

March 12, 2026

**Minutes of the Washington County Commissioners'  
Unorganized Territories Regular Meeting  
Held March 12, 2026  
in the Washington County Probate Courtroom  
Machias, Maine**

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Attending the meeting were:  
Commissioner David C. Burns  
Commissioner Courtney Hammond  
Commissioner Billy Howard  
Renée Gray, County Manager  
Carla Manchester, Administrative Assistant  
Wayne Jones, Trescott  
Colleen Brown, Whiting  
David Brock, Lubec  
Nick Landrum, East Machias  
Paula Johnson-Rolfe, WCSO  
Rich Rolfe, Jail Administrator  
Michael Crabtree, Chief Deputy  
Josh Rolfe, RCC  
Lisa M. Hanscom, EMA  
Tim Tabbutt, WCSO  
Tammy Gay, Deeds  
Dennis Perry, WCSO / WRCC  
Leigh MacKeen, Whitneyville  
Grace Falzarano, Finance  
Crystal Cushing, VWA D.A.'s Office  
Megan Huffman, Finance  
Darlene Perry, Probate  
Sondra Small, Finance

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Commissioner Burns called the meeting to order at 4 p.m. Prior to the regular Unorganized Territory business, a public hearing was held to consider the enactment of a proposed ordinance - "Restricting Vehicle Weight on Posted Ways".

Unorganized Territories Supervisor Heron Weston presented a draft for a proposed ordinance. (See attached) He stated the proposed ordinance would allow municipal officials to close municipal roadways in the Washington County Unorganized Territories to vehicles with a gross registered weight above 23,0000 lbs. as necessary to prevent damage to said roadways. Heron explained the proposed ordinance follows the same restrictions and exemptions used by Maine DOT on State roads.



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**\*MOTION\*** Commissioner Howard moved to enact the ordinance "Restricting Vehicle Weight on Posted Ways" in Washington County Unorganized Territories.  
(Howard / Hammond, 3-0)

Heron requested the Commissioners authorize him as the U.T. Supervisor to impose the restrictions authorized by the ordinance. He explained this would allow him to post notices of restricted roadways.

**\*MOTION\*** Commissioner Hammond moved to authorize U.T. Supervisor to impose the restrictions authorized by said ordinance.  
(Hammond / Burns, 3-0)

Heron also requested the Commissioners give both the U.T. Supervisor and U.T. Shellfish Warden authority to enforce the ordinance. It was questioned how the ordinance can be enforced. Heron stated the ordinance says municipal officials have the ability to enforce the ordinance. There was no ordinance before to back up any enforcement. Heron pointed out Brian Smith has law enforcement experience. Heron stated this is a good start. Heron noted MDOT can help with enforcement. Wayne Jones added that residents can help too. Commissioner Howard also questioned how this will affect logging businesses. Wayne Jones stated MDOT postings have exceptions. Heron noted the U.T. Ordinance will also have exceptions.

**\*MOTION\*** Commissioner Burns moved to authorize U.T. Supervisor and U.T. Shellfish warden to enforce said ordinance.  
(Burns / Hammond, 2-1)

**Executive Department Business** (see Regular Commissioners' Meeting minutes)

- Aroostook County Action Program - Jason Parent, Executive Director

The regular U.T. business meeting was called to order at 4:29 p.m.

**Approval of the U.T. regular meeting minutes of February 12, 2026**  
(Hammond / Howard, 3-0)

**AGENDA ITEM: Old Business**

➤ **Nineteen Road Expenses**

Heron presented a summary of expenses relating to the Nineteen Road. There was no further discussion.



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**AGENDA ITEM: Monthly Report**

Unorganized Territories Supervisor Heron Weston's monthly report was submitted. (See attached)

Heron reported county roads were posted with seasonal weight limit signs on Monday, March 9, 2026. He noted this is the same date the MDOT posted roads. Heron stated restrictions should remain in place until early May but this will depend on weather conditions.

