



Town of Brunswick, Maine
STAFF REVIEW COMMITTEE
85 Union Street
Brunswick, ME 04011

STAFF REVIEW COMMITTEE AGENDA
BRUNSWICK TOWN HALL
85 UNION STREET
Wednesday, April 29, 2020, 10:00 A.M.

THIS MEETING IS BEING CONDUCTED VIA ELECTRONIC DEVICES WITH STAFF REVIEW COMMITTEE MEMBERS PARTICIPATING FROM REMOTE LOCATIONS.

THERE IS NO OPPORTUNITY FOR THE PUBLIC TO VIEW THIS MEETING IN PERSON.

THE PUBLIC MAY PROVIDE COMMENT VIA EMAIL (mpanfil@brunswickme.org) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM VIDEO CONFERENCING AT:

<https://us02web.zoom.us/j/84710982696?pwd=eE1lVHhwVThYa3RoWmJQdi96NXpzQT09>

OR VIA TELEPHONE AT: (312)626-6799; MEETING ID: 847 1098 2696

- 1. Case #20-016 McCue Dock, 14 Bull Rock Rd:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Sketch/Final Plan Major Development Review** application submitted by Atlantic Environmental, LLC on behalf of Robert and Barbara McCue to install a permanent pier and seasonal ramp and float to access coastal wetlands. The subject lot (Map 46, Lot 69) is within the **RP1 (Rural Protection 1) Zoning District and contains the SPO-RP (Shoreland Protection Overlay – Resource Protection) Subdistrict.**
- 2. Case #20-017 Jordan Crossing Subdivision:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Sketch Plan Major Development Review** application submitted by Terradyn Consultants on behalf of Jordan Crossing LLC for the development of sixteen (16) single family dwelling units at 0 Jordan Avenue. The subject lot (Map U04, Lot 13) is within the **GM5 (Growth Mixed Use 5) Zoning District and contains the SPO-SP (Shoreland Protection Overlay - Stream Protection) Subdistrict, SPO-RP (Shoreland Protection Overlay – Resource Protection) Subdistrict and the APO3 (Aquifer Protection Overlay 3).**

(Over)

This agenda is mailed to owners of property within 200 feet of proposed development sites. In cases where Committee action is pending this agenda serves as notice of same. In cases where the Committee's role is to advise the Planning Board, this agenda is mailed as a courtesy along with notice of the Planning Board meeting. The Staff Review Committee meeting is open to the public. All are invited to attend and participate. For further information call the Brunswick Department of Planning and Development (725-6660).

3. **Case #20-008 Marijuana Retail Store, 4 Business Parkway:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Final Plan Major Development Review** application submitted by Sitelines, PA on behalf of GJoris LLC to construct a 3,100 square foot Marijuana Store at 4 Business Parkway. The subject lot (Map 17, Lot 66) is within the **GI (Growth Industrial) Zoning District**.
4. **Case #20-019 Marijuana Retail Store Conditional Use Permit, 4 Business Parkway:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Conditional Use Permit** application submitted by Sitelines, PA on behalf of GJoris LLC to construct a 3,100 square foot Marijuana Store at 4 Business Parkway. The subject lot (Map 17, Lot 66) is within the **GI (Growth Industrial) Zoning District**.
5. **Case #20-009 Marijuana Cultivation Facility, 43 Bibber Pkwy:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Final Plan Major Development Review** application submitted by Sitelines, PA on behalf of Bibber Properties LLC to convert a portion of the existing building at 43 Bibber Parkway into a Marijuana Cultivation Facility. The subject lot (Map 17, Lot 59) is within the **GI (Growth Industrial) Zoning District** and contains the following overlays: **SPO-SP (Shoreland Protection Overlay – Stream Protection Subdistrict and the SPO-RP (Shoreland Protection Overlay – Resource Protection Subdistrict)**.
6. **Case #20-020 Marijuana Cultivation Facility Conditional Use Permit, 43 Bibber Pkwy:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Conditional Use Permit** application submitted by Sitelines, PA on behalf of Bibber Properties LLC to convert a portion of the existing building at 43 Bibber Parkway into a Marijuana Cultivation Facility. The subject lot (Map 17, Lot 59) is within the **GI (Growth Industrial) Zoning District** and contains the following overlays: **SPO-SP (Shoreland Protection Overlay – Stream Protection Subdistrict and the SPO-RP (Shoreland Protection Overlay – Resource Protection Subdistrict)**.
7. **Other Business**
8. **Adjourn**



135 River Road • Woolwich, ME 04579
207-837-2199 • tim@atlanticenviromaine.com
www.atlanticenviromaine.com

March 30, 2020

Mr. Jared Woolston
Planning & Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

Re: Request for Development Review on behalf of Robert and Barbara McCue, 14 Bull Rock Road, Brunswick Maine.

Dear Mr. Woolston,

On behalf of Robert and Barbara McCue, Atlantic Environmental, LLC (AE) is pleased to submit an application for Development Review by the Planning Board for the construction of a dock consisting of an access landing, access stairs, and a fixed pier that connects to seasonal ramp and float. This letter is intended to summarize the project and includes request for waivers in accordance with Subsection 5.2.9.M of the Town of Brunswick Zoning Ordinance.

Property Description

Robert and Barbara McCue own property located at 14 Bull Rock Road and identified as Lot #69 on the Town of Brunswick's Tax Map #46. The project site is approximately 3.39 acres and is located in the Rural Protection 1 (RP1) zoning district and the SPO-RP and FPO overlay zones. The site is currently developed with a residential structure and associated development. There is currently no access to the shoreline.

Project Description

The proposed project consists of the construction of a recreational dock that consists of an access landing, a set of access stairs, and a fixed pier and a seasonal ramp and seasonal float. Specifically, the access landing will measure four (4) feet wide by six (6) feet long and will connect to a set of four (4) feet wide by twelve (12) feet long access stairs. The pier will connect to the set of access stairs and extend in an easterly direction. The pier will measure six (6) feet wide by twenty-four (24) feet long and will be supported with ten (10), eight (8) inch by eight (8) inch timber pilings that will be set in place. The pier will connect to a three (3) foot wide by forty (40) foot long seasonal ramp and a ten (10) foot wide by twenty (20) foot long seasonal float. The float will be secured in place with cross chains and helix anchors. During the off-season, the

Environmental Consultants, Wetland Scientists, Specializing in Federal, State and Local Permitting, Expert Witness

ramp will be stored on the pier and the float will be hauled off-site and stored at an upland location.

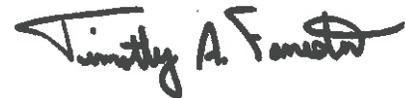
Request for Waivers

Given the scale of the project and the limited size of the dock, AE respectfully requests the following submission requirements are waived.

- Fiscal Capacity
- Medium Intensity Soil Survey
- Storm water management plan

The Applicant has received approvals from the Maine Department of Environmental Protection (MDEP) and the Army Corps of Engineers (ACOE) and copies of those permits are included with the attached application materials. Thank you in advance for your consideration of this Application. If you require any additional information or clarifications, please feel free to contact me at 207 - 837 - 2199 or by email at tim@atlanticenviromaine.com.

Sincerely,
Atlantic Environmental LLC.



Timothy A. Forrester, Owner

**DEVELOPMENT REVIEW
APPLICATION**

1. Development Review application type (refer to **Appendix D**):

- Minor Development Review
- Major Development Review: **Sketch Plan**
- Major Development Review: **Final Plan**
- Major Development Review: **Streamlined Final Plan**

2. Project Name: McCue Dock

3. Project Applicant

Name: Robert and Barbara McCue
Address: 14 Bull Rock Road
Brunswick, ME 04011
Phone Number: (207) 522 - 5122
Email: Mccue1988@hotmail.com

4. Project Owner (if different than applicant)

Name: _____
Address: _____

Phone Number: _____
Email: _____

5. Authorized Representative

Name: Atlantic Environmental, LLC c/o Tim Forrester
Address: 135 River Road
Woolwich, ME 04579
Phone Number: (207) 837 - 2199
Email: tim@atlanticenviromaine.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

- 1. _____
- 2. _____
- 3. _____

7. Physical location of property: 14 Bull Rock Road

8. Lot Size: 3.39 acres

9. Zoning District: RP1

10. Overlay Zoning District(s): SPO-RP, FPO, Rural Protection SW Manage

11. 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?

The Applicant, Robert and Barbara McCue, own the property located at 14 Bull Rock Road. The Applicant's own the abutting property identified as Lot #68, Map #46.

12. Assessor's Tax Map 46 Lot Number 69 of subject property.

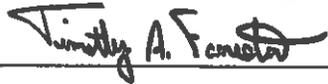
13. Brief description of proposed use/subdivision: Residential/Recreational

14. Describe specific physical improvements to be done: _____

The Applicant proposes to construct a dock consisting of an access landing, access stairs, and a pier, ramp, and float. The access landing will begin in the upland and will measure four (4) feet wide by six (6) feet long and will connect to a four (4) foot wide by twelve (12) foot long set of access stairs. The stairs will connect to a six (6) foot wide by twenty-four (24) foot long pier that will extend in a westerly direction. The pier will connect to a three (3) foot wide by forty (40) foot long seasonal ramp and a ten (10) foot wide by twenty (20) foot long float. The pier will be supported with a total of ten (10), eight (8) inch by eight (8) inch pilings that will be set in place.

Owner Signature:

Applicant Signature (if different):



DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.



156 River Road • Westbrook, ME 04092
207-837-2199 tim@atlanticenviromaine.com
www.atlanticenviromaine.com

July 1, 2017

Re: ~~whats it may concern.~~

By this letter, I authorize Atlantic Environmental LLC to act on my behalf as my Agent for the preparation and submission of all federal, state, and local town or city permit applications and relevant documents and correspondence related to dock permitting at our property located at 14 Bill Rock Road in Brunswick, Maine. This authorization includes attending meetings and site visits, appearing before all boards, commissions, and/or committees, and providing other services as required for completing the aforementioned tasks.

Thank you for the opportunity to work with you on this project. Should you have any additional questions, please do not hesitate to contact me at 207-837-2199 or via email at tim@atlanticenviromaine.com.

Robert McCa

Date

10/1/2019

Date

Sincerely,
Atlantic Environmental LLC.

Timothy A. Forrester

Timothy A. Forrester, Owner

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL

Please mark box with one of the following:
 "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)

		Final Plan	Streamlined	Minor
General	Application form and fee	X	--	--
	Name of development	X	--	--
	Existing zoning district and overlay designations	X	--	--
	Location map	X	--	--
	Names of current owner(s) of subject parcel and abutting parcels	X	--	--
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	X	--	--
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X	--	--
	Documentation of Right, Title and Interest	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 common areas will be owned, maintained, and protected	X X	--	--
	Draft performance guarantee or conditional agreement	N/A	--	--
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X	--	--
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors	X	--	--
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed	X	--	--
	Existing easements associated with the development	N/A	--	--
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	X	--	--
Survey, Topography, & Existing Conditions	Existing 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	--	--
	Topography with contour intervals of not more than two (2) feet	N/A	--	--
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	W N/A	--	--
	Existing locations of sidewalks	N/A	--	--
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	X	--	--
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A	--	--

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL

Please mark box with one of the following:
"W" (Waiver); **"P"** (Pending); **"X"** (Submitted) or **"N/A"** (Not applicable)

		Final Plan	Streamlined	Minor
Infrastructure - Proposed	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 one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	N/A	--	--
	Proposed easements associated with the development	N/A	--	--
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section	N/A	--	--
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	N/A	--	--
	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	N/A	--	--
	Proposed locations, widths and profiles of sidewalks	N/A	--	--
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	N/A	--	--
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X	--	--
	Storm water management plan for the proposed project prepared by a professional engineer	W	--	--
	The size and proposed location of water supply and sewage disposal systems	N/A	--	--
	Where a septic system is to be used, evidence of soil suitability	N/A	--	--
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	N/A	--	--
	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	N/A	--	--
Proposed Development Plan	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	N/A	--	--
	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	N/A	--	--
	Reference to special conditions stipulated by the Review Authority	N/A	--	--
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	N/A N/A	--	--
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A	--	--
Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X	--	--	

**REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW &
MINOR REVIEW APPLICATION SUBMITTAL**

Please mark box with one of the following:
"W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)

		Final Plan	Streamlined	Minor
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	N/A	--	--
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	X	--	--
	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards	X	--	--
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems	N/A	--	--
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	N/A	--	--
	Number of lots if a subdivision	N/A	--	--
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	N/A	--	--
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X	--	--
	Any additional studies required by the Review Authority	N/A	--	--



200 foot Abutters List Report

Brunswick, ME
March 28, 2020

Subject Property:

Parcel Number: 46-69
CAMA Number: 46-69
Property Address: 14 BULL ROCK RD

Mailing Address: MCCUE, ROBERT N & BARBARA A JT
14 BULL ROCK RD
BRUNSWICK, ME 04011

Abutters:

Parcel Number: 46-39
CAMA Number: 46-39
Property Address: 190 HARDING RD

Mailing Address: HOWE, STEVEN C & MARY C JT
PO BOX 341
BRUNSWICK, ME 04011

Parcel Number: 46-39A
CAMA Number: 46-39A
Property Address: 295 ADAMS RD

Mailing Address: TELLSON, SHARON L
295 ADAMS RD
BRUNSWICK, ME 04011

Parcel Number: 46-40B
CAMA Number: 46-40B
Property Address: 28 BULL ROCK RD

Mailing Address: STEIN, ELLEN S IRREV TRUST THE
1266 FURNACE BROOK PKWY 105
QUIMCY, MA 02169

Parcel Number: 46-40H
CAMA Number: 46-40H
Property Address: 185 HARDING RD

Mailing Address: WALTER, GEORGE C & LESLIE A JT
185 HARDING RD
BRUNSWICK, ME 04011

Parcel Number: 46-40M
CAMA Number: 46-40M
Property Address: 27 BULL ROCK RD

Mailing Address: MRVICHIN, MITCHELL V & SOPHIA C JT
27 BULL ROCK RD
BRUNSWICK, ME 04011

Parcel Number: 46-41
CAMA Number: 46-41
Property Address: 195 HARDING RD

Mailing Address: SMALL, CRAIG & JOHNSON, SUZANNE JT
195 HARDING RD
BRUNSWICK, ME 04011

Parcel Number: 46-47
CAMA Number: 46-47
Property Address: 0 ADAMS RD

Mailing Address: SCHENK, EDWARD R
45 BULL ROCK RD
BRUNSWICK, ME 04011

Parcel Number: 46-68
CAMA Number: 46-68
Property Address: 0 BULL ROCK RD

Mailing Address: MCCUE, ROBERT N & BARBARA A JT
14 BULL ROCK RD
BRUNSWICK, ME 04011



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

DEED OF SALE BY PERSONAL REPRESENTATIVE

(Testate)

Maine Statutory Short Form

Joint Tenants

KNOW ALL MEN BY THESE PRESENTS,

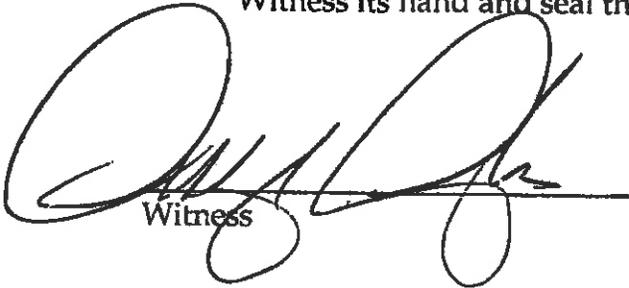
THAT, I, TAMI B. HAMILTON, of Westbrook, Cumberland County, State of Maine, duly appointed and acting Personal Representative of the ESTATE OF MYRTLE I. COLLINS, deceased (testate), as shown by the Probate records of the County of Cumberland, State of Maine, Docket No. 2013-1533, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice having been waived, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to ROBERT N. McCUE and BARBARA A. McCUE, as Joint Tenants, whose mailing address is 8 Chestnut Road, Brunswick, ME 04011, the real property located at 282 Adams Road, Brunswick, Cumberland County, State of Maine, bounded and described as follows:

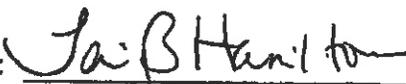
SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN

Being a portion of the same premises conveyed in a deed from Williams S. Collins to Myrtle B. Collins (a/k/a Myrtle I. Collins) dated May 19, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21306, Page 329. Myrtle I. Collins died on November 15, 2013.

Witness its hand and seal this 13th day of June, 2016.

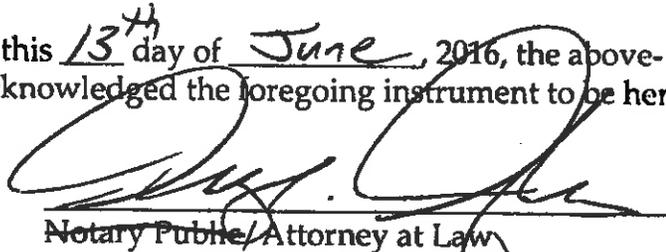
ESTATE OF MYRTLE I. COLLINS


Witness

By: 
TAMI B. HAMILTON
Duly Appointed Personal Representative

State of Maine
Cumberland, ss.

Personally appeared before me on this 13th day of June, 2016, the above-named TAMI B. HAMILTON and acknowledged the foregoing instrument to be her free act and deed in her said capacity.


Notary Public/Attorney at Law

Printed Name: _____
COMMISSION EXPIRES: _____

DONNELLY-S. DOUGLAS
Maine Attorney at Law
Maine Bar No. 147

MAINE REAL ESTATE TAX PAID

EXHIBIT A

(282 Adams Road, Brunswick, Maine-Lots 3&4)

Two (2) certain lots or parcels of land, with any buildings thereon, situated in Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

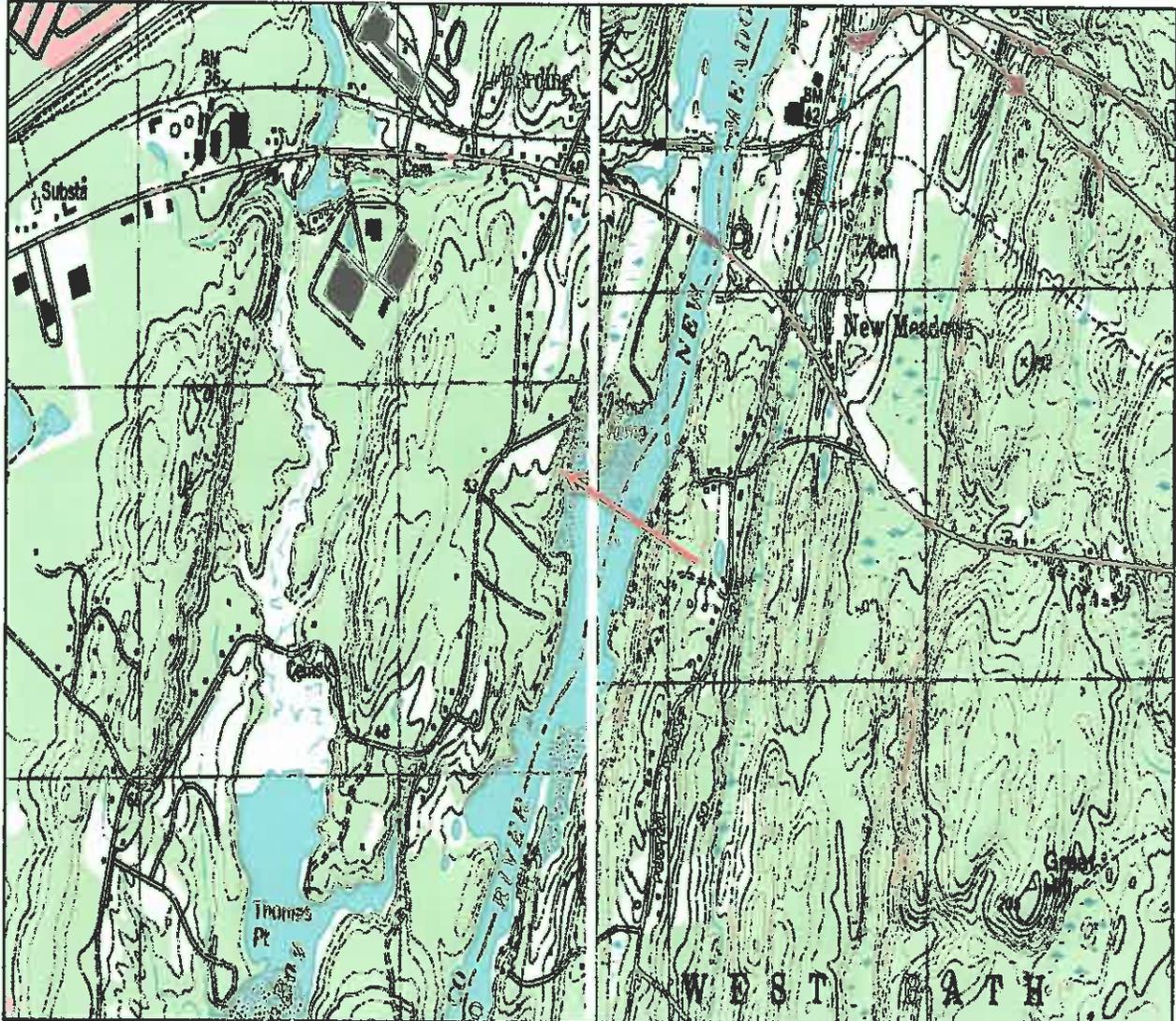
Being Lot 3 and Lot 4 as shown on an Amended Subdivision Plan of New Meadows River Estates, prepared by Sitelines, PA, dated May 25, 2016, recorded in the Cumberland County Registry of Deeds on June 9, 2016 in Plan Book 216, Page 188.

Subject to any notes, restrictions or other matters shown on the above-referenced Amended Subdivision Plan.

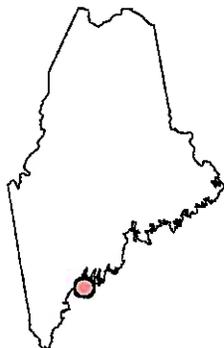
Received
Recorded Register of Deeds
Jun 15, 2016 10:43:05A
Cumberland County
Nancy A. Lane

EXHIBIT 3.0: LOCATION MAP

Robert and Barbara McCue, 14 Bull Rock Road, Brunswick, Maine



Directions: From Cook's Corner in Brunswick, travel east on Bath Road for approximately 2 miles. Turn right on Harding Road and travel for approximately 0.5 miles. Turn left on Bull Rock Road. #14 is located on the right.



Notes:	
Maine Atlas & Gazetteer Map 6 (Section c-4) 43.905691 -69.875997	
Date: 1/12/11 0010	ATLANTIC ENVIRONMENTAL LLC. Environmental Consultants 135 River Road, Woolwich, ME 04579 (207) 837-2199 tim@atlanticenviromaine.com
	DWG Name: McCue 010 Location



- Legend**
- Line, Other
 - Other Road
 - Hydrography Line
 - ROW Property Access
 - Town Boundary
 - Other Lot Boundary
 - Parcel Lines
 - Public Road
 - Private Road
 - ROW
 - Water

Disclaimer:
The information is provided as a service to the public and is not intended to be used as a legal document. The Town of Brunswick is not responsible for the accuracy or completeness of the information or for any errors or omissions. All rights reserved. Copyright © 2017 Brunswick, Maine.



