



TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

**PLANNING BOARD
-REVISED AGENDA-
BRUNSWICK TOWN HALL
85 UNION STREET
COUNCIL CHAMBERS
TUESDAY, April 5, 2016, 7:00 P.M.**

1. **Case #16-010 Beacon Ridge Subdivision:** The Planning Board will review and take action on a **Sketch Plan Major Development Review** application submitted by authorized representatives of Ecopath Developers, LLC, to construct a 2,175 linear foot access road for a single family residential subdivision comprised of six (6) lots. The proposed subdivision is the first phase of a four (4) phase development that results in the creation of up to 35 residential lots, located in the **R6 (Cook's Corner Neighborhood); Cooks Corner Zoning District; and Natural Resource Protection Zone (NRPZ) (Map 42, Lot 16).**
2. **Zoning Ordinance Rewrite Committee (ZORC) Update**
3. **Approval of Minutes**
4. **Other Business**
5. **Election of Officers**
6. **Adjourn**

Revised on March 24th to add Item #5, Election of Officers.

This agenda is mailed to owners of property within 200 feet of the above referenced development proposals as well as others upon request. It is the practice of the Planning Board to allow public comment on development review applications and all are invited to attend and participate.

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TTY 725-5521. This meeting will be televised.



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
85 UNION STREET
BRUNSWICK, ME 04011

ANNA BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660
FAX: 207-725-6663

MEMORANDUM

TO: The Planning Board
FROM: Jared Woolston, Planner
DATE: March 29, 2016
RE: Sketch Plan Review of Beacon Ridge 35-Lot Residential Subdivision

PROJECT SUMMARY

Staff has reviewed the Sketch Plan application and determined that it is complete.

Authorized representatives for Ecopath Developers, LLC submitted a Sketch Plan application for a 35-lot residential subdivision within a 29.88 acre parcel located off of Thomas Point Road. The proposed subdivision is comprised of four (4) phases, including an approximately 2,175-linear foot access road constructed to town standards for a Minor Road¹. The parcel is located within the Cooks Corner Neighborhood (R6) Zoning District, and the Natural Resource Protection Zone (NRPZ). As proposed, the subdivision adheres to all dimensional and density requirements.

The applicant is not proposing to develop the lots. All lots would be serviced by private septic systems and wells. The project narrative and supporting materials are enclosed.

The Staff Review Committee (SRC) reviewed the Sketch Plan application on March 16, 2016. During the SRC meeting, the applicant was advised to consider open space development pursuant to Section 308 of Brunswick's Zoning Ordinance in order to conserve land, and increase density in Brunswick's Growth Zone. Further, the applicant was advised by the SRC to consider providing public sewer and water service. Subsequent to the SRC meeting, the applicant contacted the Brunswick Sewer District, and the Brunswick and Topsham Water District to consider the feasibility of providing public sewer service, and public water service, respectively.

¹ Brunswick Zoning Ordinance, Appendix II: Street Standards

In email correspondence received by the Department of Planning and Development on March 23, 2016, the applicant's representative, Tom Saucier, P.E. of Site Design Associates requested that the Planning Board consider waivers² for the anticipated Final Plan Major Development Review application, specifically, the Class A High Intensity Soil Survey; and the typical details of road(s)³. Staff from the Department of Planning and Development advised that the requested waivers may be discussed with the Planning Board during the Sketch Plan review but no action may be taken until the Final Plan Major Development Review application is reviewed by the Planning Board.

At SRC, Public Works Director, John Foster was asked by Mr. Saucier to consider reducing the street standards⁴ from Local Road standards to Minor Road standards for public offering. Mr. Foster indicated that the proposed reduction would be taken under advisement.

Staff from the Department of Planning and Development contacted, James Seymour, P.E. of Sebago Technics, Inc. for technical support regarding waiving the required Class A High Intensity Soil Survey. Additionally, Mr. Seymour was asked to consider the use of alternative soils information provided by a Medium Intensity Soil Survey, wetland delineations, or test pit data provided by a Licensed Site Evaluator for siting subsurface wastewater disposal. During a phone conversation with staff, and within email correspondence on March 29, 2016, Mr. Seymour indicated that a Class A High Intensity Soil Survey (High Intensity Survey) that is prepared by a Certified Soil Scientist is preferred for determining soil suitability for stormwater treatment, especially with a high density development, that has potential to be a significant development. Furthermore, if the development were to trigger need in the future for a Site Location of Development permit or a stormwater management permit that utilizes Stormwater Best Management Practices (BMPs) approved by the Department of Environmental Protection (DEP), such information would be most beneficial for addressing the design of the entire development. In further consideration, Mr. Seymour indicated that since the proposed development is phased, the review entity may consider allowing the High Intensity Survey to be developed with each proposed phase of development. Based on the test pit information required for the septic design for each lot, it is apparent that the density of soil test per acre, and site wetland delineations, would enable a licensed soil scientist to prepare a High Intensity Survey rather easily from the field data. Mr. Seymour pointed out that it will take more cost to prepare the mapping, but it will provide clearer understanding of the soils, provide more accurate calculations for surface runoff rates and stormwater treatment and detention design, and will take a small step to comply with future Maine DEP requirements should the project expand to reach their thresholds for review in the future. In closing remarks, Mr. Seymour stated that the Planning Board may choose to accept medium intensity soils information for design, but require

² Pursuant to Section 410 of Brunswick's Zoning Ordinance, the review entity (i.e. Planning Board) may waive requirements of the Development Review Process or the Development Review Plan Standards.

³ Development Review Plan Standards (aka Plan Requirements): "Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of all existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of 1" equals 50' and vertical scale of 1 inch equals 5 feet, with all elevations referred to in U.S.G.S. datum."

⁴ Pursuant to Section 511.1 of Brunswick's Zoning Ordinance, a Minor Road serves less than 25 units; and a Local Road serves 25-150 units

that any future development must employ the services to prepare a high intensity (soil) survey and adjust stormwater designs accordingly should the soils information suggest that an alteration of existing stormwater infrastructure sizing from Phase 1 is necessary.

Mr. Saucier provided a response to Mr. Seymour's technical review in email correspondence dated March 31, 2016. In summary, Mr. Saucier indicated that a Class A High Intensity Soil Survey would provide no added value to the project.

A set of Sketch Plans for the proposed development were prepared by Site Design Associates, the first is referenced as Sheet C-100, entitled "Existing Conditions Plan", and dated March 2016.

DRAFT MOTIONS
SKETCH PLAN MAJOR REVIEW – BEACON RIDGE RESIDENTIAL SUBDIVISION
Case # 16-010

Motion 1. That the Board deems the Sketch Plan to be complete.

Motion 2. That the Board approves the Sketch Plan.

March 23, 2016

STAFF REVIEW COMMITTEE NOTES

Staff present:

John Foster (Public Works Director), Rob Pontau, (Brunswick Sewer District), Anna Breinich (Planning and Development Director), Clinton Swett (Assistant Assessor), Jeff Hutchinson (CEO), Jeff Emerson (Deputy Chief), Tom Brubaker (MRRA), Non-voting staff: Jared Woolston (Planner), Applicants Present: Tom Saucier (Site Design Associates), David Norton, (Priority Real Estate Group), Public present: Yes

1. **Case # 16-007 New England Tent and Awning Washing Facility:** The Committee will review and take action on a **Final Plan Minor Development Review** application submitted by New England Tent and Awning, c/o David S. Norton, to construct a 3,000-square foot tent washing building and approximately 143-square feet of new pavement, located in the **BNAS Reuse District; Land Use District Business and Technology Industries (R-B&TI) Zoning District (Map 40, Lot 81).**

Jared Woolston –

- Disclosed possible family conflict with contractor, Gendron and Gendron
 - No objection to potential conflict by SRC
- Stormwater BMP – drywell needs three (3) feet of separation from groundwater table, and the plan has been revised by widening the dry well and making the well shallow. The inspection and maintenance plan has been updated.
- Brunswick Landing Design Committee approved the proposed building
- Brunswick Landing environmental requirements need to be followed, and are in the deed
- No inspection requirement for stormwater BMP installation or after through the building permit process; the inspection and maintenance will be conditioned
- Design inspector recommended for inspection
 - David Norton will get Wright-Pierce to inspect and provide a statement
 - Tom Brubaker (MRRA) will sign-off on Wright-Pierce inspection report
 - Anna: Tom sign-off will be provided to Director of Planning and Development
- “Prior to the issuance of a certificate of occupancy... inspection and maintenance of Stormwater BMP and provide to Director of Planning and Development.

