



**BUD NEWELL** LAND AGENT

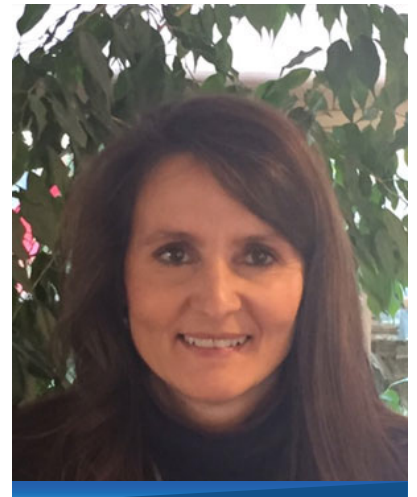
*DISCUSSES THE **RIGHT-OF-WAY***

“People have asked if they have to accept the exact location of the right-of-way as it’s been presented. The best outcomes, for all parties, come from open conversations and walking the property together. No one knows the land better than the landowner and our approach is always to be respectful and collaborative. Maybe our proposed route could be improved. When I shake hands at the end of a negotiation, nothing makes me feel better than landowners feeling good about the outcome.”

**KIM GLEASON** LAND AGENT

*DISCUSSES **EMINENT DOMAIN***

“I’ve had some very good conversations with landowners around their kitchen tables. Often I’m asked about eminent domain. No one likes the thought of land being taken, even for public purpose. CMP and Emera Maine rarely use eminent domain, and they don’t currently have the right to use eminent domain to acquire easements for the MEPCO line. Only the Maine Public Utilities Commission can confer this right, and only after granting a Certificate of Public Convenience and Necessity to the utility.”



**EBEN THOMAS** LAND AGENT

*DISCUSSES **LAND VALUE IMPACT***

“Some people have wondered if a right-of-way on or near their property might impact the value of their land. While the construction phase of the project will create some disruption and may have some short-term impact, studies suggest the value of the land in the vicinity of a line will bounce back once the project is complete. Some very nice neighborhoods enjoy the presence of a right-of-way adjacent to the development. The right-of-way can provide green space, hiking area, and wildlife habitat in and around the housing. Also, any impacts to the property are factored into the negotiated price.”



**MIKE LAFLIN** LAND AGENT

*DISCUSSES* **ONE USE ONLY**

“Residents have wondered if the MEPCO easement could be used for something other than a transmission line. Understandably this is an important point to landowners considering the sale of an easement. Some people are concerned it could be used for a natural gas pipeline or a new highway. The legal language is very clear. The easement is only for constructing, maintaining and repairing electric transmission and distribution lines. These are the only rights being sold to MEPCO.”

**JOE CAREY** LAND AGENT

*DISCUSSES* **MAINTENANCE AND RELIABILITY**

“Some people have said, ‘I don’t have a problem with reliable electric service, so I don’t understand why this new line is needed.’ CMP and Emera Maine are pleased with this feedback as they work to provide reliable, safe electric service. Nevertheless, the system needs to be maintained and upgraded so it can continue to work well – now and in the future. A good analogy would be your car: you don’t just service your car when it breaks down. You change the oil and repair the brakes so the car serves you better and lasts longer. The MEPCO corridor is needed to relieve congestion which keeps clean energy bottled up which can reduce competition and impact rates. Without a new pathway for electricity, over time, the system would get seriously backed up and customers would then be directly affected.”



**JOHN MILES** LAND AGENT

*DISCUSSES* **RECREATIONAL USE**

“The question about recreational use on the transmission corridor has come up. ATVs and snowmobiles are only allowed on licensed trails or with landowner permission. There is a \$500 fine for anyone operating an ATV or snowmobile on an unlicensed trail or without permission. Landowners can post their property to deny or control access for hunting or any recreational activity. CMP and Emera Maine will work with landowners to achieve the control they want.”

**PETER LIBHART** LAND AGENT

*DISCUSSES* **REMOVING TIMBER**

“Landowners often ask why the option agreement does not allow the landowner to remove the timber from the proposed corridor. Probably the most important reason is that this is an option agreement; MEPCO may elect not to exercise the option for a number of reasons, including environmental and permitting factors. If the area was harvested and then the option was not exercised, the landowner could be left with an undesirable cut-over area. Also, the landowner’s actions could damage sensitive areas that may become a permitting issue for MEPCO. MEPCO’s strong preference is to include the value of the timber in the option price. The landowner is then fully compensated when MEPCO exercises the option and is free to harvest the timber if the option is not exercised.”