1 inch = 300 feet
 Revised To: April 1, 2018
 Maps Prepared by:
 Town of Brunswick
 Revised and Reprinted E

CAI Technology
 Planning & Mapping Solutions

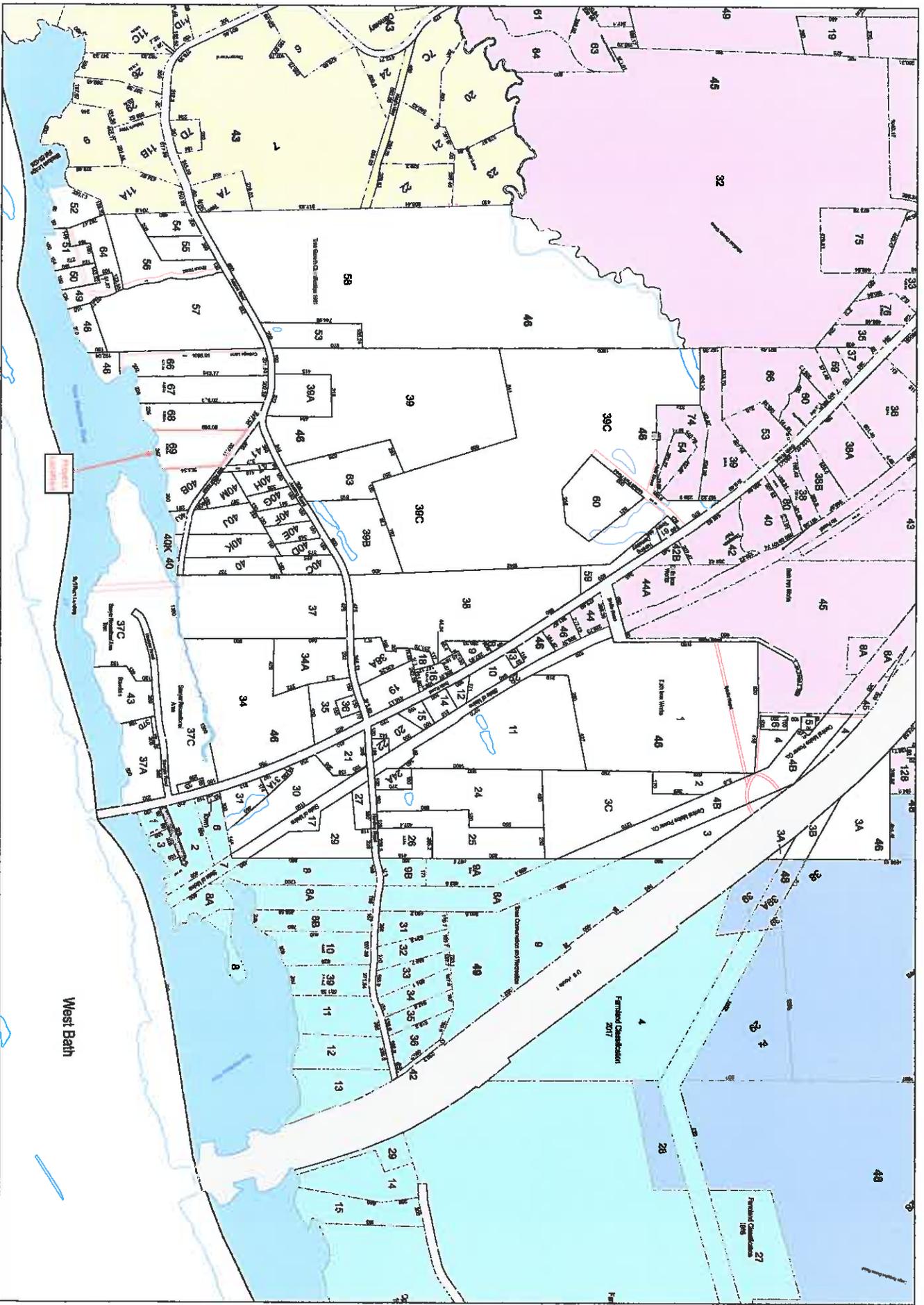


EXHIBIT 4.0: PHOTOGRAPHS

The following photographs are taken from the site of the project and represent the proposed location of the dock located at 14 Bull Rock Road in the Town of Brunswick, ME.



Photograph One. Aerial View of Project Site. Red arrow indicates approximate location of project.
Source: Google Maps. Date: Unknown.



Photograph Two. Facing northerly – view of intertidal at project location. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: October 7, 2019.



Photograph Three. Facing westerly – view of intertidal area and upland at project site. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: October 7, 2019.



Photograph Four. Facing southerly – additional view of intertidal at project site. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: October 7, 2019.



Photograph Five. Facing easterly – view of surrounding area of project site. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: October 7, 2019.

EXHIBIT 5.0: PROJECT PLANS



Sheet
1
of
3

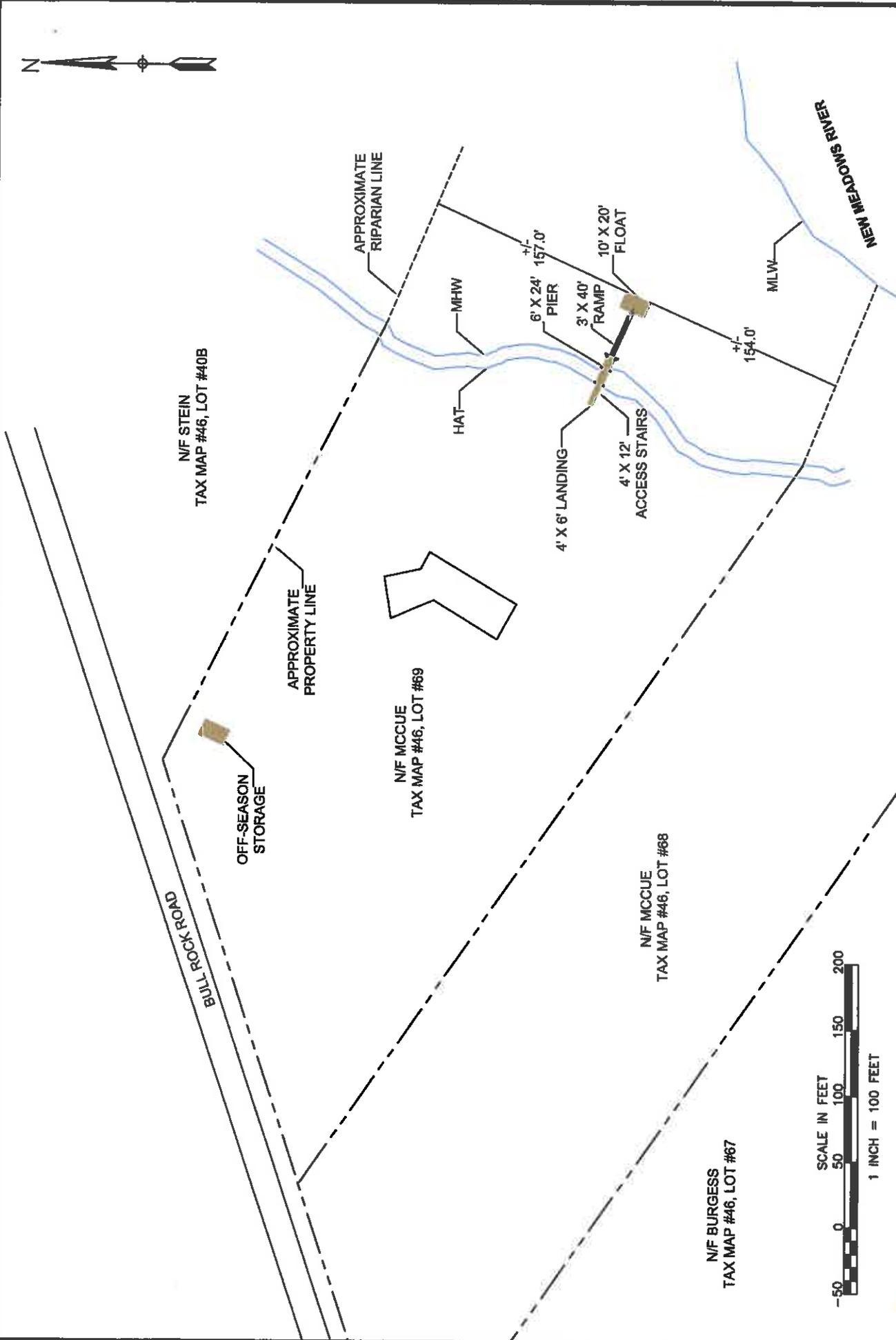
Plan view of the Proposed Dock for Robert and Barbara McCue located at
14 Bull Rock Road in Brunswick, Maine.

Date: 11/25/2019
Revised:
Project: McCue, Brunswick
Drafted By: LCY

ATLANTIC ENVIRONMENTAL LLC.
Environmental Consultants
135 River Road, Woolwich, ME 04579
(207) 837-2199
tim@atlanticeviromaine.com



FOR PERMITTING PURPOSES ONLY



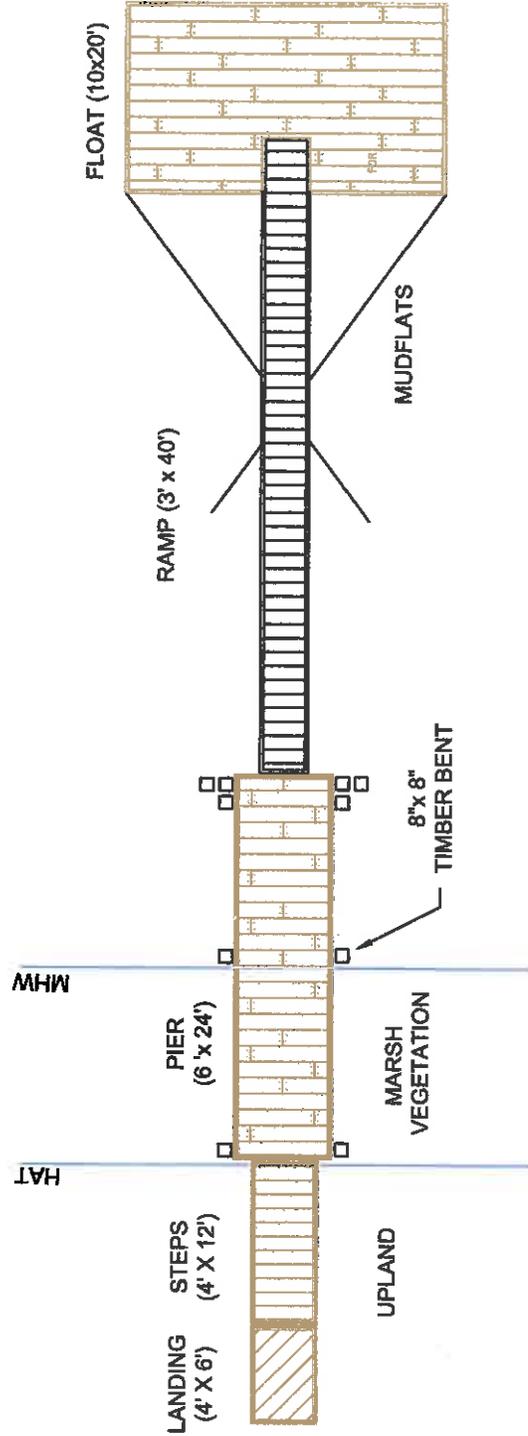
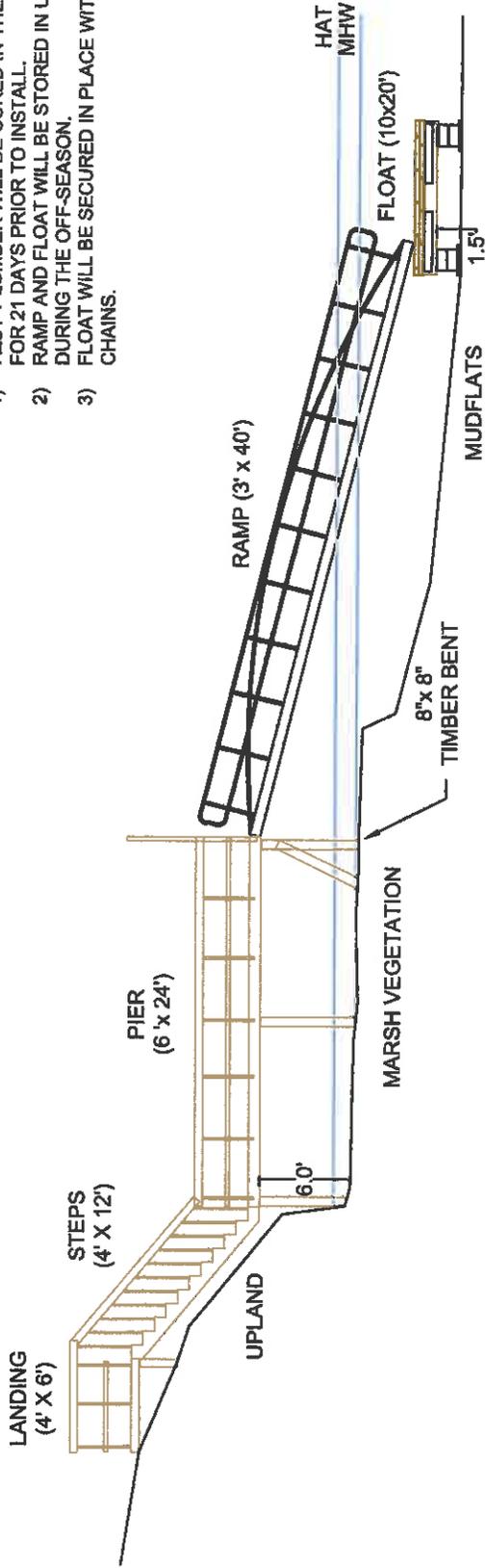
ATLANTIC ENVIRONMENTAL LLC.
Environmental Consultants
135 River Road, Woolwich, ME 04579
(207) 837-2199
tim@atlanticeviromaine.com

Date: 11/25/2019
Revised:
Project: McCue, Brunswick
Drafted By: LCV

Plan view of the Proposed Dock for Robert and Barbara McCue located at 14 Bull Rock Road in Brunswick, Maine.

FOR PERMITTING PURPOSES ONLY

- NOTES:
- 1) ALL PT LUMBER WILL BE CURED IN THE UPLAND FOR 21 DAYS PRIOR TO INSTALL.
 - 2) RAMP AND FLOAT WILL BE STORED IN UPLAND DURING THE OFF-SEASON.
 - 3) FLOAT WILL BE SECURED IN PLACE WITH CHAINS.



ATLANTIC ENVIRONMENTAL, L.L.C.
 Environmental Consultants
 135 River Road, Woolwich, ME 04579
 (207) 837-2199
 tim@atlanticevmaine.com

Date: 11/25/2019
 Revised:
 Project: McCue, Brunswick
 Drafted By: TAF/LCV

Plan View and Cross Section View of the Proposed Dock for Robert and Barbara McCue located at 14 Bull Rock Road in Brunswick, Maine.

FOR PERMITTING PURPOSES ONLY

EXHIBIT 6.0: CONSTRUCTION PLAN

The pier will be supported with pilings as described in Exhibit 1.0. Any CCA-treated lumber used for the construction of the pier will be cured on dry land for 21 days prior to the start of construction. The ramp and float will be constructed off-site and set in place once the pier is constructed.

All materials will be transported to the site from the upland and construction access will take place from the adjacent upland and by boat, if necessary. It is not anticipated that measureable soil disturbance will occur as a result of the construction of the dock. The construction of the dock should take approximately one (1) to two (2) weeks.

EXHIBIT 7.0: EROSION CONTROL PLAN

The project involves minimal excavation and/or earth moving and all work will be conducted at low tide. Given that minimal sedimentation, if any, will occur for the construction of the dock, no formal measures are proposed to control erosion or sedimentation.

EXHIBIT 8.0

REVIEW STANDARDS – TOWN OF BRUNSWICK ZONING ORDINANCE

CHAPTER 2 (14) – STRUCTURES AND OTHER ACTIVITIES EXTENDING OVER OR BELOW A WATER BODY OR WITHIN A WETLAND OR SHORELINE STABILIZATION AREA.

2.14.A No more than one (1) pier, dock, wharf, or similar structure extending over or located below the normal high-water line of a water body, or within a wetland or shoreline stabilization area is permitted on a single lot; excepting on single lots having a lot width at least twice the required lot width of the base zoning district and at least twice the minimum shore frontage as specified in Table 4.2.5.F(1), a second structure may be permitted and may remain as long as the lot is not further divided.

The Applicant proposes to construct one dock on their property.

2.14.B Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.

No large machinery will operate in the coastal wetland. All work will be conducted at low tide and the project involves minimal earth moving. The Applicant does not anticipate any adverse causes of erosion or sediment.

2.14.C The location shall not interfere with existing developed or natural beach areas.

The proposed location is not located over a developed or natural beach area.

2.14.D The structure or activity shall be located so as to minimize adverse effects on fisheries as determined by the Marine Resource Officer or designee.

The proposed dock has been positioned to provide reasonable tidal access and will be located over marsh vegetation and mudflats. The proposed dock was reviewed by the Department of Inland Fisheries and Wildlife (MDIFW) and the Department of Marine Resources (DMR) during the Department of Environmental Protection (MDEP) review process. The dock was also reviewed by the US Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NMFS), and the Environmental Protection Agency (EPA) during the Army Corps of Engineers (ACOE) process. DMR recommended the use of float skids to minimize impacts to the mudflats. The Applicant proposes to elevate the float eighteen (18) inches off the mud to minimize the potential for impacts to the mudflats. The other review agencies did not identify any adverse effects to these resources as a result of the proposed modifications.

2.14.E The structure or activity shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character and uses of the area. A temporary pier, dock, or wharf shall not be wider than six (6) feet for noncommercial uses.

The Applicant is proposing a dock that is consistent with existing docks that are located within the surrounding area and will provide partial tide recreational access to coastal waters. There are recreational docks of similar size and design to the south and north of the proposed dock.

2.14.F No new structure shall be built on, over, or abutting a pier, wharf, dock, or other structure extending beyond the normal high-water line of a water body or within a wetland

or shoreline stabilization area unless the structure requires direct access to the water body or wetland or shoreline stabilization area as an operational necessity.

The Applicant does not propose to construct a new structure on, over, or abutting the proposed dock.

2.14.G New permanent piers and docks on non-tidal waters shall not be permitted unless it is clearly demonstrated to the Code Enforcement Officer that a temporary pier or dock is not feasible, and a permit has been obtained from the Maine Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38 M.R.S., § 480-C, as amended.

The proposed dock is located on tidal waters.

2.14.H A structure constructed on a float is prohibited unless it is designed to function as a watercraft and is registered as such with the Maine Department of Inland Fisheries and Wildlife.

The Applicant does not propose to construct a structure on a float.

2.14.I No existing structures built on, over, or abutting a pier, dock, wharf, or other structure extending beyond the normal high-water line of water body or within a wetland shall be converted to residential dwelling units.

The Applicant does not propose to convert any existing structures on, over, or abutting the proposed dock to a residential dwelling unit.

2.14.J Structures built on, over, or abutting a pier, wharf, dock, or other structure extending beyond the normal high-water line of a water body or within a wetland or shoreline stabilization area shall not exceed 20 feet in height above the pier, wharf, dock, or other structure.

The Applicant does not propose to construct a structure on, over, or abutting the proposed dock.

2.14.K Commercial marine activities and piers, docks, wharves, breakwaters, causeways, marinas, bridges, and other structures projecting into water bodies shall conform to the supplementary use standards in Subsection 3.4.1.S.

The proposed dock is for recreational use only and will not be utilized for commercial marine activities.

2.14.L Vegetation may be removed in excess of the standards in Subsection 2.3.3.C.(11) in order to stabilize an eroding shoreline, provided that prior to such removal, the proposed activity is reviewed onsite and approved by the Code Enforcement Officer. Construction equipment shall access the shoreline by barge when feasible, as determined by the Code Enforcement Officer.

i. When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site by land shall be limited to no more than 12 feet in

width. Upon completion of the stabilization activity, the area cleared for construction equipment access shall be restored with native trees and other vegetation, in accordance with a plan submitted to and approved by the Code Enforcement Officer.

ii. Revegetation shall be completed in accordance with Subsection 2.3.3.C (10).

The Applicant is not proposing to remove vegetation to stabilize an eroding shoreline.

2.14.M A deck over a river may be exempt from the 125 foot shoreland setback requirement for new construction if the new construction is part of a downtown revitalization project, defined in a project plan and approved by Town Council. This may include the revitalization of structures formerly used as mills that do not currently meet the structure setback requirements, if the proposed deck complies with the following:

i. The total deck area attached to the structure does not exceed 700 square feet;

ii. The deck is cantilevered over a river segment that is located within the boundaries of the downtown revitalization project area;

iii. The deck is attached or accessory to a permitted commercial use in a structure constructed prior to 1971 and is located within the boundaries of the downtown revitalization project area;

iv. The deck construction complies with all other applicable standards, with the exception of shoreland setback requirements contained in Subsection 2.3.3.(C); and

v. The deck construction complies with all other local, State and Federal laws and regulations.

The Applicant does not propose to construct a deck.

Chapter 4: Property Development Standards

4.2 DIMENSIONAL AND DENSITY STANDARDS

The proposed dock will meet the dimensional and density standards of Table 4.2.4.

4.3 NATURAL AND HISTORIC AREAS

The proposed project is a water dependent use and, as such, it is unavoidable to located the proposed dock within the coastal wetland. All CCA-treated lumber will be cured in the upland for 21 days prior to construction to minimize potential water pollution. MDIFW did not identify any concerns with the proposed project during the review process.

The area is mapped in steep slopes. However, given the recent ordinance change regarding water dependent structures and steep slopes, the proposed structures are an allowable use and includes a landing and access stairs to minimize the potential impact of development on such slopes.

The proposed pilings for the pier will be set in place and will require minimal excavation or earth-moving. In addition, the Applicant will ensure the site is stabilized at the completion of construction in accordance with the Maine Department of Environmental Protection's Best Management Practices.

The dock does not propose to impact the quality or quantity of groundwater.

The proposed dock has received approval from the MDEP and ACOE. During the review process of these agencies, it was determined the Applicant has avoided and minimized impacts to the coastal wetland to the greatest extent practicable. In addition, it was determined there would not be an adverse effect on the water quality or functions and values of the coastal wetland.

The project was reviewed by the Maine Historic Preservation Commission (MHPC) and the five tribes. These entities did not identify concerns with the proposed project and historical resources.

4.4 FLOOD HAZARD AREAS

The proposed project is located within a Special Flood Hazard area. The Applicant has included a Floodplain Development permit application that complies with Subsection 2.3.4.

4.5.1. SEWAGE DISPOSAL

The Applicant does not propose sewage disposal as part of the project.

4.5.2 WATER SUPPLY AND QUALITY

The Applicant does not propose to modify the existing water supply and/or quality as part of the project.

4.5.3. SOLID WASTE DISPOSAL

The proposed project will not increase solid waste.

4.5.4 STORMWATER MANAGEMENT

The Applicant will take appropriate measures to ensure the site is stabilized at the completion of construction. No formal stormwater management structures are proposed.

4.6 LANDSCAPING REQUIREMENTS

The proposed dock is located over ledge. No formal landscaping is proposed.

4.7. RESIDENTIAL RECREATION REQUIREMENTS

The proposed project does not involve the construction of a dwelling unit. Therefore, no impact fee or reserved land is proposed.

4.8 CIRCULATION AND ACCESS

The proposed project will not increase traffic and does not propose to modify the existing access. There are no public rights of access to the shoreline at the project site.

4.9 PARKING AND LOADING

The proposed dock does not propose additional parking areas.

4.10 LIGHTING

The proposed dock does not propose lighting.

4.11 ARCHITECTURAL COMPATIBILITY

The proposed dock is consistent with marine construction standards. The fixed pier and float will be constructed with pressure treated and cedar lumber and the ramp will be constructed with aluminum. This is consistent with the size and design of existing structures in the project vicinity in the marine environment.

4.12 NEIGHBORHOOD PROTECTION STANDARDS

As stated, the design is consistent with neighboring structures.

4.13 SIGNS

The project does not propose any signs

4.14 PERFORMANCE STANDARDS

The Applicant proposes to comply with the performance standards outlined in this section.

4.15 SITE FEATURE MAINTENANCE

The project does not involve site features such as landscaping, signs, parking areas, or outdoor lighting.

4.16 FINANCIAL AND TECHNICAL CAPACITY

The Applicant has the financial capacity to construct the proposed dock. The dock will be constructed by Waddle Docks based in Harpswell, Maine.

5.1.6.B PERFORMANCE GUARANTEE

No public infrastructure is proposed; therefore, no performance guarantee is anticipated to be required.



