LURC standards?
Will the signs be a hazard to traffic? □ Yes □ No
How will the signs' design elements (color, bulk, materials, height, etc.) be compatible with the property and fit harmoniously into the surroundings?

8. SEWAGE DISPOSAL FOR NEW AND ALTERED STRUCTURES

Will any proposed new or altered structures include bedrooms, bathrooms or plumbing/water fixtures, or otherwise generate waste water? ☒ Yes □ No

9. WETLAND ALTERATIONS

Will your proposal alter any amount of land that is a mapped P-WL subdistrict or any ground below the normal high water mark of a lake, pond, river, stream, or intertidal area? ☒ Yes □ No

Will your proposal alter an acre or more of any land area, either upland or wetland? ☒ Yes □ No

10. FEMA FLOOD ZONING

Are you proposing first-time development or making substantial improvements to any existing development within a mapped FEMA floodplain? ☒ Yes □ No

11. VEGETATION CLEARING See Section 12

Will your project involve any clearing of vegetation? (If yes, answer the following questions) ☒ Yes ☐ No

- Total area of clearing: _____ sq. ft.
- Distance between edge of cleared area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland

12. BUFFERING IN PROSPECTIVELY ZONED AREAS

Is your property located in a development subdistrict within a prospectively zoned area? ☐ Yes ☒ No

- If yes, how wide are any existing wooded buffers (as measured at the narrowest point) between existing and proposed structures on your property and the nearest:

Road	Side property line	Rear property line	Subdistrict boundary (if in D-ES or D-CI)

- Do these buffers or any other features of your property screen the proposed development from view from the road and adjacent properties? ☐ Yes ☐ No

13. EROSION AND SEDIMENTATION CONTROL See Section 13

- Total area of new or expanded soil disturbance: _____ sq. ft.
- Distance between the disturbed area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland

- If soil disturbance will occur within 250 feet of a water body or wetland, what is the average slope of the land between the disturbed soil and the normal high water mark or upland edge? Slope: _____ %
- Will soil disturbance occur when the ground is frozen or saturated? ☐ Yes ☐ No
- Will soil disturbance occur (a) in water bodies, wetlands, natural drainage systems, or water crossings; (b) on slopes exceeding 15%; or (c) in other sensitive areas? ☐ Yes ☐ No
  If yes, how will you stabilize disturbed areas and minimize the amount and duration of soil exposure?
  _____
  _____
- Will existing catch basins and culverts on or near the property be protected from sediment by the use of hay bale check dams, silt fences or other effective measures? ☐ Yes ☐ No
- Will topsoil be stripped from the property? ☐ Yes ☐ No
  If yes, will the topsoil be stockpiled at least 100 feet from water and wetlands? ☐ Yes ☐ No
- Will all disturbed areas and stockpiled soils be effectively stabilized at the end of each workday? ☐ Yes ☐ No
- Will any fill used be free of hazardous or toxic materials, debris, trash and rubbish? ☐ Yes ☐ No
- What will you do (during site preparation, construction, cleanup, and post-construction) to stabilize disturbed soil and prevent sediment from entering water, wetlands, natural drainage systems, catch basins, culverts or adjacent properties?
  _____
  _____
- What provisions will you make for the continued maintenance of all proposed erosion and sedimentation control measures?
  _____
  _____
- Provide a general timeline of construction activities on your property, including clearing, grading, construction and landscaping:
  _____
  _____

14. ADDITIONAL INFORMATION

State any facts that further explain your proposal or may help us in our review of your application (Use additional paper if needed).

_____
_____
_____

15. REQUIRED FEES, EXHIBITS AND SUPPLEMENTS

Submit all necessary fees, exhibits and supplemental information with this application, as described in the instructions.

Tracking No.	For office use
Permit No.	

Maine Land Use Regulation Commission
Department of Conservation

Supplement S-2

Requirements for Non-Residential Development

Applicant Name(s):	Project Location (Township and County):
Highland Wind LLC	Highland PLT, Pleasant Ridge PLT, Somerset Co.

TECHNICAL AND FINANCIAL CAPACITY

Refer to Section 8

1. Will you hire any consultants, contractors or staff to design and construct the proposed development? If yes, summarize the previous experience and training of your staff. If no, summarize your own previous experience and training in construction.
2. What is the estimated total cost of the proposed development (including all proposed improvements, structures and facilities)? How will the development be financed (e.g. by the applicant, bank, state government loan, etc.)?