John Foster –

- See three (3) feet of separation for BMP
- Sloping roof does not go towards infiltration trench, it goes to entrance
 - David Norton – stormwater goes in eight (8) inch gutter to BMP
 - New building plans are with building inspector
- Drain and sewer line?
 - David Norton - sewer manhole is in the building
 - Sewer gas in the building?
 - Rob Pontau – the manhole can be fitted with a seal
- Tom Brubaker (MRRA) may be inspector

Rob Pontau –

- MRRA owns the sewer line but Brunswick Sewer District intends to take system eventually
- How far down is sewer line?
 - Five (5) feet
- Recommend relocating the sewer line since the area will be excavated
- Washing machines – soap and sediment settling?
 - Yes, there is a compartment, filtration system that gets cleaned, and pump
- Trench drain in front of the washer will connect to the sewer manhole
- Can seal the sewer cover to prevent gas but recommend moving the line
- May apply for a sewer district permit for inspection and review
 - Condition of approval
 - David Norton – fine with condition

Jeff Hutchinson –

- No comments

Clinton Swett –

- Must give the building an address

SRC voted unanimously to approve with the conditions

2. **Case #16-010 Beacon Ridge Subdivision:** The Committee will review and provide a recommendation to the Planning Board on a **Sketch Plan Major Development Review** application submitted by authorized representatives of Ecopath Developers, LLC, to construct a 2,175 linear foot access road for a single family residential subdivision comprised of six (6) lots. The proposed subdivision is the first phase of a four (4) phase development that results in the creation of up to 35 residential lots, located in the **R6 (Cook’s Corner Neighborhood); Cooks Corner Zoning District; Natural Resource Protection Zone (NRPZ) (Map 42, Lot 16).**

Applicant’s Representatives: Tom Saucier (Site Design Associates), Paul Sharon (Ecopath Developers, LLC)

Tom Saucier –

- presented sketch plan proposal with three (3) drawings and a location map and dimensional requirements all shown on the plan,
- need to look at vernal pools this spring to see if significant vernal pools
- 350-400 linear feet of road in phase 1
- Investigating for subsurface wastewater disposal and wells
- Considering waiver from Class A High Intensity Soil Survey

John Foster -

- Storm drainage thoughts – still early as sketch plan
 - Considering structures, grass underdrain soil filters
 - Homeowner’s association for maintenance
- Servicing more than 25 lots
 - Does not make sense to 50-foot ROW and narrow down

- One road access less than 25 lots with little piece
 - 60 narrow to 50
 - 24-feet of pavement and narrow to 20-feet
- Need to discuss the waiver or comply with road standards

Rob Pontau

- In the middle of the growth zone but proposing wells and subsurface wastewater
- Why not increase density and add water and sewer? Water and sewer are on Thomas Point Road
 - Tom – involves a pump station and added costs
 - Master Plan require if within growth zone?
 - Anna – No
 - Jeff Hutchinson – require connection within 200 feet per state statute
- Could extend force main, and put some of entrance charge funds towards pump station as allowed within the ordinance but need approval to use funds
- Sewer District would take ownership of pump station if within ROW
 - District tries to avoid easements but could be done if to Sewer District Standards

Anna Breinich

- Could increase density with cluster development
 - Anna - 30% must be protected conservation land, 6,000 lot area, lot width 60 feet
 - Tom – about 9 acres of open space but what qualifies for open space
 - Anna – through dedication or conservation easement to land trust, the town or a Homeowners Association.

Jeff Emerson

- Fire pond option is not a good option that close to water supply because it would not be used this close to town water; cistern is same
- Two (2) options are to extend water line and/or residential sprinklers and both
 - Residential sprinkler systems would provide higher level of life safety than just a water line
 - Tom: Extending the water line is \$200,000 – 300,000

Jared –

- Stream on-site?
- Wetland may be avoided at end of proposed road but must be justified if can't be avoided at final plan
- Tom – is anything going to change from sketch plan?
 - Jared – No, but stormwater management in phases could be difficult if limited to options for stormwater treatment in Phase 3 and 4.
 - Tom – will need a preliminary stormwater management design since Phase 1 and Phase 2 may not need environmental review (DEP permits)

Public

Mathew Patenaud - fiancé is the owner at 118 Thomas Point Road

- Vernal pool at culvert drains but is backed up and may need maintenance.
 - Tom – will survey culvert
- Concerned about creating more drainage, there's tons of water going through there (culvert).
- Septic systems are proposed and is concerned about water quality
 - Tom – will look at plumes and would have to revise plans if there are problems

Leslie Fallon and lives on Sandy Ridge Road

- No comment

Site Design Associates

Consulting Engineering and Land Planning

March 15, 2016

Jared Woolston, Planner
Department of Planning & Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

**RE: Beacon Ridge
Proposed Subdivision
Thomas Point Road
Sketch Plan Review**

Dear Jared:

On behalf of Ecopath Developers, LLC, Site Design Associates is pleased to present a Major Development Review Sketch Plan application for a proposed 35 lot single family residential subdivision to be located on Thomas Point Road. Enclosed is one copy of the following information for your completeness review:

- Major Development Review Sketch Plan Application and Checklist
- Letter of Agent Authorization
- Location Map
- List of Abutters within 200 ft
- Certificate of Corporate Formation
- Purchase and Sale Agreement and Amendment
- Proposed Typical Road Section
- Wetland Investigation Report
- Existing Conditions Plan
- Conceptual Plan – Full Buildout
- Phase 1 Plan

The applicant will be dropping off a check for the application fee, public notice, and public hearing advertisement under separate cover.

The property is located in the Residential 6/Cook's Corner zone, where single family housing is a permitted use. Dimensional standards and a net site area calculation are provided on Drawing C-101.

The proposed project includes the construction of approximately 2,175 linear feet of access road, constructed to town standards for a minor road, and the creation of up to 35 lots for single family residential housing on a parcel approximately 29.88 acres in size. The minimum lot size for the lots will be 20,000 sf, and each lot will have a private well

23 Whitney Way Topsham, Maine 04086
Phone: (207) 449-4275 email: info@sitedesignassociates.biz

Mr. Jared Woolston

3/18/2016

Page 2 of 2

and subsurface wastewater disposal system. Overhead electrical service with pole mounted transformers will be constructed. The project is proposed to be developed in four phases, as depicted on Drawing C-101, the Conceptual Plan – Full Buildout.

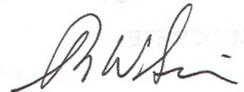
Wetlands were mapped by Mark Cenci Geologic. As noted on Drawing C-100, there were five wetland systems identified. Wetland 1 has some areas that have vernal pool characteristics. These will be monitored this spring to determine what impact, if any, this has on Phases 3 and 4 of the project. This is the wetland that apparently coincides with the NRPZ, so the limits of the NRPZ were adjusted from the location shown on the town zoning map. Wetlands 2, 3, 4, and 5 are forested wetlands.

At this point we do not anticipate any DEP approvals will be required for Phase 1. Additional permits required for the ultimate buildout may include DEP Stormwater Law and NRPA permits.

After the Sketch Plan Review is complete, the final Phase 1 design will commence, including surveys, road profiles, and final siting of wells and wastewater disposal systems. The applicant then plans to file a Final Major Development Review Application for Phase 1.

We look forward to working with the town staff toward Sketch Plan Approval for this project. If you have any questions or comments related to the application materials, please do not hesitate to contact us.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President

**MAJOR DEVELOPMENT REVIEW
SKETCH PLAN APPLICATION**

1. Project Name: Beacon Ridge Subdivision

2. Project Applicant
Name: Ecopath Developers, LLC
Address: 17 Arrowhead Drive
Brunswick, Maine 04011
Phone Number: 207-721-0259

3. Authorized Representative
Name: Tom Saucier, P.E., Site design Associates
Address: 23 Whitney Way
Topsham, Maine 04086
Phone Number: 207-449-4275

3. List of Design Consultants. Indicate the registration number, address and phone number
Of any engineer, surveyor, architect, landscape architect or planner used:
 1. Mark Cenci, ME Cert Geologist #467
 2. Tom Saucier, ME Professional Engineer #6095
 3. _____

5. Physical location of property being affected: Thomas Point Road

6. Lot Size: 29.88 acres

7. Zoning District: R6/CC

8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? applicant has a p and s for the subject property - property is
owned by Sandy Ridge Corporation

9. Assessor's Tax Map 42 Lot Number 16 of subject property.

10. Brief description of proposed use: Single Family Residential housing

11. Describe specific physical improvements to be done: Construction of approximately
2175 linear feet of a 20 ft wide paved roadway

Owner Signature: _____

Applicant Signature (if different): _____

Required Attachments (by Applicant):

- Sketch Plan Check List
- Sketch Plan Requirements for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Sketch Plan

Required Attachment (by Planning and Development Department): BB

- Listing of all owners of property within 200-foot radius of property under review.

SKETCH PLAN REQUIREMENTS

Key: "O"= omit; "S"=submit; "NA"=not applicable; "W" = waiver; "P"=pending

Item	O	S	NA	W	P	Comments
Indicate Variances Granted			X			
Indicate Special Permits			X			
Indicate Special Exceptions			X			
Date, north point, scale		X				
Land area, existing use of the property, location of proposed development, locations reserved for future development		X				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas		X				
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations		X				
Existing natural, topographical, and cultural features including areas of steep slopes, bedrock outcrops, ponds, streams, aquifers, and other water bodies, wetlands, groundwater recharge areas, slumps, flood hazard areas, trees, and other vegetation, excavation sites, stone walls, net site area, historic and archeological sites, structures, or districts, and any other pertinent features.		X				
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses		X				
Special conservation and recreation areas			X			
Location map		X				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.		X				
Any conditions imposed by previous development on the site.			X			
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.					X	
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.		X				AMENDMENT TO P AND S
Application Fee		X				
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			X			
Open Space Development: Request for Bonus Density			X			

ECOPATH DEVELOPERS LLC

17 ARROWHEAD DRIVE
BRUNSWICK, ME 04011
PHONE: 207-721-0254
CELL: 207-751-5369

February 19, 2016

Mr. Tom Saucier, P.E.
Site Design Associates
23 Whitney Way
Topsham, ME 04086

TO WHOM IT MAY CONCERN:

This letter authorizes Mr. Tom Saucier to serve as an agent for EcoPath Developers LLC for the purpose of permitting the proposed residential subdivision project located at Thomas Point Road in Brunswick, Maine.