Heron stated the UT Shellfish Committee will hold its annual public meeting on Monday, April 6<sup>th</sup> at 5 p.m. at the Whiting Store.

Heron reported that LUPC has adopted a rule change that requires operators of short-term rentals in the U.T. to provide notice of their rental activity to the Commission. There are no fees or restrictions in relation to this rule; it is just notification of the activity. The rule is effective January 12, 2026.

Heron stated he has been invited to give a presentation to LUPC at the monthly meeting. The presentation is part of a series of talks intended to help identify priorities in the LUPC's Comprehensive Land Use Plan (CLUP) update. Heron stated his presentation will be focused on services provided by the U.T.

Heron stated the bill LD 2222 has gone before the Taxation Committee and "ought to pass". LD 2222 is "an act to establish municipal cost components for Unorganized Territory services to be rendered in Fiscal year 2026-27". Heron noted that it sounds like it has quite a bit of support.

Heron presented a Voting Place Contract for the Commissioners' approval. The contract is between the Town of Cooper and U.T. to provide a voting place for residents in Cathance and Marion. The contract has a term of five years beginning July 1, 2025 and ending June 30, 2030 with an annual payment of \$300.00.

**\*MOTION\* Commissioner Howard moved to approve the Voting Place Contract agreement with the Town of Cooper as presented. (Howard / Hammond, 3-0)**

Heron presented a Fire Protection agreement for the Commissioners' approval. The agreement is between U.T. and the East Machias Fire Department to provide fire-fighting services and accident/injury



February 12, 2026

responding forces for the inhabitants of Marion Twp. (S), Berry Twp. (E) & T19 (SE). The agreement is for a five-year period beginning July 1, 2025 and June 30, 2030 for the sum of \$2,500.00 annually.

**\*MOTION\*** Commissioner Howard moved to approve the Fire Protection Agreement with Beddington Volunteer Fire Department as presented. (Howard / Hammond, 3-0)

Heron presented a license request for Games of Chance organized by "Ride for a Cure". This organization is a cancer awareness non-profit that hosts events statewide. He explained that "Ride for a Cure" has applied to the state for a Poker Run at the Wilderness Lodge in T24 MD on July 18, 2026. Heron noted in order to get the license municipal consent is required.

**\*MOTION\*** Commissioner Howard moved to give consent for "Ride for a Cure" to proceed with the application process for the Games of Chance as presented. (Howard / Hammond, 3-0)

**AGENDA ITEM: TIF Grant Committee Update**

TIF Program Manager Meredith Mawhar submitted a monthly report. (See attached)

On behalf of Meredith, Heron presented one action item for the Commissioners' consideration. Meredith requested the Commissioners to authorize the payment of the IAMResponding invoice of \$16,627 from the Community Benefit Agreement (CBA) bank account. Meredith noted this payment aligns with the CBA between Downeast Wind LLC and Washington County which allocates \$20,000.00 annually for "Washington County Health and Emergency Services."

**\*MOTION\*** Commissioner Howard moved to authorize to pay of the "IAMResponding" invoice in the amount of \$16,627.00 in accordance with the CBA agreement, and to transfer those funds from the CBA Bank Account (ending 1835) to the General Fund Bank Account (ending 0860) to process the one-time payment. (Hammond / Burns, 3-0)



February 12, 2026

**AGENDA ITEM: Public Comment**

Wayne Jones was present to give an update on Land Use Planning Commission (LUPC). (Written report is attached) He noted the Commission is currently working on a new comprehensive land use plan (CLUP) and stated the last CLUP was updated in 2010. Wayne stated there is a focus on public boat access for recreational purposes. Wayne noted there is a request for a public hearing in regards to an application for ZP 805; rezoning for property. He stated that although this project is in Somerset County, he would encourage people to pay attention as any policy set for any UT area effects all UT's throughout the whole state. Wayne pointed out these rules can affect Washington County. Wayne stated he has been asked by Ben Godsoe, LUPC Acting Executive Director, and Stacy Benjamin, LUPC Acting Planning Manager, if the Board of Commissioners and he would agree to meet in a special meeting for a work session. The purpose of the meeting will be to discuss the updating of the CLUP, and any concerns and/or suggestions on this process. The Commissioners agreed to meet for a work session this spring.