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

ROBERT AND BARBARA MCCUE) NATURAL RESOURCES PROTECTION ACT
Brunswick, Cumberland County) COASTAL WETLAND ALTERATION
RESIDENTIAL PIER SYSTEM) SIGNIFICANT WILDLIFE HABITAT
L-28485-4P-A-N (Approval)) WATER QUALITY CERTIFICATION
L-28485-TW-B-N (Approval)) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. §§ 480-A–480-JJ, Section 401 of the Federal Water Pollution Control Act (33 U.S.C. § 1341), and Chapters 310, 315, and 335 of Department rules, the Department of Environmental Protection has considered the application of ROBERT AND BARBARA MCCUE with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicant proposes to construct a residential pier system. The pier system will consist of a four-foot wide by six-foot wide landing leading to a four-foot wide by 12-foot long set of access stairs followed by a six-foot wide by 24-foot long pile-supported pier, a three-foot wide by 40-foot long seasonal ramp, and a 10-foot long by 20-foot wide seasonal float. The pier will be supported by ten, eight-inch diameter piles, driven to refusal. The float will be equipped with skids to limit contact with the mud at low tide. All piles will be located in the coastal wetland. The pier system will directly alter 10 square feet of coastal wetland due to the piles and indirectly alter 464 square feet of coastal wetland due to shading from the pier, ramp, and float. The proposed project is located in a Tidal Waterfowl and Wading Bird Habitat (TWWH), which is designated as a Significant Wildlife Habitat under the Natural Resources Protection Act (NRPA). The proposed project is shown on a plan titled “Plan view of the proposed dock for Robert and Barbara McCue located at 14 Bull Rock Road in Brunswick, Maine” prepared by Atlantic Environmental LLC and dated November 25, 2019. The project site is located at 14 Bull Rock Road in the Town of Brunswick.

B. Current Use of the Site: The project parcel is approximately 3.39 acres in size and is developed with a residential building, lawn, driveway, and associated improvements. The parcel is identified as Lot 69 on Map 46 of the Town of Brunswick’s tax maps.

2. EXISTING SCENIC, AESTHETIC, RECREATIONAL OR NAVIGATIONAL USES:

The Natural Resources Protection Act (NRPA), in 38 M.R.S. § 480-D(1), requires the applicant to demonstrate that the proposed project will not unreasonably interfere with existing scenic, aesthetic, recreational and navigational uses.

In accordance with Chapter 315, *Assessing and Mitigating Impacts to Scenic and Aesthetic Uses* (06-096 C.M.R. ch. 315, effective June 29, 2003), the applicant submitted a copy of the Department's Visual Evaluation Field Survey Checklist as Appendix A to the application along with a description of the property and the proposed project. The applicant also submitted several photographs of the proposed project site and surroundings, including an aerial photograph of the project site. Department staff visited the project site on March 4, 2020.

The proposed project is located on the western shore of the New Meadows River, which is a scenic resource visited by the general public, in part, for the use, observation, enjoyment and appreciation of its natural and cultural visual qualities. This area experiences both commercial and recreational marine uses. The proposed project is similar in design and scale to other nearby residential pier systems. The ramp and float will be removed seasonally, minimizing visual impacts from the scenic resource. For winter storage, the ramp and the float will be hauled off-site and stored at an upland location.

The Department staff utilized the Department's Visual Impact Assessment Matrix in its evaluation of the proposed project and the Matrix showed an acceptable potential visual impact rating for the proposed project. Based on the information submitted in the application, the visual impact rating, and the site visit, the Department determined that the location and scale of the proposed activity is compatible with the existing visual quality and landscape characteristics found within the viewshed of the scenic resource in the project area.

The Department of Marine Resources (DMR) reviewed the project and stated that the proposed project should not cause any significant adverse impact to navigation or recreation based on the nature of the project and its location.

The Department finds that the proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational or navigational uses of the coastal wetland.

3. SOIL EROSION:

The NRPA, in 38 M.R.S. § 480-D(2), requires the applicant to demonstrate that the proposed project will not cause unreasonable erosion of soil or sediment nor unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

All materials will be transported to the site via upland and work will be performed from the adjacent upland and by boat, if necessary. The pier will be supported by 10 piles, driven to refusal. The ramp and float will be constructed off site and set in place once the pier is constructed. These construction methods are not expected to create a significant source of sediment. Given that minimal soil disturbance is anticipated, no formal measures are proposed to control erosion or sedimentation.

The Department finds that the activity will not cause unreasonable erosion of soil or sediment nor unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

4. HABITAT CONSIDERATIONS:

The NRPA, in 38 M.R.S. §480-D(3), requires the applicants to demonstrate that the proposed project will not unreasonably harm significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine or marine fisheries or other aquatic life.

The proposed project area consists of lawn, trees, and shrubs in the upland that transitions to a band of *Spartina* species salt marsh vegetation in the upper-intertidal. The mid-low intertidal consists of mudflat. The area is semi-protected, drains completely during low tide, and contains clams, marine worm, and occasional rockweed. The applicants have proposed a pier and ramp to span the salt marsh vegetation.

According to the Department's Geographic Information System (GIS) database, the project is located in an area mapped as TWWH.

The Department of Marine Resources (DMR) stated that soft-shell clam and mussel resources are known to exist in the proposed project area. Seasonal shellfish harvesting is allowed in this area. No eelgrass has been mapped in the project area. Additionally, DMR stated that the project as proposed will have some impacts to marine resources in the project location and recommended that float skids be utilized to minimize impacts and soil compaction. The applicants responded to these concerns stating that the float will have skids to decrease the potential compaction and impact to the mudflat. The proposed float skids will minimize soil compaction under the float.

The Maine Department of Inland Fisheries and Wildlife (MDIFW) reviewed the proposed project and stated that no significant impacts to wildlife are expected provided the applicants follow Best Management Practices (BMPs).

The Department finds that the activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine or marine fisheries or other aquatic life.

5. WATER QUALITY CONSIDERATIONS:

The applicants propose to use lumber treated with chromated copper arsenate (CCA) to construct the pier. To protect water quality, all CCA-treated lumber must be cured on dry land in a manner that exposes all surfaces to the air for 21 days prior to the start of construction.

Provided that CCA-treated lumber is cured as described above, the Department finds that the proposed project will not violate any state water quality law, including those governing the classification of the State's waters.

6. WETLANDS AND WATERBODIES PROTECTION RULES:

The proposed project will directly alter 10 square feet of coastal wetland due to pilings. The proposed project will indirectly alter 464 square feet of coastal wetland due to shading from the pier, ramp, and float. Coastal wetlands are wetlands of special significance.

The *Wetlands and Waterbodies Protection Rules*, 06-096 C.M.R. ch. 310 (last amended January 26, 2009), interpret and elaborate on the Natural Resources Protection Act (NRPA) criteria for obtaining a permit. The rules guide the Department in its determination of whether a project's impacts would be unreasonable. A proposed project would generally be found to be unreasonable if it would cause a loss in wetland area, functions and values and there is a practicable alternative to the project that would be less damaging to the environment. Each application for a NRPA permit that involves a coastal wetland alteration must provide an analysis of alternatives in order to demonstrate that a practicable alternative does not exist.

A. Avoidance. An applicant must submit an analysis of whether there is a practicable alternative to the project that would be less damaging to the environment and this analysis is considered by the Department in its assessment of the reasonableness of any impacts. Additionally, for activities proposed in, on, or over wetlands of special significance the activity must be among the types listed in Chapter 310, § 5(A) or a practicable alternative less damaging to the environment is considered to exist and the impact is unreasonable. A pier is a water dependent use and its proposed construction is among the activities specifically provided for in Chapter 310, § 5(A)(1)(c). The applicant submitted an alternatives analysis for the proposed project completed by Atlantic Environmental, LLC. The purpose of the project is to provide safe, partial-tide access to the coastal wetland for recreational purposes. The applicant considered not constructing the pier system; however, this would not meet the project purpose. The applicant considered constructing a temporary pier system; however, due to the length and weight this would not result in a safe or stable structure. The applicant considered other locations on the parcel; however, the proposed location allows for the shortest permanent structure and the least amount of impact to the coastal resource. The applicant considered the use of public and private facilities as an alternative to the proposed project. The closest public boat launch is located approximately one mile away; however, the parking is limited and does not provide readily available access. The closest private marina is approximately one mile away and is costly to maintain a slip. Based on these considerations, the applicant stated that there is no other practicable alternative that would accomplish the project purpose and avoid impacts to coastal wetland.

B. Minimal Alteration: In support of an application and to address the analysis of the reasonableness of any impacts of a proposed project, an applicant must demonstrate that the amount of coastal wetland to be altered will be kept to the minimum amount necessary for meeting the overall purpose of the project. The applicant minimized impacts by using a seasonal ramp and float. The ramp will be stored on the pile-supported pier and the float will be stored on the upland, above the coastal wetland, during the off-season. In addition, the seasonal float will have skids to minimize the impacts to the intertidal habitat. The applicants stated that the proposed project minimizes coastal wetland impacts to the greatest practicable extent.

C. Compensation. In accordance with Chapter 310 §5(C)(6)(b), compensation may be required to achieve the goal of no net loss of coastal wetland functions and values. This project will not result in over 500 square feet of fill in the resource, which is the threshold over which compensation is generally required. Further, the proposed project will not have an adverse impact on marine resources or wildlife habitat as determined by DMR and MDIFW. For these reasons, the Department determined that compensation is not required.

The Department finds that the applicant has avoided and minimized coastal wetland impacts to the greatest extent practicable, and that the proposed project represents the least environmentally damaging alternative that meets the overall purpose of the project.

7. OTHER CONSIDERATIONS:

The Department finds, based on the design, proposed construction methods, and location, the proposed project will not inhibit the natural transfer of soil from the terrestrial to the marine environment, will not interfere with the natural flow of any surface or subsurface waters, and will not cause or increase flooding. The proposed project is not located in a coastal sand dune system, is not a crossing of an outstanding river segment, and does not involve dredge spoils disposal or the transport of dredge spoils by water.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. §§ 480-A–480-JJ and Section 401 of the Federal Water Pollution Control Act (33 U.S.C. § 1341):

- A.** The proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational, or navigational uses.
- B.** The proposed activity will not cause unreasonable erosion of soil or sediment.
- C.** The proposed activity will not unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.
- D.** The proposed activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or

adjacent upland habitat, travel corridor, freshwater, estuarine, or marine fisheries or other aquatic life.

- E. The proposed activity will not unreasonably interfere with the natural flow of any surface or subsurface waters.
- F. The proposed activity will not violate any state water quality law including those governing the classifications of the State's waters provided that CCA treated lumber is cured as described in Finding 5.
- G. The proposed activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties.
- H. The proposed activity is not on or adjacent to a sand dune.
- I. The proposed activity is not on an outstanding river segment as noted in 38 M.R.S. § 480-P.

THEREFORE, the Department APPROVES the above noted application of ROBERT AND BARBARA MCCUE to construct a residential pier system as described in Finding 1, SUBJECT TO THE ATTACHED CONDITIONS, and all applicable standards and regulations:

1. Standard Conditions of Approval, a copy attached.
2. The applicant shall take all necessary measures to ensure that their activities or those of their agents do not result in measurable erosion of soil on the site during the construction of the project covered by this approval.
3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.
4. All CCA- treated lumber shall be cured on dry land in a manner that exposes all surfaces to the air for 21 days prior to the start of construction.

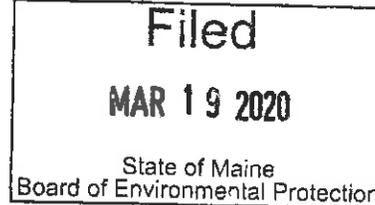
THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 19TH DAY OF MARCH, 2020.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY:


For: Gerald D. Reid, Commissioner



PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

AAS/L28485ANBN/ATS#85411,85514



Natural Resources Protection Act (NRPA) Standard Conditions

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCES PROTECTION ACT, 38 M.R.S. §§ 480-A ET SEQ., UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. Time frame for approvals. If construction or operation of the activity is not begun within four years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- F. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- G. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- H. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

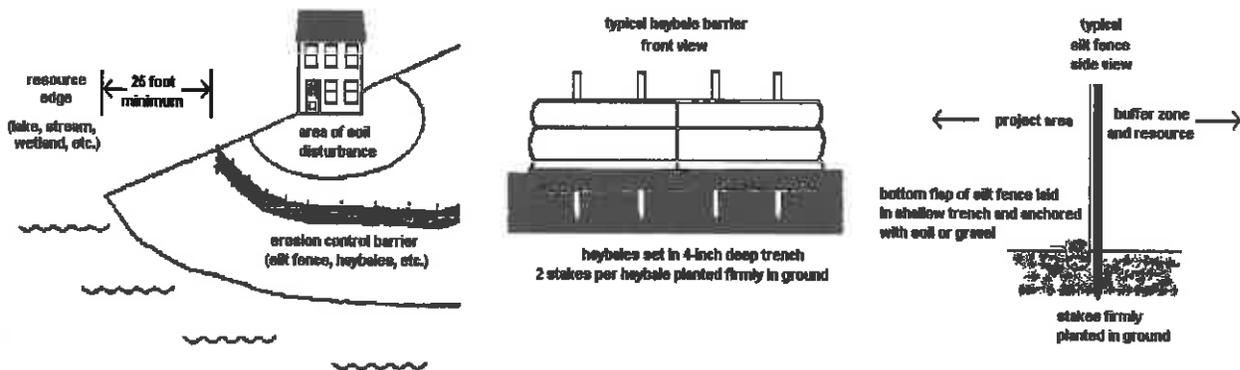


**STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION, AUGUSTA, MAINE 04333**

Erosion Control for Homeowners

Before Construction

1. If you have hired a contractor, make sure you discuss your permit with them. Talk about what measures they plan to take to control erosion. Everybody involved should understand what the resource is, and where it is located. Most people can identify the edge of a lake or river. However, the edges of wetlands are often not so obvious. Your contractor may be the person actually pushing dirt around, but you are both responsible for complying with the permit.
2. Call around to find where erosion control materials are available. Chances are your contractor has these materials already on hand. You probably will need silt fence, hay bales, wooden stakes, grass seed (or conservation mix), and perhaps filter fabric. Places to check for these items include farm & feed supply stores, garden & lawn suppliers, and landscaping companies. It is not always easy to find hay or straw during late winter and early spring. It also may be more expensive during those times of year. Plan ahead – buy a supply early and keep it under a tarp.
3. Before any soil is disturbed, make sure an erosion control barrier has been installed. The barrier can be either a silt fence, a row of staked hay bales, or both. Use the drawings below as a guide for correct installation and placement. The barrier should be placed as close as possible to the soil-disturbance activity.
4. If a contractor is installing the erosion control barrier, double check it as a precaution. Erosion control barriers should be installed "on the contour", meaning at the same level or elevation across the land slope, whenever possible. This keeps stormwater from flowing to the lowest point along the barrier where it can build up and overflow or destroy the barrier.



During Construction

1. Use lots of hay or straw mulch on disturbed soil. The idea behind mulch is to prevent rain from striking the soil directly. It is the force of raindrops hitting the bare ground that makes the soil begin to move downslope with the runoff water, and cause erosion. More than 90% of erosion is prevented by keeping the soil covered.
2. Inspect your erosion control barriers frequently. This is especially important after a rainfall. If there is muddy water leaving the project site, then your erosion controls are not working as intended. You or your contractor then need to figure out what can be done to prevent more soil from getting past the barrier.

3. Keep your erosion control barrier up and maintained until you get a good and healthy growth of grass and the area is permanently stabilized.

After Construction

1. After your project is finished, seed the area. Note that all ground covers are not equal. For example, a mix of creeping red fescue and Kentucky bluegrass is a good choice for lawns and other high-maintenance areas. But this same seed mix is a poor selection for stabilizing a road shoulder or a cut bank that you don't intend to mow. Your contractor may have experience with different seed mixes, or you might contact a seed supplier for advice.
2. Do not spread grass seed after September 15. There is the likelihood that germinating seedlings could be killed by a frost before they have a chance to become established. Instead, mulch the area with a thick layer of hay or straw. In the spring, rake off the mulch and then seed the area. Don't forget to mulch again to hold in moisture and prevent the seed from washing away or being eaten by birds or other animals.
3. Keep your erosion control barrier up and maintained until you get a good and healthy growth of grass and the area is permanently stabilized.

Why Control Erosion?

To Protect Water Quality

When soil erodes into protected resources such as streams, rivers, wetlands, and lakes, it has many bad effects. Eroding soil particles carry phosphorus to the water. An excess of phosphorus can lead to explosions of algae growth in lakes and ponds called blooms. The water will look green and can have green slime in it. If you are near a lake or pond, this is not pleasant for swimming, and when the soil settles out on the bottom, it smothers fish eggs and small animals eaten by fish. There many other effects as well, which are all bad.

To Protect the Soil

It has taken thousands of years for our soil to develop. Its usefulness is evident all around us, from sustaining forests and growing our garden vegetables, to even treating our septic wastewater! We cannot afford to waste this valuable resource.

To Save Money (\$\$)

Replacing topsoil or gravel washed off your property can be expensive. You end up paying twice because State and local governments wind up spending your tax dollars to dig out ditches and storm drains that have become choked with sediment from soil erosion.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
886 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

MAINE GENERAL PERMIT (GP)
AUTHORIZATION LETTER AND SCREENING SUMMARY

ROBERT & BARBARA MCCUE
14 BULL ROCK ROAD
BRUNSWICK, MAINE 04011

CORPS PERMIT # NAE-2019-03185
CORPS GP ID# 19-649
STATE ID# NRPA

DESCRIPTION OF WORK:

To install and maintain a 4' x 6' platform leading to a 4' x 12' series with a 6' x 24' pile supported pier above the mean high water line leading to a 3' x 40' ramp with a 20' x 10' float below the mean high water line of the New Meadows River off 14 Bull Rock Road Map 46 Lot#69 at Brunswick, Maine as described on the state of Maine NRPA application entitled "Robert and Barbara McCue" and as shown on plans on 3 sheets dated "11-25-2019".

ADDITIONAL CONDITIONS: SEE ATTACHED SHEET

LAT/LONG COORDINATES: 43.905691°N N -69.875997°W W USGS QUAD: BRUNSWICK, MAINE

I. CORPS DETERMINATION:

Based on our review of the information you provided, we have determined that your project will have only minimal individual and cumulative impacts on waters and wetlands of the United States. Your work is therefore authorized by the U.S. Army Corps of Engineers under the enclosed Federal Permit, the Maine General Permit (GP). Accordingly, we do not plan to take any further action on this project.

You must perform the activity authorized herein in compliance with all the terms and conditions of the GP [including any attached Additional Conditions and any conditions placed on the State 401 Water Quality Certification including any required mitigation]. Please review the enclosed GP carefully, including the GP conditions beginning on page 5, to familiarize yourself with its contents. You are responsible for complying with all of the GP requirements; therefore you should be certain that whoever does the work fully understands all of the conditions. You may wish to discuss the conditions of this authorization with your contractor to ensure the contractor can accomplish the work in a manner that conforms to all requirements.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

Condition 37 of the GP (page 16) provides one year for completion of work that has commenced or is under contract to commence prior to the expiration of the GP on October 13, 2020. You will need to apply for reauthorization for any work within Corps jurisdiction that is not completed by October 13, 2021.

This authorization presumes the work shown on your plans noted above is in waters of the U.S. Should you desire to appeal our jurisdiction, please submit a request for an approved jurisdictional determination in writing to the undersigned.

No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. This includes but is not limited to a Flood Hazard Development Permit issued by the town if necessary.

II. STATE ACTIONS: PENDING [], ISSUED [], DENIED [] DATE _____

APPLICATION TYPE: PBR: _____, TIER 1: _____, TIER 2: _____, TIER 3: , LURC: _____, DMR LEASE: _____, NA: _____

III. FEDERAL ACTIONS:

JOINT PROCESSING MEETING: 12/12/2019 LEVEL OF REVIEW: CATEGORY 1: _____ CATEGORY 2: _____

AUTHORITY (Based on a review of plans and/or State/Federal applications): SEC 10 , 404 _____, 10/404 _____, 103 _____

EXCLUSIONS: The exclusionary criteria identified in the general permit do not apply to this project.

FEDERAL RESOURCE AGENCY OBJECTIONS: EPA_NO _____, USF&WS_NO _____, NMFS_NO _____

If you have any questions on this matter, please contact my staff at 207-623-8367 at our Augusta, Maine Project Office. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at <http://per2.nwp.usace.army.mil/survey.html>

LEEANN B. NEAL
SENIOR PROJECT MANAGER
MAINE PROJECT OFFICE

FRANK J. DEL GIUDICE
CHIEF, PERMITS & ENFORCEMENT BRANCH
REGULATORY DIVISION

12-31-2019
DATE



**US Army Corps
of Engineers**
New England District

**PLEASE NOTE THE FOLLOWING ADDITIONAL CONDITIONS FOR
DEPARTMENT OF THE ARMY
GENERAL PERMIT
NO. NAE-2019-03185**

1. The permittee shall assure that a copy of this permit is at the work site whenever work is being performed and that all personnel performing work at the site of the work authorized by this permit are fully aware of the terms and conditions of the permit. This permit, including its drawings and any appendices and other attachments, shall be made a part of any and all contracts and sub-contracts for work which affects areas of Corps of Engineers' jurisdiction at the site of the work authorized by this permit. This shall be done by including the entire permit in the specifications for the work. If the permit is issued after construction specifications but before receipt of bids or quotes, the entire permit shall be included as an addendum to the specifications. The term "entire permit" includes permit amendments. Although the permittee may assign various aspects of the work to different contractors or sub-contractors, all contractors and sub-contractors shall be obligated by contract to comply with all environmental protection provisions of the entire permit, and no contract or sub-contract shall require or allow unauthorized work in areas of Corps of Engineers jurisdiction.
2. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
3. This permit for a pier, ramp, and float does not eliminate the need to obtain local harbormaster approval or conform to local harbor management plans. If, in the best interest of overall navigation and under harbormaster direction, it becomes necessary to relocate the structures, prior written authorization from the Corps is not required. If relocation occurs, the permittee shall provide the Corps with a copy of the harbormaster approval and a plan and coordinates depicting the new location of the structure(s).
4. Any pier or ramp that extends across tidal marsh shall be elevated above the marsh by 1' in height for each foot in width. Example: A 3' wide ramp shall be elevated 3' above the marsh. Note that the height shall be measured from the marsh substrate to the bottom of the longitudinal support beam of the pier or ramp (e.g. the bottom of the stringer) and not to the top of the deck.
5. Pile installation shall adhere to one of the 4 methods in (i) –(iv) below:
 - i. Piles installed in-the-dry during low water or in-water between Nov. 8th - Apr. 9th, or
 - ii. Must be drilled and pinned to ledge, or
 - iii. Vibratory hammers used to install any size and quantity of wood, concrete or steel piles, or
 - iv. Impact hammers limited to one hammer and <50 piles installed/day with the following: wood piles of any size, concrete piles ≤18-inches diameter, steel piles <12-inches diameter if the hammer is ≤3000 lbs and a wood cushion is used between the hammer and steel pile.For (ii) – (iv) above:
 - i. In-water noise levels shall not exceed >187dB SEL re 1μPa or 206dB peak re 1μPa at a distance >10m from the pile being installed., and
 - ii. In-water noise levels >155dB peak re 1μPa shall not exceed 12 consecutive hours on any given day and a 12 hour recovery period (i.e., in-water noise below 155dB peak re 1μPa) must be provided between work days.
6. Seasonal coastal structures such as ramps and floats that are removed from the waterway for a portion of the year shall be stored in an upland location above mean high water and not on mud flats or tidal marsh.
7. Any float(s) that do not extend beyond mean low water shall be constructed in such a way as to keep them elevated a minimum of 18" above the tidal bottom. Techniques include but are not limited to float stops, skids, blocks, or other practicable means.
8. The permittee must still obtain any other Federal, State, or local permits as required by law before beginning work.
9. This authorization requires you to 1) notify us before beginning work so we may inspect the project, and 2) submit a Compliance Certification Form. You must complete and return the enclosed Work Start Notification Form(s) to this office at least two weeks before the anticipated starting date. You must complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work and any required mitigation (but not mitigation monitoring, which requires separate submittals).



Pineland

Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

2006

April 14, 2020

Jared Woolston, Director of Planning and Development
85 Union Street
Brunswick, ME 04011

Subdivision Sketch Plan Submittal – Jordan Crossing

Terradyn Consultants, LLC is pleased to submit the attached Sketch Plan Application materials for a proposed 16-lot residential subdivision located along Jordan Avenue approximately 0.4 miles north of the intersection of Jordan Avenue and Bath road, and extends northwesterly along Jordan Avenue. The subject property, owned by the applicant, Jordan Crossing, LLC, is approximately 5.50 acres, and is identified as Lot 13 on the Town of Brunswick Tax Map U04.

