

**DRAFT FINDINGS OF FACT**  
**Major Development Review**  
**8 Leavitt Drive Renovations (Change of Use)**  
**Staff Review Date: October 26, 2016**

**Project Name:** 8 Leavitt Drive (Change of Use)  
**Address:** 8 Leavitt Drive  
Brunswick, ME 04011  
**Case Number:** 16-049  
**Tax Map:** Assessor's Map 40, Lot 54  
**Zoning:** BNAS Reuse District  
**Land Use District:** R-CMU  
**Applicant:** Harpswell Coastal Academy  
9 Ash Point Road  
Topsham, ME 04086  
**Authorized Representative:** John D'Anieri, Harpswell Coastal Academy  
9 Ash Point Road  
Harpswell, ME 04079  
  
Andrew Munsey, Knickerbocker Group  
PO Box 142  
Boothbay, ME 04537

*Staff reviewed the application and has made a determination of completeness.*

**PROJECT SUMMARY**

Staff review is based on the Major Development Review application prepared by Knickerbocker Group as most recently revised on October 20, 2016. The proposed development area is depicted on an 'as-built' plan with an "approved" date of March 10, 1986, and referenced as plan sheet C-2 entitled "Site Plan" for the Patrol Aircraft Maintenance Training Building with modifications provided for the proposed use (i.e. Harpswell Coastal Academy) by the applicant dated October 19, 2016. Additionally, the applicant submitted the original plan set for existing development which includes: soil boring logs, grading plans, site details, and a utility plan.

The proposed project consists of the change of use of a 13,594-square foot portion of an existing 31,411 square foot building from an existing business (RollEase) to an Educational Facility Use. The proposed change of use requires development review because it affects more than 10,000 square feet of gross floor area. The Brunswick Zoning Ordinance indicates at Section 702.3, if no alterations are proposed for the site related to such Change of Use, the applicant may request that a significant portion of the plan requirements be waived. Further, such an application should be limited to relevant information pertaining to the new use, including but not limited to hours of operation, necessary mechanical devices, screening and parking. The applicant found many of the submittals were not applicable but provided information for the proposed use of the site, and existing conditions based on the required criteria at Chapter 5 of the Brunswick Zoning Ordinance rather than requesting waivers.

## **Review Standards from Section 411 of the Town of Brunswick Zoning Ordinance**

### **411.1 Ordinance Provisions**

The proposed development complies with all applicable provisions and standards of the BNAS Reuse Zoning District, and the R-CMU Land Use District. The proposed development complies with all applicable provisions and requirements of the Zoning Ordinance. *The Committee finds that the provisions of Section 411.1 are satisfied.*

### **411.2 Preservation of Natural Features**

The proposed development avoids all impacts to natural features by utilizing existing site conditions and proposing no additional site development. The proposed development maximizes the preservation of natural features of the landscape, and does not occur within or cause harm to any land which is not suitable for development. *The Committee finds that the provisions of Section 411.2 are satisfied.*

### **411.3 Surface Waters, Wetlands and Marine Resources**

Surface waters and marine resources are not proposed to be disturbed within the proposed project area. The proposed development will not adversely affect the water quality of Casco Bay or its estuaries. *The Committee finds that the provisions of Section 411.3 are satisfied.*

### **411.4 Flood Hazard Areas**

The FEMA Flood Insurance Rate Map indicates that the project is not located within a FEMA flood hazard area; therefore there is minimal risk of flooding. *The Committee finds that the provisions of Section 411.4 are satisfied.*

### **411.5 Stormwater Management**

The proposed development results in no exterior changes, and therefore the recommended storm water quality standards described in Storm Water Management for Maine: Best Management Practices, published by the State of Maine Department of Environmental Protection, November, 1995 as amended are not applicable. *The Committee finds that the provisions of Section 411.5 are satisfied.*

### **411.6 Groundwater**

The Board finds that the development will not alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater. *The Committee finds that the provisions of Section 411.6 are satisfied.*

### **411.7 Erosion and Sedimentation Control**

The proposed development results in no exterior changes, and therefore Best Management Practices that avoid unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results are not required. *The Committee finds that the provisions of Section 411.7 are satisfied.*

### **411.8 Sewage Disposal**

The proposed development is eligible to participate in municipal sewer service subject to an approved sewer permit. *The Committee finds that the provisions of Section 411.8 are satisfied.*

### **411.9 Water Supply**

The proposed development has a water source that is adequate to serve the proposed development, and that will have no adverse impact on existing water supplies. *The Committee finds that the provisions of Section 411.9 are satisfied.*

#### **411.10 Aesthetic, Cultural and Natural Values**

The proposed project results in no exterior site modifications. The proposed development will have no undue adverse effect on the scenic or natural beauty of the area, historic sites, significant wildlife habitats identified by the Maine Department of Environmental Protection or by the Town Of Brunswick, or rare and irreplaceable natural areas or any public rights for physical or visual access to a shoreline. *The Committee finds that the provisions of Section 411.10 are satisfied.*

#### **411.11 Community Impact**

No new impacts to traffic, the public school system, recreation, public safety, and public works resources have been identified. *The Committee finds that the provisions of Section 411.11 are satisfied.*

#### **411.12 Traffic**

The proposed use requires school bus traffic to the site, and various parking modifications to provide sufficient vehicle egress. The proposed parking, and vehicle egress is depicted on the site plan. The proposed project is not anticipated to cause unreasonable public road congestion or unsafe conditions. *The Committee finds that the provisions of Section 411.12 are satisfied.*

#### **411.13 Pedestrian and Bicycle Access and Safety**

The proposal includes new parking lot striping to accommodate school buses. At the request of staff, the applicant provided a cross walk from the school bus parking area to the building to provide safe pedestrian egress within the parking lot. The development contains sufficient accommodations for bicyclists and pedestrians access, safety and circulation both within the site and to points outside of the site. *The Committee finds that the provisions of Section 411.13 are not applicable.*

#### **411.14 Development Patterns**

The proposed development will be located at an existing developed site within the growth area. The proposed development is respectful of Brunswick's historic development patterns and will have no adverse impact on areas which are primarily residential. *The Committee finds that the provisions of Section 411.14 are satisfied.*

#### **411.15 Architectural Compatibility**

The proposed building was formerly used as an educational facility for the military, and is typical architecture for the existing buildings Brunswick Landing (former Brunswick Naval Air Station). The proposed development is compatible with its surroundings. *The Committee finds that the provisions of Section 411.15 are satisfied.*

#### **411.16 Municipal Solid Waste Disposal**

The proposed reuse of the subject parcel is not expected to result in an increased solid waste impact. Therefore, the Solid Waste Impact Fee is not applicable. *The Committee finds that the provisions of Section 411.16 are satisfied.*

#### **411.17 Recreation Needs**

A recreation impact fee is not required for the proposed use. *The Committee finds that the provisions of Section 411.17 are not applicable.*

#### **411.18 Access for Persons with Disabilities**

The application indicates that the proposed development will accommodate ADA requirements. *The Committee finds that the provisions of Section 411.18 are satisfied.*

**411.19 Financial Capacity and Maintenance**

The applicant is an established business at the proposed development site that has demonstrated financial capacity and ability to maintain itself. The developer has adequate financial and technical capacity to complete the project, and once it is completed, the project is expected to have adequate resources to maintain itself. *The Committee finds that the provisions of Section 411.19 are satisfied.*

**411.20 Noise and Dust**

No exterior construction is proposed and therefore the applicant’s consideration of reasonable construction times and decibel levels in accordance with Section 524.1 of the Brunswick Zoning Ordinance is not required. *The Committee finds that the provisions of Section 411.20 are satisfied.*

**411.21 Right, Title and Interest**

The applicant has sufficient right, title and interest to develop the land. *The Committee finds that the provisions of Section 411.21 are satisfied.*

**411.22 Payment of Application Fees**

The applicant has paid all applicable development review application fees. *The Committee finds that the provisions of Section 411.22 are satisfied.*

**411.23 Additional Design Review Guidelines in the BNAS Reuse and Conservation Districts**

Activities in the BNAS Reuse District are subject to separate design guidelines established and administered by MRRA. As described above, the building design remains unchanged. *The Committee finds that the provisions of Section 411.23 are satisfied.*

**411.24 Environmental Compliance in the BNAS Reuse and Conservation Districts**

The proposed development requires no land disturbance, therefore, the proposed development demonstrates that the proposal takes into account the actions necessary to comply with all state, federal and local institutional controls applicable to the property and that the uses are in conformity with any applicable environmental restrictions. *The Committee finds that the provisions of Section 411.24 are satisfied.*

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**DRAFT MOTIONS**  
**8 Leavitt Drive Renovations (Change of Use)**  
**STAFF REVIEW COMMITTEE APPROVAL DATE: October 26, 2016**  
**CASE NUMBER: 16-049**

**Motion 1:** That the Minor Development Review Final Site Plan application is deemed complete.

**Motion 2:** That the Minor Development Review Final Site Plan is approved with the following conditions:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, its representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.

*\* Please note that Development Review Site Plan approvals by the Planning Board or Staff Review Committee shall expire at the end of two years after the date of final approval unless all construction has been completed by that date (Section 407.4.B of the Brunswick Zoning Ordinance).*



## KNICKERBOCKER GROUP

October 20, 2016

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

Mr. Woolston,

I am pleased to submit to you a permit application and final drawing set on behalf of Harpswell Coastal Academy ("HCA") for the proposed renovations at 8 Leavitt Drive in Brunswick. Per your request I have completed the "Minor Review" development review packet. As this is a relatively minor interior renovation most of the site related elements are not required. I have indicated them as such on the application form.