Refer to Section 10.25,C of the Commission's Land Use Districts and Standards for rules relating to technical and financial capacity.

IMPACT ON SERVICES

Refer to Section 9

3. Will your proposed development involve any sources of potential contamination (such as junkyards, auto repair, gas stations, and bulk storage of petroleum)? If so, will the project site be located at least 300 feet from any existing private and public water supplies?
4. If your proposed development will use an existing or new well, where will the well be sited and how will it be constructed to prevent infiltration of surface water and contaminants?
5. Will the project site have electric power? If yes, how will the power be generated (on site, by power company, etc.)? How far is the project site from the nearest existing utility pole?
6. What state-approved dump will you use for the regular collection and disposal of site-generated solid wastes? Provide the name and location of the dump. How will you dispose of construction debris, stumps, brush, wood wastes, asphalt and pavement products?
7. Who will provide fire protection to your project site? Provide the name and distance to the nearest fire station.

VEHICULAR CIRCULATION, ACCESS AND PARKING

Refer to Section 12

8. How will you provide safe, uncongested vehicular access to and circulation within your project area? Will you limit the number and width of entrances and exits onto a roadway to that necessary for safe entering and exiting? Will access be designed so that vehicles can exit the site without backing onto a roadway or shoulder? Will shared access be implemented? If not, describe why shared access is not possible.
9. At what angle will access between the roadway and property intersect the roadway? What curb radius will the access way have? How will sight triangles be designed and maintained on each side of the intersection of the access way and the roadway?

Refer to Section 10.25,D; Section 10.27,D; and Section 10.27,H of the Commission's Land Use Districts and Standards for LURC's traffic management and road construction requirements.

10. If you are proposing to use any existing or new parking areas, explain how such parking will meet the needs of the development and how such parking areas will be designed.
    a. Are you proposing to use on-street or off-street (on-site) parking? If using on-street parking, will parking be parallel or diagonal? If using off-street parking, will parking be located to the side or rear of the principal structure? If not, explain why side or rear parking is not possible.
    b. How will parking areas be visually buffered from the roadway? If your project area is adjacent to residential structures or uses, how will parking areas be visually buffered from such development?
11. If you are proposing to build or upgrade any roads to be used to access your project site, explain how any existing or proposed roadways will meet the needs of the development and describe how such roadways will be designed. Describe what site-specific best management practices will be used to ensure that the roadways will not cause erosion or safety problems.
    a. Provide the following information about each road you propose to build or upgrade:
        - Length and travel width of roadway
        - Right-of-way width
        - Average and maximum sustained grade
        - Number of culverts and/or water crossings
        - Type and depth of wearing surface
        - Type and depth of base
    b. How will the roadways be designed to minimize the use of ditching, cuts and fills. How will the roadways be designed to protect any scenic vistas?
    c. Who will be responsible for continued maintenance of any proposed roadways? If any roadway will be dedicated to a town, plantation, county or other government, will its design comply with that government's roadway construction standards?
    d. If any proposed roadways will be co-utilized for forest management purposes, explain how and where turnouts will be installed to accommodate wood haulers and other large vehicles.

NOISE AND LIGHTING Refer to Sections 20 and 12

12. Except for day-time construction activities, will any continuous, regular or frequent source of noise be generated by the development? If yes, describe the source and frequency of such noise and explain how you will ensure that such noise will not exceed LURC's maximum permissible sound pressure levels.
13. If your development will use any new or existing lighting, will all non-essential lighting be turned off after business hours? What will be the hours of operation for your development?

Refer to Section 10.25,F of the Commission's Land Use Districts and Standards for LURC's noise and lighting requirements.

WATER AND AIR QUALITY Refer to Section 12 and 14

14. If your property or development area is adjacent to any water bodies, what measures will you use to ensure that point and nonpoint sources of water pollutants (including sediment) generated by your development do not affect the surface water quality of the water bodies?
15. How will you ensure that your development will not pose an unreasonable risk of polluting a groundwater aquifer?
16. Will your development generate any air emissions other than ordinary fireplace smoke or heating furnace exhaust? If so, describe the type and amount of emissions.