The subject property is located in the Town of Brunswick's Growth Mixed Use District 5 (GM5), where single family homes are permitted. The subject property is also located within the following Overlay Districts:

- Aquifer Protection Overlay District 3
- SPO: Shoreland Protection Overlay District (No development proposed within Overlay District)
- SPO-RP: Shoreland Protection Overlay District RP (No development proposed within Overlay District)
- SPO- SP: Shoreland Protection Overlay District SP (No development proposed within Overlay District)

The site is surrounded by residential development to the east, west, and south and bordered by Brunswick Sewer District and Brunswick & Topsham Water District land to the north. The site is currently vacant and is comprised of a relatively flat meadowed area along Jordan Avenue that transitions to steep sloped forested areas at the rear of the lot. The existing conditions survey indicates that runoff from the majority of the meadowed area flows overland towards a low point located near the eastern boundary of the site and north down the forested slopes to the rear of the property which eventually drains into the Androscoggin River. Public water is available in Jordan Avenue and the applicant is proposing to extend the existing public sewer within Jordan Avenue to service the site.

The proposed project is a 16-unit single family residential development. A new drive will provide access for 16 new detached, single family homes. The proposed drive has been designed in accordance with Town of Brunswick Standards for a minor road. Lots with setbacks, approximate building envelopes and yard areas have been defined on the plan included with this letter. In accordance with Chapter 4 of the Town of Brunswick Zoning Ordinance, Section 4.2 Dimension and Density Standards requires a maximum density of 6 dwelling units per acre in the GM5 District, utilizing the Supplementary Dimensional and Density

**DEVELOPMENT REVIEW
APPLICATION**

1. Development Review application type (refer to **Appendix D**):

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Minor Development Review |
| <input checked="" type="checkbox"/> | Major Development Review: Sketch Plan |
| <input type="checkbox"/> | Major Development Review: Final Plan |
| <input type="checkbox"/> | Major Development Review: Streamlined Final Plan |

2. Project Name: Jordan Crossing Subdivision

3. Project Applicant

Name: Jordan Crossing, LLC Attn Jon Snell
Address: 97 Ledge Brook Drive
Brunswick, ME 04011
Phone Number: _____
Email: _____

4. Project Owner (if different than applicant)

Name: _____
Address: _____
Phone Number: _____
Email: _____

5. Authorized Representative

Name: Terradyn Consultants, LLC, Craig Sweet, P.E.
Address: 41 Campus Drive, Suite 101
New Gloucester, ME 04260
Phone Number: 207-370-2776
Email: Craig@TerradynConsutants.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. Terradyn Consultants, LLC Craig Sweet, P.E. # 15060
2. Owen Haskell, INC David Jacques PLS # 2132
3. _____

7. Physical location of property: Jordan Ave

8. Lot Size: 5.5 acres

9. Zoning District: GM5

10. Overlay Zoning District(s): APO3, SPO, SPO-RP, SPO-SP

11. 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 owns the property.

12. Assessor's Tax Map U04 Lot Number 13 of subject property.

13. Brief description of proposed use/subdivision: Single-family Residential homes

14. Describe specific physical improvements to be done: _____

A 16-lot Single Family residential subdivision and associated drive. Homes will be

built by others, utilities and stormwater will be provided.

Owner Signature:



Applicant Signature (if different):

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL		Sketch Plan
General	Application form and fee	×
	Name of development	×
	Existing zoning district and overlay designations	×
	Location map	×
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	×
	Documentation of Right, Title and Interest	
	Draft performance guarantee or conditional agreement	
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	×
	Existing easements associated with the development	×
	Existing locations of sidewalks	×
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	×
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	×
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	×
Proposed Development Plan	Number of lots if a subdivision	×

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS DAVID R. AND JENA A. MERRYMAN BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32840, PAGE 203.
2. THE PROPERTY IS SHOWN AS LOT 13 ON THE TOWN OF BRUNSWICK TAX MAP U04 AND IS LOCATED IN THE GROWTH MIXED USE DISTRICT 5 (GM5).
3. TOTAL AREA OF PROPOSED PARCEL: 5.50 Ac.
4. DIMENSIONAL STANDARDS FOR GM5 ZONE

DIMENSIONAL STANDARDS	
	GM5 Zone
Minimum Lot Area	7,000 sf
Maximum Density	6 units/acre
Minimum Lot Width	75 ft
Minimum Front Yard	15 ft
Minimum Rear Yard	15 ft
Minimum Side Yard	20 ft
Maximum Impervious Surface Coverage	70%
Maximum Building Height	45 ft
Maximum Building Footprint per Structure	20,000 sf

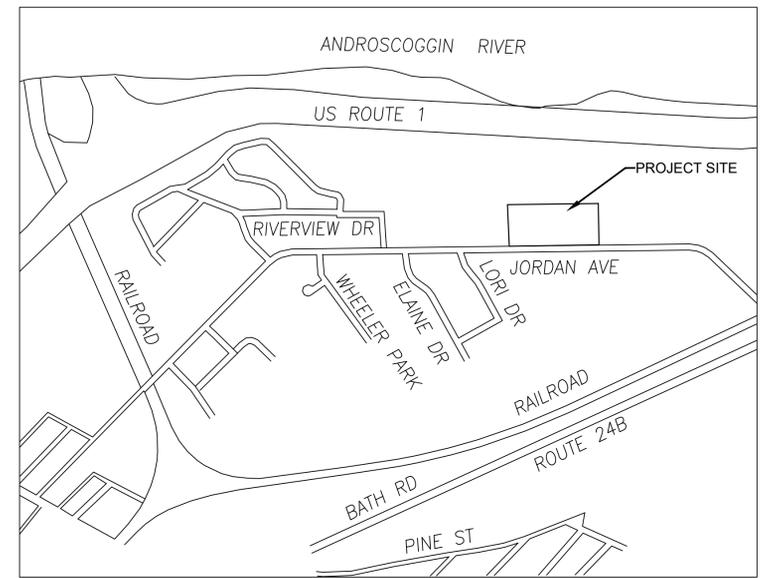
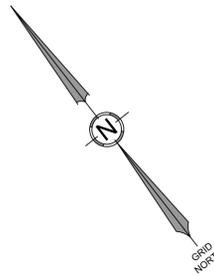
5. NET RESIDENTIAL AREA CALCULATIONS

NET RESIDENTIAL AREA AND DENSITY CALCULATION GM5 ZONE	
	Area (acres)
Total Parcel Area	5.50
Steep Slope Areas	0.97
Wetlands	
Waterbody	1
Public Street or Private Street Right-of-Way	1
Net Site Area	3.03
Maximum Density	6 unit / 1 acre
Density (# units)	18.18
Units Proposed	16
Units Existing	0
Total Units	16

6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY & TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC IN MARCH 2020.
7. SOILS INFORMATION SHOWN HEREON IS BASED UPON THE NATURAL RESOURCES CONSERVATION SERVICES MEDIUM INTENSITY SOIL SURVEY.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- PROPOSED SETBACK LINE
- ROAD CENTERLINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- SOIL BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- SPO (SHORELAND PROTECTION OVERLAY)
- SPO-RP (FEMA 100 FLOOD (TIDAL-RIVER))
- SPO-SP (STREAM PROTECTION SUBDISTRICT)
- AQUIFER PROTECTION OVERLAY DISTRICT 3
- PROPOSED PAVEMENT



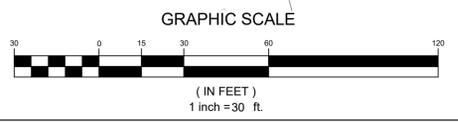
LOCATION MAP

TAX MAP 54 LOT 7
N/F
BRUNSWICK SEWER DISTRICT
26899/177

TAX MAP 54 LOT 6
N/F
BRUNSWICK & TOPSHAM
WATER DISTRICT



SKETCH PLAN-NOT FOR CONSTRUCTION



DATE: XXXX	APPT BY:
P.E. CRAIG SWEET	
	REVISIONS
	DATE
	NO.
66 CONGRESS STREET SUITE 201 PORTLAND, ME 04102	DATE
41 CAMPUS DRIVE SUITE 101 NEW GLouceSTER, ME 04260	NO.
OFFICE: (207) 926-5111 www.terradync consultants.com	DATE
TERRADYN CONSULTANTS, LLC	NO.
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting	DATE
SHEET DESCRIPTION JORDAN CROSSING SUBDIVISION BRUNSWICK, MAINE SKETCH PLAN	DATE: 04/14/2020
PREPARED FOR JORDAN CROSSING, LLC 97 LEDGE BROOK DRIVE, BRUNSWICK, MAINE 04011	SCALE: 1"=30'
	DESIGNED: CMS
	JOB NO: 2006
	FILE:
	SHEET C-1.0

**MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION**

MARIJUANA STORE – ADULT USE

TAX MAP 17, LOT 66
4 BUSINESS PARKWAY
BRUNSWICK, MAINE

April 21, 2020

Prepared For

GJORIS LLC
135 Maine Street, Suite 129
Brunswick, Maine 04011

Prepared By



Table of Contents

Cover Letter	
Attachment A	Application Form & Checklists
Attachment B	Right, Title, & Interest
Attachment C	Abutting Property Owners
Attachment D	Photographs
Attachment E	Supporting Documents
Attachment F	Supporting Graphics
Attachment G	Lighting Details
Attachment H	Architecture
Attachment I	Site Plans



April 21, 2020

3781.02-7

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

**Re: Major Development Review Final Plan Application
Marijuana Store – Adult Use
4 Business Parkway, Brunswick, Maine
Tax Map 17, Lot 66**

Dear Jared:

On behalf of GJoris LLC, Sitelines PA is pleased to submit the enclosed Final Plan Application, drawings, and supporting materials for the development of single-story commercial building with associated parking, infrastructure, and landscaping to be located at 4 Business Parkway in Brunswick. The project was previously presented to the Planning Board as a Sketch Plan on February 25, 2020. This letter is intended to summarize the project in order to facilitate the review process.

PROPERTY

GJoris LLC owns a parcel of land currently identified as Tax Map 17, Lot 66. The parcel contains approximately 2.92 acres and has frontage on Business Parkway and Greenwood Road. The property is located within the Growth Industrial (GI) zoning district in which marijuana store is a conditional use. The site is currently undeveloped and consists of a mix of meadow and woodland.

As part of the Industrial Park Expansion, which included the construction of Business Parkway and four commercial lots, a Site Location of Development Act (SLODA) permit (#L-6773-39-L-A) was obtained from the Maine Department of Environmental Protection (MDEP). As part of that permit, each commercial lot was approved with a predetermined amount of impervious area and wetland fill. The subject property (known as Lot 2 on MDEP permit) was approved for 1.70 acres of impervious area and 2,215 s.f. (0.05 acres) of wetland alteration. As proposed, the project will result in approximately 36,901 s.f. (0.85 acres) of impervious area and no wetland impacts.

As part of the Industrial Park Expansion, a Traffic Movement Permit was obtained from the Maine Department of Transportation (MaineDOT) that allocated a certain number of trips to the properties located off Business Parkway. Based on a traffic analysis performed by Diane Morabito with Sewall, the project is in conformance with the approved Traffic Movement Permit and no further traffic permitting is required. Upon receipt of a confirmation letter from MaineDOT, a copy will be forwarded to the Town.

PROJECT DESCRIPTION

Since the submission of the Sketch Plan application, the site layout has been revised to locate the building with the front door facing Business Parkway and the parking located in front of the building. This change

was made to provide better visibility from the front of the building towards Business Parkway and to provide better circulation throughout the parking lot.

The proposed project consists of the construction of a 3,100 s.f. footprint single-story commercial building that will be utilized for a marijuana retail store. The project will include 64 parking spaces, with an additional eighteen (18) potential parking spaces that can be added in the future, if necessary. The site will be accessed via a new entrance off Business Parkway. The proposed building will be served via public water, public sewer, natural gas, and underground electric. As part of the construction of Business Parkway, sewer and water service stubs were extended to the property, which will be utilized for the new building. Stormwater runoff from the project will be directed to the drainage ditch along Business Parkway which ultimately discharges to a stormwater pond located at the end of Business Parkway.

A wetland delineation was previously completed for the property and indicated forested wetlands in the rear of the property. As the wetland delineation is more than five (5) years old, an updated wetlands delineation was completed by Atlantic Environmental, LLC. Based on new guidelines for delineating wetlands, the wetland area on the parcel was decreased significantly. As part of the wetland delineation, the wetland biologist noted that a portion of the wetland was a potential significant vernal pool and would need to be treated as such until a formal vernal pool survey could be completed in the spring. At this time, we are moving forward with the assumption that there is a significant vernal pool present within the wetland. As we are clearing forested areas within 250-feet of the vernal pool, a NRPA Permit-by-Rule will be submitted to the MDEP.

Although located within an existing Industrial park, the applicant intends for the proposed building to be visually appealing and be the focal point of the project. A copy of the architectural elevations and floor plan have been enclosed with this submission.

Based on the specifics of the project, the Applicant requests waivers for *the location and profiles of existing utilities* and *the existing location, size, profile, and cross section of sanitary sewers*. The existing utilities will not be altered and only service lines for the new building will be constructed.

Review Standards

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 4 - PROPERTY DEVELOPMENT STANDARDS* of the Ordinance:

4.1 APPLICABILITY OF PROPERTY DEVELOPMENT STANDARDS

The proposed development is in compliance with the standards set forth in Chapter 4 – Property Development Standards.

4.2 DIMENSIONAL AND DENSITY STANDARDS

The proposed development is in the Growth Industrial (GI) Zoning District and complies with the Dimensional and Density Standards for Growth Special Purpose Zoning Districts. A table indicating the applicable dimensional and density standards is provided within the enclosed plan set.

As the proposed development does not consist of residential units, the computation of the Net Site Area for the parcel does not apply. There are no variations or exceptions to the dimensional standards requested as part of this development. The project is neither an Open Space Development nor an



Affordable Housing Development; bonus development density does not apply. The development is not in the Shoreland Protection Overlay District.

4.3 NATURAL AND HISTORIC AREAS

4.3.1 There are no known existing features on the site that would be considered of natural, scenic, or historic character to the Town. Wetlands, as delineated by Atlantic Environmental, LLC, have been shown on the enclosed plans.

4.3.2 The use will not result in undue water or air pollution.

4.3.3 Although the project is not located within a Scenic Area, the existing wooded area adjacent to Greenwood Road is to be preserved to provide a visual buffer to the development. Per the requirements of the existing SLODA permit from MDEP, a 50-foot wooded buffer will be provided along the frontage of Greenwood Road. The limit of clearing proposed for the project has been shown on the enclosed plans.

4.3.4 There are no known areas of significant plant or animal habitat located on the parcel.

4.3.5 There are no steep slopes or embankments greater than 25%, as defined by the ordinance, located on the property.

4.3.6 The disturbed areas of the site will be isolated through the use of silt sock and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate Best Management Practices (BMPs) as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

4.3.7 The project will not extract groundwater or discharge stormwater to groundwater. It is anticipated that no undue adverse effect on the quality or quantity of groundwater will occur as a result of this project.

4.3.8 As indicated previously, as part of the project, no wetlands will be impacted. As part of the previous SLODA permit, each commercial lot was approved with wetland fill totals. The subject property (known as Lot 2 on MDEP permit) was approved for 2,215 s.f. (0.05 acres) of wetland alteration. As indicated previously, as part of the wetland delineation the wetland biologist noted that a portion of the wetland was a potential significant vernal pool and would need to be treated as such until a formal vernal pool survey could be completed in the spring. At this time, we are moving forward with the assumption that there is a significant vernal pool present within the wetland. As we are clearing forested areas within 250-feet of the vernal pool, a NRPA Permit-by-Rule will be submitted to the MDEP.

4.3.9 There are no known historic or archeological resources in the vicinity of the project.

4.4 FLOOD HAZARD AREAS

The development is not in the Flood Protection Overlay (FPO) District. The project area is in Zone C (Areas of Minimal Flooding) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Panel 15 of 35 (Community Panel 230042-0010-B, Effective June 3, 1986). An excerpt of the applicable FIRM is enclosed.

4.5 BASIC AND MUNICIPAL SERVICES

4.5.1 The site is serviced by the public sewer system. As part of the construction of Business Parkway, a 6-inch sewer stub was extended to the property. The proposed building will utilize this existing sewer stub. A letter from the Brunswick Sewer District, certifying both the willingness to accept and capacity to serve the proposed project, is enclosed with this application.

Sewer Impact Fees have been determined by the Brunswick Sewer District to be \$5,753.96.

4.5.2 The site is serviced by the Brunswick & Topsham Water District public water system. As part of the construction of Business Parkway, a 6-inch fire service stub and 2-inch domestic service stub was extended to the property. The proposed building will utilize the existing 2-inch domestic service. A letter from the Brunswick & Topsham Water District, certifying the ability to serve the proposed project, is enclosed with this application.

4.5.3 Solid waste will be removed by a licensed waste hauler and disposed of in accordance with Local and State requirements. The owner is currently working with his private waste hauler to determine the amount of solid waste that is created at their existing facility. We request that the solid waste impact fee be determined and paid at the time of issuance of the building permit.

4.5.4 As mentioned previously, as part of the permitting associated with the construction of Business Parkway, the four (4) lots along Business Parkway were preapproved for a certain amount of impervious area. As part of the approved plans, the impervious areas from these lots are to be directed towards the existing drainage swale along Business Parkway and discharged to the existing stormwater pond located at the end of Business Parkway. A copy of the approved Subdivision Plan for the Industrial Park Expansion, which indicates the preapproved impervious areas, has been enclosed with this submission along with the MDEP permit approval. Furthermore, enclosed with this submission is an email from Alison Sirois, the Regional Licensing and Compliance Manager for MDEP, indicating that *“As far as NRPA/SLOD there is no need for further permits.”*

As shown on the enclosed plans, to be in compliance with the approved plans, the stormwater runoff from the project has been directed to drainage swales along the north and south sides of the project that will direct the stormwater to the existing drainage swales along Business Parkway.

4.6 LANDSCAPING REQUIREMENTS

A Landscape Plan, conforming to the Town's Ordinances, has been prepared for the proposed development, and is enclosed with this submission. Due to the location of the property, and the layout of the development, the proposed landscaping has been concentrated along the portion of the development facing Business Parkway and within the parking lot.

4.7 RESIDENTIAL RECREATION REQUIREMENTS

As the project does not include any residential uses, this section does not apply.

4.8 CIRCULATION AND ACCESS

4.8.1 As part of the permitting of the Industrial Park Expansion, which consisted of Business Parkway and four (4) commercial lots, a Traffic Movement Permit (TMP) was obtained from the Maine Department of Transportation (MaineDOT). Based on a memorandum prepared by Diane Morabito, PE, with Sewall, "the facility is expected to generate 65 one-way trips during the AM peak hour, 93 one-way trips during their PM peak hour, and 113 during their Saturday peak hour." Based on her review of the existing TMP, she indicated that the *"trips are well within the 167 AM and 184 PM permitted trips of the TMP. Additionally, it is important to note that a new TMP would not be required until the trips exceed the permitted trips by 100."* Upon receipt of a confirmation letter from MaineDOT, a copy will be forwarded to the Town.

4.8.2 There is one new entrance proposed for the project from Business Parkway. There is no posted speed limit for Business Parkway. Although unable to find within the Code of Ordinances, unposted roads are typically assumed to have a speed limit 25 miles per hour. With that assumption, a sight distance of 200 feet in both directions is required. The site distance exceeds 200 feet in both directions at the entrance.

4.8.3 As there are no sidewalks present along Business Parkway or in the vicinity of the project, no sidewalks have been extended to the site. A bike rack has been proposed as part of the project to accommodate bicyclists.

4.8.4 The proposed development has been designed to comply with the Americans with Disabilities Act (ADA) in providing four (4) ADA compliant parking spaces and an adequate accessible route to the proposed building.

4.8.5 There is no shoreline associated with the property.

4.9 PARKING AND LOADING

4.9.1 The project will include 64 parking spaces, with an additional eighteen (18) potential parking spaces that can be added in the future, if necessary. Per the Brunswick Zoning Ordinance, for a retail use, a parking space shall be provided for every 300 s.f. of retail space. For this project, with a retail space of approximately 3,100 s.f., that would result in eleven (11) required parking spaces. The applicant is requesting additional parking spaces as, even though the building is relatively small, the parking demand, especially during peak hours, is substantially more than the required eleven (11) parking spaces. The building will have approximately twelve (12) to fourteen (14) staff working at any given time. Based on the requirements of the State of Maine, the access into the building needs to be restricted and people are to be screened prior to entering the building.

Those entering will be restricted depending on the amount of people currently within the retail area. During peak hours, this will most likely result in delayed turnover time, which will result in an increased parking demand.

At the previous Planning Board meeting, it was recommended that a process be put in place to trigger the construction of the additional parking spaces if needed. It should be noted that the applicant is not interested in constructing more parking spaces than is required for business operations. If the Planning Board still wants a review prior to the construction of the additional parking spaces, we would request that the additional parking spaces be permitted upon review and approval from the Planning Department and/or Code Enforcement.

4.9.2 As mentioned previously, a bike rack is proposed within the development to provide bicycle access to the site.

4.9.3 The parking spaces have been designed to conform with the Town of Brunswick standards. The interior drive aisle along the front of the building is 24-feet in width rather than the 26-foot width specified in the Brunswick Zoning Ordinance. The administrative reduction is requested to reduce the impervious area while still providing adequate access for the low use facility.

4.9.4 No parking alternatives are proposed.

4.9.5 The new building will have a loading area located on the side of the building. There will be an overhead door that provides access to a garage space within the building. The vehicle providing deliveries to the building will be a full-size van or similar sized vehicle. No tractor trailers will be providing deliveries to the building.

4.10 LIGHTING

The proposed development will be illuminated by building-mounted LED light fixtures. The fixtures will be full cut-off fixtures and have been designed to mitigate the impact on adjacent properties. The proposed color temperature of the light fixtures will be 3000K, which provides a more yellowish light than the typical 5000K “bright-white” color temperature utilized for commercial developments. Due to the sensitive nature of the proposed use, per the request of the applicant, the illumination levels provided within the parking lot are more than is typically provided for a retail use, but still within conformance of the Brunswick Zoning Ordinance.

Cut sheets for the proposed light fixtures have been enclosed with this submission and a copy of the Lighting Plan has been included within the plan set.

4.11 ARCHITECTURAL COMPATIBILITY

The proposed building will be somewhat smaller than those in the surrounding area in terms of size, mass, and design. Unlike most of the other buildings within the Industrial Park, the proposed building has been designed to provide a visually pleasing building that is typical of a retail business. The building has been designed to conform with the Americans with Disabilities Act. Architectural elevations and floor plans have been developed by Tricarico Architecture and Design PC and are enclosed with this submission.

4.12 NEIGHBORHOOD PROTECTION STANDARDS

As the project is located within a Growth Special Purpose zoning district, and abuts residential properties, it is subject to the requirements of this section. Due to the layout of the project in relation to the existing residential uses across Greenwood Road, the project meets the compatibility standards provided within Section 4.12. As previously discussed, there is a 50-foot wooded buffer provided along Greenwood Road and, based on the proposed clearing limit for the project, there be in excess of a 150-foot wide wooded area between the project and Greenwood Road. Per the requirements of this Section, the proposed use will comply with the required hours of operation of 7:00 am – 11:00 pm.

4.13 SIGNS

There is a proposed ground-mounted sign along the frontage of Business Parkway at the new entrance. A separate signage package will be submitted to the Code Enforcement Officer for approval.

4.14 PERFORMANCE STANDARDS

4.14.1.B Any construction activities will occur between the hours of 7 am and 7 pm.

4.14.1.C No activities will be conducted that exceed the Maximum Equivalent Sound Level (50 dBA day and 40 dBA night in Rural Area districts).

4.14.1.D No activities will be conducted that generate smoke, dust or particulate emissions.

4.14.1.E No activities will be conducted that generate dust, fly ash, dirt, fumes, vapors or gasses that could cause injury to human, animal or vegetable health.

4.14.1.F No activities will be conducted that generate odors. Although impacts from odor are typically a concern with a marijuana use, as the proposed use is for a retail use, all marijuana products arrive to the building packaged and ready for resale. There are no odors associated with the retail sale of marijuana.

4.14.1.G No activities will be conducted that generate heat or recurring vibrations.

4.14.1.H No more than two unregistered or unlicensed motor vehicles will be stored outside.

4.14.1.I No motor vehicles or watercraft will be stored within the required setbacks.

4.14.1.J All existing and new outdoor lighting will comply of Section 4.10.

4.15 SITE MAINTENANCE

Site maintenance will be managed by the applicant in compliance with the Brunswick Zoning Ordinance standards.