The building is an existing 31,411 square foot single story facility originally created as a Patrol Aircraft Maintenance Training Building for the US Navy. Since being decommissioned it has been purchased by Cardente Properties and is leased out to businesses. ABS is the company currently occupying approximately 17,817 square feet. The remaining space has most recently been occupied by Rollease which has since moved. This space - approximately 13,594 square feet - is proposed to be leased to Harpswell Coastal Academy. As an educational occupancy, this constitutes a change of use which triggers review and approval by the State Fire Marshal's office. The Architectural drawings in this package have already been submitted to them.

The scope of work consists of the removing an existing bathroom and shower, creation of new bathrooms and a new egress corridor, separation of tenants with a 1-hour rated wall, and addition of two new exterior egress doors. Both exterior doors require no changes to the grading or landscape. As part of this project the partial sprinkler system will be expanded to encompass the entire building. The only proposed site work is the re-stripping of the parking lot to accommodate a bus drop of lane and to designate student walk ways.

In accordance with Chapter 4 of the Brunswick Zoning Ordinance the following standards are being addressed as described below:

### **Preservation of Natural Features**

The site has already been developed in the mid 1980's when the building was built. All natural features are to remain unchanged.

**Surface Waters, Wetlands and Marine Resources**

There is forested scrub wetland to the east of the site. The wetlands have not been surveyed because they are beyond the site boundaries. There is also emergent marsh to the south of the site which has not been surveyed.

**Flood Hazard Area**

The site is not located in a flood hazard area.

**Storm Water Management**

The proposed development activity does not change the existing storm water management system which was designed and approved at the time of the building and site development in the mid 1980's.

**Ground Water**

The proposed development does not change the quality or quantity of ground water.

**Erosion and Sedimentation**

No erosion and sedimentation measures are being implemented because there is no site work.

**Sewage Disposal**

The building is currently served by Municipal sewer.

**Water**

The building is currently served by Municipal water supply

**Aesthetic, Cultural and Natural Values**

The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area due to the fact that no site development is proposed.

**Community Impact**

The community will not be impacted any differently than it currently does.

**Traffic**

The site will have school buses arriving and departing as they drop off students. This will occur in the morning and afternoon and will not impact the existing traffic.

**Parking**

The existing parking lot will be re-stripped to accommodate a 34 foot wide bus lane drop off area and pedestrian walk way to the main entrance. There are a total of 169 spaces, 6 of which are ADA accessible per ADA Sections 208 & 502. 4 of the ADA spaces are located directly in front of the building for use by HCA. According to the Brunswick Zoning Ordinance, the other tenant – known as ABS – is a business use which requires 3 spaces per 1,000 sf. Because their space is 17,817 sf, they are allotted 54 spaces (52 standard, 2 ADA). This leaves 115 spaces for HCA (111 standard and 4 ADA).

**Snow Removal**

Snow will be pushed to the north end of the parking lot. Currently there are trailers parked there belonging to SMCC but will be moved upon occupancy by HCA.

**Pedestrian and Bicycle Access and Safety**

There is an existing sidewalk around the building which connects to the small brick building noted on the plan as "bldg. 639" which is also occupied by HCA. Pedestrian safety in the parking lot is being addressed with the creation of a walkway from the bus drop off zone to the front entrance door on the east side of the building. No provisions are made for Bicycle access because all students arrive by bus or are dropped off by parents.

**Development Patterns**

Development Patterns are not applicable because the building exterior is existing to remain.

**Architectural Compatibility**

The building is existing and no exterior changes are proposed except for the addition of two new egress doors.

**Municipal Solid waste Disposal**

Two dumpsters are located on the far south-eastern corner of the parking

**Recreational Needs**

The School does not require any sports fields or other recreational facilities on this site.

**Access for Persons with Disabilities**

The building is compliant with the 2010 Standards for Accessible Design. Six accessible parking spaces are being provided.

**Financial Capacity and Maintenance**

Both HCA and the building owner Cardente have adequate financial capacity to complete the project, as evidenced by the letter accompanying this application. Cardente as building owner is responsible for maintenance.

**Noise and Dust**

All construction noise and dust are contained within the building. The building will be occupied by the adjacent tenant - ABS - but it will be partitioned off. The HCA side of the building will not be occupied during construction.

**Finding of Right, Title and Interest**

The building is owned by Cardente, as evidenced by the deed accompanying this application.

**Finding of Payment of Application Fee**

The applicant has submitted the required fee.



Harpswell Coastal Academy is currently operating out of temporary facilities and are eagerly awaiting a move into this new space. On behalf of HCA I ask that you help us expedite the process so the students can move into their permanent home as soon as possible. Please contact me if you have any further questions regarding the application. We look forward to receiving approval of our application.

Sincerely,



Andrew P. Munsey, AIA  
Maine Licensed Architect  
Knickerbocker Group



# Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

**BRUNSWICK DEPARTMENT OF PLANNING AND DEVELOPMENT  
DEVELOPMENT REVIEW PACKET  
MINOR REVIEW**

This Packet Includes:

- I. Summary of the Review Process
- II. Sketch Plan Application Form and Submission Checklist
- III. Final Plan Application Form and Submission Checklist

Note that this review process summary and the submission checklist are provided only as a ready reference for your convenience. For a complete reading of the provisions governing development review in Brunswick, the applicant must refer to the Brunswick Zoning Ordinance, copies of, which are available for a fee from the Codes Enforcement Office.

The purpose of Development Review is to ensure that the development of land occurs in a manner that conforms to the Brunswick Zoning Ordinance and reasonably protects public facilities, the natural environment and neighboring uses. Development review includes subdivision and site plan reviews. In order to expedite smaller projects, review is classified into “Major” and “Minor” review. Major review is conducted by the Planning Board, and Minor review is conducted by the Staff Review Committee. Applicants are advised that even if Development Review is not required for your particular project, a building, electrical or plumbing permit may be. For further information, contact the Codes Enforcement Office.

### **APPLICABILITY/MINOR REVIEW**

Minor Review is conducted by the Staff Review Committee, and involves one phase: final review. The following activities are subject to Minor Development Review.

- A. Development activity, or combination of activities that, within any five year period results construction that falls within the following thresholds:
  - In the MU4 (Fox Run), CC (Cooks Corner), I2 (Church Road Industrial Park), I3 (Bath Road Industrial Park), I4 (Exit 22), HC2 (Inner Bath Road):
    - Between 2,000 and 9,999 square feet of new gross floor area;
    - Between 2,000 and 9,999 square feet of new impervious surface; OR
    - Cumulative Total of between 3,000 and 14,999 square feet of gross floor area and impervious surface combined.
  - In ALL OTHER ZONING DISTRICTS:
    - Between 1,000 and 4,999 square feet of new gross floor area;
    - Between 1,000 and 4,999 square feet of new impervious surface; OR
    - Cumulative Total of between 1,500 and 7,499 square feet of gross floor area and impervious surface combined.
- B. Construction of 1 drive-up windows.
- C. Marine Activities that involve the creation of less than 5,000 square feet of new impervious surface.
- D. Development subject to Special Permit (Section 701) that results in the creation of less than 5,000 square feet of new impervious surface.

Note that these Development Review Thresholds shall be based upon cumulative development over a five-year period. If any threshold is exceeded during that period, all development that has occurred within that time frame shall be subject to major review.

## **Restrictions on Activities During Review:**

Applications are considered to be “pending” from the date of the submission of an application until the plan is either approved, approved with conditions or denied by the Staff Review Committee. Demolition, excavation, filling, grading, removal of topsoil, and clearing of vegetation are prohibited on any portion of a property that has a pending application. Such activities may cause the application to be denied, and the application process shall be terminated. If an applicant is refiled on that property, a detailed plan for the remediation of any adverse impacts associated with the restricted activity will be required.

If you have a pending application, you may legally conduct certain activities. This includes the development of a lot not included in a subdivision or proposed subdivision unless such lot is subject to a pending site plan application; activities required for the routine maintenance of existing structures or uses or to remedy a fire hazard; non-disruptive activities associated with information gathering needed for the pending application; and activities that are unrelated to the pending application as determined by the Codes Enforcement Officer.

## **REVIEW PROCESS**

### **Final Plan**

Once the Staff Review Committee votes to deem a Final Plan application to be complete, the Committee shall undertake its review. The Committee may either vote to approve, approve with conditions, or deny the final application. Appeals to a Staff Review Committee action may be made to the Planning Board.

### **Required Notification**

All owners of property within a 200-foot radius of the boundaries of the proposed development shall be notified about the application and the time of the Staff Review Committee meeting. The Planning Office is responsible for identifying and notifying these property owners.

### **Determination of Completeness of an Application**

An application is considered to be complete when an application form and all plan requirements or waiver requests have been submitted to the Director of Planning & Development. Within five working days of receiving an application, the Director of planning and Development shall determine whether the application is complete. If an item is missing from the application and not waiver has been requested for it, the Director of Planning and Development shall notify the applicant in writing that the application is not complete and request the additional information. The applicant shall submit the additional information as soon as possible and the procedure shall be repeated until the application is complete. No item will be placed on the Staff Review Committee’s agenda until the application is complete. Complete means that all submission requirements or waiver requests have been submitted; any additional information requested at a previous meeting has been provided and all conditions of any relevant prior approval for the property have been fulfilled, unless the application describes the manner in which unfilled applications will be addressed.