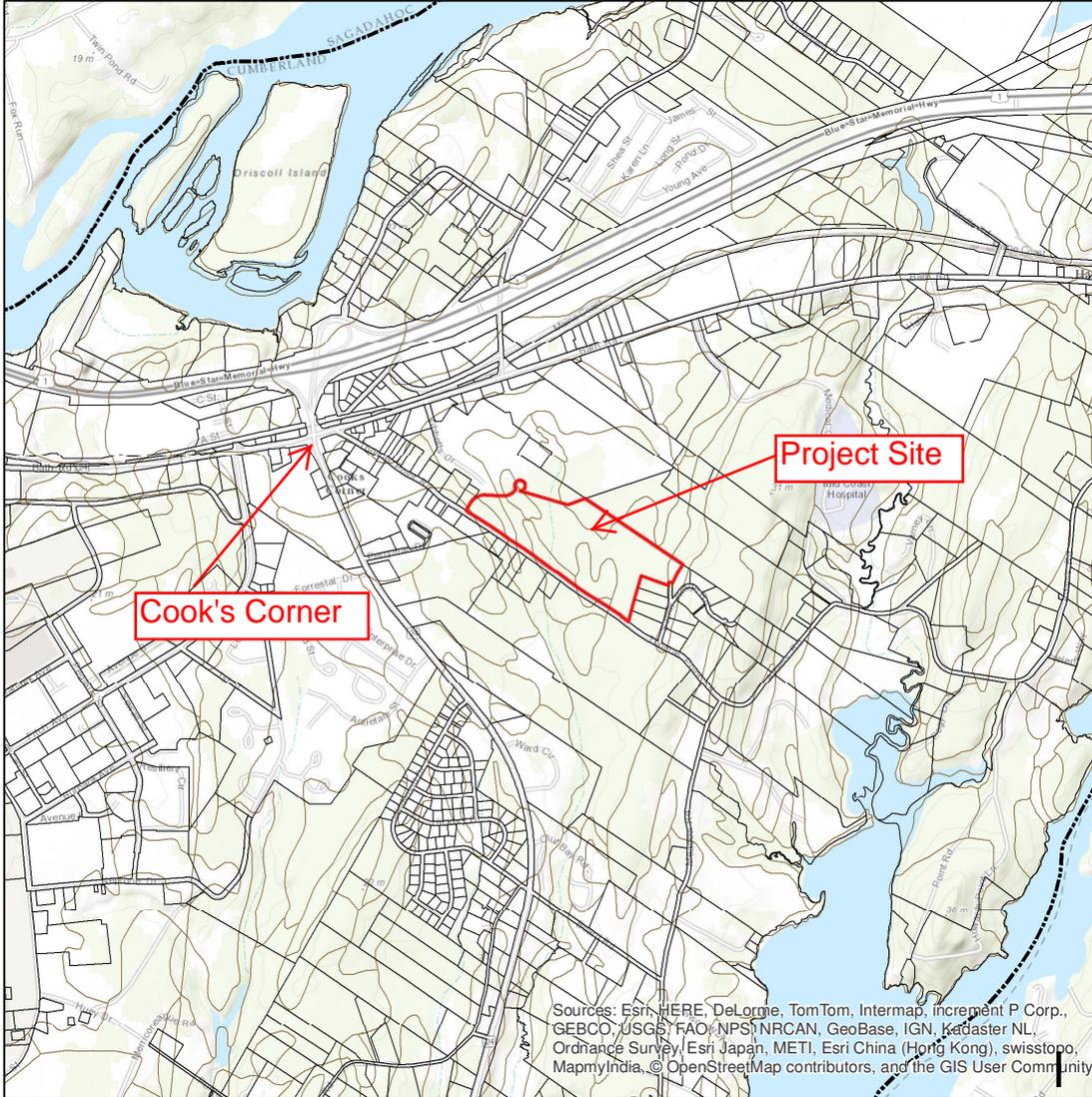
Sincerely,



Paul A. Sharon
Project Manager

Brunswick Maine

Location Map



Legend

- Selected Parcels
- Parcels
- Town Boundary
- Soils

0 900 1,800 3,600
Feet

This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.

Map generated on: 2/29/2016

Map Lot	Street Number	Street Name	Owner	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
45-17	250	BATH RD	LHC BRUNSWICK ME LLC	1000 LOWES BLVD		MOORESVILLE	NC	28115
42-12	80	THOMAS PT RD	GREATER (THE) BRUNSWICK HOUSING CORP	PO BOX A		BRUNSWICK	ME	04011
42-167	7	SANDY RIDGE RD	SEMLE, ERIC B & INGRID M	7 SANDY RIDGE RD		BRUNSWICK	ME	04011
42-164	1	EVERGREEN DR	HELMBOLT, DUANE R & MARJORIE B JT	1 EVERGREEN DR		BRUNSWICK	ME	04011
45-52		BATH RD	MID COAST HEALTH SERVICES INC	123 MEDICAL CENTER DR	SUITE 2200	BRUNSWICK	ME	04011
42-20	14	MEADOW RD	CROOKER, FRANKLIN T & THEODORE D T/C	11 HARPSWELL ISLANDS RD		HARPSWELL	ME	04079
42-168	11	SANDY RIDGE RD	SASSO, PAUL	11 SANDY RIDGE RD		BRUNSWICK	ME	04011
42-170	8	SANDY RIDGE RD	BOYLE, BRIAN F & LISA J JT	8 SANDY RIDGE RD		BRUNSWICK	ME	04011
42-17C	128	THOMAS PT RD	MOODY, ANN D	128 THOMAS PT RD		BRUNSWICK	ME	04011
42-36	118	THOMAS PT RD	STINSON, DOREEN	1687 ROXBURY ROAD		ROXBURY	ME	04275
CC2-20	15	TIBBETTS DR	WALMART REAL ESTATE BUSINESS TRUST	PO BOX 8050		BENTONVILLE	AR	72712
42-16		THOMAS PT RD	SANDY RIDGE CORPORATION	111 ROCKWEED RD		W BATH	ME	04530
42-182	104	THOMAS PT RD	STINSON, ALTON JR	7 JOHN SMALL RD		BOWDOIN	ME	04287
42-163	5	SANDY RIDGE RD	WEISS, MICHAEL R & KATHERINE M JT	5 SANDY RIDGE RD		BRUNSWICK	ME	04011
42-162	3	SANDY RIDGE RD	SWAIN, DWIGHT R & ELEANOR L JT	3 SANDY RIDGE RD		BRUNSWICK	ME	04011
42-181	0	THOMAS PT RD	STINSON, JOHN	48 MILITARY LANE		LITCHFIELD	ME	04350
42-161	183	THOMAS PT RD	PRINCE, JASON S & HALLIE E JT	183 THOMAS PT RD		BRUNSWICK	ME	04011
42-8	0	THOMAS PT RD	KELLEY & KELLEY COMMERCIAL	2 MAIN ST, SUITE 202		TOPSHAM	ME	04086
42-11	0	THOMAS PT RD	KELLEY & KELLEY COMMERCIAL	2 MAIN ST, SUITE 202		TOPSHAM	ME	04086
42-10	68	THOMAS PT RD	HART, ROGER W & DIAN I JT	68 THOMAS PT RD		BRUNSWICK	ME	04011
42-14	94	THOMAS PT RD	LIBBY, SHERRI	94 THOMAS PT RD		BRUNSWICK	ME	04011

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

Filing Fee \$175.00

File No. 20163425DC Pages 2
Fee Paid \$ 175
DCN 2160532230004 DLLC
-----FILED-----
02/22/2016


Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

Ecopath Developers LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "L.L.C.," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)

- Date of this filing; or
 Later effective date (specified here): _____

THIRD: Designation as a low profit LLC (Check only if applicable):

- This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
 - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
 - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
 - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):

- This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

FIFTH: The Registered Agent is a: (select **either** a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent CRA Public Number: _____

(Name of commercial registered agent)

Noncommercial Registered Agent

Paul A. Sharon

(Name of noncommercial registered agent)

17 Arrowhead Drive Brunswick, ME 04011

(physical location, not P.O. Box – street, city, state and zip code)

(mailing address if different from above)

SIXTH: Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

****Authorized person(s)**

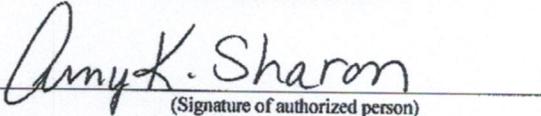
Dated 02/19/2016



(Signature of authorized person)

Paul A. Sharon

(Type or print name of authorized person)



(Signature of authorized person)

Amy K. Sharon

(Type or print name of authorized person)

*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

Pursuant to 31 MRSA §1676.1.A, Certificate of Formation **MUST be signed by at least one authorized person.

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State

Division of Corporations, UCC and Commissions

101 State House Station

Augusta, ME 04333-0101

Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov

PURCHASE AND SALE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that the Sandy Ridge Corporation, a corporation organized and existing under the laws of the State of Maine, with a principal place of business in Brunswick, in the County of Cumberland, and State of Maine, hereinafter the Seller, in consideration of [REDACTED] paid by Paul A. Sharon, of Brunswick, in the County of Cumberland, and State of Maine, hereinafter called the Buyer, the receipt whereof it does hereby acknowledge, does agree to bargain, sell and convey unto the said Paul A. Sharon, his heirs and assigns forever, the following:

Certain land being a portion of Phase III of the Sandy Ridge Development, located on the Thomas Point Road, in the Town of Brunswick, County of Cumberland, and State of Maine, and being Lots 21 through 30, 33 and 34, together with land between Lots 21 and 25, adjacent to Phase I, of the Sandy Ridge Development, and to include the property described as Evergreen Drive adjacent to the referenced Lots, all as being a portion of those premises designated as Lot 16, on Town of Brunswick Tax Map 42, and being described as a portion of property in deed recorded in the Cumberland County Registry of Deeds in Book 9881, Page 4 (See attached Map).