4.16 FINANCIAL AND TECHNICAL CAPACITY

The Applicant owns the subject property. A copy of deed is enclosed with this submission. The applicant is going to self-finance the project and is not dependent on any financing from a third-party. Enclosed with this submission is a letter from Dufour Tax Group LLC, indicating that the applicant “*has sufficient financial capacity to successfully undertake the development and operation of the adult use marijuana retail store to be located at 4 Business Parkway in Brunswick, Maine.*”

The design team, led by Sitelines, PA, has extensive experience planning, designing, and gaining approvals for commercial development projects throughout the state, including multiple projects located in Brunswick such as the Sam’s Restaurant and Coastal Orthopedics facility in Cooks Corner.

4.17 ADMINISTRATIVE ADJUSTMENTS / ALTERNATIVE EQUIVALENT COMPLIANCE

The project has been designed in accordance with the Town of Brunswick Zoning Ordinance to the greatest extent practicable. No Administrative Adjustments are requested, other than those waivers requested elsewhere in this letter.

We look forward to meeting with you and the Planning Board at their next available meeting to review the project and gain their approval. We appreciate your assistance with this project. Should you have any questions, please call or contact me via jmarden@sitelinespa.com.

Very truly yours,



Joseph J. Marden, P.E.
Project Manager

Enclosures



Major Development Review Final Application
Marijuana Store – Adult Use
April 21, 2020

Attachment A
Application Form & Checklists

A completed copy of the Major Development Review Final Application Form and the Checklist are enclosed.

A

Application Form & Checklist

**DEVELOPMENT REVIEW
APPLICATION**

1. Development Review application type (refer to **Appendix D**):

- | | |
|---|---|
| | Minor Development Review |
| | Major Development Review: Sketch Plan |
| ✓ | Major Development Review: Final Plan |
| | Major Development Review: Streamlined Final Plan |

2. Project Name: Marijuana Store - Adult Use

3. Project Applicant

Name: Gjoris LLC
Address: 135 Maine Street, Suite 129
Brunswick, Maine 04011
Phone Number: (207)-239-4189
Email: docfoglight@gmail.com

4. Project Owner (if different than applicant)

Name: Same as Applicant
Address: _____

Phone Number: _____
Email: _____

5. Authorized Representative

Name: Sitelines, PA, Attn: Joseph Marden, PE
Address: 119 Purinton Road, Suite A
Brunswick, Maine 04011
Phone Number: (207)-725-1200 ext. 12
Email: jmarden@sitelinespa.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. Engineering & Surveying: Sitelines PA (Joseph J. Marden, PE #12828)
2. Wetlands: Atlantic Environmental LLC (Tim Forrester, PWS #1933)
3. Traffic: Sewall (Diane Morabito, PE #5077)

7. Physical location of property: 4 Business Parkway

8. Lot Size: 2.92 Acres

9. Zoning District: Growth Industrial (GI)

10. Overlay Zoning District(s): N/A

11. 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?

Owner

12. Assessor's Tax Map 17 Lot Number 66 of subject property.

13. Brief description of proposed use/subdivision: Refer to Cover Letter

14. Describe specific physical improvements to be done: Refer to Cover Letter

Owner Signature:

Applicant Signature (if different):



AS AGENT

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL		Final Plan	Streamlined	Minor
Infrastructure - Proposed	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 one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	X		
	Proposed easements associated with the development	X		
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section	X		
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	X		
	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		
	Proposed locations, widths and profiles of sidewalks	X		
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	X		
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X		
	Storm water management plan for the proposed project prepared by a professional engineer	N/A		
	The size and proposed location of water supply and sewage disposal systems	X		
	Where a septic system is to be used, evidence of soil suitability	N/A		
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	X		
	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	N/A		
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	X		
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	X		
	Reference to special conditions stipulated by the Review Authority	NA		
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	X		
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X		
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X		

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL		Final Plan	Streamlined	Minor
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	X		
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	NA		
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	X		
	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards	X		
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems	X		
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	X		
	Number of lots if a subdivision	NA		
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	W		
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X		
	Any additional studies required by the Review Authority	NA		

Attachment B
Right, Title, & Interest

A copy of the current deed are included with this attachment.

B

Right, Title, & Interest

DLN: 1001940058058

QUITCLAIM DEED WITH COVENANT
(Statutory Short Form)

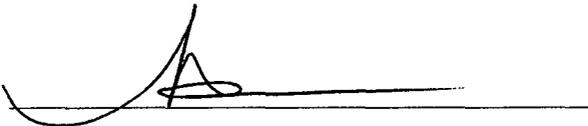
KNOW ALL MEN BY THESE PRESENTS, that **ALLIED COMPOSITE CENTER, LLC**, a Maine limited liability company with offices at 2 Main Street, Topsham, Maine, in consideration of One Dollar and other valuable consideration paid by **GJORIS LLC**, a Maine limited liability company with a principal place of business at 8 Business Parkway, Brunswick, Maine, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY and forever QUITCLAIM unto the said **GJORIS LLC**, its successors and assigns forever, WITH QUITCLAIM COVENANT, the following described real estate located in the Town of Brunswick, County of Cumberland and State of Maine:

All that property described in Exhibit A attached hereto and incorporated herein by reference.

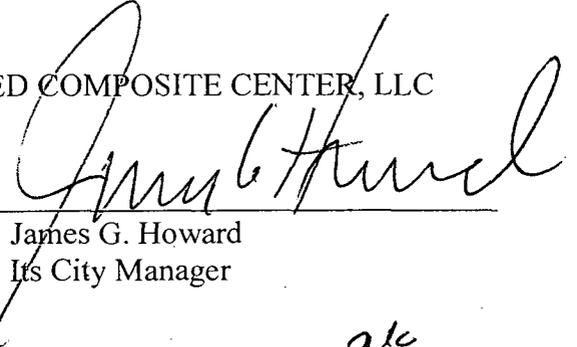
Meaning and intending to convey, and hereby conveying, a portion of that property described in a deed from The Town of Brunswick to the Grantor herein, dated January 18, 2008 and recorded in the Cumberland County Registry of Deeds at Book 25771, Page 3.

IN WITNESS WHEREOF, the said Allied Composite Center, LLC has caused this instrument to be executed this 20th day of May, 2019 by James G. Howard, its Manager thereunto duly authorized.

WITNESS:



ALLIED COMPOSITE CENTER, LLC

By: 

James G. Howard
Its City Manager

STATE OF MAINE
COUNTY OF Sagadahoc, ss.

 ~~April~~ 20th ²⁰, 2019
MAY

Then personally appeared the above-named James G. Howard, in his capacity as Manager of Allied Composite Center, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Allied Composite Center, LLC.

Before me,



Notary Public/Attorney-at-Law

NICOLE L. CHIPMAN
Notary Public-State of Maine
My Commission Expires August 9, 2019

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with any buildings and improvements thereon, situated on the southerly side of Business Parkway on the Town of Brunswick, County of Cumberland and State of Maine, being Lot 2 on plan entitled "Subdivision Plan Industrial Park Expansion , Brunswick Industrial Park (Phase IV)", dated March 28, 2003 and last revised June 23, 2003, approved by the Town of Brunswick Planning Board on June 24, 2003 and recorded in the Cumberland County Registry of Deeds at Plan Book 203, Page 520, as modified by plan entitled "Subdivision Plan – Amendment, Industrial Park Expansion, Brunswick Industrial Park (Phase IV)" Prepared by Sitelines, PA, dated March 28, 2003 and recorded in said Registry at Plan Book 203, Page 530. Being a portion of the second parcel described in mortgage recorded in said Registry at Book 25771, Page 5.

This conveyance is subject to:

1. The Declaration of Covenants and Restrictions of the Brunswick Industrial Park dated February 12, 1981 and recorded in the Cumberland County Registry of Deeds at Book 4739, Page 302, as amended from time to time, which grantee and its successors and assigns forever hereby agree to observe.
2. Any utility easements.
3. The requirement of the federal, state and local approval processes.

Received
Recorded Register of Deeds
May 22, 2019 11:21:57A
Cumberland County
Nancy A. Lane

Attachment C
Abutting Property Owners

A copy of the abutters map and a list of abutting property owners are included in this attachment for reference.

C

Abutting Property Owners



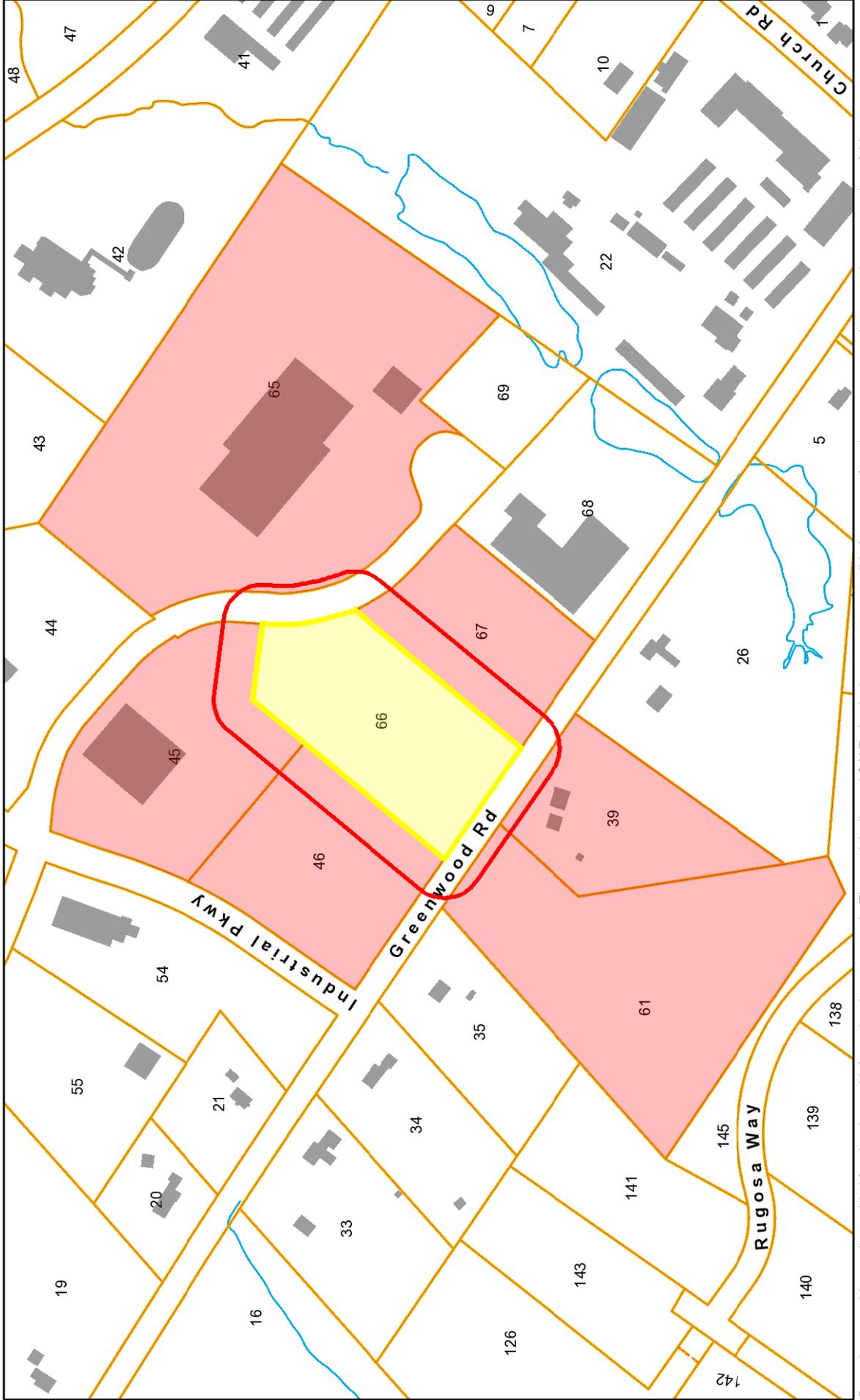
Abutter Map

Brunswick, ME

1 inch = 271 Feet



January 29, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



75 foot Abutters List Report

Brunswick, ME
January 29, 2020

Subject Property:

Parcel Number: 17-66
CAMA Number: 17-66
Property Address: 4 BUSINESS PKWY

Mailing Address: GJORIS LLC
135 MAINE ST SUITE 129
BRUNSWICK, ME 04011

Abutters:

Parcel Number: 17-39
CAMA Number: 17-39
Property Address: 76 GREENWOOD RD

Mailing Address: JOHNSON, HANNAH
1655 WILLOW LN
VENICE, FL 34293

Parcel Number: 17-45
CAMA Number: 17-45-1
Property Address: 9 INDUSTRIAL PKWY

Mailing Address: BRINKS ALLIED HOLDINGS LLC
2 MAIN ST
TOPSHAM, ME 04086

Parcel Number: 17-45
CAMA Number: 17-45-2
Property Address: 0 BUSINESS PKWY

Mailing Address: NAVIGATOR PROPERTIES LLC
PO BOX 1160
KENNEBUNKPORT, ME 04046

Parcel Number: 17-46
CAMA Number: 17-46
Property Address: 11 INDUSTRIAL PKWY

Mailing Address: LEBOURDAIS, PETER
183 HIGH HEAD RD
HARPSWELL, ME 04079

Parcel Number: 17-61
CAMA Number: 17-61
Property Address: 0 GREENWOOD RD

Mailing Address: CENTRAL MAINE POWER CO
ONE CITY CENTER - 5TH FLR
PORTLAND, ME 04101

Parcel Number: 17-65
CAMA Number: 17-65
Property Address: 3 BUSINESS PKWY

Mailing Address: 3 BUSINESS PARKWAY LLC
10 DANA ST SUITE 400
PORTLAND, ME 04101

Parcel Number: 17-67
CAMA Number: 17-67
Property Address: 6 BUSINESS PKWY

Mailing Address: ALLIED COMPOSITE CENTER LLC
2 MAIN ST
TOPSHAM, ME 04086



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Attachment D
Photographs

Photographs of the existing conditions of the project site are enclosed.

D

Photographs

SITE PHOTOGRAPHS
Marijuana Store – Adult Use
4 Business Parkway, Brunswick, Maine



Photograph 1: Business Parkway, Looking East, from Proposed Entrance Location



Photograph 2: Business Parkway, Looking West, from Proposed Entrance Location

SITE PHOTOGRAPHS
Marijuana Store – Adult Use
4 Business Parkway, Brunswick, Maine



Photograph 3: Property Looking from Business Parkway



Photograph 4: Wooded Areas On Property

SITE PHOTOGRAPHS
Marijuana Store – Adult Use
4 Business Parkway, Brunswick, Maine



Photograph 5: Frontage on Greenwood Road, Looking East



Photograph 6: Frontage on Greenwood Road, Looking West

Attachment E
Supporting Documents

Copies of relevant correspondence and documents pertaining to the project are enclosed.

E

Supporting Documents



January 31, 2020

3781.02-2

Mr. Michael DiPersia
GJoris LLC
135 Maine Street, Suite 129
Brunswick, Maine 04011
<via email>

**Re: Designation of Agent Authorization
Marijuana Store – Adult Use
4 Business Parkway, Brunswick, Maine
Tax Map 17, Lot 66**

Dear Michael:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for GJoris LLC, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed marijuana store to be located at 4 Business Parkway in Brunswick, Maine.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph J. Marden". The signature is fluid and cursive.

Joseph J. Marden, P.E.
Project Manager

The undersigned hereby gives Sitelines, PA the authority to act as agent for GJoris LLC for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

GJoris LLC By Michael DiPersia 2/3/2020
Michael DiPersia, GJoris LLC Date

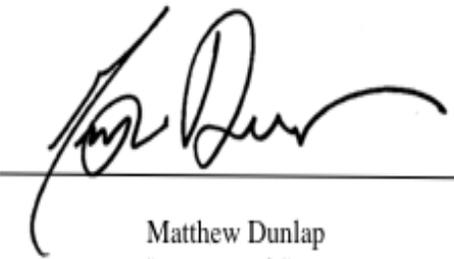
State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this twenty-ninth day of January 2020.



Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
GJORIS LLC	Registered Agent	DREW A. ANDERSON	20192995DC	GOOD STANDING
Home Office Address (of foreign entity)	Other Mailing Address			
	75 PEARL STREET PORTLAND, ME 04101			

Dufour

TAX GROUP LLC ■■■■

March 21, 2020

Via Email
Town of Brunswick Planning Board

RE: Gjoris, LLC, Adult Use Marijuana Retail Store, 4 Business Parkway, Brunswick, ME

To Whom It May Concern:

I have been Michael DiPersia's business and personal CPA for over three years and have historical knowledge of his financial capacity as well as a good understanding of the fair market value of his current assets.

The purpose of this letter is to confirm that Mr. DiPersia, as owner of Gjoris, LLC, has sufficient financial capacity to successfully undertake the development and operation of the adult use marijuana retail store to be located at 4 Business Parkway in Brunswick, Maine.

Please do not hesitate to contact me if you have any questions or require additional information.

Yours truly,



Peter Dufour, CPA



March 15, 2020

Joe Marden, PE
Project Manager
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, ME 0401

RE: Retail Marijuana Shop – 4 Business Parkway

Dear Joe,

This letter is in response to your request for a willingness and capacity to serve letter regarding the construction of a new retail marijuana store located at 4 Business Parkway in Brunswick Maine. I have reviewed the material provided and conclude that the **Brunswick Sewer District (BSD) has both the willingness and capacity to serve the proposed project.**

The project will be subject to the District's entrance charge program. Prior to connecting to the sewer system, an entrance permit must be secured, and the entrance charge paid. Based on the information you provided and a review of flow of similar facilities, the proposed marijuana shop will have an average daily flow (ADF) of 469 gallons. At today's rate, the entrance charge (fee) is 5,480.60. Our rates will increase on April 1, 2020. The charge after April 1, 2020 will be \$5,753.96. Please note that a permit can not be obtained until approval is granted by the Town of Brunswick.

For more information on the entrance charge program, visit <http://www.brunswicksewer.org/ecp.html>. The online entrance permit is available at <http://www.brunswicksewer.org/iwt.html>.

The following conditions apply to construction:

1. All sewer-related construction will be performed to District standards.
2. All sewer construction will comply with provisions of the Maine Plumbing Code.
3. Design and construction of project sanitary sewers will exclude all non-sanitary ground, surface, foundation drain, floor drain, sump pump, and roof drain waters.
4. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Pontau', written over a light blue circular stamp.

Robert A. Pontau Jr., PE
Assistant General Manager



**BRUNSWICK & TOPSHAM
WATER DISTRICT**

PO Box 489
Topsham, Maine 04086
Telephone (207) 729-9956
Fax (207) 725-6470

Alan J. Frasier, PE
General Manager

Daniel O. Knowles, CPA
Director of Finance and
Data Management Systems

Craig W. Douglas, PE
Assistant General Manager

Joshua S. Cobb, PE
Director of Operations

T.C. Schofield, PE
District Engineer

March 20, 2020

Joe Marden, PE
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, ME 04011
Via email: jmarden@sitelinespa.com

RE: 4 Business Parkway

Dear Mr. Marden:

This letter is to inform you that the District has the ability to serve the referenced project and will provide service in accordance with Maine Public Utilities Commission and Brunswick & Topsham Water District Rules and Regulations.

We understand that the proposed facility will have a peak domestic demand of 22 gpm supplied via a 2-inch service. We understand that there will be no fire service at this project.

The District requires the customer or its authorized agent to make application for all new service and meter installation requests. An application form can be found on our website www.btwater.org.

Feel free to contact me if you have any questions.

Yours truly,

T.C. Schofield, PE
District Engineer



March 17, 2020

Joe Marden, P.E.
Project Manager
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, ME 04011

RE: Wetland Delineation for Lot 4, Business Parkway in Brunswick, Maine.

Dear Mr. Marden,

At your request, Atlantic Environmental, LLC. (AE) completed a Wetland Delineation of an approximate 2.92 acre parcel identified on Tax Map #17 as Lot #66 in the Town of Brunswick, Maine. This work was performed on March 15, 2020. Wetlands were GPS located by AE staff. A CAD file was subsequently emailed to your office providing the location of property pins and the upland/wetland boundary.

This wetland delineation was conducted outside of the growing season, however, the ground was not frozen or covered with snow. While typical wetland delineations are performed during the summer (growing season) months; the physical characteristics of the site provide for abrupt topographic and vegetative changes between the upland and wetland. Additionally, a distinct line exists between areas of open water and the upland forested edge. Those conditions are distinct enough that an accurate delineation of the wetland boundary was ascertainable.

Site Description

The approximately 3-acre project area is located off Business Parkway and is undeveloped. The on-site topography is relatively flat in the upland with a distinct drop down to wetland areas. According to the U.S. Department of Agriculture, *Soil Survey of Cumberland County, Maine*, there are two (2) primary soil types mapped within the project area. The upland areas consist of Winsor loamy sand which is excessively drained and the wetland areas are mapped as Au Gres loamy sand which is poorly drained.

Wetland One (W1)

One Wetland area was identified and mapped onsite. That wetland contains standing water over 1' deep, water stained leaves, and a concave depression. The wetland is dominated by red maple in the over story, maleberry and winterberry dominate the shrub layer. The ground cover includes sensitive fern and spirea. Soils within the site were saturated to the surface and contained greater than 20% redoximorphic features within 8 inches of the upper soil profile.

Potential Vernal Pools

While onsite, AE looked for potentially significant vernal pools that are regulated under Chapter 335 of the Natural Resources Protection Act. The upland areas are very flat with no topographic changes or isolated depressions that have the potential to hold enough water to create vernal pool habitats. Wetland One does contain over 1 foot of standing water and has favorable conditions to support vernal pool indicator species. Based on our assessment, AE feels that wetland has the potential to be significant and a follow up visit should be conducted during the spring breeding season.

River, Stream, or Brook

No rivers, streams or brooks were found within the site.

Federal and State Review

All wetlands are regulated by Maine Department of Environmental Protection (DEP) under the Natural Resources Protection Act (NRPA) and by the U.S. Army Corps of Engineers (Corps) under the Programmatic General Permit (PGP). The DEP also defines specific types of wetlands as Wetlands of Special Significance (WOSS) if they meet the specific criteria of Section 4 of Chapter 310 of the NRPA. Wetland fill to a wetland not of special significance greater than 4,300 square feet may be eligible for a Tiered review under the NRPA. Based on AE's assessment of the wetland, wetland one is a forested wetland and a potentially significant vernal pool. Impacts up to 25% of the terrestrial habitat surrounding the pool depression maybe approved under a Permit-By-Rule. Impacts to the pool depression itself would require an individual NRPA license. AE suggests that any proposed development be reviewed by the U.S. Army Corps of Engineers and the Maine Department of Environmental Protection prior to any soil disturbance onsite.

TOWN OF BRUNSWICK -

Based on the Town of Brunswick's Zoning Map, the area is mapped as Growth Industrial (GI). The SPO Zone includes land areas within 250 feet of the upland edge of a freshwater wetland and all land areas within 75 feet, horizontal distance of the edge of a stream. The Town of Brunswick regulates Freshwater Wetlands as, "a freshwater swamp, marsh, bog, or similar area other than a forested wetland which is:

A. Of ten or more contiguous acres; or of less than ten contiguous acres and adjacent to a surface water body, excluding any river or stream, such that in a natural state, the combined surface area is in excess of ten acres; and

B. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and that under normal circumstances does support, a prevalence of wetland vegetation typically adapted for life in saturated soils. Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

The Town also regulates streams and associated wetlands as-

Stream: A channel between defined banks created by the action of surface water and has two (2) or more of the following characteristics.

A. It contains or is known to contain flowing water continuously for a period of at least 6 months of the year under normal seasonal rainfall conditions.

B. The channel bed is primarily composed of mineral material such as sand, scoured silt, gravel, clay, or other parent material that has been deposited or scoured by water.

C. The channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present, within the stream bed.

D. The channel contains aquatic vegetation and is essentially devoid of upland vegetation.

This definition is based on physical characteristics that in case of development need to be field verified. The Town has attempted to map streams throughout the community to serve as an initial guide for land owners and developers. This information is available in the Town Planning and Codes Enforcement Offices, but should not be considered a substitute for field verification.

Bordering freshwater wetlands that are not separated from the stream channel by a distinct change in elevation (such as hillside groundwater seeps) or barrier, and wetlands that are subject to periodic flooding or soil saturation as a result of high stream flows are considered part of the stream. Where these wetlands are present, the normal high water line of the stream is measured from the upland / wetland transition of bordering wetlands subject to periodic stream water flooding or saturation, or where changes in wetland vegetation, soil characteristics, or topography clearly demonstrate wetland hydrology not associated with associated with periodic flood flows.