**ADJOURNMENT**

**4:59 p.m.**

**ATTEST:**

**Carla J.R. Manchester, Admin. Asst.**





83 Court St  
PO Box 297  
Machias, ME 04654  
(207)255-8919  
supervisor@wcut.maine.gov  
www.wcut.maine.gov

## Ordinance Restricting Vehicle Weight on Posted Ways In the Washington County Unorganized Territories, Maine

### Section 1. Purpose and Authority

The purpose of this "Ordinance Restricting Vehicle Weight on Posted Ways" (hereinafter, the "Ordinance") is to prevent damage to municipal ways and bridges in the Washington County Unorganized Territories which may be caused by vehicles of excessive weight, to lessen safety hazards and the risk of injury to the traveling public, to extend the life expectancy of municipal ways and bridges, and to reduce the public expense of their maintenance and repair. This Ordinance is adopted pursuant to 30-A M.R.S.A. § 3009 and 29-A M.R.S.A. §§ 2395 and 2388.

### Section 2. Definitions

The definitions contained in Title 29-A M.R.S.A. shall govern the construction of words contained in this Ordinance. Any words not defined therein shall be given their common and ordinary meaning.

### Section 3. Restrictions and Notices

The municipal officers may, either permanently or seasonally, impose such restrictions on the gross registered weight of vehicles as may, in their judgment, be necessary to protect the traveling public and prevent abuse of the highways, and designate the town ways and bridges to which the restrictions shall apply.

Whenever notice has been posted as provided herein, no person may thereafter operate any vehicle with a gross registered weight in excess of the restriction during any applicable time period on any way or bridge so posted unless otherwise exempt as provided herein.

Pursuant to 29-A M.R.S.A. § 2395, the notice shall contain, at a minimum, the following information: the name of the way or bridge, the gross registered weight limit, the time period during which the restriction applies, the date on which the notice was posted, and the signatures of the municipal officers. The notice shall be conspicuously posted at each end of the restricted portion of the way or bridge in a location clearly visible from the traveled way

Whenever a restriction expires or is lifted, the notices shall be removed wherever posted. Whenever a restriction is revised or extended, existing notices shall be removed and replaced with new notices. No person may remove, obscure or otherwise tamper with any notice so posted except as provided herein.

### Section 4. Exemptions

The following vehicles are exempt under State law:

Any vehicle delivering home heating fuel and operating in accordance with a permit issued by the MDOT under 29-A M.R.S.A. § 2395 (4) and, when necessary during a period of drought emergency declared by the governor, any vehicle transporting well-drilling equipment for the purpose of drilling a replacement well or for improving an existing well on property where that well is no longer supplying sufficient water for residential or agricultural purpose and operating in accordance with a permit issued by the MDOT under 29-A M.R.S.A. § 2395 (4-A).

The following vehicles are also exempt under the specific provisions of this ordinance:

