



# MAINE POWER CONNECTION

A MAINE PUBLIC SERVICE AND CENTRAL MAINE POWER COMPANY PROGRAM

## Economic Promise for Northern Maine - Planning Now For Lower Cost, Green Electricity

### Important Information for Landowners and Neighbors

The Maine Power Connection, a joint project of Maine Public Service (MPS) and Central Maine Power Company (CMP), is developing plans to connect the Maine Public Service system to the rest of the Maine and New England electric grid and to support development of substantial wind energy resources in northern Maine. The Maine Power Connection team is studying possible routes for a new 345kV (345,000 volt) transmission line from the Detroit area to the Limestone area. Sections of the proposed line will be constructed on existing transmission right-of-ways and other sections will be built over new transmission corridors.

### Keeping Landowners Informed

The Maine Power Connection team has identified potential places where the new transmission line may be built, including related substations. In some cases, new or expanded corridors will be needed, so we will be seeking to negotiate with public and private land owners to buy the necessary land or rights. That process will include notifications, requests and negotiations with property owners along the route.

### Initial Landowner Contact

The Maine Power Connection team will initially contact landowners by mail or phone. We will ask for permission to enter your property and conduct various studies, which may include surveying, environmental assessments, wildlife habitat studies, and archaeological investigations. We will also provide additional information to the landowner about the program and our interests. A meeting can also be arranged with the landowner to explain the project in more detail.

### Subsequent Landowner Visits

If the results of our initial studies and evaluation are favorable, we will contact the landowner to discuss our interests in the property.

### Option to Purchase

We may ask to purchase an option on the landowner's property. An option is an agreement by the landowner to sell the property or grant an easement for an agreed upon price within a stated period of time, often twelve months with the ability to renew two times. MPS and CMP typically offer a payment of 10% of the property's fair market value for the option rights. If during the option period, we decide to buy the property or easement, the option payment is credited toward the purchase price. We also would pay all closing costs, as well as reasonable legal fees, associated with the closing, incurred by the landowner.



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If we do not exercise the option rights before the end of the option period, the landowner keeps the option payment, and MPS and CMP lose all rights associated with the expired option.

## Determining Property Value

MPS and CMP believe in paying fair market value for land, and we will base our offer on our best estimate of that value. In some cases, we may ask permission to have an appraisal by an independent licensed appraiser. We would pay for the appraisal and share the results with the owner.

## Transmission Line Corridor Ownership or Easement Rights

For the Maine Power Connection project, MPS and CMP prefer to purchase land “in fee” meaning MPS or CMP acquire all ownership rights in the property. When we do this, the landowner may reserve various rights, for example, the right to cross the corridor or to use the land for agriculture.

In some situations, MPS and CMP may acquire an easement for specific land. Right-of-way by easement is a permanent right to use land for a specific purpose, which in this case would be the construction and use of transmission lines. In those instances, the landowner retains all other rights.

## Eminent Domain

In the vast majority of land purchases, MPS and CMP are able to negotiate mutually acceptable terms of sale with landowners. However, Maine law does allow state agencies, municipal governments, and public utilities the right of eminent domain, which allows them to compel the sale of private property for certain public uses. The law also requires us to receive approval from the Maine Public Utilities Commission before proceeding with any land acquisition through the eminent domain process. As a property owner, your rights in an eminent domain proceeding are important for you to know. We hope that you find the information about these rights in the accompanying insert helpful.

For more information on our plans to connect the Maine Public Service transmission system to the rest of the Maine and the New England electric grid and support development of substantial renewable resources in northern Maine, please visit [www.maineconnection.com](http://www.maineconnection.com)

Questions and comments,  
[info@mainepowerconnection.com](mailto:info@mainepowerconnection.com)  
1-866-914-1944