Natural and artificial impoundments at the source and along the course of the stream are considered to be part of the stream. Stream does not mean a ditch or other drainage way constructed, or constructed and maintained, solely for the purpose of draining storm water or a grassy swale. (Amended 11/18/02 R)

Based on our field assessment, no portion of the parcel meets the Town of Brunswick's definition of a wetland or a stream. AE suggests you contact the Town of Brunswick Planning Department prior to any soil disturbance onsite.

Thank you for the opportunity to work with you on this project. Please do not hesitate to contact me at 207-837-2199 or via email at tim@atlanticenviromaine.com if you have additional questions.

Sincerely,
Atlantic Environmental LLC.

Timothy A. Forrester, Owner



PWS #1933



Photograph One. View of Wetland One Lot 4 Business Parkway, Brunswick, Maine. Note the distinct drop from the upland to the wetland edge.

Photographer: Tim Forrester, Atlantic Environmental, LLC.

Date: March 15, 2020

REPORT

09-0019.1 S

January 24, 2020

Explorations and Geotechnical Engineering Services

Proposed Retail Development
4 Business Parkway
Brunswick, Maine

Prepared For:

GJoris, LLC
Attention: Michael DiPersia
135 Maine Street, Suite 129
Brunswick, Maine 04011

Prepared By:

S. W. Cole Engineering, Inc.
286 Portland Road
Gray, Maine 04039
T: 207-657-2866



- *Geotechnical Engineering*
- *Construction Materials Testing and Special Inspections*
- *GeoEnvironmental Services*
- *Test Boring Explorations*

www.swcole.com

TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 Scope and Purpose	1
1.2 Site and Proposed Construction	1
2.0 EXPLORATION AND TESTING	2
2.1 Explorations	2
2.1.1 Current Explorations	2
2.1.2 Prior Explorations	2
2.2 Testing	3
3.0 SUBSURFACE CONDITIONS	3
3.1 Soil and Bedrock	3
3.2 Groundwater	3
4.0 EVALUATION AND RECOMMENDATIONS	4
4.1 General Findings	4
4.2 Site and Subgrade Preparation	4
4.3 Excavation and Dewatering	5
4.4 Foundations	6
4.5 Foundation Drainage	6
4.6 Slab-On-Grade	7
4.7 Entrance Slabs and Sidewalks	7
4.8 Fill, Backfill and Compaction	8
4.9 Weather Considerations	9
4.10 Paved Areas	9
4.11 Design Review and Construction Testing	10
5.0 CLOSURE	10
Appendix A	Limitations
Appendix B	Figures
Appendix C	Exploration Logs & Key
Appendix D	Laboratory Test Results

09-0019.1 S

January 24, 2020

GJoris, LLC
Attention: Michael DiPersia
135 Maine Street, Suite 129
Brunswick, Maine 04011

Subject: Explorations and Geotechnical Engineering Services
Proposed Retail Development
4 Business Parkway
Brunswick, Maine

Dear Michael:

In accordance with our Revised Agreement, dated January 14, 2020, we have performed subsurface explorations for the subject project. This report summarizes our findings and geotechnical recommendations and its contents are subject to the limitations set forth in Appendix A.

1.0 INTRODUCTION

1.1 Scope and Purpose

The purpose of our services was to obtain subsurface information at the site in order to develop geotechnical recommendations relative to foundations, earthwork and pavement associated with the proposed construction. Our scope of services included a review of prior explorations, performing supplemental test pit explorations, a geotechnical analysis of the subsurface findings and preparation of this report.

1.2 Site and Proposed Construction

The project site consists of a mostly undeveloped, partially wooded lot at 4 Business Parkway in Brunswick, Maine. A gravel road off of Business Parkway runs through the southeast corner of the site and onto an adjacent parcel. The site is relatively flat with existing grades varying from about elevation 108 to 113 feet (project datum). The site was snow covered during our recent exploration work.

We understand development plans call for construction of a new 3,060 SF, single-story, on-grade building with associated paved parking and access drive areas. We understand the building is proposed at a finished floor elevation of about 110 feet requiring tapered fills of about 2 feet. We understand the building will consist of masonry construction with on-grade floor slab.

Proposed and existing site features are shown on the “Exploration Location Plan” attached in Appendix B.

2.0 EXPLORATION AND TESTING

2.1 Explorations

S. W. Cole Engineering, Inc. (S.W.COLE) observed test pit explorations at the site in 2009 for a prior development proposal and coordinated supplemental test pit explorations in January 2020 for the current development concept.

2.1.1 Current Explorations

Five test pits (TP-101 through TP-105) were made at the site on January 20, 2020 by Ray Labbe & Sons, Inc. of Brunswick, Maine working under subcontract to S.W.COLE. The exploration locations were selected and established in the field by S. W. Cole Engineering, Inc. (S.W.COLE) using measurements from existing site features. The approximate exploration locations are shown on the “Exploration Location Plan” attached in Appendix B. Logs of the explorations and a key to the notes and symbols used on the logs are attached in Appendix C. The elevations shown on the logs were estimated based on topographic information shown on the “Exploration Location Plan”.

2.1.2 Prior Explorations

S.W.COLE observed and logged twelve test pits (TP-1 through TP-12) in 2009 for a prior development proposal. Test pit TP-2 has not been considered as part of the current evaluation due to site improvement made in the vicinity of this test pit since it was dug in 2009. The approximate exploration locations are shown on the “Exploration Location Plan” attached in Appendix B. Logs of the prior explorations are attached in Appendix C.

2.2 Testing

Soil samples obtained from the explorations were returned to our laboratory for further classification and testing. The results of one grain size analysis, made as part of the prior 2009 evaluation, are attached in Appendix D.

3.0 SUBSURFACE CONDITIONS

3.1 Soil and Bedrock

Underlying a relatively thick surficial layer of topsoil and organics, the explorations generally encountered native sands. Several explorations encountered a layer of uncontrolled fill and relic organics overlying the native soils. The principle soils encountered are summarized below. Not all of the strata were encountered at each exploration; refer to the attached logs for more detailed subsurface information.

Topsoil: The test pits encountered a relatively thick surficial layer of topsoil, organics, and forest duff extending to depths of approximately 1 to 2 feet.

Uncontrolled Fill & Relic Organics: Underlying surficial topsoil, test pit TP-104 and prior test pits TP-1, TP-5, TP-9 TP-10 encountered uncontrolled sandy fill and relic buried organics extending to depths of approximately 2 to 4 feet. The fill and relic organics generally appear concentrated in the south and southeast portions of the site and on the neighboring parcel.

Native Sands: Underlying the topsoil, fill, and relic organics, the explorations encountered native sands. The native soils consisted of brown sand with varying portions of silt and varying frequency of silt and clay seams.

3.2 Groundwater

The soils encountered at the test borings were generally damp from the ground surface. Saturated soils and groundwater seepage were encountered at depths varying from about 5 to 8 feet at several test pit locations. Long term groundwater information is not available. It should be anticipated that groundwater levels will fluctuate, particularly in response to periods of snowmelt and precipitation, as well as changes in site use.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. The principle geotechnical considerations include:

- A relatively thick layer of topsoil and organics was encountered at the explorations. Additionally, uncontrolled fill and relic buried organics were encountered at some explorations, generally in the south and southeast portions of the site and the adjacent parcel. The organics and uncontrolled fill are unsuitable for support of the proposed building and utilities, and should be removed and replaced, as encountered. Following removal of organics, the uncontrolled fill should be proof-rolled and repaired beneath proposed paved areas, as encountered.
- Spread footing foundations and a slab-on-grade floors bearing on properly prepared subgrades appear suitable for the proposed building. Footings should bear on at least 3-inches of compacted Crushed Stone overlying undisturbed, native, non-organic soils. On-grade floor slabs should bear on at least 12-inches of properly compacted Structural Fill overlying properly prepared subgrades.
- Subgrades across the site will consist of sands with varying portions of silt. Some silt and clay seams were observed in the sands. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Excavation of bearing surfaces should be completed with a smooth-edged bucket to lessen subgrade disturbance.
- Imported Granular Borrow, Structural Fill, Crushed Stone, and pavement gravels will be required for construction.

4.2 Site and Subgrade Preparation

We recommend that site preparation begin with the construction of an erosion control system to protect adjacent drainage ways and areas outside the construction limits. Organics, roots and topsoil should be completely removed from areas of proposed fill and construction; a relatively thick layer of topsoil should be anticipated. As much vegetation

as possible should remain outside the construction areas to lessen the potential for erosion and site disturbance.

Building Pad and Footings: As discussed, in addition to a relatively thick surficial layer of topsoil, uncontrolled fill and relic buried organics were encountered at several of the test pit locations. If encountered beneath the building, existing fill and organics should be removed and replaced with compacted Granular Borrow. The extent of removal should extend 1 foot laterally outward from outside edge of perimeter footings for every 1-foot of excavation depth (1H:1V bearing splay).

Compacted Granular Borrow should be used to raise grades beneath the building. We recommend that footings be excavated using a smooth-edged bucket and that footings be underlain by at least 3 inches of compacted Crushed Stone.

Paved Areas: Following removal of organics beneath proposed paved areas, existing fill should be proof-rolled and densified with 3 to 5 passes of a vibratory roller compactor having a static weight of at least 5 tons. Areas that become soft or yielding after densification should be over-excavated and backfilled with compacted Granular Borrow. Compacted Granular Borrow should be used to raise grades beneath paved areas.

4.3 Excavation and Dewatering

Excavation work will generally encounter topsoil and native sands. Uncontrolled fill and relic organics may be encountered in the south and southeastern portions of the site. Care must be exercised during construction to limit disturbance of the bearing soils. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Final cuts to subgrade should be performed with a smooth-edged bucket to help reduce strength loss from soil disturbance.

Vibrations from construction should be controlled below threshold limits of 0.5 in/sec for structures, water supply wells and infrastructure within 500 feet of the project site. More restrictive vibration limits may be warranted in specific cases with sensitive equipment, historic structures or artifacts on-site or within close proximity.

Sumping and pumping dewatering techniques should be adequate to control groundwater in shallow excavations. Deep utility excavations extending below groundwater, if needed,

may require braced sheetpiling for shoring and groundwater cut-off. Controlling the water levels to at least one foot below planned excavation depths will help stabilize subgrades during construction.

Excavations must be properly shored or sloped in accordance with OSHA Regulations to prevent sloughing and caving of the sidewalls during construction. Care must be taken to preclude undermining adjacent structures, utilities and roadways. The design and planning of excavations, excavation support systems, and dewatering is the responsibility of the contractor.

4.4 Foundations

We recommend the proposed buildings be supported on spread footings founded on at least 3-inches of compacted Crushed Stone overlying undisturbed, native, non-organic sands. For foundations bearing on properly prepared subgrades, we recommend the following geotechnical parameters for design consideration:

Geotechnical Parameters for Spread Footings and Foundation Walls	
Design Frost Depth (100 year AFI)	4.5 feet
Net Allowable Soil Bearing Pressure	1.5 ksf
Base Friction Factor	0.35
Total Unit Weight of Backfill	125 pcf
At-Rest Lateral Earth Pressure Coefficient	0.5
Internal Friction Angle of Backfill	30°
Seismic Soil Site Class	D (IBC 2015)
Estimated Total Settlement	1-inch
Differential Settlement	½-inch

4.5 Foundation Drainage

We recommend an underdrain system be installed on the outside edge of the perimeter building footings. The underdrain pipe should consist of 4-inch diameter, perforated SDR-35 foundation drain pipe bedded in Crushed Stone and wrapped in non-woven geotextile fabric. The underdrain pipe must have a positive gravity outlet protected from freezing, clogging and backflow. Surface grades should be sloped away from the building for positive surface water drainage. General underdrain details are illustrated on the “Foundation Detail Sketch” attached in Appendix B.

4.6 Slab-On-Grade

On-grade floor slabs in heated areas may be designed using a subgrade reaction modulus of 100 pci (pounds per cubic inch) provided the slab is underlain by at least 12-inches of compacted Structural Fill placed over undisturbed, native, non-organic sands. The structural engineer or concrete consultant must design steel reinforcing and joint spacing appropriate to slab thickness and function.

We recommend a sub-slab vapor retarder particularly in areas of the building where the concrete slab will be covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors. The vapor retarder must have a permeance that is less than the floor cover or surface treatment that is applied to the slab. The vapor retarder must have sufficient durability to withstand direct contact with the sub-slab base material and construction activity. The vapor retarder material should be placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant should select the vapor retarder products compatible with flooring and adhesive materials.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed surface treatments, flooring and adhesive materials.

4.7 Entrance Slabs and Sidewalks

Entrance slabs and sidewalks adjacent to the building must be designed to reduce the effects of differential frost action between adjacent pavement, doorways, and entrances. We recommend that non-frost susceptible Structural Fill be provided to a depth of at least 4.5 feet below the top of entrance slabs. This thickness of Structural Fill should extend the full width of the entrance slab and outward at least 4.5 feet, thereafter transitioning up to the bottom of the adjacent sidewalk or pavement gravels at a 3H:1V or flatter slope. General details of this frost transition zone are shown on the "Foundation Detail Sketch" attached in Appendix B.

4.8 Fill, Backfill and Compaction

We recommend the following fill and backfill materials: recycled products must also be tested in accordance with applicable environmental regulations and approved by a qualified environmental consultant.

Common Borrow: Fill to raise grades in landscape areas should be non-organic compactable earth meeting the requirements of 2014 MaineDOT Standard Specification 703.18 Common Borrow.

Granular Borrow: Fill to raise grades in building and paved areas, and backfill for over-excavations and repair of soft areas should be sand meeting the requirements of 2014 MaineDOT Standard Specification 703.19 Granular Borrow. Granular Borrow for Underwater Backfill may be needed as initial lifts of fill over wet subgrades.

Structural Fill: Backfill for foundations, slab base material and material below exterior entrances slabs should be clean, non-frost susceptible sand and gravel meeting the gradation requirements for Structural Fill as given below:

Structural Fill	
Sieve Size	Percent Finer by Weight
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
No. 40	0 to 30
No. 200	0 to 6

Crushed Stone: Crushed Stone, used beneath foundations and for underdrain aggregate should be washed ¾-inch crushed stone meeting the requirements of 2014 MaineDOT Standard Specification 703.22 Underdrain Backfill Material Type C.

Reuse of Site Soils: The on-site sandy soils are unsuitable for reuse in building areas, but may be suitable for reuse as Granular Borrow in paved areas and Common Borrow in landscape areas, provided they are free of organics and deleterious material, and are at a compactable moisture content at the time of reuse.

Placement and Compaction: Fill should be placed in horizontal lifts and compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes

of the compaction equipment. Loose lift thicknesses for grading, fill and backfill activities should not exceed 12 inches. We recommend that fill and backfill in building and paved areas be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Crushed Stone should be compacted with 3 to 5 passes of a vibratory plate compactor having a static weight of at least 500 pounds.

4.9 Weather Considerations

Construction activity should be limited during wet and freezing weather and the site soils may require drying or thawing before construction activities may continue. The contractor should anticipate the need for water to temper fills in order to facilitate compaction during dry weather. If construction takes place during cold weather, subgrades, foundations and floor slabs must be protected during freezing conditions. Concrete and fill must not be placed on frozen soil; and once placed, the concrete and soil beneath the structure must be protected from freezing.

4.10 Paved Areas

We anticipate paved areas will be subjected primarily to passenger vehicle and light delivery truck traffic with occasional heavy delivery truck traffic. Considering the site soils, and proposed usage, we offer the following pavement section for consideration.

FLEXIBLE (HMA) PAVEMENT SECTION – 2014 MaineDOT Standard Specs	
Pavement Layer	Material Thickness
MaineDOT 9.5 mm Hot Mix Asphalt	1 ½ inches
MaineDOT 19.0 mm Hot Mix Asphalt	2 ½ inches
MaineDOT 703.06 Aggregate Base Type A	6 inches
MaineDOT 703.06 Aggregate Subbase Type D	12 inches

The base and subbase materials should be compacted to at least 95 percent of their maximum dry density as determined by ASTM D-1557. Hot mix asphalt pavement should be compacted to 92 to 97 percent of its theoretical maximum density as determined by ASTM D-2041. A tack coat should be used between successive lifts of bituminous pavement.

It should be understood that frost penetration can be on the order of 4.5 feet in this area. In the absence of full depth excavation of frost susceptible soils below paved

areas and subsequent replacement with non-frost susceptible compacted fill, frost penetration into the subgrade will occur and some heaving and distress of pavement must be anticipated.

4.11 Design Review and Construction Testing

S.W.COLE should be retained to review the construction documents prior to bidding to determine that our earthwork, foundation and pavement recommendations have been properly interpreted and implemented.

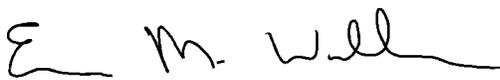
A soils and concrete testing program should be implemented during construction to observe compliance with the design concepts, plans, and specifications. S.W.COLE is available to observe earthwork activities, the preparation of foundation bearing surfaces and pavement subgrades, as well as to provide testing and IBC Special Inspection services for soils, concrete, steel, spray-applied fireproofing, structural masonry and asphalt construction materials.

5.0 CLOSURE

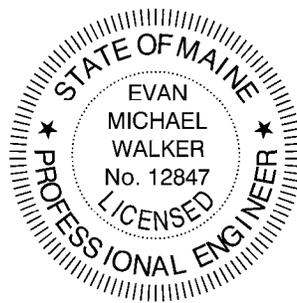
It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

Sincerely,

S. W. Cole Engineering, Inc.



Evan M. Walker, P.E.
Geotechnical Engineer



EMW:tjb

APPENDIX A

Limitations

This report has been prepared for the exclusive use of GJoris, LLC for specific application to the proposed Retail Development at 4 Business Parkway in Brunswick, Maine. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct our services in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

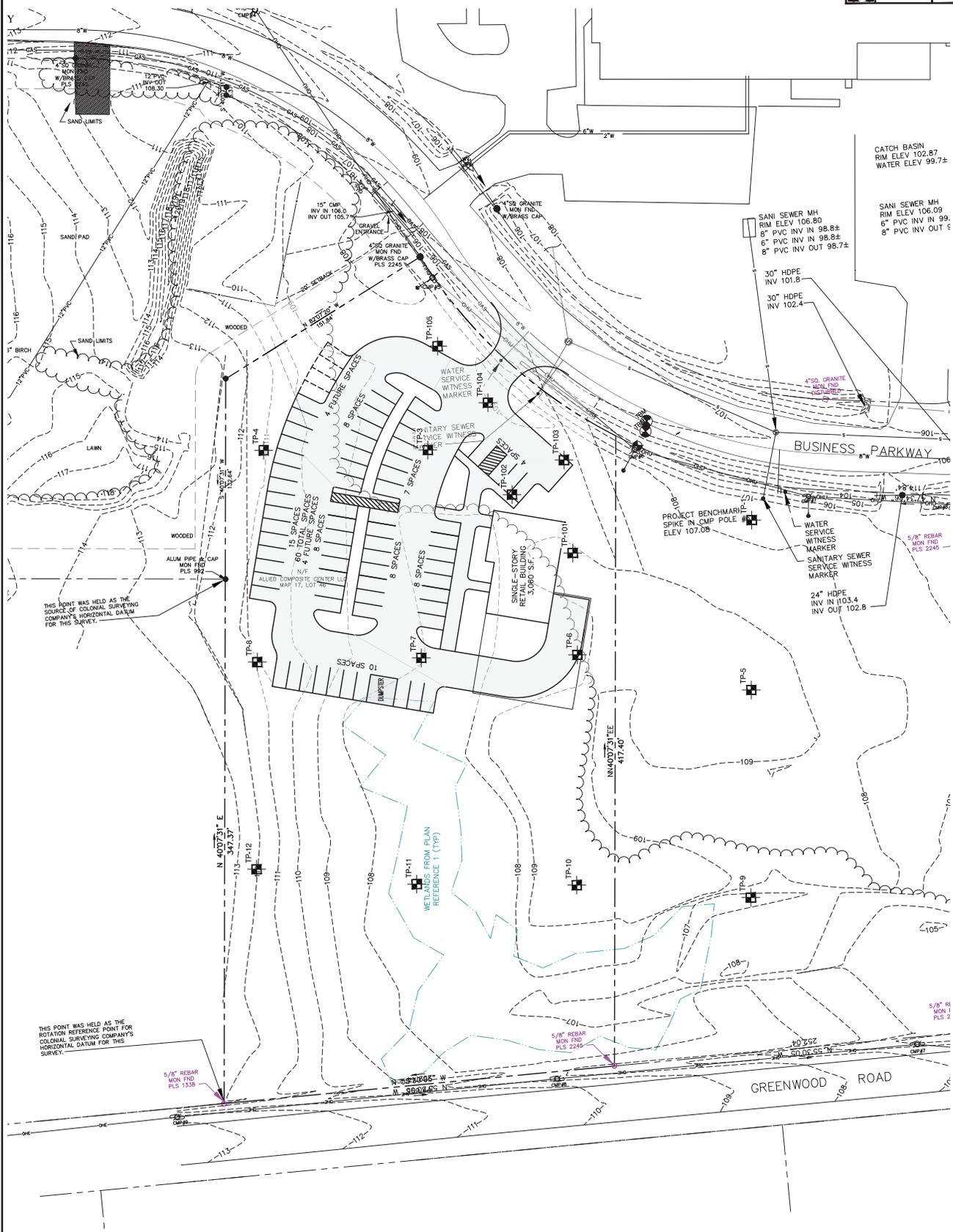
Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S.W.COLE's scope of services has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE.

APPENDIX B

Figures



LEGEND:
 [Symbol] APPROXIMATE TEST PIT LOCATION

NOTES:

1. EXPLORATION LOCATION PLAN WAS PREPARED FROM A 1"=30" SCALE PLAN OF THE SITE ENTITLED "SITE LAYOUT" DATED 08/20/19. THIS PLAN WAS RECEIVED VIA E-MAIL FROM THE ARCHITECT, THROUGH THE ARCHITECT'S OFFICE, IN THE FIELD BY MEASUREMENTS FROM EXISTING SITE FEATURES.
2. TEST PITS TP-1 AND TP-3 THROUGH TP-12 WERE LOCATED IN THE FIELD BY MEASUREMENTS FROM EXISTING SITE FEATURES.
3. TEST PITS TP-1 AND TP-3 THROUGH TP-12 WERE LOCATED IN THE FIELD BY MEASUREMENTS FROM EXISTING SITE FEATURES.
4. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S.W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT.
5. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.