1. Any vehicle or combination of vehicles registered for a gross weight of 23,000 pounds or less.



2. Any vehicle or combination of vehicles registered for a gross weight in excess of 23,000 pounds and traveling without a load other than tools or equipment necessary for the proper operation of the vehicle. This exemption does not apply to special mobile equipment. It shall be a defense to a violation of this sub-section if the combined weight of any vehicle or combination of vehicles registered for a gross weight in excess of 23,000 pounds and its load is in fact less than 23,000 pounds.
3. MaineDOT vehicles or other vehicles authorized by MaineDOT or a municipality or county to maintain the roads under their authority.
4. Authorized emergency vehicles as defined in 29-A M.R.S.A. § 2054, school buses, a wrecker towing a disabled vehicle of legal weight from a posted highway, and vehicles with three axles or less under the direction of a public utility and engaged in utility infrastructure maintenance or repair.
5. Any two axle vehicles registered for a gross weight in excess of 23,000 pounds and less than or equal to 34,000 pounds that are carrying any of the Special Commodities may operate without a permit. Special Commodities includes any of the following:
  - a. Home delivered heating fuel (oil, gas, coal, stove size wood that is less than 36" in length, propane and wood pellets);
  - b. Petroleum products;
  - c. Groceries;
  - d. Bulk milk;
  - e. Solid waste;
  - f. Animal bedding;
  - g. Returnable beverage containers;
  - h. Sewage from private septic tanks or porta-potties; or
  - i. Medical gases.

#### Section 5. Permits

The owner or operator of any vehicle not otherwise exempt as provided herein may apply in writing to the UT Supervisor for a permit to operate on a posted way or bridge notwithstanding the restriction. The UT Supervisor may issue a permit only upon all of the following findings:

- a) no other route is reasonably available to the applicant;
- b) it is a matter of economic necessity and not mere convenience that the applicant use the way or bridge; and
- c) the applicant has tendered cash, a bond or other suitable security running to the municipality in an amount sufficient, in their judgment, to repair any damage to the way or bridge which may reasonably result from the applicant's use of the same.

Even if the municipal officers make the foregoing findings, they need not issue a permit if they determine the applicant's use of the way or bridge could reasonably be expected to create or aggravate a safety hazard or cause substantial damage to a way or bridge maintained by the municipality. They may also limit the number of permits issued or outstanding as may, in their judgment, be necessary to preserve and protect the highways and bridges.

In determining whether to issue a permit, the UT Supervisor shall consider the following factors:

- a) the gross registered weight of the vehicle;
- b) the current and anticipated condition of the way or bridge;
- c) the number and frequency of vehicle trips proposed;
- d) the cost and availability of materials and equipment for repairs;
- e) the extent of use by other exempt vehicles; and
- f) such other circumstances as may, in their judgment, be relevant.



The UT Supervisor may issue permits subject to reasonable conditions, including but not limited to restrictions on the actual load weight and the number or frequency of vehicle trips, which shall be clearly noted on the permit.

**Section 6. Administration and Enforcement**

This Ordinance shall be administered and may be enforced by the municipal officers or their duly authorized designee such as road commissioner, code enforcement officer or law enforcement officer.

**Section 7. Penalties**

Any violation of this Ordinance shall be a civil infraction subject to a fine of not less than \$250.00 nor more than \$1000.00. Each violation shall be deemed a separate offense. In addition to any fine, the municipality may seek restitution for the cost of repairs to any damaged way or bridge and reasonable attorney fees and costs. Prosecution shall be in the name of the municipality and shall be brought in the Maine District Court.

**Section 8. Amendments**

This Ordinance may be amended by the municipal officers at any properly noticed meeting.

**Section 9. Severability; Effective Date**

In the event any portion of this Ordinance is declared invalid by a court of competent jurisdiction, the remaining portions shall continue in full force and effect. This Ordinance shall take effect immediately upon enactment by the municipal officers at any properly noticed meeting.