### **Time Frames for Minor Project Review**

10 copies of a complete application are required after a determination is made by the Planning Office that the application is complete. Such materials shall be submitted at least 15 days prior to the Staff Review Committee meeting.

### **Review Criteria**

The Planning Board may not approve a final plan unless it finds that all provisions of Section 411 have been satisfied. Section 411 has been included in this packet.

### **Waivers**

Requests for Waivers must be identified when an application is submitted. The applicant must provide the reasons for the waiver, in accordance with Section 410 of the Zoning Ordinance, which is included in this packet.

### **Impact Fees**

The Town of Brunswick has several impact fees, which must be paid prior to the issuance of a building permit for an approved project. The fee formulae currently in effect are provided at the end of this packet.

### **Application Fees**

The following application fees shall be paid for any project undergoing development review. For all projects a \$20.00 fee is assessed to cover the cost of abutter mailings. For projects that require a public hearing an additional \$200.00 fee will be assessed to cover the costs of advertising the public hearing.

Fee for Minor Development Review:

- For projects with new building construction of more than 2,500 sq. ft. the cost equals the total amount of square footage for all buildings multiplied by \$0.10.
- All other development requiring Minor Development Review: \$150.00

**MINOR DEVELOPMENT REVIEW  
APPLICATION**

1. Project Name: 8 Leavitt Drive Renovations

2. Project Applicant  
Name: Harpswell Coastal Academy  
Address: 9 Ash Point Rd., Harpswell, ME 04079  
Phone Number: (207) 833-3229

3. Authorized Representative  
Name: John D'Anieri  
Address: 9 Ash Point Rd., Harpswell, ME 04079  
Phone Number: (207) 233-6125

4. List of Design Consultants. Indicate the registration number, address and phone number  
Of any engineer, surveyor, architect, landscape architect or planner used:

1. Knickerbocker Group - Andrew Munsey, Architect, reg. #3205
2. PO Box 142, Boothbay, ME 04537 (207) 633-3818
3. \_\_\_\_\_

5. Physical location of property being affected: 8 Leavitt Drive, Brunswick ME 04011

6. Lot Size: 12 Acres

7. Zoning District: BRU

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 is tenant of property owned by Cardente Properties  
Douglas Cardente, owner 322 Fore Street, 3rd floor, Portland, ME 04101  
(207) 775-7363

9. Assessor's Tax Map 40 Lot Number 54 of subject property.

10. Brief description of proposed use: Existing building is occupied by businesses, Harpswell  
Coastal Academy, classified as educational, will  
occupy less than one-half of the building

11. Describe specific physical improvements to be done: \_\_\_\_\_  
Applicant will occupy 13,594 s.f. inside the existing 31,411 s.f. building. Project consists  
of interior renovations to create bathrooms and adding two new exterior doors.

Owner Signature: \_\_\_\_\_

Applicant Signature (if different): \_\_\_\_\_

**Required Attachments (by Applicant):**

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

**Required Attachment (by Planning and Development Department):**

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

## FINAL PLAN REQUIREMENTS

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

Item	O	S	NA	W	P	Comments
Scale, date, north point, area, number of lots (if subdivision)			X			1986 site plan submitted, does not have all this on it
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.		X				1986 site plan submitted, does not have all this on it
Certification by a professional land surveyor that the land has been surveyed and the boundaries established in accordance with the State of Maine Board of Licensure for Professional Surveyors standards for Category 1 (Standard Boundary Survey), conditions 1, 2, or 3.			X			1986 site plan submitted, assumed to have been surveyed but stamp is illegible.
Existing zoning district and overlay designation.		X				noted on application form
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.		X				not legible on 1986 document
Names of current owner(s) of subject parcel and abutting parcels.		X				current owner on application, abutting parcels by town
Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of 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.			X			no change to all streets
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.			X			no change to all streets
Existing and proposed easements associated with the development.			X			No easements
Kind, location, profile and cross-section of all proposed drainage facilities, both within the development and outside of it, and a storm-water management plan which includes the submission requirements listed in the storm-water management checklist available in the Planning Department.		X				1986 Utility plan has all known information on drainage and storm water management
Location of features, natural and artificial, affecting the development, such as water bodies, wetlands, streams, vegetation, rail-roads, ditches and buildings.			X			no site work is proposed, all features are existing to remain

O S NA W P

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.		X				1986 Utility plan has all known information on these items
Existing and proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability.		X				This is shown on the submitted site details sheet
Topography with counter intervals of not more than 2 feet.		X				This is shown on the submitted grading plan
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.			X			Not required because no site work is proposed, existing to remain
Location of all existing trees over 10 inches in diameter, locations of tree stands, and a plan showing all trees to removed as a result of the development proposal.			X			Not required because no site work is proposed, existing to remain
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.		X				existing parking lights shown on site plan
Existing locations and proposed locations, widths and profiles of sidewalks.		X				existing sidewalks shown on site plan
Location map.	X					
Approximate locations and dimensions of proposed parking areas.		X				proposed parking shown on site plan
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.			X			not required because no site work is proposed; existing to remain
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.		X				grading shown on grading plan, landscaping shown on site plan
Reference to special conditions stipulated by the Planning Board, with conditions either set forth in full or on the plan or identified as specific documents filed with the Board.			X			no special conditions
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.			X			wetlands are beyond site boundaries, existing to remain
Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.			X			not required because no site work is proposed; existing to remain

**FINAL PLAN/SUPPORTING DOCUMENTS**

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

Item	O	S	NA	W	P	Comments
Documentation of Ownership or contract.		X				
Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which conservation land will be owned, maintained, and protected.		X				
Draft performance guarantee or conditional agreement.			X			
Disclosure of any required permits from the Department of Environmental Protection, Marine Resources, US Army Corps of Engineers, Department of Inland Fisheries and Wildlife, or other agencies, as applicable; or, if a permit has already been granted, a copy of that permit.			X			Fire Marshals' office permit required, application pending
Any additional studies required by the Planning Board which are deemed necessary in accordance with this Ordinance.			X			no studies required
Storm water management program for the proposed project prepared by a professional engineer.			X			not required because no site work is proposed; existing to remain
A storm water management checklist prepared by the Cumberland County Soil and Water Conservation District, made available at the Brunswick Department of Planning and Development.			X			not required because no site work is proposed; existing to remain

O S NA W P

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.			X			not required because no site work is proposed; existing to remain
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.			X			not required because no site work is proposed; existing to remain
A statement from the Brunswick-Topsham Water District of its review and comments on the proposed use if the project involves development within the Aquifer Protection Zone.			X			not required because no site work is proposed; existing to remain
A Statement from the Fire Chief recommending the number, size, and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken.			X			not required because no site work is proposed; existing to remain
A statement from the Superintendent of the Brunswick Sewer District of the conditions under which the Sewer District will provide sewerage disposal service and approval of the sanitary sewers proposed within the development.			X			not required because no site work is proposed; existing to remain
Where a septic system is to be used, evidence of soil suitability.			X			no septic system needed
All applicable materials necessary for the reviewing entity to review the proposal in accordance with the Criteria of Section 411.		X				addressed in narrative/letter
A plan of all buildings with new construction or expansion of an existing facility, including type, size, and footprint, floor layout, setback, elevation of first floor slab, storage, and loading areas.		X				plans showing interior renovations are submitted. no change to exterior
An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, and signage.			X			no change to exterior of building
A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems.	X					shown on site plan
The size and proposed location of water supply and sewage disposal systems and provision for future expansion of those systems.			X			existing utilities to remain
A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, location and purpose and type of vegetation.			X			no change to site landscaping, existing to remain



Friday, October 14, 2016

To the Town of Brunswick,

Regarding proposed improvements at 8 Leavitt Drive in Brunswick, Harpswell Coastal Academy has ample funding to cover the school's share of renovation costs. We have been in close contact with the building managers at Cardente as well as our architect, fire safety professionals and a number of vendors. We have discussed the proposed improvement budgets with our Board of Directors as well as our financial team, and can certify that we have the ability to pay for HCA's costs associated with this project.

Sincerely,

A handwritten signature in black ink that reads "Andrew T. Smaha". The signature is fluid and cursive, with the first name being the most prominent.

Andrew T. Smaha

Director of Finance

Harpowell Coastal Academy

9 Ash Point Road, Harpswell, Maine 04079

(207) 833-3229 ext. 604



October 13, 2016

Town of Brunswick, ME  
Planning Department  
85 Union Street  
Brunswick, ME 04011

Re: Douglas Cardente  
Brunswick Landing

To Whom It May Concern:

This letter is to verify for the Town of Brunswick Planning Department that based on our understanding of the renovation project proposed, Norway Savings Bank believes that Doug Cardente and his various business entities are financially capable of completing the renovation project as planned.

While this letter is in no way to be construed as a commitment to lend funds, Douglas Cardente has been a customer of Norway Savings Bank since 2003 and we have worked successfully with Mr. Cardente on a number of large projects over the years. All accounts have always been handled as agreed.

I hope this letter meets your needs and expectations, but should you require any additional information please don't hesitate to call me at (207) 482-7902.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Flagg", is written over the word "Sincerely," and extends across the name and title of the signatory.

Richard R. Flagg  
Regional Vice President, Commercial Lending

## Andrew Munsey

---

**From:** Doug Cardente <doug@cardente.com>  
**Sent:** Monday, October 17, 2016 8:21 AM  
**To:** Andrew Munsey  
**Subject:** Improvement Schedule for 8 Leavitt Dr.