Refer to Section 10.25,K; Section 10.25,N; and Section 10.25,O of the Commission's Land Use Districts and Standards for LURC's surface water, groundwater and air quality requirements.

SCENIC CHARACTER, NATURAL AND HISTORIC FEATURES Refer to Sections 15 and 16

17. How will your development be located, designed and landscaped to minimize visual impacts on the scenic character of the surrounding area? Will structures and other features be visible from existing roadways or shorelines? If on a ridge, how will the natural character of the ridgeline be preserved?
18. If any portion of your project site includes S1 or S2 natural communities or plant species, how will you ensure that there will be no undue adverse impact on the community/species and how will you preserve the values that qualify your site for such designation?
19. If any portion of your project site includes archeologically sensitive areas, structures listed in the National Register of Historic Places or is likely to contain a significant archaeological site or structure, how will you ensure that there will be no undue adverse impact on such features and how will you preserve the values that qualify your project site for such designation?

Refer to Section 10.25,E of the Commission's Land Use Districts and Standards for LURC's scenic character and natural & historic features requirements.

SHORELAND CRITERIA Not Applicable

20. If your proposed development is adjacent to any lakes or ponds, explain in detail how your proposal is consistent with each of the following shoreland criteria:
    a. The proposal will not adversely affect any significant or outstanding natural and cultural resource values, as identified in the Commission's Wildland Lakes Assessment;
    b. The proposal will not have an undue adverse impact on water quality, alone or in conjunction with other development;
    c. The proposal will not have an undue adverse impact on traditional uses, including non-intensive public recreation, sporting camp operations, timber harvesting, and agriculture;
    d. The proposal will not substantially alter the diversity of lake-related uses available in the area;
    e. Adequate provision has been made to maintain the natural character of shoreland;
    f. The proposal is consistent with the management intent of the affected lakes classification; and
    g. Where future development on a lake may be limited for water quality or other reasons, proposed development on each land ownership does not exceed its proportionate share of total allowable development.

Refer to Section 10.25,A of the Commission's Land Use Districts and Standards, as well as the "Review Criteria for Shoreland Permits" in the Commission's Comprehensive Land Use Plan (Appendix C, p 4-5) for LURC's standards for shoreland development.

BUILDING LAYOUT IN PROSPECTIVELY ZONED AREAS Not Applicable

21. If your proposed development is located in a D-GN, D-GN2, D-GN3, D-RS or D-RS2 subdistrict within a prospectively zoned area, answer the following questions.
    a. Will your development be substantially similar in building height, bulk, and roof lines to neighboring development? Describe the features that makes your development is substantially similar.
    b. What will you do to facilitate pedestrian access between adjacent sites and nearby residential neighborhoods? What will you do to facilitate automobile access?
    c. Do you propose any windowless walls facing a public road?
    d. If you are proposing new development adjacent to development in a "Main Street" setting (see instructions), will your buildings be configured so that at least 80% of the road frontage to be developed remains devoted to buildings?

Refer to Section 10.25,B of the Commission's Land Use Districts and Standards for LURC's additional rules for prospectively zoned areas.

Required Exhibits

Supplement S-2: Requirements for Non-Residential Development

All proposals for non-residential development must include Exhibits S-2A, S-2B, and S-2C.
Depending on the nature of your proposal, you may also need to submit some or all of the additional exhibits described below.

If you are unsure about what to submit with your application, contact the LURC office that serves your area for assistance.

S2-A. FINANCIAL CAPACITY.

To demonstrate that you have adequate financial resources to undertake the proposed development, submit at least one of the following:

- ☐ Submit a letter from a financial institution, government agency or other funding source indicating a commitment to provide a specified amount of funds and the uses for which those funds may be utilized. In cases where there can be no commitment of money until approvals have been received, submit a letter of Intent to Fund from the funding institution indicating the amount of funds and their specified uses.
- ☐ Submit the most recent corporate annual report indicating availability of sufficient funds to finance the development, along with explanatory materials to interpret the report.
- ☐ If you will personally finance the development, submit copies of bank statements or other similar evidence indicating availability of funds necessary to complete the development., including all proposed improvements, structures and facilities.

S2-B. SOLID WASTE DISPOSAL AUTHORIZATION.