**Washington County Commissioners  
(Administrators of the Unorganized Territories)**

\_\_\_\_\_  
David C. Burns, Chairman

\_\_\_\_\_  
Billy Howard

\_\_\_\_\_  
Courtney Hammond

DATE ENACTED \_\_\_\_\_



## THE NINETEEN RD EXPENSES

|              |             |
|--------------|-------------|
| 2011-12      | \$120,000   |
| 2012-13      | \$200,000   |
| 2013-14      | \$20,000    |
| 2014-15      | \$0         |
| 2015-16      | \$95,000    |
| 2016-17      | \$70,000    |
| 2017-18      | \$85,000    |
| 2018-19      | \$165,000   |
| 2019-20      | \$50,000    |
| 2020-21      | \$270,000   |
| 2021-22      | \$115,000   |
| 2022-23      | \$130,000   |
| 2023-24      | \$115,000   |
| 2024-25      | \$295,000   |
| 2025-26      | \$20,000    |
| TOTAL        | \$1,750,000 |
| AVERAGE/YEAR | \$116,667   |





83 Court St  
PO Box 297  
Machias, ME 04654  
(207)255-8919  
supervisor@wcut.maine.gov  
www.wcut.maine.gov

## UNORGANIZED TERRITORIES MONTHLY REPORT

March 12th, 2026

### PUBLIC HEARING

"Ordinance Restricting Vehicle Weight on Posted Ways in the Washington County Unorganized Territories"

This ordinance allows municipal officials to close municipal roadways in the UT to vehicles with a gross registered weight above 23,000 lbs as necessary to prevent roadway damage. The ordinance follows the same restrictions and exemptions used by MaineDOT on State roads. A violation of the ordinance is a class E Crime (local traffic citation) and enforced by "municipal officers or their duly authorized designees".

#### 1. PUBLIC HEARING ACTION ITEMS

- a. Enact the "Ordinance Restricting Vehicle Weight on Posted Ways in the Washington County Unorganized Territories"
- b. Authorize the UT Supervisor to impose the restrictions authorized by said ordinance.
- c. Authorize the UT Supervisor and UT Shellfish Warden to enforce said ordinance.

#### 2. ROADWAY MAINTENANCE

- a. County Rds were posted with seasonal weight limit signs on Monday, March 9th, 2026. Restrictions should remain in place until early May, depending on weather conditions.

#### 2. SHELLFISH

- a. The UT Shellfish Committee will hold its annual public meeting on Monday, April 6th at 5 pm at the Whiting Store to discuss the following:
  - i. Elect new board members
  - ii. Review of the UT Shellfish Ordinance
  - iii. License Sales (price, types, conservation credits)
  - iv. Presentation by DEI (Brian Beal) to present UT resource survey results
  - v. Conservation Efforts

#### 3. LAND USE PLANNING COMMISSION

- a. The LUPC has adopted a rule change, effective January 12, 2026, that requires operators of short-term rentals in the UT to provide notice of their rental activity to the Commission.
- b. The UT Supervisor has been invited to give a presentation to LUPC at the monthly meeting on April 8th in Brewer. The focus of the presentation will be Services Provision (Emergency Services, Solid Waste, Transportation, etc). The presentation is part of a series of talks intended to help identify priorities in the LUPC's Comprehensive Land Use Plan update.

#### 4. ACTION ITEMS

- a. Voting Place Contract
  - i. Town of Cooper / 2025-30 / \$300 per year / ~11% of voters are UT
- b. Fire Protection Agreement
  - i. East Machias Fire Department / 2025-30 / \$2,500 per year stipend plus per incident billing / covering Marion Twp (south & west), Berry Twp, T19ED (south)
- c. Games of Chance License
  - i. "Ride for a Cure" is applying for a license to hold a poker run at the Wilderness Lodge (T24 MD) on Route 9 on July 18th, 2026.
  - ii. The license is issued by the state (Department of Public Safety) but requires municipal consent.
  - iii. "Ride for a Cure" is a cancer awareness non-profit that began in Hancock, ME in 2020 and now hosts events statewide.