As further consideration for the within agreement it is hereby agreed by and between the parties as follows, to wit:

1. **Term - Termination.** The sale of the within premises shall be consummated by delivery of a Warranty Deed from the Seller to the Buyer and payment of the purchase price as specified hereunder on or before Ninety (90) from the date of receipt by the Buyer of all necessary development approvals. Notwithstanding the foregoing, or any other terms and provisions of this Agreement, the Buyer reserves the right to terminate this Agreement at any time prior to closing and upon such termination will receive full refund of all deposit(s).
2. **Purchase Price.** It is agreed that the Buyer will pay and the Seller will accept the total sum of [REDACTED] as the full purchase price for the purchase of the above described premises. The total purchase price is payable as follows:
 - A. Buyer shall receive credit at the time of the closing for the [REDACTED] deposit paid with the execution of this Agreement, to be held in Buyer's Attorney's Trust Account.
 - B. Buyer will pay and the Seller will accept an additional deposit of [REDACTED] after all of the necessary approvals for development, in the form of a certified check, bank check or wire transfer, to be held in Buyer's Attorney's Trust Account. Buyer will receive credit at the time of closing for this additional deposit amount.
 - C. The balance of [REDACTED] shall be financed by the Seller in accordance with the following terms: There will be a Promissory Note from the Buyer to the Seller in the amount of [REDACTED]. In terms of payment, upon the sale of each lot, [REDACTED] of the net purchase price will be

paid to amortize the Note. If the sale is of a developed lot, then Fifty Percent (50%) of the net profit of the sale of the developed lot will be paid. The percentage to be paid upon sale may be reallocated by the parties by mutual consent.

3. Status of Title. The Seller agrees to provide the Buyer with good and marketable title to the above-described premises free and clear of all liens and encumbrances of every kind, nature and description; the Seller further agrees that the payment of any mortgage or lien on the above described premises may be made from funds provided for the purchase of said premises.

4. Extension to Perfect Title. If Seller shall be unable to give good, clear marketable and insurable title in accordance with Paragraph 3 of this Agreement, or to make conveyance or to deliver possession of the property, or if at the time of the delivery of the Deed, the property does not conform with the provisions hereof, then the Seller shall use reasonable efforts to remove any defects in title or to deliver possession as provided herein or to make the property conform to the provisions hereof, as the case may be. Time for performance hereunder shall be extended for a period of Ninety (90) days, which said time may be extended by mutual agreement of these parties if necessary, in order to cure any nonconforming condition or defect. Nothing herein shall preclude the Buyer from electing at either the original term or within any extended time for performance, from accepting such title as the Seller can deliver the property in its then condition.

5. Casualty Loss or Taking. If there is a loss or total taking due to a property condemnation on eminent domain proceeding, or if the property shall have been damaged by fire or other casualty, then the Buyer shall have the right, at the Buyer's election, to terminate this Agreement by written notice to the Seller in which event the deposit, together with all interest thereon, shall be refunded to the Buyer and all further rights and obligations of the parties under this Agreement shall terminate. If the Buyer does not elect to terminate this Agreement due to a casualty loss or taking, or if the damage can be repaired or restored in an amount not equal to the damage amount, the Buyer shall have the option of closing with full payment of the purchase price with the Seller's assigning to the Buyer insurance proceeds or eminent domain or condemnation awards as the case may be.

6. Hazardous Waste. The Seller hereby represents and warrants to the Buyer the absence of any hazardous substance as that term is defined under applicable State and Federal Law and that the property is free from any such substances.

7. Brokers Fees. No broker has been involved in this transaction and, therefore, no broker's fees are due, payable or owing.

8. Taxes. It is hereby agreed that taxes for the current tax year shall be prorated on the basis of the Town of Brunswick's fiscal year, with the Seller being responsible for taxes from July 1st of the fiscal year at the time of closing, to the date of closing, and the Buyer being responsible for the taxes from the date of closing to June 30th of that fiscal year.

9. Possession and Condition of the Premises. Possession of the premises shall be turned over to the Buyer at the time of closing. The property shall be then in the same condition as it is now, reasonable wear and tear excepted. The Buyer shall be entitled to inspection of the property prior to the delivery of the Deed in order to determine whether the condition thereof

complies with the terms of this Paragraph.

10. **Access to the Premises.** Subsequent or prior to the date of closing, the Buyer shall have access to the premises at reasonable and appropriate times, and specifically to engage in, and conduct, such testing, and to access the site with testing equipment, as may be required for development purposes.
11. **Contingencies.** This sale shall be subject to the following contingencies:
 - A. This Agreement is contingent upon the receipt of the necessary approvals from the Town of Brunswick Planning Board and/or other regulatory entity, as may be necessary for development.
12. **Liquidated Damages.** If the Buyer fails to perform any of the terms, covenants or conditions contained hereby, then the amount of the deposit shall constitute liquidated damages, and shall be retained by the Seller as damages for breach of this Agreement by the Buyer. This relief is in addition to any other relief that the Seller may have at law or in equity. The parties recognize that it is difficult to estimate the loss suffered by Seller, so the liquidated damages amount is established as a good faith effort to predict that loss.
13. **Survivorship.** It is understood by and between the parties hereto that the provisions of this Agreement shall survive the consummation of this transaction to the extent necessary to insure compliance therewith.
14. **Notices.** Notices to the Seller, if required hereunder, are to be given by regular mail addressed to the Seller, Sandy Ridge Corporation, c/o Robert F. Pellegrini, President, 1200 Tarpon Center Drive #208, Venice, FL, 34285. Notices to the Buyer are to be given by regular mail addressed to the Buyer, Paul A. Sharon, at 17 Arrowhead Drive, Brunswick, ME, 04011.
15. **Binding Effect.** This Agreement is intended to be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto.
16. **Ownership.** Buyer reserves the right at his option to have the transfer of the property at the time of the closing run to a corporation or other business entity as he may determine.
17. **General Provisions.**
 - a. This agreement constitutes the entire agreement between the parties, supersedes all prior negotiations and understandings between them, and shall not be altered or amended except by a written agreement signed by the Seller and the Buyer.
 - b. This agreement may be simultaneously executed in any number of counterparts, each of which when duly executed and delivered shall be an original; but such counterparts shall constitute but one and the same agreement.
 - c. If any provision of this agreement is found to be invalid or unenforceable, such finding shall not affect the validity or enforceability of any other provision hereof.

- d. This agreement shall be construed and enforced in accordance with and governed by the laws of the State of Maine.
- e. A signed facsimile/scanned copy may be treated as an original.
- f. The date of this agreement is defined as the date upon which the last party executes same.

IN WITNESS WHEREOF, Sandy Ridge Corporation, Seller, by Robert Pellegrini, its President, and Paul A. Sharon, Buyer, have hereunto set our hands and seals this 1st day of August, 2015.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Handwritten: 8-1-2015
Handwritten initials: RB

SANDY RIDGE CORPORATION

Handwritten signature: Robert C. Pellegrini 8-1-2015

By: Robert Pellegrini
Its: President
EIN: 01-04-65642

Handwritten signature: Paul A. Sharon
Paul A. Sharon, Buyer
SS# 034-52-5216

Handwritten: T Bennett 8-1-15
Thomas J Bennett

AMENDMENT TO PURCHASE AND SALE AGREEMENT

WHEREAS, the Sandy Ridge Corporation, a corporation organized and existing under the laws of the State of Maine, with a principal place of business in Brunswick, in the County of Cumberland, and State of Maine, as Seller, in consideration of [REDACTED] paid by Paul A. Sharon, of Brunswick, in the County of Cumberland, and State of Maine, as Buyer, entered into a Purchase and Sale Agreement, dated August 1, 2015; and

WHEREAS, the purchase and sale involved property that is a portion of Phase III of the Sandy Ridge Development, as is more particularly described in the original referenced Purchase and Sale Agreement; and

WHEREAS, the parties agree to amend certain provisions and reaffirm the remaining provisions of the Purchase and Sale Agreement.

NOW, THEREFORE, BE IT AGREED by and between the Seller and the Buyer as follows:

1. Paragraph 1 of the original Purchase and Sale Agreement entitled "Term - Termination" is amended to read as follows:

1. Term - Termination. The sale of the within premises shall be consummated by delivery of a Warranty Deed from the Seller to the Buyer and payment of the purchase price as specified hereunder on or before Ninety (90) days from the date of execution of this Amendment. Notwithstanding the foregoing, or any other terms and provisions of this Agreement, the Buyer reserves the right to terminate this Agreement at any time prior to closing. The parties understand that there may need to be extensions of the closing date in order that the permitting process regarding development of the premises be undertaken and completed. Such extensions shall be freely given as long as the Buyer is proceeding with development permitting with due diligence and in a good faith manner. The first extension shall be for an additional Ninety (90) days and shall be subject to the provisions of Paragraph 2(A) below. Should the permitting process not be completed at the end of the first 90-day extension, then the Buyer will provide documentation to the Seller that the permitting process is still in process and a reasonable estimate of the additional time necessary to complete the process. The parties shall then negotiate an additional extension as necessary to complete the approval process. Approval of such additional extension shall be granted by the Sellers.

3. Paragraph 2 entitled "Purchase Price" is amended to read as follows:

2. Purchase Price. It is agreed that the Buyer will pay and the Seller will accept the total sum of [REDACTED] as the full purchase price for the purchase of the above described premises. The total purchase price is payable as follows:

A. There shall be an initial deposit of Five [REDACTED] at the time of execution of this Agreement to be paid to Seller. There shall be a second deposit of [REDACTED] for the first 90-day extension. The deposit(s) are non-refundable.

B. Buyer shall pay to the Seller at the time of the closing [REDACTED] less the deposit funds received by Seller under Paragraph 2(A) above.