### WORK SCHEDULE AND COSTS

Week one: Perform safety electrical disconnections  
Begin rough plumbing  
Begin Fire Sprinkler expansion  
Build exit stair well  
Fill in all un-needed door openings per plan

Week two: Begin fire safety sensors system  
Rough plumbing inspection  
Cement restroom floors  
Build full height fire walls  
Complete Fire Sprinkler and inspect  
Finish stairwell with paint and hand rails  
Install rough electrical

Week Three: Begin vertical construction of restrooms  
Install all door hardware  
Complete fire exit signs and lights  
Tile restroom floors  
Paint doors,trim etc.

Week Four: Complete punch list #1`  
Install finish electrical except restrooms  
Inspect all safety systems  
Inspect all work except for restrooms  
Complete punch list #2  
Request partial occupancy permit using temporary restrooms  
Monday, November 28, 2016, school opens!

Weeks 5 &6: Complete restrooms and inspect  
Full occupancy permit request December 15, 2016

#### Estimated Costs:

Prepare and install all new exit openings and doors	\$18,000
Fill in all un-needed openings and finish	4,000
New school durable restrooms and fire walls	30,000
Electrical	5,000

Expanded Fire sensor system	3,000
Stair well and all miscellaneous carpentry and finish	<u>10,000</u>
Estimated Total	\$70,000

Expand Fire Sprinkler system to accommodate school: \$36,000

Prepared by: Douglas Cardente, Owner  
10/17/2016

QUITCLAIM DEED WITH COVENANT  
(Maine Statutory Short Form)

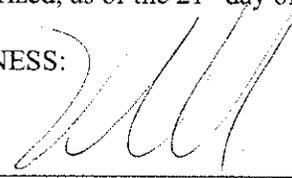
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY, a body corporate and politic and a public instrumentality of the State of Maine, with a mailing address of 15 Terminal Road, Suite 200, Brunswick, Maine 04011 ("GRANTOR"), for consideration paid, grants to DOUGLAS T. CARDENTE AND LINDA A. CARDENTE, residents of the State of Maine with a mailing address c/o Cardente Properties, 322 Fore Street, 3<sup>rd</sup> Floor, Portland, Maine 04101, ("GRANTEE"), AS JOINT TENANTS, With Quitclaim Covenant, the premises, together with any buildings located thereon, situated in the Town of Brunswick, County of Cumberland, and State of Maine, more particularly described as follows:

See attached Exhibit A, (the "Property"), together with the perpetual rights and easements described on the attached Exhibit B, all of which is conveyed subject to certain terms, restrictions, easements, notices, reservations, conditions and covenants as referenced on the attached Exhibit C.

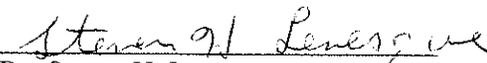
Being a portion of the property conveyed to Grantor by Quitclaim Deed of the United States of America, acting by and through the Secretary of the Navy, Base Closure Program Management Office Northeast, Philadelphia, PA ("Government") dated September 30, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29003, Page 3 (the "Government Source Deed").

IN WITNESS WHEREOF, Midcoast Regional Redevelopment Authority has caused this instrument to be executed by Steven H. Levesque, its Executive Director, hereunto duly authorized, as of the 21<sup>st</sup> day of November, 2014.

WITNESS:

  
\_\_\_\_\_

MIDCOAST REGIONAL  
REDEVELOPMENT AUTHORITY

  
By: Steven H. Levesque  
Its: Executive Director

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

November 21, 2014

Then personally appeared the above-named Steven H. Levesque, Executive Director of Midcoast Regional Redevelopment Authority, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Midcoast Regional Redevelopment Authority.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
John S. Kamiński  
Print name

My commission expires \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned GRANTEE have executed this instrument as of the 21<sup>st</sup> day of November, 2014, evidencing their acceptance thereof and their agreement to be bound by all the terms and provisions thereof.

  
\_\_\_\_\_  
Douglas T. Cardente

  
\_\_\_\_\_  
Linda A. Cardente

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

November 21, 2014

Then personally appeared the above-named Douglas T. Cardente, and acknowledged the foregoing instrument to be his free act and deed.

Before me,   
\_\_\_\_\_  
~~Notary Public/Attorney at Law~~  
*Nicholas J. Merrill*  
\_\_\_\_\_  
Print name  
My commission expires \_\_\_\_\_

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

November 21, 2014

Then personally appeared the above-named Linda A. Cardente, and acknowledged the foregoing instrument to be her free act and deed.

Before me,   
\_\_\_\_\_  
Notary Public/Attorney at Law  
*Nicholas J. Merrill*  
\_\_\_\_\_  
Print name  
My commission expires \_\_\_\_\_

**Exhibit A**

**Legal Description**

**Lot 35**

**Brunswick Landing Subdivision-Phase 1**

A certain lot or parcel of land located on the easterly side of Pegasus Street and the southerly side of Burbank Avenue in the Town of Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the easterly sideline of Pegasus Street at the northwesterly corner of Lot 36 as shown on a plan entitled "Amendment of Subdivision Plan, Brunswick Landing Subdivision-Phase 1", Drawing 4 of 7, made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Page 250. Thence:

- (1) N 23°29'49" W by said Pegasus Street a distance of Twenty-Nine and 35/100 (29.35) feet to a point of curvature;
- (2) Northerly by said Pegasus Street, following a curve to the right having a radius of Twenty and 00/100 (20.00) feet, an arc distance of Twenty-Eight and 70/100 (28.70) feet to a point of tangency and the southerly sideline of Burbank Avenue;
- (3) N 58°43'44" E by said Burbank Avenue a distance of One Hundred Eighty-Six and 94/100 (186.94) feet to a point and a corner of land now or formerly of Maine Community College System (SMCC) as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29156, Page 298;
- (4) S 31°16'16" E by said land of SMCC a distance of Fifty-Four and 02/100 (54.02) feet to a point of curvature;
- (5) Easterly by said land of SMCC, following a curve to the left having a radius of Twenty-Eight and 00/100 (28.00) feet, an arc distance of Forty-Three and 98/100 (43.98) feet to a point of tangency;
- (6) N 58°43'44" E by said land of SMCC a distance of Ninety-Two and 55/100 (92.55) feet to a point;
- (7) N 89°20'35" E by said land of SMCC a distance of Two Hundred Nine and 74/100 (209.74) feet to a point;
- (8) N 00°39'25" W by said land of SMCC a distance of Eighty and 18/100 (80.18) feet to a point;
- (9) N 44°20'35" E by said land of SMCC a distance of Sixty-Seven and 41/100 (67.41) feet to a point;

- (10) N 89°20'35" E by said land of SMCC a distance of One Hundred Eighty-One and 53/100 (181.53) feet to a point;
- (11) N 30°18'11" E by said land of SMCC a distance of One Hundred Four and 54/100 (104.54) feet to a point and the southwesterly corner of remaining land now or formerly of Midcoast Regional Redevelopment Authority (MRRA) as described in a deed recorded in said Registry in Book 29437, Page 1;
- (12) S 62°35'39" E by said land of MRRA a distance of Two Hundred Sixty and 69/100 (260.69) feet to a point and a corner of land now or formerly of Affordable Mid Coast Housing, LLC (AMCH) as described in a deed recorded in said Registry in Book 29562, Page 31;
- (13) S 55°26'37" E by said land of AMCH a distance of Two Hundred Sixty-Seven and 89/100 (267.89) feet to a point;
- (14) S 27°49'07" W by said land of AMCH a distance of Five Hundred Forty-Eight and 94/100 (548.94) feet to a point and the northerly corner of Lot 43 as shown on a plan entitled "Amendment of Subdivision Plan, Brunswick Landing Subdivision-Phase 1", Drawing 5 of 7, made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Page 251;
- (15) S 35°00'51" W by said Lot 43 a distance of Five Hundred Seventy-Five and 45/100 (575.45) feet to a point and the northeasterly corner of Lot 42 and the southeasterly corner of said Lot 36 as shown on a plan entitled "Amendment of Subdivision Plan, Brunswick Landing Subdivision-Phase 1", Drawing 7 of 7, made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Page 253;
- (16) N 00°35'02" E by said Lot 36 a distance of Seven Hundred Ninety-Four and 88/100 (794.88) feet to a point;
- (17) N 89°15'33" W by said Lot 36 a distance of Four Hundred Twenty-Six and 98/100 (426.98) feet to a point;
- (18) N 75°02'45" W by said Lot 36 a distance of Two Hundred Forty-Seven and 06/100 (247.06) feet to the point of beginning.

The above described parcel contains 12.09 acres, more or less, and being shown as Lot 35 on a plan entitled "Amendment of Subdivision Plan, Brunswick Landing Subdivision-Phase 1", Drawings 1 through 7, made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 247-253. Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone (NAD83).