WASHINGTON COUNTY UNORGANIZED TERRITORIES  
TAX INCREMENT FINANCING DISTRICT LOAN & GRANT PROGRAM

A PROGRAM OF WASHINGTON COUNTY GOVERNMENT  
ADMINISTERED BY SUNRISE COUNTY ECONOMIC COUNCIL

AMENDED 3/12/26 - Report to the County Commissioners prepared by SCEC Program Manager –  
Meredith Mawhar  
March 12, 2026

There is one action items and 3 updates for your consideration this month:

**Action Item 1: Authorization to Pay IAMResponding Invoice**

Commissioners are requested to vote to authorize the transfer of \$16,627 from the Community Benefit Agreement Bank Account (ending 1835) to the General Fund Bank Account (ending 0860) for the payment of the IamResponding invoice for annual emergency responder subscriptions.

The TIF Committee has reviewed and approved this payment in accordance with Section 1(a)(v) of the CBA between Downeast Wind LLC and Washington County, dated June 20, 2020, which allocates \$20,000 annually for “Washington County Health and Emergency Services”.

Please see the following attachments:

- For reference: Attachment 1(a) - Section 1(a)(v) of the Downeast Wind LLC CBA allocating said funds for “Washington County Health and Emergency Services”
- For reference: Attachment 1(b) - Annual invoice from IamResponding dated 2/9/2026 in the amount of \$16,627
- For signature: Attachment 1(c): Funds transfer request to authorize the transfer of \$16,627 from the *Community Benefit Agreement Bank Account (ending 1835)* to the *General Fund Bank Account (ending 0860)* to process the one-time payment to IamResponding

Updates:

1. Reimbursement request for Mitton Mountain Battery Purchase: The reimbursement request presented at February’s meeting is currently on hold, pending the receipt of exact charges. Once we have additional documentation and the total price for batteries we will present those to the Commissioners for approval.
2. TIF payment request process: At our recent meeting, the TIF loan committee discussed ways to streamline and better track payment requests. We are working on creating a shareable form that will allow us to gather all relevant documentation, review requests for completeness and track disbursements over time so that we can more efficiently manage workflows and maintain a log of all expenditures in preparation for future audits.
3. Stetson I and II allocation recommendations: I am currently preparing this year’s allocation recommendation for the TIF committee’s review and discussion at our next meeting. Once this proposal has been reviewed and discussed by the committee, I will present it for the County Commissioner vote at the April meeting.



# Attachment 1(b)

# Invoice

IamResponding

Emergency Services Marketing Corp., Inc.  
P.O. Box 93  
Dewitt, New York 13214-0093  
Phone (315) 701-1372 Fax (315) 314-7748

| Bill To                      |  | Remit To               |                    |
|------------------------------|--|------------------------|--------------------|
| Washington County Maine (ME) |  | Financial Institution: | Banc of California |
| 28 Center St.                |  | Account Name:          | IAR, LLC.          |
| United States                |  | Bank Code:             | 122238200          |
|                              |  | Account Number:        | 1002145801         |
|                              |  | SWIFT Code:            | SQARUS33           |

| Invoice Date | Invoice # | Terms  | Due Date  | PO # | Customer ID |
|--------------|-----------|--------|-----------|------|-------------|
| 2/9/2026     | INV16370  | Net 15 | 2/24/2026 |      | 1610612773  |

| Item                                    | Qty | Price          | Total       |
|---|-----|----------------|-------------|
| Yearly Subscription 3/5/2026 - 3/4/2027 | 47  | \$353.76595745 | \$16,627.00 |

|                  |                    |
|------------------|--------------------|
| Subtotal         | \$16,627.00        |
| Tax              | \$0.00             |
| <b>Total USD</b> | <b>\$16,627.00</b> |

**\*\*All fees are in US funds, and shall be paid in US funds.**  
All prices set forth are the cash discount prices for payments via cash or checks.  
Non-discounted pricing for credit card payments is 3.5% higher for all prices set forth.

Please make all checks payable to: **Emergency Services Marketing Corp., Inc. (Tax ID #: 20-5787005)**  
Payment is due upon receipt of invoice.