C. The balance of [REDACTED] shall be financed by the Seller in accordance with the following terms and conditions: There will be a Promissory Note and Purchase Money First Mortgage on the described premises in the amount of [REDACTED] said sum shall be amortized at a rate of [REDACTED] and a monthly payment of [REDACTED]. The Note shall provide for a balloon payment of all outstanding principal and interest due Two (2) years from the date of the first payment. The Promissory Note will provide for prepayment in whole or in part by the Buyer without penalty.

D. At the option of the Buyer, any individual lot may be removed from the operation of the Mortgage securing the Promissory Note described in Section C above, upon the payment [REDACTED] said amount to be credited against the balance of the Promissory Note.

3. The Partners of Sandy Ridge Partnership, predecessors in title to this Seller, shall execute and record in the Cumberland County Registry of Deeds a Confirmatory Assignment of Declarant Rights transferring any and all rights owned or reserved by Sandy Ridge Partnership as Declarant in the Sandy Ridge, Thomas Point Road, Brunswick, Maine, Phases II and III, Declaration of Easement Rights, Protective Covenants, Restrictions and Reservations dated January 1, 1988 and duly recorded in the Cumberland County Registry of Deeds in Book 8895, Page 231 as amended. The Seller shall further execute an Amendment to Declaration of Easement Rights, Protective Covenants, Restrictions and Reservations, specifically amending Paragraph 1 entitled "Use of Parcel" and Paragraph 2 entitled "Subdivision", to allow the independent development of the premises which are the subject matter of the original Purchase and Sale Agreement and this Amendment to that Agreement.

4. Add a new paragraph to the original Purchase and Sale Agreement as follows:

Authority of Seller. Seller is a corporation organized and existing under the laws of the State of Maine, and requires that the party or parties executing this Agreement on behalf of the Seller do so in a representative capacity. Each individual executing this Amendment on behalf of said corporation represents and warrants that he is duly authorized to execute and deliver this Amendment on behalf of said corporation in accordance with the By-Laws or other operating documents of the corporation and that this Amendment and the remaining unaltered provisions of the Purchase and Sale Agreement of August 1, 2015 be binding upon said corporation.

5. All other terms and conditions of the original Purchase and Sale Agreement between these parties, dated August 1, 2015, are hereby ratified and deemed to be in full force and effect and fully enforceable.

IN WITNESS WHEREOF, Sandy Ridge Corporation, Seller, by Robert Pellegrini, its President, and by Timothy J. Vigue, its Treasurer, and Paul A. Sharon, Buyer, have hereunto set our hands and seals this 28th day of October, 2015.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

[Signature]
to both

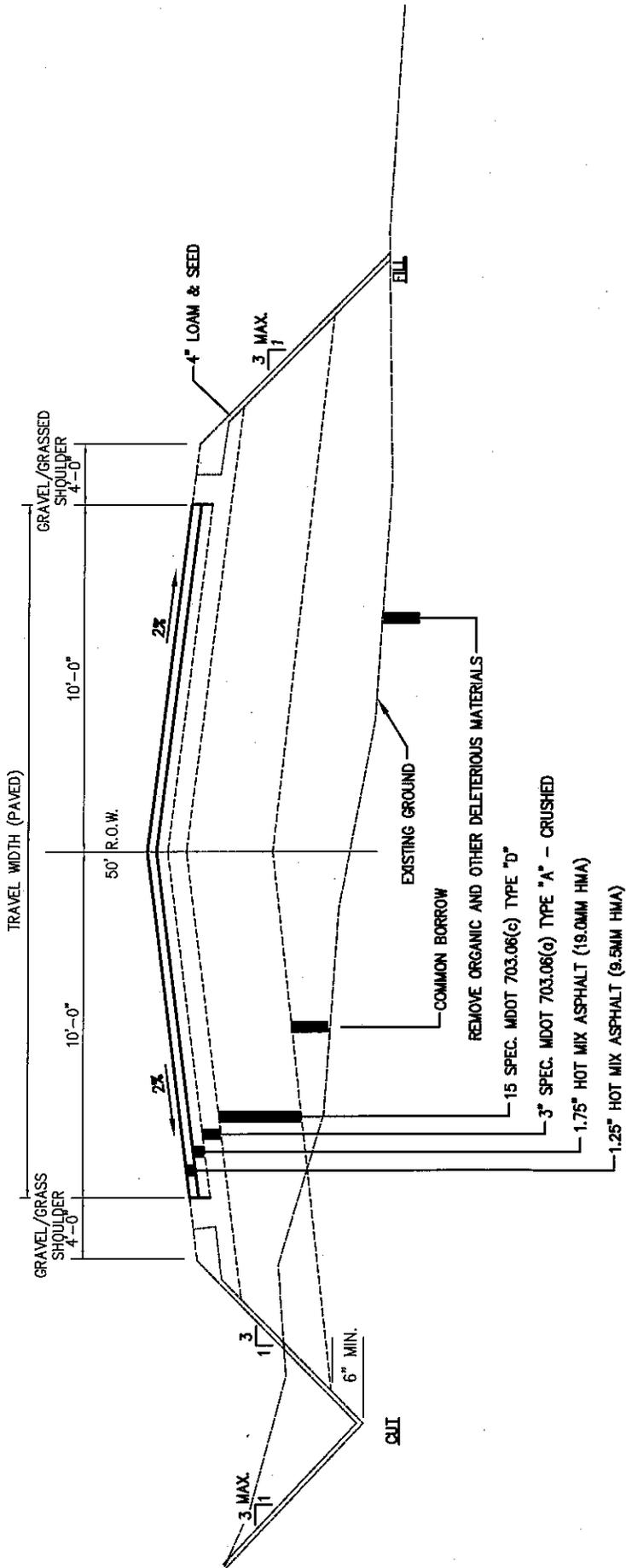
[Signature]

SANDY RIDGE CORPORATION

[Signature]
By: Robert Pellegrini
Its: President

[Signature]
By: Timothy J. Vigue
Its: Treasurer

[Signature]
Paul A. Sharon, Buyer



TYPICAL MINOR ROAD SECTION

#

SCALE: N.T.S.



Wetlands Investigation and Mapping Report Thomas Point and Sandy Ridge Roads Brunswick, Maine

Date: November 30, 2015

To: Paul Sharon
PAS Construction, LLC
17 Arrowhead Drive
Brunswick, ME 04011

Project Summary:

Wetlands were found and delineated on the property. There are several types of wetlands on the property, with varying characteristics and regulatory implications. All wetland filling and/or disturbances are regulated by the *Natural Resource Protection Act* (the N.R.P.A.).

Generally, it is possible to obtain a permit, or several permits, from the Maine D.E.P. to fill and/or disturb 14,999 square feet of wetlands on the property.

Some wetlands may be *Wetlands of Special Significance*, according to the definitions in the N.R.P.A. These wetlands require no-disturbance buffers as well as regulated direct filling and/or disturbances. Other wetlands on the property are not *Wetlands of Special Significance* and require no buffers of no-disturbance, but do require a permit for filling and disturbance greater than 4,300 square feet.

There is one wetland area that is potential vernal pool habitat, which may require additional no-disturbance buffers. However, no definitive confirmation of these habitats can be made until the months of April and May.

Dates of Investigation: October and November, 2015

Location of the Investigation:

The property investigated is located on the northerly side of Thomas Point Road and the westerly side of Sandy Ridge Road, Brunswick. The parcel is wooded.

Purposes of the Investigation:

The purposes of the wetland investigation are to identify and describe wetlands on the property according to definitions in the *Natural Resources Protection Act (N.R.P.A.)* to determine if specific alteration and filling permits are required and if there are any setbacks required under the *N.R.P.A.*, and to determine the Maine D.E.P. jurisdictional status of any streams in the wetlands and to search for potential vernal pools.

Methods of the Investigation:

A literature search and on-site investigations were made. The investigations were performed following the guidelines described in the 1987 Corps of Engineers Delineation Manual and the 2009 Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. This procedure uses a multiple parameter approach that requires the presence of three primary components for an area to be identified as a wetland: 1) hydric soils; 2) predominance of hydrophytic vegetation; and 3) wetland hydrology.

Plans of the property by Kimball Chase associated with the development of lots on Sandy Ridge Road were used in the field during the investigation. These plans included survey, topographic and soil mapping information.

Wetland/upland boundary lines were flagged at inflection points, which were located by a Trimble Geo XH GPS device. The data was processed for accuracy and sent to Tom Saucier, PE, in AutoCAD format.

Results of the Wetlands Investigation:

The property is located on a nearly level plain, westerly of a northeast trending ridge (see Figure 1). Drainage is southerly to Woodward Cove via several mapped and unmapped drainages.

The site is depicted as an association of Windsor loamy sand, Walpole fine sandy loam and Scarborough sandy loam on the *National Cooperative Soil Survey* (see attached photomap and description). These are medium to fine textured soils, derived from medium to fine textured glacio-marine sediments. Scarborough sandy loam is a hydric soil and is often the site of extensive wetlands. Wetlands can also be found in Walpole fine sandy loam.

There are Palustrine forested wetlands depicted on the property on the *National Wetlands Inventory* (see attached photomap). The mapped wetlands on the property are less extensive than what is depicted on the *Inventory*.

For discussion and classification purposes, the wetlands were numbered. Wetland Area 1 is associated with the intermittent drainage, marked as a dashed line on the topographic map (see Figure 1.). It is a forested wetland, which becomes a scrub-shrub wetland near Thomas Point Road. It appears the culvert beneath Thomas Point Road is set high enough to dam the drainage at this point.