## Exhibit B

The GRANTOR hereby grants to the GRANTEE (a) perpetual rights and easements for pedestrian and vehicular access to and from the Property, as described on Exhibit A to this Quitclaim Deed with Covenant (hereinafter sometimes referred to as the "Property"), for the benefit of the GRANTEE, the GRANTEE's agents, employees, guests, and invitees and for the general public. (b) and perpetual rights and easements for the installation, maintenance, repair and replacement of stormwater facilities and of utilities including, but not limited to, sewer lines, power lines, water lines, telephone lines, cable television lines and other communication and data lines, above and below ground, to serve the Property, said perpetual rights and easements hereinabove described to be over, upon, under and through that portion of the GRANTOR's property in Brunswick, Cumberland County, Maine, upon which are situated the existing roads and sidewalks and the presently existing stormwater facilities and presently existing utility facilities serving the Property. GRANTEE shall have the right to enter upon the GRANTOR's Property for purposes of exercising its rights hereunder. Notwithstanding the foregoing, the GRANTOR shall have the right to relocate and/or discontinue any of said roads, sidewalks, presently existing stormwater facilities and presently existing utility facilities so long as any such relocation or discontinuance does not result in the GRANTEE's receiving less than comparable vehicular and pedestrian access or stormwater or utility services, and provided that the activities involved in constructing or making any such relocation shall not unreasonably interfere with the Grantee's and Grantee's agent's, employees', guests', and invitees' use of the Property.

By acceptance of this Quitclaim Deed with Covenant, the GRANTEE agrees for themselves and their heirs and assigns to properly and professionally undertake all work permitted hereunder within the above-described areas only with the prior written consent of the GRANTOR or the GRANTOR's successors and assigns which consent shall not be unreasonably withheld, conditioned or delayed, at the GRANTEE's sole cost and expense and, following the completion of any such work within such areas and the disturbance of the such areas including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTEE in such reasonable manner so as to minimize the disruption of the activities of the GRANTOR and its successors and assigns on the MRRRA Properties, as hereinafter defined. Nothing herein shall be deemed to waive the obligations of the GRANTOR to maintain and repair in a commercially reasonable manner any electrical distribution infrastructure and water and sewer lines owned by the GRANTOR that provide service to the Property. In addition, GRANTOR agrees, for itself, and its successors and assigns, to maintain in a commercially reasonable manner all roads, sidewalks (including without limitation snowplowing and winter salting/sanding of such roads and sidewalks) and storm drains located on the premises owned by the GRANTOR regarding which GRANTEE has been granted perpetual rights and easements above.

The above-described perpetual rights and easements shall be binding upon the GRANTOR and shall inure to the benefit of the GRANTEE, their heirs and assigns.

## Exhibit C

The Property, rights and easements herein conveyed as described in Exhibits A and B are subject to terms, restrictions, easements, reservations, covenants and conditions set forth as follows:

1. Government Restrictions. All terms, notices, restrictions, easements, reservations, covenants and conditions set forth in the Government Source Deed, which terms, restrictions, easements, reservations, covenants and conditions shall run with the Property in perpetuity. As required in the Government Source Deed, specific reference is made to certain, but not all, covenants, particularly being:

- (a) Covenant Regarding Archeological Matters set forth in that certain Quitclaim Deed of the Government as follows: Quitclaim Deed dated September 30, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29003, Page 3 on Pages 7-8, Subsection XVIII(a);
- (b) Covenant Regarding Historic Preservation set forth in those certain Quitclaim Deed of the Government as follows: Quitclaim Deed dated September 30, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29003, Page 3 on Pages 9-11, Subsection XVIII(b).

By acceptance of this Quitclaim Deed with Covenant, GRANTEE herein assumes all obligations under such terms, restrictions, easements, reservations, covenants and conditions. And GRANTEE herein agrees that the terms, restrictions, easements, reservations, covenants and conditions referenced in this Quitclaim Deed with Covenant shall be expressly referenced in any subsequent deed or other legal instrument which GRANTEE divests themselves of either the fee simple title or any other lesser estate in the Property or any portion thereof with the provision that any such subsequent transferee assumes all the obligations imposed upon the GRANTEE by the provision of this Quitclaim Deed with Covenant.

2. Utilities and Infrastructure. The GRANTOR hereby reserves ownership of all utility infrastructure, lines and equipment located above and below ground in the premises conveyed to the GRANTEE by this Quitclaim Deed with Covenant, except for the following which are hereby conveyed to the GRANTEE:

- (a) Electric lines and equipment and infrastructure servicing any building situated on the Property, but only starting from the point immediately following the last transformer in the service line and running to the point of entry to such building.
- (b) All electrical lines and equipment and infrastructure and any other components of the electrical distribution system located within the boundaries of the Property.
- (c) Water and sewer lines and equipment directly serving any building presently located on the Property, but only starting from the edge of the street beneath which the main water and sewer lines are buried and running to the point of entry to such building.

Notwithstanding the foregoing, the GRANTOR and GRANTEE intend that the GRANTOR shall retain ownership of all so-called "trunk lines" providing water and sewer service wherever such "trunk lines" may be situated.

All utility infrastructure, lines and equipment conveyed to GRANTEE by this Quitclaim Deed with Covenant are conveyed (a) "as-is, where is, with all faults"; GRANTOR has not made and does not make any representation or warranty of any nature as to the physical condition or operation thereof and (b) subject to any previously existing rights of others therein, including without limitation the rights to use any utility poles or replacements thereof for other utility equipment.

In addition to the rights reserved above, the GRANTOR hereby reserves perpetual rights and easements for the access to, installation, maintenance, repair and replacement of the utility infrastructure, lines and equipment hereinabove described over, under and through the Property. The GRANTOR agrees for itself and its successors and assigns to properly and professionally undertake all work permitted with respect to such utility infrastructure, lines and equipment at its sole cost and expense and, following the completion of any such work and the disturbance of the GRANTEE's property including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTOR in such reasonable manner so as to minimize the disruption of the activities of the GRANTEE and their heirs and assigns on the Property.

In addition to the rights reserved above, the GRANTOR hereby grants to the GRANTEE perpetual rights and easements for the access to, installation, maintenance, repair and replacement of the utility infrastructure, lines and equipment hereinabove described over, under and through the GRANTOR's property. The GRANTEE agrees for themselves and their heirs and assigns to properly and professionally undertake all work permitted with respect to such utility infrastructure, lines and equipment only with the prior written consent of the GRANTOR or the GRANTOR's successors and assigns which consent shall not be unreasonably withheld, conditioned or delayed, at the GRANTEE's sole cost and expense and, following the completion of any such work and the disturbance of the GRANTOR's property including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTEE in such reasonable manner so as to minimize the disruption of the activities of the GRANTOR and its successors and assigns on the MRRRA Properties.

GRANTOR and GRANTEE acknowledge that (a) GRANTOR was established as a body corporate and politic and a public instrumentality of the State of Maine and is entrusted, pursuant to 5 M.R.S.A. section 13083-G with acquiring and managing the properties within the geographic boundaries of the former Brunswick Naval Air Station ("BNAS") and (b) the GRANTOR has acquired certain portions of the property formerly comprising BNAS from the Government pursuant to the Government Source Deed and otherwise, and expects to acquire additional portions of the former BNAS from the Government (the portions of the former BNAS now owned by the GRANTOR together with those portions of the former BNAS to be subsequently acquired by the GRANTOR being collectively referred to herein as the "MRRRA Properties").

The rights and easements hereinabove reserved and the terms and conditions hereof shall be binding upon and shall inure to the benefit of the GRANTOR, its successors and assigns, and shall be appurtenant to the MRRRA Properties.

October 19, 2016

Knickerbocker Group  
1 Pleasant Street, Suite 3  
Portland, Maine 04101  
Attn: Andrew Munsey, AIA

**Subj: Letter of Assurance of Utilities**

Mr. Munsey:

Please allow this letter to confirm that the following utilities are provided by the Midcoast Regional Redevelopment Authority to the property at 8 Leavitt Drive (Building 54), Brunswick Landing, Brunswick, Maine 04011:

- a. Electricity
- b. Domestic and fire protection water
- c. Sanitary sewer
- d. Storm sewer

We currently serve this facility and our utility systems have the capacity to continue to serve this property.

Natural gas service is provided to the property by Maine Natural Gas.

If you have any questions or you need any additional information, please contact me at 207-607-4189.