**Thank you for your business!**



INV16370



## COMMUNITY BENEFIT AGREEMENT

30<sup>th</sup> This COMMUNITY BENEFIT AGREEMENT (the "Agreement") is made this day of June, 2020, by and between Washington County, Maine, a political subdivision of the State Maine ("Washington County") with a mailing address of 85 Court Street, Machias, Maine 04654, and Downeast Wind, LLC (the "Company"), a Delaware limited liability company qualified to do business in Maine. Washington County and the Company are referred to herein each as "Party" and collectively as the "Parties."

### RECITALS

WHEREAS, the Company is seeking the requisite local, state and federal permits, licenses and approvals (collectively, the "Permits") to construct a commercial grid-scale wind energy project (the "Project"), to be located within the unorganized territories of Washington County, Maine and the Town of Columbia, Maine;

WHEREAS, pursuant to 35-A M.R.S. § 3451 *et seq.* (the "Maine Statute"), approval of the expedited wind energy development permit for the Project by the Maine Department of Environmental Protection (the "DEP") requires, among other approval standards, that the Project provide significant "tangible benefits" to the area in which the Project will be located in the form of a community benefits package;

WHEREAS, "tangible benefits" as defined by the Maine Statute, may include a community benefit agreement between Washington County and the Company that provides for payments to Washington County to be utilized for public purposes, including, but not limited to, for property tax reductions, economic development projects, land and natural resource conservation, tourism promotion or reduction of energy costs;

WHEREAS, the Company has determined it to be appropriate, and has voluntarily agreed, to provide an Annual Contribution (as hereinafter defined) to Washington County for a term of years described herein, such Annual Contribution to fit the meaning of "tangible benefits" under the Maine Statute;

WHEREAS, Washington County has agreed that it will use the Annual Contribution to provide services or facilities that will contribute to the general well-being of Washington County; and

WHEREAS, the Parties agree and acknowledge that the Annual Contribution shall not influence or have any bearing whatsoever on Washington County's review of any application of the Company for any Permit or any other decision Washington County may have occasion to make relative to the Project.

NOW THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Community Benefit Annual Contribution; Timing of Payments; Obligation

(a) Annual Contribution Payments: The Company shall make twenty (20) annual payments (each an “Annual Contribution” and collectively, the “Annual Contributions”) to Washington County in an amount equal to Three Thousand Four Hundred Dollars (\$3,400) per megawatt of maximum nameplate capacity of the Project located within the Washington County Downeast Wind Municipal Development and Tax Increment Financing District. “Maximum nameplate capacity” shall mean the total maximum nameplate capacity of all turbines installed within the Washington County Downeast Wind Municipal Development and Tax Increment Financing District, without regard to whether (a) any or all of the turbines have been “converter-limited” or de-rated, (b) the Company’s total megawatt generation for the Project is limited or restricted due to contractual agreements or restrictions between the Company, Emera Maine, and/or ISO New England, Inc., or their successors and assigns, or (c) actual or average megawatts generated by said turbines is, for whatever reason, less than the total maximum nameplate capacity. Each Annual Contribution will be allocated as follows: (i) Fifty Thousand Dollars (\$50,000) for an annual scholarship fund for Washington County Residents for vocational training and college education; (ii) Seventy-five Thousand Dollars (\$75,000) for a Washington County Small Business Revolving Loan Fund; (iii) One Hundred Thirteen Thousand Four Hundred Forty Dollars (\$113,440) for Washington County administration and for health, infrastructure, and improvements; (iv) Fifty Thousand Dollars (\$50,000) for Emergency and Rescue Capital Investment Fund; (v) Twenty Thousand Dollars (\$20,000) for Washington County Health and Emergency Services; and (vi) Twenty Thousand Dollars (\$20,000) for watershed management and infrastructure projects. Payment 1 will also include a one-time payment of One Hundred Fifty Thousand Dollars (\$150,000) to Washington County to be used for the new technical vocational training center to be established at Four Corners in Columbia, Maine. Payment 1 will also include a one-time payment of Three Hundred Fifty Thousand Dollars (\$350,000) to Washington County to be used for lakeshore improvements on Schoodic Lake. Payment 1 will be made on the date one hundred eighty (180) days following the date the Project reaches Commercial Operation, as defined below. Payments 2-20 will be made annually thereafter, on the anniversary of the Commercial Operation date. Notwithstanding anything to the contrary contained herein, the Company’s obligations hereunder, including but not limited to the obligation to make the Annual Contributions, are conditioned on the Company receiving a DEP permit authorizing the Company to build and operate the Project.