To confirm that the solid waste facility you propose for use by your development is available and can accommodate the additional wastes anticipated to be generated by your development, submit a letter of authorization from the owner of the solid waste facility which states both availability and acceptability of the facility to accept wastes from your development. If you have a contract with an individual or firm for the collection and/or transfer of solid wastes from the project area to the approved solid waste facility, provide a signed copy of such contract.

S2-C. SOIL SUITABILITY AND MAPPING.

Submit an on-site soil survey, conducted by a Maine licensed soil scientist according to the "Guidelines for Maine Certified Soil Scientists for Soil Identification and Mapping" (Maine Association of Professional Soil Scientists, 2003). Use a Class A high intensity soil survey to identify soils within all disturbed areas on your project site. Disturbed areas include areas that are stripped, graded, grubbed or otherwise result in soil exposure at any time during the site preparation for, or construction of, a project. Use a Class B soil survey to identify soils elsewhere within the project area.

In certain cases, LURC may reduce the soil survey class requirements, or waive certain provisions of a Class A or B high intensity soil survey (for instance, the contour mapping requirement). Before you conduct your soil survey, contact the LURC office that serves your area for guidance on how to proceed.

With the results of your soil survey, identify the development potential rating for each soil type within your project area using the Natural Resources Conservation Service's soils potential ratings for low density development. If any soils within your project area have a low or very low development potential rating, explain what measures will be used to overcome the limitations that resulted in such a rating.

S2-D. CORPORATE GOOD STANDING.

If the owner of the proposed development is a corporation, submit a certification of good standing from the Maine Secretary of State.

S2-E. WATER SUPPLY.

If you plan to install a well, submit at least one of the following:

- ☐ A letter from a geologist, hydrogeologist or well driller knowledgeable with the area, describing the project area and stating that a sufficient and healthful water supply is likely to be available.
- ☐ A test well dug or drilled on site and a report prepared which indicates the volume and potability of water obtained from the well.

Additionally, if you plan to install a central water supply, submit detailed plans for the water supply system in conformance with the Maine Drinking Water Regulations. Such plans must be designed by a Maine Registered Professional Engineer and must show all water supply locations, wells, support facilities and structures, and pipelines. You must also describe proposed methods for continued maintenance of the system.

S2-F. ROADWAY DESIGN AND MAINTENANCE.

If you are proposing to construct or upgrade any roadways, submit a plan (drawn to scale) which shows the location of all proposed roadways, as well as turnarounds, water crossings and turnouts and drainage control measures (such as ditches, water bars, etc.). Identify each roadway by name and include width of roadways, rights of way and travel surfaces. Also submit three drawings, each to scale, illustrating the following:

- ☐ A typical overhead view of the proposed roadways showing widths of the travel way, shoulders, and rights of way, and the roadway center line.
- ☐ A typical cross section showing the roadway travel surface, location and materials of original ground surface, depth and type of fill to be used, slopes, drainage ditches and other water control devices, and boundaries of the travel surface, shoulders and rights of way.
- ☐ A typical profile showing elevations of the roadway and the original ground surface, and the percent slope of the final roadway from the center line of the entire length of the roadway.

If you will dedicate any roadways to a town or plantation, you must also submit a maintenance plan that specifies the proposed roadway construction and design standards that will be used.

S2-G. PARKING LANDSCAPING PLAN.

If your proposed development has a parking area that is more than one acre in size, you must submit a landscaping plan that indicates planting locations, type and maintenance. The plan must include provisions that all parking areas will have landscaped strips along the perimeter, as well as landscaped islands within the parking area. The plan also must include provisions that expanses of parking areas will be broken up with landscaped islands that include shaded trees and shrubs. Contact the LURC office that serves your area for additional details about the requirements for a landscaping plan.

S2-H. TRAFFIC IMPACT STUDY.

If your proposed development has the potential to generate significant amounts of traffic or if safety or capacity concerns exist in the area, you may be required to conduct a traffic impact study of roadways and intersections in the vicinity of your project site. If such information is needed, LURC will contact you during the review of your proposal.

S2-I. ARCHAEOLOGICAL SURVEY.

If any portion of your develoment site includes an archeologically sensitive area or a structure listed in the National Register of Historic Places, or is considered by the Maine Historic Preservation Commission or other pertinent authority as likely to contain a significant archaeological site or structure, you must conduct archaeological surveys or submit information on the structure. If such information is needed, LURC will contact you during the review of your proposal.