Sincerely,



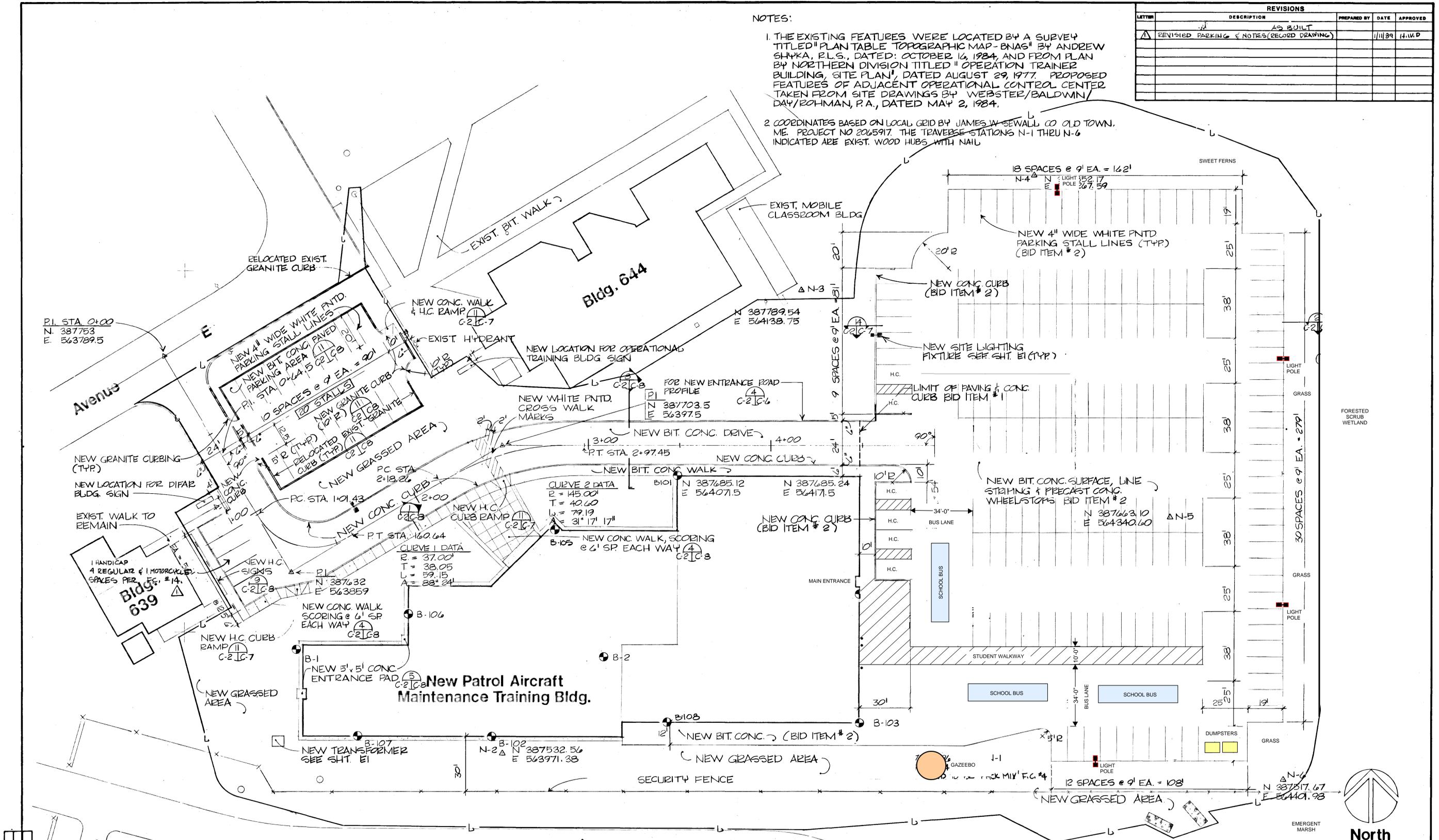
Thomas E. Brubaker, PE, CEM  
Public Works and Utilities Manager

NOTES:

1. THE EXISTING FEATURES WERE LOCATED BY A SURVEY TITLED "PLAN TABLE TOPOGRAPHIC MAP - BNAS" BY ANDREW SHYKA, R.L.S., DATED: OCTOBER 16, 1984, AND FROM PLAN BY NORTHERN DIVISION TITLED "OPERATION TRAINER BUILDING, SITE PLAN", DATED AUGUST 29, 1977. PROPOSED FEATURES OF ADJACENT OPERATIONAL CONTROL CENTER TAKEN FROM SITE DRAWINGS BY WEBSTER/BALDWIN/DAY/ROHMAN, P.A., DATED MAY 2, 1984.

2. COORDINATES BASED ON LOCAL GRID BY JAMES W. SEWALL CO OLD TOWN, ME. PROJECT NO 2065917. THE TRAVERSE STATIONS N-1 THRU N-6 INDICATED ARE EXIST. WOOD HUBS WITH NAIL

REVISIONS				
LETTER	DESCRIPTION	PREPARED BY	DATE	APPROVED
A	REVISIED PARKING & NOTES (RECORD DRAWING)		1/11/89	J.W.D



B1	20140
C2-a	C2-b
C2-c	C2-d

- LEGEND**
- B-1 BOILING LOCATION
  - L — LIMIT OF WORK
  - △ N-1 TRAVERSE STATION

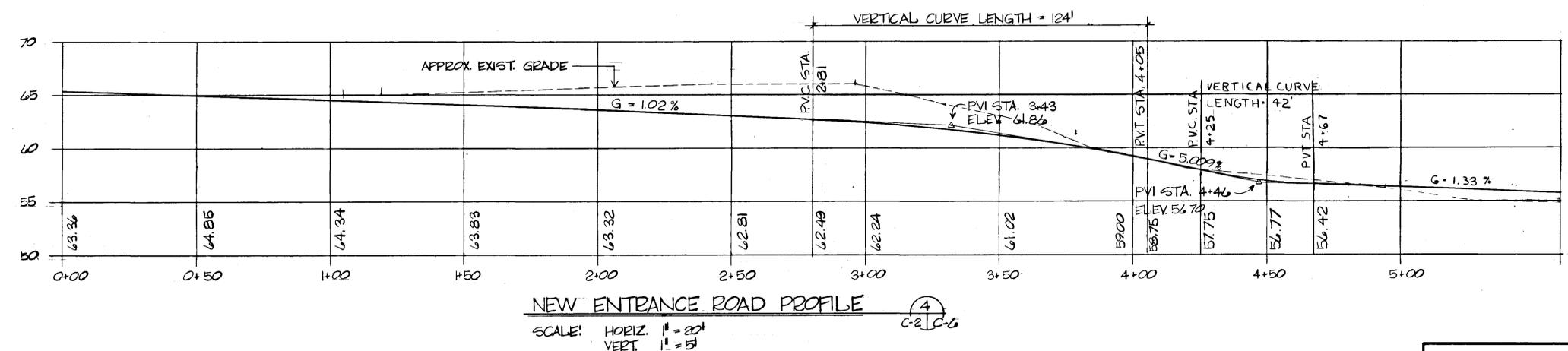
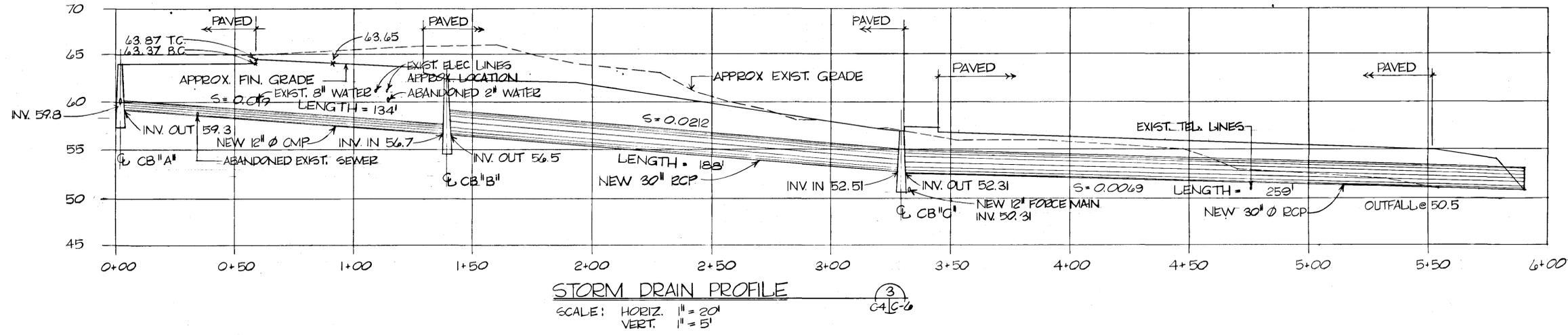
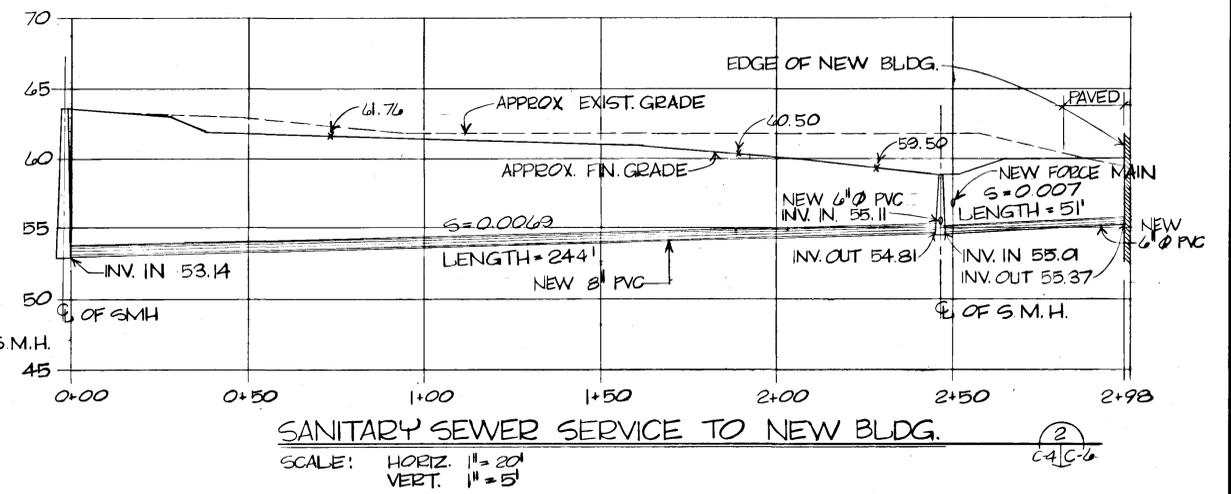
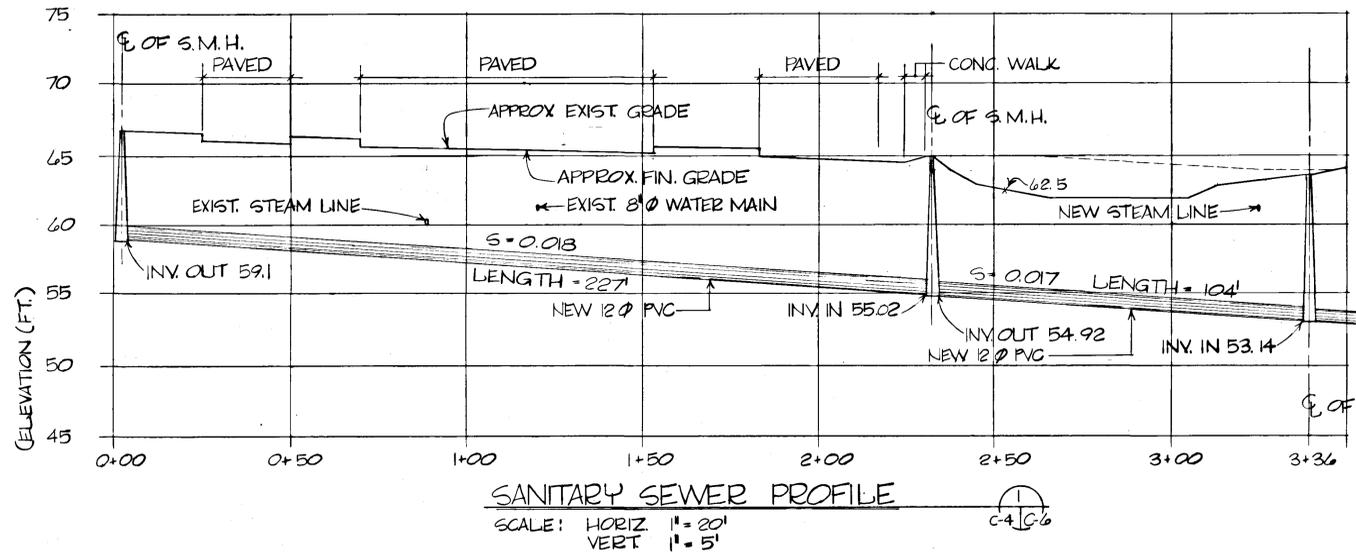