(b) Commercial Operation: For the purposes of this Agreement, “Commercial Operation” shall mean the date certain set forth in a notice to Emera Maine and/or its successor or assign, the transmission owner, and ISO New England Inc. and/or its successor or assign, the system operator, in accordance with and pursuant to an interconnection agreement to be executed by and among the Company and such parties. The Company shall provide to Washington County a copy of such written notice, upon issuance by the Company.



Land Use Planning Meeting 2/11/26

We are working on a new comprehensive land use plan for all the UT. The last one was done in 2010.

The LUPC staff have been lining up speakers of various backgrounds and specialties to give the commissioners insight and knowledge on things to do with the environment, recreational activities and economic development.

The focus at the February meeting was on recreation. Speakers included ...Maine sporting camps association...North Maine Woods who have 3.5 million acres of land they manage for private land owners, these properties do not allow atvs, motorcycles or bicycles, just walking, hiking, skiing or snowmobiling is allowed. Also heard from the Appalachian Mountain Club which was formed in 1876, they manage 127000 acres. They also have their own sporting camps and lodges and again just hiking,ski and snowmobiling trails.

Maine Department Inland Fish & Water spoke to the commission that same day about how the state is trying to acquire land on lakes and ponds with 10 acres or greater to be able to have public access to them.

The ACF Agriculture conservation and forestry talked about its State Comprehensive Outdoor Recreational Plan or SCORP. You can find info on this online if you wish to know more about it.

The LUPC is also trying to make projects 700 SQ Ft and under, non living space, easier to obtain through an online application. They have also enacted new rules regarding short term rentals. Please check them out on their website for more information.

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Also if you have a complaint you can now go to the website and file it there.

Yesterday's meeting held in Brewer was informative. Starting with changes coming to the fee structure on the permitting process to make it easier to know what your cost will be for your permit.

They talked about the permitting process time frame and how they are trying to speed things along to get your permits to you in a more timely manner. As of now they have new staff to train and are short staffed. They ask for patience as they work to close this gap.

Also discussed was ways to start the Comprehensive Land use guide procedure.

There was also a request for a public hearing in regards to an application, ZP 805, submitted by Maynards of Maine in Somerset County, for rezoning of their property, as well as a new building project. You can go to the LUPC web site and find more information on it as well as keeping informed as to when the public meeting will be held. You may also submit written comments regarding this.

I would just like to note without getting into details of this project that no matter the county name, the UT is all the same, and what rules and or decisions made elsewhere can be and most likely will be applied to our neck of the woods, so I would encourage people to pay attention to these things that come up for public input.

And on to April looks like the agenda will be about Housing and development. An ongoing series for helping in completing a new Comprehensive Land use guide.

I have been asked to see if the commissioners would like to sit down with Ben Godsoe Acting Executive Director and Stacy Benjamin Acting Planning Manager and myself.

*of the LUPC*

To talk about the updating of the CLUP Comprehensive Land Use Plan.

And any concerns and or suggestions on this process.

At that time you may also want to voice any other concerns about the LUPC you may have that are not related to the CLUP.

\* I do know that Aroostook County did voice its opinion about the new members being added to the LUPC, and how they thought the state was again starting to push its own people versus the legislative decision to put in residents of the UT as commissioners to represent the people of the UT.

— They said a spring or summer meeting would be welcomed.