There is no defined stream channel in this feature, although standing water occurs seasonally and after precipitation events. As such, there is a “flow” through the wetland body. This wetland should be inspected in the spring of the year to search for and count any amphibian egg masses. The pooling areas of water may be vernal pool habitat, which would affect the classification of the wetland.

The wetland could be a *Wetland of Special Significance* if the habitat meets the criteria for *Significant Vernal Pool Habitat*, which would have setback and development implications. If there is no *Significant Vernal Pool Habitat*, the wetland would have no mandated buffers of no-disturbance, because the drainage does not meet the criteria for a “jurisdictional stream”, according to the *N.R.P.A.*

There is a local Natural Resource Protection Zone associated with this wetland on the Brunswick Zoning Map. The Zone boundary does not exactly coincide with the delineated wetland.

Wetland Areas 2 & 3 are forested wetlands. These are not *Wetlands of Special Significance*, and it is possible to obtain a permit to disturb these wetlands. Wetland Area 2 could be completely filled. Wetland Area 3 could be crossed or have portions filled, if necessary, with a permit. There are no potential vernal pool habitats in these wetlands.

Wetland Areas 4 and 5 are hydraulically connected by a culvert beneath an old trail and should be considered part of the same drainage system. There is flowing water in a channel flowing through Wetland Area 5. This is depicted on the Kimball Chase maps. It appears this is a man-made drainage feature, constructed at some unknown time. The channel does not appear on either the USGS topographic map or the maps of the Town of Brunswick. As such it is not a “jurisdictional stream”, and the associated wetlands are not *Wetlands of Special Significance*. There are no potential vernal pool habitats in these wetlands.



Mark Cenci
Maine Certified Geologist #467

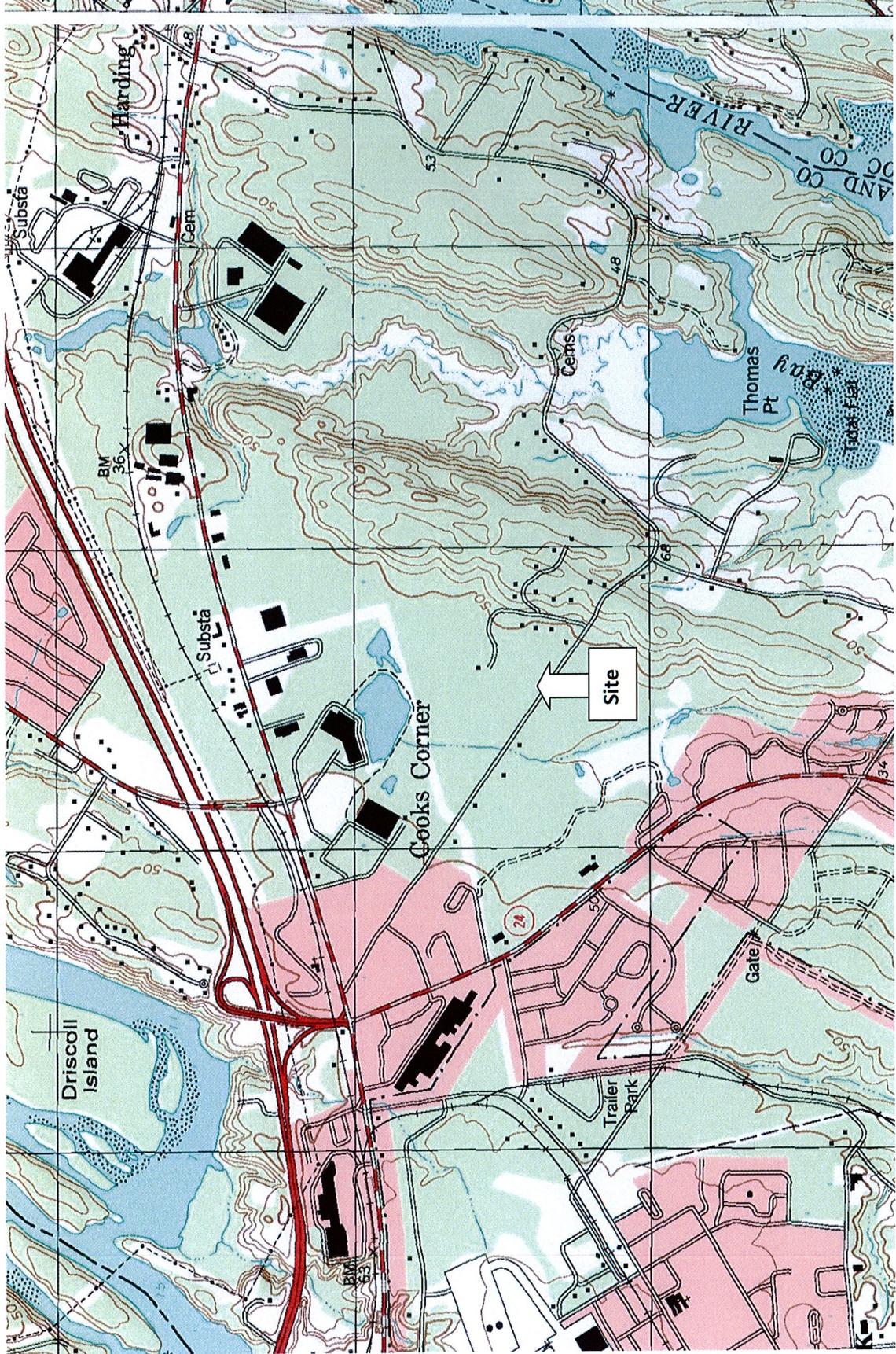
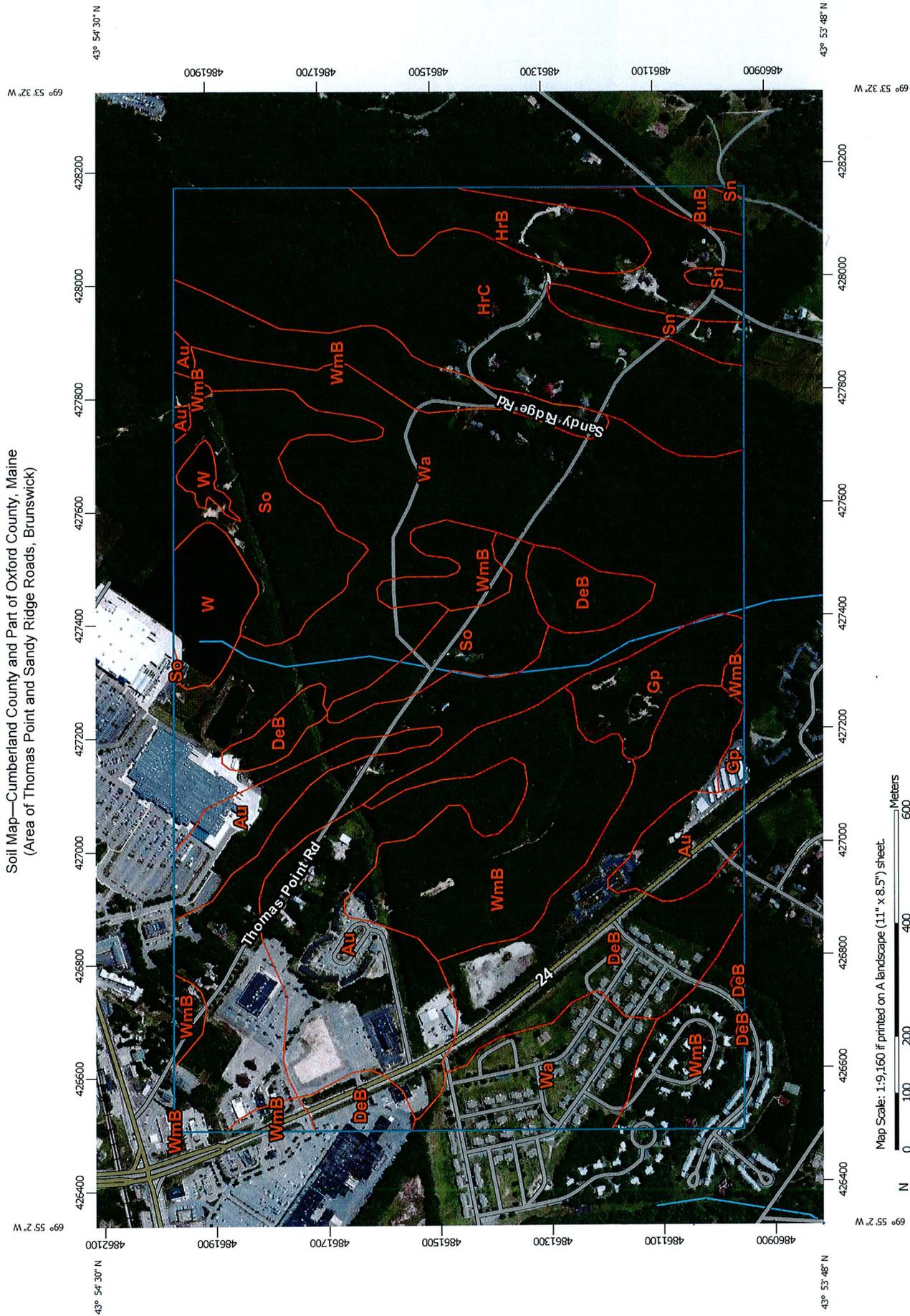


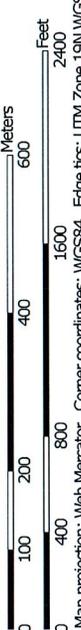
Figure 1.