SITE PLAN MODIFICATIONS FOR HARPSWELL COASTAL ACADEMY 2016-10-19

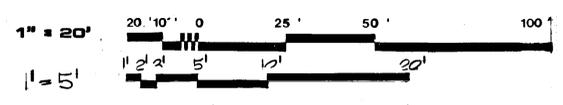
CHECK GRAPHIC SCALES BEFORE USING	
WEBSTER/BALDWIN/DAY/ROHMAN BANGOR, MAINE ARCHITECTS-ENGINEERS	DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND NORTHERN DIVISION PHILADELPHIA, PA
DESIGN BY [initials] DRAFT [initials] T.A.P. CHKD [initials] H.W.D. SUBMITTED BY [initials] DATE [initials] TEAM MEMBER (TITLE)	NAVAL BASE BRUNSWICK, MAINE PATROL AIRCRAFT MAINTENANCE TRAINING BUILDING
NORTHQUIN HD. [initials] D.M. [initials] HD. [initials] D.I.R. [initials]	SITE PLAN
APPROVED [initials] DATE [initials]	CODE IDENT. NO. NAVFAC DRAWING NO.
OFFICER IN CHARGE [initials] DATE [initials]	F 80091 201138
SATISFACTORY TO [initials] DATE [initials]	CONST CONTR NO. N62472-84-C-0282
NORTHQUIN FOR COMMANDER NAVAC	SCALE GRAPHIC SPEC. 04-84-0282 SHEET 4 OF 63 C-2



REVISIONS				
LETTER	DESCRIPTION	PREPARED BY	DATE	APPROVED
AS	BUILD RECORD DRAWINGS		1/11/89	H.W.D.



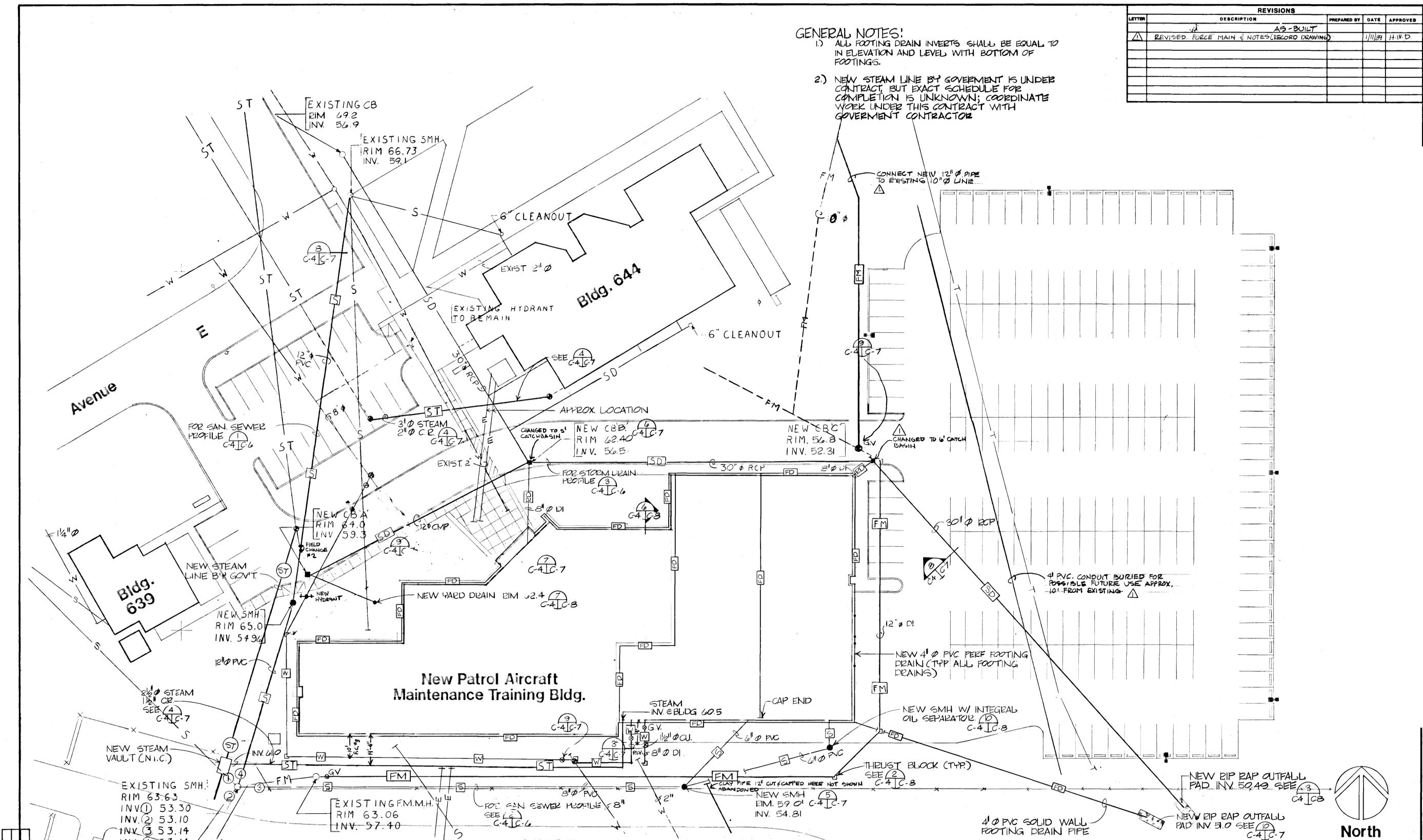
CG-6  
 CG-6



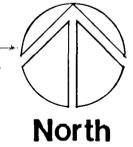
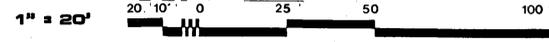
	CHECK GRAPHIC SCALES BEFORE USING	
	WEBSTER/BALDWIN/DAY/ROHMAN ARCHITECTS-ENGINEERS BANGOR, MAINE SUBMITTED BY: DAY FIRM MEMBER (TITLE): NORTH DIV. S. WITH NO. 2091142 D.I.A. 1/11/89	DEPARTMENT OF THE NAVY NAVY FACILITIES ENGINEERING COMMAND NORTHERN DIVISION NAVAL BASE PHILADELPHIA, PA NAVAL AIR STATION BRUNSWICK, MAINE PATROL AIRCRAFT MAINTENANCE TRAINING BLDG. SITE DETAILS CODE IDENT. NO. NAVFAC DRAWING NO. 2091142 CONST. CONTR. NO. N62472-84-C-1130
	APPROVED: [Signature] OFFICER IN CHARGE DATE: 3/10/89	SATISFACTORY TO: [Signature] DATE: 3/10/89 NORTH DIV. FOR COMMANDER NAVAC
	SCALE GRAPHIC: SPEC. 04-84-0282 SHEET 8 OF 63 C-6	

REVISIONS				
LETTER	DESCRIPTION	PREPARED BY	DATE	APPROVED
A	AS-BUILT			
Δ	REVISED FORCE MAIN & NOTES (RECORD DRAWING)		1/11/89	H.V.D.