SAND LIMITS
 SAND PAD
 1" BIRCH
 LAWN
 WOODED

15" CMP INV. 108.09
 4" 50 GRANITE MON FND W/ BRASS CAP PLS 2245
 4" 50 GRANITE MON FND W/ BRASS CAP PLS 2245

4" 50 GRANITE MON FND W/ BRASS CAP PLS 2245
 30" HDPE INV 101.8
 30" HDPE INV 102.4

SANI SEWER MH RIM ELEV 106.80
 6" PVC INV IN 98.82
 6" PVC INV IN 98.82
 8" PVC INV OUT 99.72

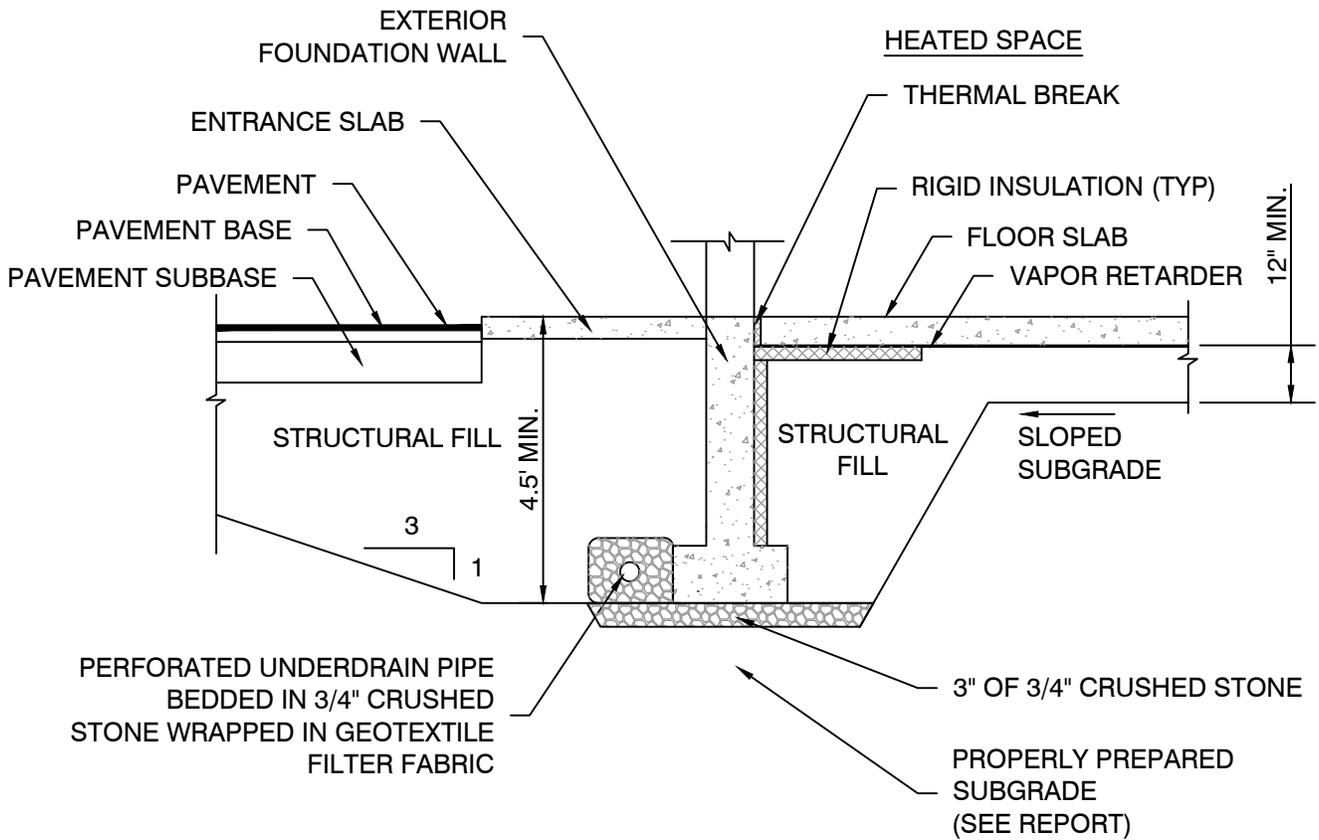
CATCH BASIN RIM ELEV 102.87
 WATER ELEV 99.72
 SANI SEWER MH RIM ELEV 106.09
 6" PVC INV IN 99.82
 8" PVC INV OUT 99.72

BUSINESS PARKWAY
 PROJECT BENCHMARK SPIKE IN CMP POLE ELEV 107.08
 WATER SERVICE WITNESS MARKER
 SANITARY SEWER SERVICE WITNESS MARKER
 24" HDPE INV IN 103.4
 INV OUT 102.8

5/8" REBAR MON FND PLS 1330
 5/8" REBAR MON FND PLS 2245
 5/8" REBAR MON FND PLS 2245

GREENWOOD ROAD
 5/8" REBAR MON FND PLS 2

THIS POINT WAS HELD AS THE SOURCE OF COLONIAL SURVEYING COMPANY'S HORIZONTAL DATUM FOR THIS SURVEY.
 THIS POINT WAS HELD AS THE ROTATION REFERENCE POINT FOR COLONIAL SURVEYING COMPANY'S HORIZONTAL DATUM FOR THIS SURVEY.



NOTE:

1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THIS REPORT.
2. DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.



S.W. COLE
ENGINEERING, INC.

GJORIS, LLC.

FOUNDATION DETAIL SKETCH

PROPOSED RETAIL DEVELOPMENT
4 BUSINESS PARKWAY
BRUNSWICK, MAINE

Job No.: 09-0019.1
Date : 01/21/2020

Scale: Not to Scale
Sheet: 2

APPENDIX C

Exploration Logs and Key



TEST PIT LOGS

PROJECT NO.: 09-0019.1

LOGGED BY: Evan Walker

CLIENT: GJoris, LLC

PROJECT: Proposed Retail Development

LOCATION: 4 Business Parkway, Brunswick, Maine

CONTRACTOR:

Ray Labbe & Sons, Inc.

EQUIPMENT:

Kobelco 70SR Excavator

TEST PIT TP-101

DATE: 1/20/2020 LOCATION: See Exploration Location Plan SURFACE ELEVATION (FT): 109' +/- COMPLETION DEPTH (FT): 5.5
 WATER LEVEL DEPTHS (FT): All Soils Damp, No Free Water Observed REMARKS:

Depth (feet)	Graphic Log	Stratum Description	H ₂ O Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Dark brown, silty SAND, with roots and organics (TOPSOIL)					
0.8		Brown, fine to medium SAND, trace to some silt					
5							

Bottom of Exploration at 5.5 feet

TEST PIT TP-102

DATE: 1/20/2020 LOCATION: See Exploration Location Plan SURFACE ELEVATION (FT): 108.5' +/- COMPLETION DEPTH (FT): 5.0
 WATER LEVEL DEPTHS (FT): All Soils Damp, No Free Water Observed REMARKS:

Depth (feet)	Graphic Log	Stratum Description	H ₂ O Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Dark brown, silty SAND, with roots and organics (TOPSOIL)					
1.2		Brown, fine to medium SAND, trace to some silt					
5							

Bottom of Exploration at 5.0 feet

TEST PIT 09-0019.1.GPJ SWCE TEMPLATE.GDT 1/21/20

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:
 Water Level
 ▽ At time of Digging
 ▼ At Completion of Digging
 ▾ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.



TEST PIT LOGS

PROJECT NO.: 09-0019.1
 LOGGED BY: Evan Walker
 CONTRACTOR:
 Ray Labbe & Sons, Inc.
 EQUIPMENT:
 Kobelco 70SR Excavator

CLIENT: GJoris, LLC
 PROJECT: Proposed Retail Development
 LOCATION: 4 Business Parkway, Brunswick, Maine

TEST PIT TP-103

DATE: 1/20/2020 LOCATION: See Exploration Location Plan SURFACE ELEVATION (FT): 108.5' +/- COMPLETION DEPTH (FT): 3.0
 WATER LEVEL DEPTHS (FT): All Soils Damp, No Free Water Observed REMARKS:

Depth (feet)	Graphic Log	Stratum Description	H ₂ O Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Dark brown, silty SAND, with roots and organics (TOPSOIL)					
1.6		Orange-brown to brown, fine to medium SAND, trace to some silt					
2.3		Brown, fine to medium SAND, some silt					

Bottom of Exploration at 3.0 feet

TEST PIT TP-104

DATE: 1/20/2020 LOCATION: See Exploration Location Plan SURFACE ELEVATION (FT): 109' +/- COMPLETION DEPTH (FT): 4.5
 WATER LEVEL DEPTHS (FT): All Soils Damp, No Free Water Observed REMARKS:

Depth (feet)	Graphic Log	Stratum Description	H ₂ O Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Dark brown, silty SAND, with roots, organics, cobble, plastic piece (FILL / TOPSOIL)					
2.0		Light brown, fine to medium SAND, trace to some silt					

Bottom of Exploration at 4.5 feet

TEST PIT 09-0019.1.GPJ SWCE TEMPLATE.GDT 1/21/20

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:
 Water Level
 ▽ At time of Digging
 ▼ At Completion of Digging
 ▾ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.



TEST PIT LOGS

PROJECT NO.: 09-0019.1
 LOGGED BY: Evan Walker
 CONTRACTOR:
 Ray Labbe & Sons, Inc.
 EQUIPMENT:
 Kobelco 70SR Excavator

CLIENT: GJoris, LLC
 PROJECT: Proposed Retail Development
 LOCATION: 4 Business Parkway, Brunswick, Maine

TEST PIT TP-105

DATE: 1/20/2020 LOCATION: See Exploration Location Plan SURFACE ELEVATION (FT): 108.5' +/- COMPLETION DEPTH (FT): 3.0
 WATER LEVEL DEPTHS (FT): All Soils Damp, No Free Water Observed REMARKS:

Depth (feet)	Graphic Log	Stratum Description	H ₂ O Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Dark brown, silty SAND, with roots and organics (TOPSOIL)					
		1.2 Orange-brown to brown, fine SAND, trace to some silt					

Bottom of Exploration at 3.0 feet

TEST PIT 09-0019.1.GPJ SWCE TEMPLATE.GDT 1/21/20

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:
 Water Level
 ▽ At time of Digging
 ▼ At Completion of Digging
 ▾ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.



TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ALLIED COMPOSITE CENTER / PRIORITY GROUP LLC
 LOCATION: BRUNSWICK INDUSTRIAL PARK, BUSINESS PARKWAY LOTS 4 AND 6

PROJECT NO. 09-0019

TEST PIT <u>TP-3</u>			
DATE: <u>1/27/2009</u>		SURFACE ELEVATION: <u>109' +/-</u>	
		LOCATION: <u>SEE SHEET 1</u>	
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
	1.0'	DARK BROWN SILT AND SAND WITH ORGANICS (TOPSOIL / FIELD AREA)	
	1.5'	BROWN TO ORANGE SILTY SAND TRACE ORGANICS	
		BROWN SAND SOME SILT	
S-1	6.5-7'	7.0'	
		BOTTOM OF EXPLORATION AT 7.0'	
COMPLETION DEPTH: <u>7.0'</u>		DEPTH TO WATER: <u>SOILS MOIST BELOW 6.5'</u> NO CAVING OBSERVED	

TEST PIT <u>TP-4</u>			
DATE: <u>2/2/2009</u>		SURFACE ELEVATION: <u>111' +/-</u>	
		LOCATION: <u>SEE SHEET 1</u>	
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
	1.0'	DARK BROWN ORGANICS (FOREST DUFF)	w = 19.7 %
		BROWN SANDY SILT WITH BROWN CLAYEY SAND AND SILT SEAMS	
S-1	4-5'		
		NOTE: SOILS APPEARED WETTER AND MORE CLAYEY WITH DEPTH	
		8.0'	
		BOTTOM OF EXPLORATION AT 8.0'	
COMPLETION DEPTH: <u>8.0'</u>		DEPTH TO WATER: <u>LIGHT SEEPAGE BELOW 7' +/-</u> NO CAVING OBSERVED	



TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ALLIED COMPOSITE CENTER / PRIORITY GROUP LLC
 LOCATION: BRUNSWICK INDUSTRIAL PARK, BUSINESS PARKWAY LOTS 4 AND 6

PROJECT NO. 09-0019

TEST PIT <u>TP-5</u>			
DATE: <u>2/2/2009</u>		SURFACE ELEVATION: <u>109' +/-</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	3.0'	DARK BROWN SILTY SAND TRACE GRAVEL WITH ASPHALT AND WOOD (UNCONTROLLED FILL)	
	4.0'	BROWN SILTY SAND WITH ORGANICS (PROBABLE RELIC TOPSOIL HORIZON)	
	5.5'	BROWN TO ORANGE SAND SOME SILT	
	9.0'	BROWN SAND TRACE SILT	
		BOTTOM OF EXPLORATION AT 9.0'	
COMPLETION DEPTH: <u>9.0'</u>		DEPTH TO WATER: <u>NO FREE WATER OBSERVED</u> <u>NO CAVING OBSERVED</u>	

TEST PIT <u>TP-6</u>			
DATE: <u>2/2/2009</u>		SURFACE ELEVATION: <u>109' +/-</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	0.4'	BROWN SILTY SAND WITH ORGANICS (FOREST DUFF SCALPED)	
	1.5'	BROWN TO ORANGE SILTY SAND TRACE ORGANICS	
	9.0'	BROWN SAND TRACE SILT	
COMPLETION DEPTH: <u>9.0'</u>		DEPTH TO WATER: <u>CAVING BELOW 5'</u> <u>SOILS APPEARED SATURATED AT 8' +/-</u>	

PROJECT/CLIENT: PROPOSED ALLIED COMPOSITE CENTER / PRIORITY GROUP LLC

 LOCATION: BRUNSWICK INDUSTRIAL PARK, BUSINESS PARKWAY LOTS 4 AND 6

 PROJECT NO. 09-0019

TEST PIT TP-7			
DATE: <u>2/2/2009</u>		SURFACE ELEVATION: <u>108' +/-</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
NO.	DEPTH		
	1.0'	DARK BROWN ORGANICS (FOREST DUFF)	
	2.0'	BROWN TO ORANGE SILTY SAND WITH SOME ORGANICS	
		BROWN SILTY SAND	
	8.0'		
S-1	8.5-9'	BROWN SILTY SAND WITH BROWN CLAYEY SILT AND SAND SEAMS	
	9.0'	BOTTOM OF EXPLORATION AT 9.0'	w = 27.1 %
COMPLETION DEPTH: <u>9.0'</u>		HOLE LEFT OPEN FOR 1-HOUR DEPTH TO WATER: <u>CAVING BELOW 3'</u> WATER AT 5.7'	

TEST PIT TP-8			
DATE: <u>2/2/2009</u>		SURFACE ELEVATION: <u>111' +/-</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
NO.	DEPTH		
	1.0'	DARK BROWN ORGANICS (FOREST DUFF)	
	2.0'	BROWN SILTY SAND WITH ORGANICS	
		BROWN SILTY SAND WITH BROWN CLAYEY SILT AND SAND SEAMS	
	8.0'		
S-1	7-7.5'		
		BOTTOM OF EXPLORATION AT 8.0'	
COMPLETION DEPTH: <u>8.0'</u>		DEPTH TO WATER: <u>MINOR SEEPAGE AND CAVING OBSERVED BELOW 5' +/-</u>	



TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ALLIED COMPOSITE CENTER / PRIORITY GROUP LLC

LOCATION: BRUNSWICK INDUSTRIAL PARK, BUSINESS PARKWAY LOTS 4 AND 6

PROJECT NO. 09-0019

TEST PIT <u>TP-9</u>					
DATE: <u>2/2/2009</u>		SURFACE ELEVATION: <u>107' +/-</u>		LOCATION: <u>SEE SHEET 1</u>	
SAMPLE		DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	
NO.	DEPTH				
		1.8'	DARK BROWN ORGANICS (FOREST DUFF)	AN ADDITIONAL SHALLOW TEST PIT WAS PERFORMED 20' TOWARD TP-5 IN AREA WHERE MAN-MADE ELEVATION CHANGE WAS OBSERVED - ORGANICS 3.5- FEET THICK (UNCONTROLLED FILL) - FOLLOWED APPROXIMATELY 20- FEET WEST WHERE IT APPEARED TO TAPER TO TYPICAL 1.5-FOOT SECTION.	
		4.5'	BROWN SILTY SAND		
		8.0'	BROWN SAND TRACE SILT		
			BOTTOM OF EXPLORATION AT 8.0'		
COMPLETION DEPTH: <u>8.9'</u>		DEPTH TO WATER: <u>MODERATE SEEPAGE AND CAVING OBSERVED BELOW 6' +/-</u>			

TEST PIT <u>TP-10</u>					
DATE: <u>2/2/2009</u>		SURFACE ELEVATION: <u>109' +/-</u>		LOCATION: <u>SEE SHEET 1</u>	
SAMPLE		DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	
NO.	DEPTH				
		0.8'	DARK BROWN ORGANICS (FOREST DUFF)		
		2.0'	BROWN SILTY SAND SOME ORGANICS (UNCONTROLLED FILL)		
S-1	1-2'				
		3.3'	DARK BROWN SILTY SAND WITH ORGANICS (PROBABLE RELIC TOPSOIL HORIZON)		
		5.5'	BROWN TO ORANGE SILTY SAND TRACE ORGANICS IN UPPER PORTION OF STRATA		
		7.0'	BROWN SILTY SAND WITH BROWN CLAYEY SILT AND SAND SEAMS		
S-2	7-8'				
		9.5'	GRAY FINE SAND TRACE SILT		
			BOTTOM OF EXPLORATION AT 9.5'		
COMPLETION DEPTH: <u>9.5'</u>		DEPTH TO WATER: <u>NO SEEPAGE OBSERVED NO CAVING OBSERVED</u>			



TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ALLIED COMPOSITE CENTER / PRIORITY GROUP LLC
 LOCATION: BRUNSWICK INDUSTRIAL PARK, BUSINESS PARKWAY LOTS 4 AND 6

PROJECT NO. 09-0019

TEST PIT <u>TP-11</u>			
DATE: <u>2/2/2009</u>		SURFACE ELEVATION: <u>108' +/-</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	1.5'	DARK BROWN ORGANICS (FOREST DUFF)	
	7.5'	BROWN SILTY SAND WITH OCCASIONAL BROWN CLAYEY DEPOSITS	
	8.0'	BROWN CLAYEY SILT AND SAND SEAM	
	9.0'	BROWN SILTY SAND	
		BOTTOM OF EXPLORATION AT 9.0'	
COMPLETION DEPTH: <u>9.0'</u>		DEPTH TO WATER: <u>MINOR SEEPAGE AND CAVING OBSERVED BELOW 8' +/-</u>	

TEST PIT <u>TP-12</u>			
DATE: <u>2/2/2009</u>		SURFACE ELEVATION: <u>112' +/-</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	1.0'	DARK BROWN ORGANICS (FOREST DUFF)	
	2.0'	BROWN SILTY SAND WITH ORGANICS	
	5.0'	BROWN SILTY SAND	
		BROWN SILTY SAND WITH CLAYEY SILT AND SAND SEAMS	
S-1	8-9'		
	10.0'	BOTTOM OF EXPLORATION AT 10.0'	
COMPLETION DEPTH: <u>10.0'</u>		DEPTH TO WATER: <u>MINOR SEEPAGE AND CAVING OBSERVED BELOW 5' +/-</u>	

KEY TO NOTES & SYMBOLS

Test Boring and Test Pit Explorations

Stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q _u	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S _v	-	field vane shear strength, kips/sq. ft.
L _v	-	lab vane shear strength, kips/sq. ft.
q _p	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W _L	-	liquid limit - Atterberg test
W _P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ _T	-	total soil weight
γ _B	-	buoyant soil weight

Description of Proportions:

Trace:	0 to 5%
Some:	5 to 12%
“Y”	12 to 35%
And	35+%
With	Undifferentiated

Description of Stratified Soils

Parting:	0 to 1/16” thickness
Seam:	1/16” to 1/2” thickness
Layer:	½” to 12” thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

REFUSAL: Test Boring Explorations - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

APPENDIX D

Laboratory Test Results

Project Name BRUNSWICK ME - PROPOSED ALLIED COMPOSITE CENTER -
PRELIMINARY GEOTECHNICAL ENGINEERING SERVICES

Project Number 09-0019

Client

Lab ID 10181G

Date Received 2/11/2009

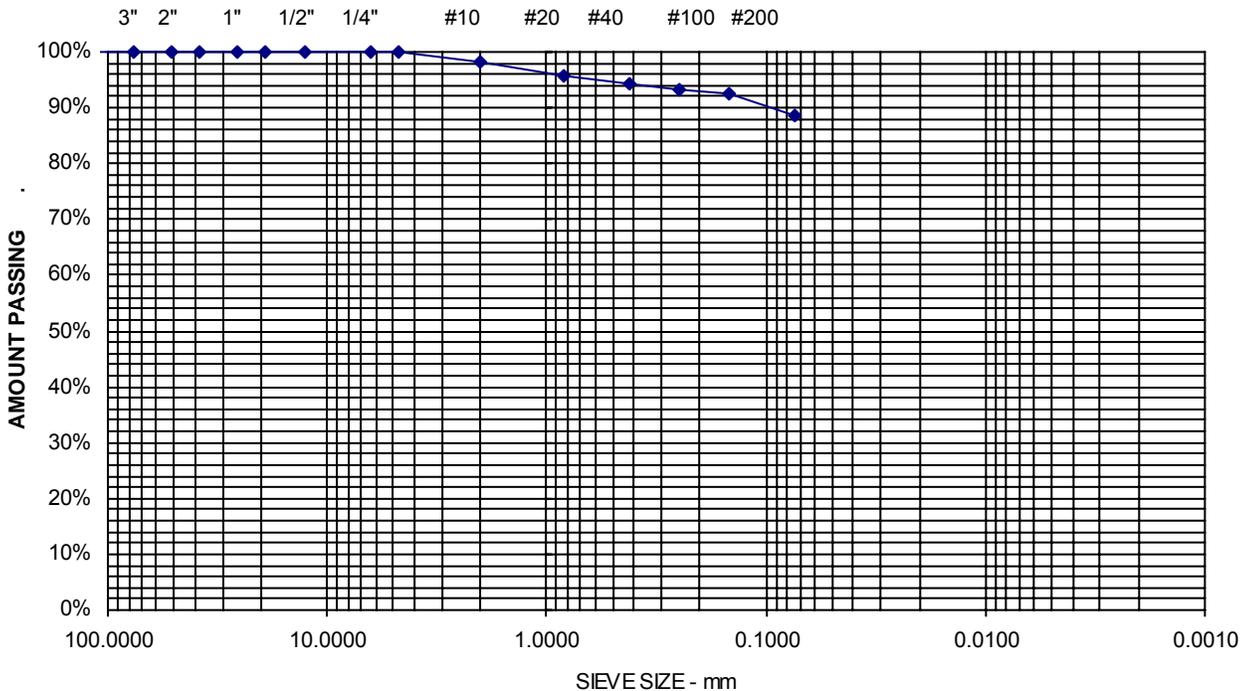
Date Complete 2/12/2009

Material Source TP-4 S-1 4.0-5.0

Tested By JUSTIN BISSON

<u>STANDARD DESIGNATION (mm/μm)</u>	<u>SIEVE SIZE</u>	<u>AMOUNT PASSING (%)</u>	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	100	
19.0 mm	3/4"	100	
12.5 mm	1/2"	100	
6.3 mm	1/4"	100	
4.75 mm	No. 4	100	0.1% Gravel
2.00 mm	No. 10	98	
850 μm	No. 20	96	
425 μm	No. 40	94	11.2% Sand
250 μm	No. 60	93	
150 μm	No. 100	92	
75 μm	No. 200	88.8	88.8% Fines

BROWN SANDY SILT WITH CLAYEY SAND AND SILT SEAMS



January 28, 2020

Mr. Randy Illian, P.E.
 MaineDOT Region 1 Traffic Engineer
 51 Pleasant Hill Road
 Scarborough, ME 04074

**RE: TRIP GENERATION AND PERMITTING NEEDS FOR 4 BUSINESS PARKWAY,
 BRUNSWICK**

Dear Randy,

This is written to summarize trip generation analysis performed for a proposed new building to be located at 4 Business Parkway in Brunswick, Maine and to determine if any state permitting will be required. It is understood that the proposed building will be 3,100 square feet (SF) in size and it will be utilized for marijuana sales.

TRIP GENERATION ANALYSIS

The number of trips to be generated by the proposed new retail marijuana facility was estimated utilizing the most recent Institute of Transportation Engineers (ITE) "Trip Generation" 10th edition report. This newest edition is based upon the largest and most current database and is considered to be the best information regarding current trip making. Land use code (LUC 882) – Marijuana Dispensary was utilized on the basis of 3,060 SF. It is important to note that this land use code is not provided in any older editions. The results are presented below:

<u>Time Period</u>	<u>ITE TRIP GENERATION</u> <u>One-way Trip-ends</u>
Daily	784
AM Peak Hour – Adjacent Street	32
Entering	17
Exiting	15
AM Peak Hour – Generator	65
Entering	34
Exiting	31

<u>Time Period</u>	<u>One-way Trip-ends</u>
PM Peak Hour – Adjacent Street	68
Entering	34
Exiting	34
PM Peak Hour – Generator	93
Entering	46
Exiting	47
Saturday	804
Saturday Peak Hour	113
Entering	57
Exiting	56

As shown in the above table, based upon the ITE data, the facility is expected to generate 65 one-way trips during their AM peak hour, 93 one-way trips during their PM peak hour and 113 during their Saturday peak hour.

EXISTING TMP

The Town of Brunswick was issued a Traffic Movement Permit (TMP) by the Maine Department of Transportation (MaineDOT) for the Brunswick Industrial Park Expansion on 4/18/2003. This TMP was granted for the five additional light industrial lots located on Business Parkway. The TMP was issued for 167 AM peak hour trips and 184 PM peak hour trips. A copy of that TMP is attached for your reference.

EXISTING TRAFFIC VOLUMES

In order to determine existing trip levels, traffic counts were conducted at the intersection of Business Parkway, Industrial Parkway and Bibber Parkway. All trips entering and exiting Business Parkway (the business park expansion area) were recorded during the weekday AM (7:00 – 9:00) and PM (3:00 – 6:00) peak hour periods. The AM counts were conducted on January 9, 2020 while the PM counts were performed on January 8, 2020. The AM peak hour occurred from 8:00 – 9:00 while the PM peak hour occurred from 4:00 – 5:00. The count records are attached to this memorandum. The counts were seasonally adjusted to reflect the higher summer trip generation in Maine utilizing MaineDOT group mean factors. Based upon the count results, factored to peak summer conditions, the business park expansion is currently generating 56 one-way trips in the AM peak hour and 38 during the PM peak hour.