Topographic Locus Map of the Area of Thomas Point Road and Sandy Ridge Road, Brunswick

Soil Map—Cumberland County and Part of Oxford County, Maine
 (Area of Thomas Point and Sandy Ridge Roads, Brunswick)



Map Scale: 1:9,160 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 11, Sep 17, 2015

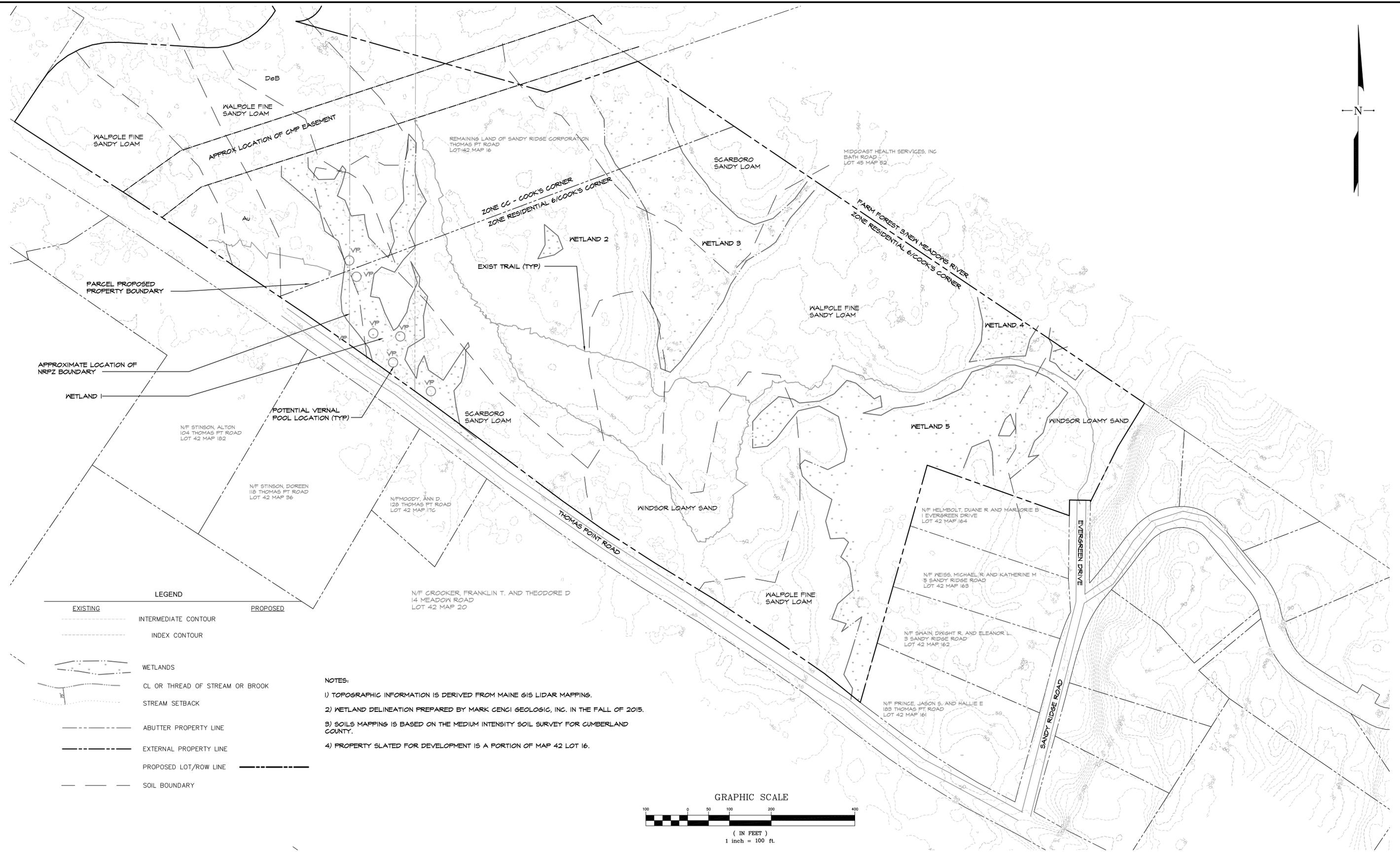
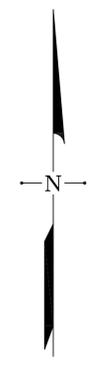
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2010—Jul 27, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

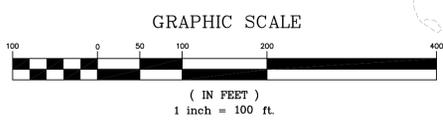
Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Au Gres loamy sand	35.0	8.3%
BuB	Buxton silt loam, 3 to 8 percent slopes	2.3	0.5%
DeB	Deerfield loamy sand, 3 to 8 percent slopes	28.0	6.6%
Gp	Gravel pits	9.4	2.2%
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	26.2	6.2%
HrC	Hollis fine sandy loam, 8 to 15 percent slopes	82.8	19.6%
Sn	Scantic silt loam, 0 to 3 percent slopes	16.5	3.9%
So	Scarboro sandy loam	33.4	7.9%
Tm	Tidal marsh	9.2	2.2%
W	Water	10.1	2.4%
Wa	Walpole fine sandy loam	95.1	22.5%
WmB	Windsor loamy sand, 0 to 8 percent slopes	64.3	15.2%
WmC	Windsor loamy sand, 8 to 15 percent slopes	0.4	0.1%
WmD	Windsor loamy sand, 15 to 35 percent slopes	10.7	2.5%
Totals for Area of Interest		423.3	100.0%



LEGEND

EXISTING	PROPOSED

- NOTES:**
- 1) TOPOGRAPHIC INFORMATION IS DERIVED FROM MAINE GIS LIDAR MAPPING.
 - 2) WETLAND DELINEATION PREPARED BY MARK CENCI GEOLOGIC, INC. IN THE FALL OF 2015.
 - 3) SOILS MAPPING IS BASED ON THE MEDIUM INTENSITY SOIL SURVEY FOR CUMBERLAND COUNTY.
 - 4) PROPERTY SLATED FOR DEVELOPMENT IS A PORTION OF MAP 42 LOT 16.



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
A	03/15/16	TO THE TOWN OF BRUNSWICK FOR COMPLETENESS REVIEW	DEPT	TWS	TWS						

<p align="center">Site Design Associates Consulting Engineering & Land Planning</p> <p>23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275</p>		DESIGN: TWS		PROJECT: PROPOSED SUBDIVISION		
		DRAWN: DEPT.		THOMAS POINT ROAD BRUNSWICK, ME		
<p>CLIENT: ECOPATH DEVELOPERS, LLC</p> <p>17 ARROWHEAD DRIVE BRUNSWICK, MAINE 04011</p>		CHKD: TWS		EXISTING CONDITIONS PLAN		
		DATE: MARCH 2016		PROJ. NO.		REV.
		SCALE: 1"=100'		DWG. NO.		C-100

Drawing Name: P:\2015 Projects\15-27-2016 P&E Revised\Map\Site Plan 03-15-16 (P&E) Job / Date: Mar 14, 16 / 3:23 PM

Julie Erdman

From: Tom Saucier <tsaucier@sitedesignassociates.biz>
Sent: Friday, March 25, 2016 2:14 PM
To: Jared Woolston
Cc: Anna Breinich
Subject: RE: Beacon Ridge

I do not expect the stormwater management plan to be too sophisticated for a few hundred feet of road. I believe meeting the basic standards as outlined in the DEP stormwater management law will suffice for Phase I and possibl Phase II. That threshold would not be triggered in Phase 1 but we will meet the standard anyway.

When we look at the subdivision globally, it is in our own best interest to make sure that we can meet DEP standards for the entire roadway, and treatment of 75% thereof.

For projects that require a DEP Stormwater permit, we understand the town has historically relied on the DEP review for the stormwater portion of the applications. It is difficult to be in a situation with two reviewers potentially pulling in different directions.

Tom Saucier, P.E.
Site Design Associates
23 Whitney Way
Topsham, Maine 04086

ph: 207-449-4275
cell: 207-756-0068
email: tsaucier@sitedesignassociates.biz

From: Jared Woolston [<mailto:jwoolston@brunswickme.org>]
Sent: Friday, March 25, 2016 1:04 PM
To: Tom Saucier
Cc: Anna Breinich
Subject: RE: Beacon Ridge

Tom: Please don't forget the required Stormwater Management Plan per Section 504 of the Zoning Ordinance (see DEP's BMP Manual [Volume I-III](#)). When I get a chance I will check-in with our review engineer and get you some feedback on this.

Jared Woolston
Planner
Town of Brunswick
85 Union Street
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)
(207) 725-6663 (f)
jwoolston@brunswickme.org
www.brunswickme.org

From: Tom Saucier [mailto:tsaucier@sitedesignassociates.biz]
Sent: Friday, March 25, 2016 11:33 AM
To: Jared Woolston
Cc: Anna Breinich
Subject: RE: Beacon Ridge

Jared

thanks. we will plan on discussing the potential waivers at the planning board meeting.

In regards to the buildout schedule, at this point we are thinking maybe 24 months per phase. Obviously, it will ultimately depend on the market and sales.

A couple follow ups to your comments;

1) You make my point in regards to the request for a HISS waiver. Because we are required to do lot specific analysis for subsurface wastewater disposal, and for any stormwater BMP's, and because we are required to map wetlands, and because the net residential area calculation is not impacted by a HISS, the HISS provides no added value. This waiver has been recently approved by the planning board for subdivisions with on site subsurface wastewater disposal, and also for subdivisions connected to the sewer system. It serves no useful purpose, adds unnecessary development cost, and the waiver is consistently approved for site plans, subdivisions, and other major development. The town probably should consider whether the requirement should be removed during the ordinance rewrite.