**GENERAL NOTES:**  
 1) ALL FOOTING DRAIN INVERTS SHALL BE EQUAL TO IN ELEVATION AND LEVEL WITH BOTTOM OF FOOTINGS.  
 2) NEW STEAM LINE BY GOVERNMENT IS UNDER CONTRACT, BUT EXACT SCHEDULE FOR COMPLETION IS UNKNOWN; COORDINATE WORK UNDER THIS CONTRACT WITH GOVERNMENT CONTRACTOR



- LEGEND**
- ST - NEW STEAM BY GOVT
  - SD - NEW STORM DRAIN
  - S - NEW SANITARY SEWER
  - W - NEW WATER MAIN
  - FM - NEW FORCE MAIN
  - ST - NEW STEAM LINE
  - E - ELECTRICAL LINE
  - RD - NEW ROOF DRAIN
  - FD - NEW FOOTING DRAIN
  - T - NEW THRUST BLOCK
  - SD - EXISTING STORM DRAIN
  - S - EXISTING SANITARY SEWER
  - W - EXISTING WATER MAIN
  - FM - EXISTING FORCE MAIN
  - ST - EXISTING STEAM LINE
  - E - EXISTING TELEPHONE CABLE
  - T - POINT OF CONNECTION (NEW TO EXIST)



CHECK GRAPHIC SCALES BEFORE USING

WESTER/BALDWIN/DAY/ROHMAN ARCHITECTS-ENGINEERS BANGOR, MAINE	DEPARTMENT OF THE NAVY NAVY FACILITIES ENGINEERING COMMAND NORTHERN DIVISION NAVAL AIR STATION PATROL AIRCRAFT MAINTENANCE TRAINING BUILDING
DESIGN BY: [Signature] DRFT: [Signature] CHECKED: [Signature] DATE: 3/10/88	PHILADELPHIA, PA BRUNSWICK, MAINE
APPROVED: [Signature] DATE: 3/10/88	UTILITY PLAN
OFFICER IN CHARGE: [Signature] DATE: 3/10/88	CODE IDENT. NO. NAVFAC DRAWING NO. 2091140
SATISFACTORY TO: [Signature]	CONST. CONTR. NO. N62472-84-C-0232
NORTH DIV FOR COMMANDER NAVAC	SCALE GRAPHIC SPEC. 04-84-0282 SHEET 6 OF 63 I.C. 4

REVISIONS				
LETTER	DESCRIPTION	PREPARED BY	DATE	APPROVED
A	ADDED SURFACE ELEVATIONS: CHANGED "BOTTOM" TO "BORING"	JFS	1/16/86	
	AS BUILT RECORD DRAWINGS		1/11/89	H.W.D.

BORING NO. B-1 DATE 11-20-84 SURFACE ELEVATION: 64.4 BORING DEPTH: 65.0'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - 3'	TAR
	3' - 4.0'	BROWN SILTY FINE SAND SM
	4.0' - 13.0'	BROWN SILTY FINE SAND WITH CLAYEY SILT LAYER SP-SM
	13.0' - 21.0'	BROWN SILTY FINE SAND SP-SM
	21.0' - 53.4'	GRAY SILTY CLAY CL
	53.4' - 65.0'	ROD PROBE
▲	65.0'	REFUSAL

BORING NO. B-2 DATE 11-20-84 SURFACE ELEVATION: 63.3 BORING DEPTH: 48.5'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - 2.0'	TOPSOIL
	2.0' - 4.0'	BROWN SILTY FINE SAND WITH ROOTS SP-SM
	4.0' - 8.0'	BROWN SILTY FINE SAND WITH ROOTS SP-SM
	8.0' - 23.0'	BROWN SILTY FINE SAND WITH CLAYEY SILT LAYER SP-SM
	23.0' - 30.0'	BROWN SILTY FINE SAND SM
	30.0' - 48.5'	GRAY SILTY CLAY CL
▲	48.5'	REFUSAL

BORING NO. B-3 DATE 11-19-84 SURFACE ELEVATION: 59.0 BORING DEPTH: 66.0'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - 1.0'	TOPSOIL
	1.0' - 2.0'	BROWN SILTY GRAVELY SAND SM
	2.0' - 4.0'	BROWN-DARK BROWN SILTY FINE SAND WITH ROOTS SM-PT
	4.0' - 19.0'	BROWN SILTY FINE SAND WITH CLAYEY SILT LAYER SM W/CL
	19.0' - 36.0'	BROWN SILTY FINE SAND SM
	36.0' - 53.4'	GRAY SILTY CLAY CL
	53.4' - 66.0'	ROD PROBE
Δ	66.0'	BOTTOM OF PIT

BORING NO. B-101 DATE 2-28-85 SURFACE ELEVATION: 63.5 BORING DEPTH: 57.0'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - .4'	TOPSOIL
	.4' - 11.3'	BROWN SILTY FINE TO MED. SAND SM
	11.3' - 29.8'	BROWN SILTY FINE SAND WITH GRAY SILTY CLAY LAYERS SM W/CL
	29.8' - 55.5'	GRAY SILTY CLAY CL
	55.5' - 57.0'	GRAY SILTY FINE SAND WITH GRAVEL CL
▲	57.0'	REFUSAL

BORING NO. B-102 DATE 3-7-85 SURFACE ELEVATION: 62.0 BORING DEPTH: 48.4'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - .4'	TOPSOIL
	.4' - 11.2'	BROWN SILTY FINE SAND SP-SM
	11.2' - 26.0'	BROWN SILTY FINE SAND WITH GRAY SILTY CLAY LAYERS SM W/CL
	26.0' - 32.0'	GRAY SILTY CLAY WITH GRAY SILTY SAND LAYERS CL W/SM
	32.0' - 48.0'	GRAY SILTY WITH BLACK STREAKS CL
	48.0' - 48.4'	ROCK
▲	48.4'	REFUSAL

BORING NO. B-103 DATE 3-6-85 SURFACE ELEVATION: 57.5 BORING DEPTH: 69.4'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - .4'	TOPSOIL
	.4' - 15.5'	BROWN SILTY FINE SAND SP-SM
	15.5' - 22.0'	BROWN SILTY FINE SAND WITH GRAY SILTY CLAY LAYERS SM W/CL
	22.0' - 34.6'	BROWN SILTY FINE SAND WITH GRAY SILTY LAYERS SM
	34.6' - 40.0'	GRAY SILTY CLAY WITH GRAY SILTY LAYERS CL
	40.0' - 64.4'	GRAY SILTY CLAY WITH BLACK STREAKS CL
	64.4' - 68.7'	GRAY SILTY CLAY WITH GRAY SILTY SAND LAYERS CL W/SM
	68.7' - 69.4'	GRAY SILTY FINE SAND WITH GRAVEL SM
▲	69.4'	REFUSAL

BORING NO. B-105 DATE 2-28-85 SURFACE ELEVATION: 66.0 BORING DEPTH: 16.5'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - .3'	TAR
	.3' - 2.5'	BROWN SILTY FINE TO COARSE SAND WITH TRACE OF GRAVEL SP-SM
	2.5' - 16.5'	BROWN SILTY FINE SAND SM
Δ	16.5'	BOTTOM OF BORING
		WATER @ 11.3'

BORING NO. B-106 DATE 2-28-85 SURFACE ELEVATION: 64.5 BORING DEPTH: 21.5'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - .3'	TAR
	.3' - 15.9'	BROWN SILTY FINE SAND SP-SM
	15.9' - 21.5'	GRAY SILTY CLAY CL
Δ	21.5'	BOTTOM OF BORING

BORING NO. B-107 DATE 3-1-85 SURFACE ELEVATION: 63.0 BORING DEPTH: 21.5'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - .4'	TOPSOIL
	.4' - 15.5'	BROWN SILTY FINE SAND SM
	15.5' - 21.5'	GRAY SILTY CLAY CL
Δ	21.5'	BOTTOM OF BORING

BORING NO. B-108 DATE 3-1-85 SURFACE ELEVATION: 62.0 BORING DEPTH: 16.5'

STRATA	DEPTH (FT)	STRATUM DESCRIPTION
	0' - .4'	TOPSOIL
	.4' - 15.4'	BROWN SILTY FINE SAND SP-SM
	15.4' - 16.5'	BROWN SILTY FINE SAND WITH GRAY SILTY CLAY LAYERS SM W/CL
Δ	16.5'	BOTTOM OF BORING
		WATER @ 9.0'

**LEGEND**  
 Δ BOTTOM OF BORING - NO REFUSAL  
 ▲ BOTTOM OF BORING - REFUSAL

- GENERAL NOTES:**
- BORING LOGS TAKEN FROM A SUB-SURFACE INVESTIGATION CONDUCTED BY S.W. COLE ENGINEERING, INC. IN NOVEMBER OF 1984 AND IN MARCH OF 1986
  - BORING LOGS IN SOILS REPORT CONTAIN CASING BELOW AND GENERAL TEST RESULTS NOT SHOWN ON THIS SHEET AND WILL BE AVAILABLE FOR VIEWING AT THE OFFICE OF THE CONSTRUCTION OFFICER.
  - SOILS IDENTIFIED ACCORDING TO UNIFIED SOIL CLASSIFICATION SYSTEM

		CHECK GRAPHIC SCALES BEFORE USING DEPARTMENT OF THE NAVY NAVY FACILITIES ENGINEERING COMMAND <b>NORTHERN DIVISION</b>	
ARCHITECTS-ENGINEERS JFS 3/10/86	NAVAL BASE NAVAL AIR STATION <b>PATROL AIRCRAFT MAINTENANCE TRAINING BLDG.</b>	PHILADELPHIA, PA BRUNSWICK, GA	<b>BORING LOGS</b>
CODE IDENT. NO. NAVFAC DRAWING NO. <b>F 80091</b>	2091145	CONSY CONTR NO. N82472-84-C-0292	SCALE GRAPHIC SPEC. 04-64-0282 SHEET 11 OF 13 C-9