S2-J. PHOSPHORUS CONTROL.

If your development creates a disturbed area of one acre or more within the direct watershed of a lake or pond, you must submit a phosphorus impact analysis and control plan using the methods and procedures set forth in the booklet "Phosphorus Control in Lake Watersheds: A Technical Guide to Evaluating New Development" (DEP, 1992). The booklet is available from the Department of Environmental Protection by calling (207) 287-3901. This exhibit must include plans for long term maintenance of any proposed phosphorus control measures, including vegetative buffers, infiltration systems and wet ponds.

Tracking No. | For office use
Permit No.

Maine Land Use Regulation Commission
Department of Conservation

Supplement S-3

Requirements for Wetland Alterations

Applicant Name(s):	Project Location (Township and County):
Highland Wind LLC	Highland PLT, Pleasant Ridge PLT

NATURE OF WETLAND ALTERATION

1. Describe in detail the purpose and need for the proposed wetland alteration and the type of activity involved (use additional paper if needed).
   See Sections 12 and 14
2. Will your proposal alter any amount of land that is a mapped P-WL subdistrict or any ground below the normal high water mark of a lake, pond, river, stream, or intertidal area? ☒ Yes ☐ No
3. Will your proposal alter an acre or more of any land area, either upland or wetland? ☒ Yes ☐ No
   3a. If yes, are there wetlands present within the boundaries of your project area (as determined by a qualified wetland professional)? ☒ Yes ☐ No

WETLAND TYPE AND AMOUNT OF ALTERATION See Section 14

4. What type of wetland(s) will be altered? (check all that apply) Provide the amount of wetland area (in square feet) that is proposed to be altered within each category that is checked off, then calculate the total area of wetland alteration.
   - ☒ P-WL1: Wetland of special significance _____ sq. ft.
   - ☒ P-WL2: Scrub shrub wetland _____ sq. ft.
   - ☒ P-WL3: Forested wetland _____ sq. ft.

   TOTAL AREA OF WETLAND ALTERATION: _____ sq. ft.
5. Provide the amount of wetland area (in square feet) that is proposed to be altered within each of the following categories:
   - ☐ Coastal wetland _____ sq. ft.
   - ☒ Freshwater wetland _____ sq. ft.
   - ☒ River, stream or brook bottom _____ sq. ft.
   - ☐ Lake or pond bottom _____ sq. ft.
6. Do the wetlands to be altered contain any critically imperiled (S1) or imperiled (S2) natural communities? ☐ Yes ☒ No

PREVIOUS ALTERATION, AVOIDANCE, EROSION/SEDIMENTATION CONTROL

7. Has any wetland area been previously altered on the property? ☒ Yes ☐ No
   7a. If yes, provide the date, purpose, and amount of previous alteration, and whether permits were obtained.
   Historic forestry practices
8. Is there a reasonable way for you to conduct your project that avoids alteration of wetland areas? ☐ Yes ☒ No
   8a. If no, explain why not and describe how do you propose to minimize the amount of wetland to be altered.
   See Section 14
9. How will you keep disturbed soils from eroding into nearby lakes, ponds, rivers, streams, intertidal areas, or other wetlands?
   See Section 13

LEVEL OF WETLAND REVIEW, REQUIRED EXHIBITS

10. Determine the level of wetland review required for your project (check only one option!) and submit all necessary exhibits with this supplement (see instructions for details).

	Level of Review	Required Exhibits
☐ Altering a P-WL1 of any size. ☐ Altering 15,000 – 43,559 sq. ft. of a P-WL2 or P-WL3 containing S1 or S2 communities. ☐ Altering 43,560 sq. ft. or more or a P-WL2 or P-WL3.	Tier 3	S-3A, S-3B, S-3C, S-3D
☐ Altering 20,000 – 43,560 sq. ft. of a P-WL2 or P-WL3 not containing S1 or S2 communities.	Tier 2	S-3A, S-3B, S-3C, S-3D
☐ Altering 15,000 – 19,999 sq. ft. of a P-WL2 or P-WL3 not containing S1 or S2 communities.	Tier 2	S-3A, S-3B
☐ Altering 4,300 – 14,999 sq. ft. of a P-WL2 or P-WL3.	Tier 1	S-3A
☐ Altering less than 4,300 sq. ft. of a P-WL2 or P-WL3.	None	S-3A