2) We understand that the town does on occasion hire a peer review engineer for technical reviews. For the first phase or 2, we expect technical information to include the soils investigations for subsurface wastewater disposal, potential well and wastewater disposal system layout, a hydrogeological study, roadway plan/profile and typical section, conceptual level plans for the road for full buildout, and an erosion and sedimentation control plan.

3) If we change the plan to an open space subdivision, we would certainly want to revisit the SRC. We did talk at length with Rob after the meeting about the potential for extending sewer to the site. We plan on continuing that dialogue which was productive.

Tom Saucier, P.E.
Site Design Associates
23 Whitney Way
Topsham, Maine 04086

ph: 207-449-4275
cell: 207-756-0068
email: tsaucier@sitedesignassociates.biz

From: Jared Woolston [mailto:jwoolston@brunswickme.org]
Sent: Thursday, March 24, 2016 9:58 AM
To: Tom Saucier
Cc: Anna Breinich
Subject: RE: Beacon Ridge

Tom: Those are final plan requirements. I reviewed a similar sketch plan file and found that the final plan waivers were outlined with justified in the sketch plan narrative but no action was taken by the Planning Board to grant the waivers. John Foster's review on the road waiver will be important for final plan review. Regarding soils, the Zoning

Ordinance requires Maine DEP BMPs for stormwater management, erosion and sedimentation controls, two (2) passing test pits on each proposed lot where subsurface wastewater disposal is proposed, and that soils are suitable for the proposed development. The required high intensity soil survey would provide sufficient information to complete the final plans, and for our technical review. One thing worth mentioning is that the town's technical review of the final plans would likely be by a third party since DEP will not be providing their review of the plans through licensing, and our in-house staff that is qualified for technical review (engineering) will probably not be available. Some of the feedback from SRC was about open space development, and associated density. If your client is considering open space density requirements it would be a good idea to go back to SRC with a revised proposal prior to Planning Board.

Jared Woolston
Planner
Town of Brunswick
85 Union Street
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)
(207) 725-6663 (f)
jwoolston@brunswickme.org
www.brunswickme.org

From: Tom Saucier [mailto:tsaucier@sitedesignassociates.biz]
Sent: Wednesday, March 23, 2016 4:09 PM
To: Jared Woolston
Cc: Anna Breinich
Subject: Beacon Ridge

Jared

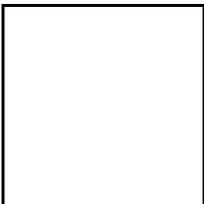
When should we request the waiver of the high intensity soil survey, and the typical road section for the first couple hundred feet into the site. Should these be requested and approved as a part of this initial sketch plan review?

We at least need to have the board weigh in on each of these.

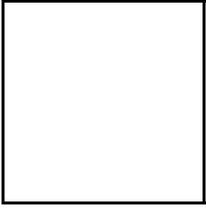
I have asked Paul to put together a schedule for the phasing which we will get to you.

Tom Saucier, P.E.
Site Design Associates
23 Whitney Way
Topsham, Maine 04086

ph: 207-449-4275
cell: 207-756-0068
email: tsaucier@sitedesignassociates.biz



This email has been checked for viruses by Avast antivirus software.
www.avast.com



This email has been checked for viruses by Avast antivirus software.
www.avast.com



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Julie Erdman

From: Tom Saucier <tsaucier@sitedesignassociates.biz>
Sent: Thursday, March 31, 2016 9:18 AM
To: Jared Woolston
Cc: Anna Breinich
Subject: RE: High Intensity Soil Survey

Thanks Jared.

In response, I have included yours and Jim's comments, followed by my thoughts. I am not going to fall on my sword over this, but I do not like to see anyone spend money on something with no value just because the ordinance says so, when a requirement can be, and historically has been, waived by the planning board with support of staff.

To preface my comments, it is clear that the justification provided in your email for requiring a HISS is based on the need for a HISS for stormwater management, and not soil suitability for wastewater disposal, which will be determined based on individual test pits on each lot.

1. a Class A High Intensity Soil Survey that is prepared by a Certified Soil Scientist is preferred for determining soil suitability for stormwater treatment **especially with a high density development, that has potential to be a significant development.**

Response: Actually, neither the Class D survey, nor a HISS have value when designing treatment BMP's for a project of this nature (unless buffers are proposed), since treatment design is based on a straight volume of runoff calculation and a site specific soils investigation, which does not include variation for the soil type. This project will eventually require a DEP permit to meet the general standards which require treatment.

Technical manuals, such as TR-55, relative to stormwater management analysis, suggest the use of medium intensity soils mapping for stormwater management analyses.

Lastly, and perhaps less relevant, it is rare that a HISS results in significantly differing soil conditions than a class D medium intensity soil survey relative to stormwater management analyses.

Note that Avita, a pretty intense development designed by Sebago Technics, that created 2.7 acres of impervious surface, requiring stormwater treatment, sought and received a waiver of the HISS. The Medium Intensity Class D soil survey was cited in the report for that project.

2. **if the development were to trigger need in the future for a Site Location of Development Application permit or a stormwater management permit that utilizes Stormwater Best Management Practices (BMPs) approved by the Department of Environmental Protection (DEP), such information would be most beneficial for addressing the design of the entire development.**

Response: The development will not trigger a need for a SLODA permit. As noted above, it will eventually trigger a need for a stormwater permit, and the project will need to meet the general standards. Meeting the general standards is not influenced by the soil types within the development; only the soils at the site of a structural BMP. A HISS is not required by the DEP for a development of this nature.

3. **Obviously it will take more cost to prepare the mapping,**

Response: Agreed, it will add cost, but as noted above will provide no added value to the project.

In closing, can you tell me if there has been a recent non SLODA residential subdivision project, or for that matter, any non SLODA project, where the planning board has not agreed to waive the requirement for a HISS? I could not find one in the past year.

If possible, I don't want to get into a long discussion about this with the planning board, other than to say that precedent is that the requirement for a HISS is waived.

thanks for getting back to me on this.

Also, I am going to drop off the 7 copies of the submission today. Paul was supposed to do it yesterday, but...

Tom Saucier, P.E.
Site Design Associates
23 Whitney Way
Topsham, Maine 04086

ph: 207-449-4275
cell: 207-756-0068
email: tsaucier@sitedesignassociates.biz

From: Jared Woolston [<mailto:jwoolston@brunswickme.org>]
Sent: Wednesday, March 30, 2016 9:39 AM
To: Tom Saucier
Cc: Anna Breinich
Subject: FW: High Intensity Soil Survey

Tom: Here is the feedback I received regarding possible waiver from the development review requirement for a Class A High Intensity Soil Survey. Please direct any related questions, or comments you may have to me.

Jared Woolston
Planner
Town of Brunswick
85 Union Street
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)
(207) 725-6663 (f)
jwoolston@brunswickme.org
www.brunswickme.org

From: James Seymour [<mailto:jseymour@sebagotechnics.com>]
Sent: Tuesday, March 29, 2016 4:54 PM
To: Jared Woolston
Cc: Anna Breinich
Subject: RE: High Intensity Soil Survey

I tweaked the comment and added my piece in red.

Another option is at the risk of the developer is that the Planning Board could choose to accept the medium intensity soils information now for design, but require than any future development will have to employ the services to

prepare a high intensity survey and then adjust stormwater designs accordingly should the soils information suggest that an alteration of existing stormwater infrastructure sizing from Phase 1 is necessary.

Thanks

James R. Seymour PE

Senior Project Manager

Sebago Technics Inc

75 John Roberts Rd-Suite 1A

South Portland, ME 04106-6963

Direct # (207) 200-2083

Cell# (207) 632-1199

e-mail : jseymour@sebagotechnics.com

From: Jared Woolston [<mailto:jwoolston@brunswickme.org>]

Sent: Tuesday, March 29, 2016 3:02 PM

To: James Seymour <jseymour@sebagotechnics.com>

Cc: Anna Breinich <abreinich@brunswickme.org>

Subject: High Intensity Soil Survey

Jim: Please review this statement, and revise if you like for accuracy:

Staff from the Department of Planning and Development contacted, James Seymour, P.E. of Sebago Technics, Inc. for technical support regarding waiving the required Class A High Intensity Soil Survey. Additionally, Mr. Seymour was asked to consider the use of alternative soils information provided by a Medium Intensity Soil Survey, wetland delineations, or test pit data provided by a Licensed Site Evaluator for siting subsurface wastewater disposal. During a phone conversation on March 29, 2016, Mr. Seymour indicated that a Class A High Intensity Soil Survey that is prepared by a Certified Soil Scientist is preferred for determining soil suitability for stormwater treatment **especially with a high density development, that has potential to be a significant development. Furthermore, if the development were to trigger need in the future for a Site Location of Development Application permit or a stormwater management permit that utilizes Stormwater Best Management Practices (BMPs) approved by the Department of Environmental Protection (DEP), such information would be most beneficial for addressing the design of the entire development.** In further consideration, Mr. Seymour indicated that since the proposed development is phased, the review entity may consider allowing the High Intensity Soil Survey to be developed with each proposed phase of development. **Based on the test pit information required for the septic design for each lot, it is apparent that the density of soil test per acre, and site wetland delineations, would enable a licensed soil scientist to prepare a Class A soil survey rather easily from the field data. Obviously it will take more cost to prepare the mapping, but it will provide clearer understanding of the soils, provide more accurate calculations for surface runoff rates and stormwater treatment and detention design, and will take a small step to comply with future Maine DEP requirements should the project expand to reach their thresholds for review in the future.**

Jared Woolston

Planner

Town of Brunswick

85 Union Street

Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)

(207) 725-6663 (f)

jwoolston@brunswickme.org
www.brunswickme.org



This email has been checked for viruses by Avast antivirus software.
www.avast.com