PERMITTING REQUIREMENTS

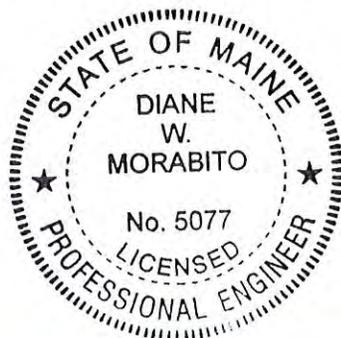
The existing measured trips are combined with the projected trips of the proposed marijuana sales facility in the following table:

<u>Time Period</u>	<u>Proposed Facility</u>	<u>Existing Trips</u>	<u>Total Trips</u>
AM Peak Hour – Adjacent Street	32	56	88
AM Peak Hour – Generator	65	56	121
PM Peak Hour – Adjacent Street	68	38	106
PM Peak Hour – Generator	93	38	131
Saturday Peak Hour	113	---	---

As seen above, the projected trips for the proposed marijuana sales facility, when combined with the existing peak summer trips for the business park expansion, will be 121 for the weekday AM peak hour and 131 for the PM peak hour. These trips are well within the 167 AM and 184 PM permitted trips of the TMP. Additionally, it is important to note that a new TMP would not be required until the trips exceed the permitted trips by 100. Hence, a new TMP would not be required for the business park expansion until expected trips reach 267 AM or 284 PM trips.

While the TMP did not specify a Saturday trip level, light industrial uses typically generate approximately 12 % of weekday peak hour trips during their Saturday peak hour, based upon ITE data, resulting in an estimated permitted Saturday peak hour trips of 21. Hence, the proposed Saturday trip generation, assuming 7 existing trips and 113 for the proposed facility should be within the allowed 121 (21 permitted plus 100 trip allowance), before a new or modified TMP is required.

Please review this analysis and let me know if you concur that neither a new or modified TMP is required for the proposed building at 4 Business Parkway in Brunswick. As always, let me know if you have any questions regarding this analysis or if you need any additional information.



Sincerely,



Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering



APR 25 2003

JOHN ELIAS BALDACCI

DAVID A. COLE
COMMISSIONER

Applicant: Town of Brunswick
Project Location: Northeast quadrant of Greenwood Road and Industrial Parkway, Brunswick
Project: Brunswick Industrial Park Expansion
Identification #: Div. 05-00026-A-N
Traffic Engineer: Gorrill-Palmer Consulting Engineers, Inc.

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of the Department's Regulations, the Department of Transportation has considered the application of the Town of Brunswick with supportive data, agency review and other related materials on file.

PROJECT DESCRIPTION

The applicant proposes to construct a 5 lot light industrial subdivision. The proposed development is expected to generate 167 a.m. peak hour trips and 184 p.m. peak hour trips.

Findings

Based on the review of the files and related information, the Department approves the Traffic Movement Permit application of the Town of Brunswick, subject to the following conditions.

On Site Mitigation

Overhead lighting shall be provided to illuminate the intersection with the Industrial Parkway. Overhead lighting shall have an average of 0.6 to 1.0 foot candles, with the maximum to minimum lighting ration of not more than 10:1 and an average to minimum light level of not more than 4:1.

If any of the supporting data or representations for which this permit is based changes in any way or is found to be incorrect/inaccurate, the applicant shall request in writing from the MDOT a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and approval and additional mitigation as a result of those changes may be required at the expense of the applicant.

By:

Bruce A. Ibarguen, P.E.
State Traffic Engineer

Date: 4/18/03



PRINTED ON RECYCLED PAPER

Maine Traffic Resources

40 Forest Falls Drive, Suite 2

Yarmouth, Maine 04096

www.mainetrafficresources.com

Title: Industrial, Bibber & Business Parkways
 Town: Brunswick
 Counter: JAM
 Weather: Sun/clouds

File Name : BrunswickBusParkway2020AM
 Site Code : 13132223
 Start Date : 1/9/2020
 Page No : 1

Groups Printed- Passenger Cars - Light Trucks - Heavy Trucks

Start Time Factor	Industrial Parkway From North					Business Parkway From East					Industrial Parkway From South					Bibber Parkway From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	2	3	3	0	8	1	0	0	0	1	0	4	2	0	6	0	0	0	0	0	15
07:15 AM	2	2	4	0	8	1	0	0	0	1	2	5	6	0	13	2	0	2	0	4	26
07:30 AM	8	2	3	0	13	1	0	0	0	1	4	6	8	0	18	1	0	2	0	3	35
07:45 AM	9	4	5	0	18	2	0	0	0	2	5	2	9	0	16	1	0	2	0	3	39
Total	21	11	15	0	47	5	0	0	0	5	11	17	25	0	53	4	0	6	0	10	115
08:00 AM	2	3	3	0	8	4	0	0	0	4	3	8	7	0	18	1	0	3	0	4	34
08:15 AM	5	2	3	0	10	0	0	0	0	0	1	12	2	0	15	1	0	2	0	3	28
08:30 AM	4	4	6	0	14	2	1	1	0	4	4	6	3	0	13	5	0	1	0	6	37
08:45 AM	4	9	8	0	21	2	0	1	0	3	5	2	2	0	9	0	1	5	0	6	39
Total	15	18	20	0	53	8	1	2	0	11	13	28	14	0	55	7	1	11	0	19	138
Grand Total	36	29	35	0	100	13	1	2	0	16	24	45	39	0	108	11	1	17	0	29	253
Apprch %	36	29	35	0		81.2	6.2	12.5	0		22.2	41.7	36.1	0		37.9	3.4	58.6	0		
Total %	14.2	11.5	13.8	0	39.5	5.1	0.4	0.8	0	6.3	9.5	17.8	15.4	0	42.7	4.3	0.4	6.7	0	11.5	
Passenger Cars	35	29	34	0	98	13	1	2	0	16	24	45	39	0	108	10	1	11	0	22	244
% Passenger Cars	97.2	100	97.1	0	98	100	100	100	0	100	100	100	100	0	100	90.9	100	64.7	0	75.9	96.4
Light Trucks	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1	0	6	0	7	8
% Light Trucks	0	0	2.9	0	1	0	0	0	0	0	0	0	0	0	0	9.1	0	35.3	0	24.1	3.2
Heavy Trucks	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Heavy Trucks	2.8	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.4

4
7
9
13

10
5
14
17

46

Gr. I = 1.03 / .85 = 1.21

46 x 1.21 = 56

Maine Traffic Resources

40 Forest Falls Drive, Suite 2

Yarmouth, Maine 04096

www.mainetrafficresources.com

Title: Industrial, Business & Bibber Parkways
 Town: Brunswick
 Counter: JAM
 Weather: Sun/clouds

File Name : BrunswickBusParkway2020PM
 Site Code : 13132222
 Start Date : 1/8/2020
 Page No : 1

Groups Printed- Passenger Cars - Light Trucks - Heavy Trucks

Start Time Factor	Industrial Parkway From North					Business Parkway From East					Industrial Parkway From South					Bibber Parkway From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
03:00 PM	1	7	4	0	12	2	0	2	0	4	0	4	2	0	6	3	0	2	0	5	27
03:15 PM	4	1	4	0	9	1	0	0	0	1	1	2	0	0	3	3	0	5	0	8	21
03:30 PM	3	6	1	0	10	2	0	5	0	7	1	1	1	0	3	6	0	3	0	9	29
03:45 PM	0	7	1	0	8	3	0	0	0	3	0	1	5	0	6	0	0	2	0	2	19
Total	8	21	10	0	39	8	0	7	0	15	2	8	8	0	18	12	0	12	0	24	96
04:00 PM	1	7	1	0	9	4	0	3	0	7	1	6	2	0	9	4	1	5	0	10	35
04:15 PM	2	4	3	0	9	2	0	1	0	3	1	3	1	0	5	4	0	5	0	9	26
04:30 PM	1	4	2	0	7	2	0	2	0	4	1	2	1	0	4	6	0	15	0	21	36
04:45 PM	2	7	1	0	10	4	0	1	0	5	1	1	1	0	3	6	0	5	0	11	29
Total	6	22	7	0	35	12	0	7	0	19	4	12	5	0	21	20	1	30	0	51	126
05:00 PM	3	4	0	0	7	8	0	2	0	10	0	1	2	0	3	3	0	8	0	11	31
05:15 PM	0	3	1	0	4	4	0	2	0	6	0	1	2	0	3	3	0	4	0	7	20
05:30 PM	1	2	2	0	5	4	0	1	0	5	0	0	0	0	0	3	0	1	0	4	14
05:45 PM	1	1	1	0	3	3	0	0	0	3	0	3	2	0	5	0	0	2	0	2	13
Total	5	10	4	0	19	19	0	5	0	24	0	5	6	0	11	9	0	15	0	24	78
Grand Total	19	53	21	0	93	39	0	19	0	58	6	25	19	0	50	41	1	57	0	99	300
Apprch %	20.4	57	22.6	0		67.2	0	32.8	0		12	50	38	0		41.4	1	57.6	0		
Total %	6.3	17.7	7	0	31	13	0	6.3	0	19.3	2	8.3	6.3	0	16.7	13.7	0.3	19	0	33	
Passenger Cars	18	53	21	0	92	39	0	19	0	58	6	23	16	0	45	39	1	48	0	88	283
% Passenger Cars	94.7	100	100	0	98.9	100	0	100	0	100	100	92	84.2	0	90	95.1	100	84.2	0	88.9	94.3
Light Trucks	1	0	0	0	1	0	0	0	0	0	0	2	2	0	4	0	0	6	0	6	11
% Light Trucks	5.3	0	0	0	1.1	0	0	0	0	0	0	8	10.5	0	8	0	0	10.5	0	6.1	3.7
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2	0	3	0	5	6
% Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	5.3	0	2	4.9	0	5.3	0	5.1	2

8
9
4
10
7
7
7
7
10
7
7
4
86 ✓

Gr. I = 1.03 / .85 = 1.21

31 x 1.21 = 38

April 16, 2020

Mr. Stephen Landry
State Traffic Engineer
MaineDOT
16 State House Station
Augusta, ME 04333-0016

**RE: ADDITIONAL ITE TRIP GENERATION FOR 4 BUSINESS PARKWAY IN
BRUNSWICK**

INTRODUCTION

This is written to summarize additional trip generation analysis you requested according to ITE for a proposed new building to be located at 4 Business Parkway in Brunswick. The Town of Brunswick was issued a Traffic Movement Permit (TMP) for the Brunswick Industrial Park Expansion on 4/18/2003. This TMP was granted for the five additional light industrial lots located on Business Parkway. The TMP was issued for 167 AM peak hour trips and 184 PM peak hour trips. It is understood two lots were later combined into one lot so there are only four lots today.

Two of the four lots have been developed to date. Those developments are as follows according to information obtained from Sitelines:

Lot 1 – Two Buildings

- Bowdoin Storage (currently being used to store Bowdoin art): 33,604 S.F.
- Times Record (office space): 7,008 S.F.
- Guardian Pharmacy of Maine (office space): 7,008 S.F.
- Storage for Bowdoin Dining – 4,320 S.F.

Lot 4

- Marijuana Cultivation Facility – 28,082 S.F. with six (6) employees

ITE TRIP GENERATION ANALYSIS

The number of trips generated by these existing developments was estimated utilizing the most recent Institute of Transportation Engineers (ITE) “Trip Generation” 10th edition report. This newest edition is based upon the largest and most current database and is considered to be the best information regarding current trip making. It was estimated using the following land use codes (LUCs) on the noted bases:

- LUC 710 – General Office - 14,016 S.F.
- LUC 150 – Warehousing - 37,924 S.F.

Additionally, the existing marijuana cultivation facility was estimated utilizing general office on the basis of the six (6) employees since it would be expected to function like an office with employees arriving in the morning and departing in the late afternoon/evening since there are no ITE agricultural codes. The results are summarized below:

<u>Time Period</u>	ITE TRIP GENERATION (one-way trips)			
	<u>Offices</u>	<u>Warehouse</u>	<u>Grow Facility</u>	<u>Total</u>
AM Peak Hour – Adjacent Street	16	6	2	24
AM Peak Hour – Generator	21	8	3	32
PM Peak Hour – Adjacent Street	16	7	2	25
PM Peak Hour – Generator	20	9	3	32
Saturday Peak Hour	7	2	1	10

As shown in the above table, based upon the most current ITE data, the existing businesses within the park expansion are expected to generate 32 one-way trips during their AM peak hour, 32 trips during their PM peak hour and 10 during the Saturday peak hour.

ACTUAL COUNTED VOLUMES

The above ITE trips are compared to the actual counted volumes, previously detailed in my January 28th, 2020 memorandum, in the following table:

<u>Time Period</u>	<u>Counted Trips</u>	<u>ITE Trips</u>
AM Peak Hour – Adjacent Street	56	24
AM Peak Hour – Generator	56	32
PM Peak Hour – Adjacent Street	38	25
PM Peak Hour – Generator	38	32
Saturday Peak Hour	---	10

As seen above, the counted volumes (which had been factored up for seasonal adjustment), which the previous analysis was based upon, are higher than the ITE estimates. Hence, the previous analysis showing that the trips were within permitted levels, based upon actual counts, was conservative in comparison to ITE.

As always, let me know if you need any additional information or if you have any questions.



Sincerely,

A handwritten signature in black ink that reads "Diane W. Morabito".

Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

DEPARTMENT ORDER

927.9
[Signature]

IN THE MATTER OF

TOWN OF BRUNSWICK) SITE LOCATION OF DEVELOPMENT
Brunswick, Cumberland County)
INDUSTRIAL PARK - ADD FOUR LOTS)
L-6773-39-L-A (approval)) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S.A. Sections 481 et seq., the Department of Environmental Protection has considered the application of the TOWN OF BRUNSWICK with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

PROJECT DESCRIPTION:

A. History of Project: In Board Order #39-6773-05030, dated September 10, 1980, the Board granted conditional approval for the development of the Brunswick Industrial Park Phase I, a 14-lot commercial subdivision on a 60.7-acre parcel of land. The Board modified several conditions of approval and the Department approved a number of modifications and amendments to the project in subsequent Orders.

B. Summary: The applicant proposes to create a four-lot commercial subdivision on an approximately 20.6-acre parcel of land adjacent to the existing Brunswick Industrial Park. The lots will range in size from 2.1 to 9.8 acres. Lot 1 is anticipated to be the site of an office and production facility for the Brunswick Times Record. The proposed project is shown on a set of twelve plans, the first of which is entitled "Industrial Park Expansion - Business Parkway," prepared by Sitelines, and dated June 6, 2002, with a last revision date on any sheet of June 27, 2003. The project site is located at the end of Industrial Park Road, between Church Road and Greenwood Road, in the Town of Brunswick, Maine, and is otherwise known as a portion of Brunswick tax map 17, Lot 22.

The proposed project will result in the filling of approximately 2,085 square feet of forested freshwater wetland to construct the access road. This amount of wetland alteration is exempt from review under the Natural Resources Protection Act. The development of Lot 1 will not result in any wetland alteration.

C. Current Use of Site: The site of the proposed project is predominantly undeveloped fields and woods. The prior owner, a lumber company, used portions of the property for product storage and wood chip and sawdust piles.

Post-It [®] Fax Note	7671
From	DPB
To/Dept.	
Phone #	
Fax #	285-1114
Date	
Pages	10

2. FINANCIAL CAPACITY:

The total cost of the project is estimated to be \$300,000. The applicant submitted a letter from its town manager, dated September 5, 2003, stating that the town currently has an agreement to sell Lot 1 for 400,000, which the applicant intends to use to cover the costs of constructing the proposed roadway and infrastructure.

The Department finds that the applicant has demonstrated adequate financial capacity to comply with Department standards.

3. TECHNICAL ABILITY:

The applicant successfully permitted and developed the existing industrial park. The applicant also retained the services of Sitelines, a professional engineering firm, to assist in the design and engineering of the project.

The Department finds that the applicant has demonstrated adequate technical ability to comply with Department standards.

4. NOISE:

The proposed project does not fall within the category of developments producing minor noise impacts as identified in the Department's Rules, Chapter 375. The proposed project site is located within a commercial district and the uses allowed in this district will be consistent with other existing commercial uses in the surrounding area.

The Department finds that the applicant has made adequate provision for the control of excessive environmental noise from the proposed project.

5. SCENIC CHARACTER:

The proposed project site is located in an urban commercial area adjacent to the existing industrial park. A residential area abuts the southerly boundary line along Greenwood Road. Wooded buffers of 100 feet or more in width are incorporated into the project design that will help to screen the project from portions of the surrounding residential area. The applicant proposes to maintain and enhance a vegetated buffer strip to visually screen development on Lots 3 and 4 as described in Finding 7.

Based on the project's location and design, the Department finds that the proposed project will not have an unreasonable adverse effect on the scenic character of the surrounding area.

6. WILDLIFE AND FISHERIES:

The Maine Department of Inland Fisheries & Wildlife (MDIFW) reviewed the proposed project. In its comments, MDIFW stated that it found no records of any essential or significant wildlife habitats, or other wildlife habitats of special concern associated with this site. No specific fisheries concerns were identified, although a fisheries biologist from MDIFW recommended the inclusion of a 100-foot wide undisturbed buffer strip adjacent to the stream/pond complex on the southerly portion of the project site. Department staff visited the site to view the 100 foot wide buffer strip proposed by the applicant in response to MDIFW's comments. Portions of the proposed buffer area are currently mowed. The applicant agreed to cease mowing these areas to allow natural vegetation to colonize them. The Final Subdivision Plan, last revised August 29, 2003, depicts the 100 foot wide buffer strip and includes a statement that it shall remain undisturbed.

The Department finds that the applicant has made adequate provision for the protection of wildlife and fisheries.

7. HISTORIC SITES:

The Maine Historic Preservation Commission (MHPC) reviewed the proposed project and requested additional information related to structures existing on or adjacent to the project site. MHPC reviewed the additional information submitted by the applicant relating to an adjacent house and concluded that the house is potentially eligible for inclusion on the National Register of Historic Places. In response to MHPC's concerns that the proposed project could adversely affect this potential historic site, the applicant widened the proposed vegetated visual buffer to 50 feet from the edge of Greenwood Road. A portion of the vegetated area on Lot 4 is currently less than 50 feet wide. The applicant submitted a letter stating that it intends to maintain the 50 foot wide buffer strip adjacent to Lots 3 and 4 as a visual screen, and it intends to enhance the buffer on Lot 4 with a mixture of indigenous shrubs and conifers to achieve the 50 foot width. This buffer is shown on the plan sheet entitled "Subdivision Plan Amendment 1 Industrial Park Expansion," as revised August 29, 2003. MHPC subsequently stated that, with the visual buffers proposed by the applicant, the project will have no effect upon any structure or site of historic, architectural, or archaeological significance as defined by the National Historic Preservation Act of 1966.

The Department finds that, with the visual buffers proposed by the applicant, the proposed development will not have an adverse effect on the preservation of any historic sites on or near the development site

8. UNUSUAL NATURAL AREAS:

The Maine Natural Areas Program database does not contain any records documenting the existence of rare or unique botanical features on the project site and, as discussed in

Finding 6. MDIFW did not identify any unusual wildlife habitats located on the project site.

The Department finds that the proposed development will not have an adverse effect on unusual natural areas either on or near the development site.

9. BUFFER STRIPS:

A 100-foot wide undisturbed buffer strip will be maintained between any disturbance associated with the proposed project and the upland edge of the stream-associated wetlands of the stream/pond complex on the southern portion of the site as discussed in Finding 6. Restrictions on the use of this buffer strip will be incorporated into the deeds for the affected lots (Lots 1 and 4). Additional visual buffer strips will be maintained and enhanced as described in Finding 7.

The Department finds that the applicant has made adequate provision for buffer strips.

10. SURFACE WATER QUALITY:

The proposed project is not located within the watershed of a lake or great pond. No discharges to surface waters are proposed other than stormwater.

The proposed project includes 8.11 acres of new impervious area that will ultimately discharge to an existing pond and stream complex on the southeasterly side of the project site. Because of the project's location and size, stormwater runoff from the project site must be treated to meet the sliding scale total suspended solids (TSS) standard outlined in Chapter 500 of the Department Rules. The applicant proposes to remove 99 percent of TSS from the project's stormwater runoff.

As discussed in Finding 11, the applicant's proposed stormwater management system was reviewed by, and revised in response to, comments from the Division of Watershed Management (DWM) of the Bureau of Land and Water Quality (BLWQ). Specific aspects of the system, including measures to protect water quality, are further discussed in Finding 11.

Based on the stormwater management system's design and DWM's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the stormwater quality standards contained in Department Rules, Chapter 500 and to ensure that the project will not have an unreasonable adverse impact on surface water quality.

11. SOILS:

The applicant submitted a high intensity soil survey map and report prepared by Albert Frick Associates, Inc. and dated December 16, 2002. The applicant also submitted a report entitled "Geotechnical Investigation - Proposed New Roadway and Detention

Pond," prepared by Summit Geoengineering Services. Both of these reports were based on the soils found at the project site. These reports were prepared by a certified soils scientist and a registered professional engineer, respectively, and were reviewed by staff from the Division of Environmental Assessment (DEA) of the BLWQ, which commented that the soils appear to be suitable for the intended use.

The Department finds that, based on these reports and DEA's review, the soils on the project site present no limitations to the proposed project that cannot be overcome through standard engineering practices.

12. STORMWATER MANAGEMENT:

The project site is very flat with slopes ranging from 0 to 5 percent. Several isolated wetland pockets are located on the site in natural depressions.

The applicant is proposing to utilize a stormwater management system consisting of an infiltration basin that is sized to accommodate post construction runoff from each of the four lots. Road ditches and drainage swales located along each lot will transport runoff from impervious areas to the basin. The system is based on estimates of pre- and post-development stormwater runoff flows obtained by using the methodology outlined in Technical Release #20, U.S.D.A., Soil Conservation Service, and results in the infiltration of stormwater from 24-hour storms of 2-, 10-, and 25-year frequency. The post-development peak flow from the site will not exceed the pre-development peak flow from the site and the peak flow of the receiving water will not be increased as a result of stormwater runoff from the development site.

The stormwater management system proposed by the applicant was reviewed by, and revised in response to, comments from the DWM. In its comments, the DWM stated that the proposed system complies with Department standards for stormwater management. The applicant will maintain the stormwater management system in accordance with the maintenance plan dated March 15, 2003 and submitted with the application.

Based on the system's design and DWM's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the stormwater quantity standards for: (1) peak flow from the site and peak flow of the receiving waters; (2) grading or other construction activity; (3) channel limits and runoff areas; (4) detention basins; (5) maintenance; (6) discharge to freshwater or coastal wetlands; and (7) level spreaders.

13. EROSION AND SEDIMENTATION CONTROL:

The applicant submitted an Erosion and Sedimentation Control Plan as Section 14 of the application. This plan and plan sheets containing erosion control details were reviewed by, and revised in response to the comments of the DWM. Erosion control details will be included on the final construction plans and the erosion control narrative will be included in the project specifications to be provided to the construction contractor.

The Department finds that the applicant has made adequate provision to control erosion and sedimentation.

14. GROUNDWATER:

The project site is not located over a mapped sand and gravel aquifer. The proposed project does not propose any withdrawal from the groundwater. The applicant proposes to direct stormwater runoff from the proposed project into an infiltration basin as described in Finding 11. DEA reviewed the proposed stormwater infiltration system and commented that, because of the high permeability of the subsoils, the applicant must install a groundwater monitoring well downgradient of the proposed infiltration basin, approximately halfway between the basin and the upland edge of the wetland. The well must be screened in the shallow aquifer at a depth sufficiently shallow to monitor the uppermost part of the saturated zone throughout the year. The well must be installed as soon as practical to obtain pre-construction groundwater quality data. The applicant agreed to install this well.

The well must be monitored on a quarterly basis for field parameters (pH, temperature, specific conductance, and dissolved oxygen), sodium, chloride, and zinc. Sampling must commence upon occupancy of the first lot. The applicant must also obtain one background screen for diesel-range and gasoline-range organics. All sampling reports must be submitted on a quarterly basis to the BLWQ. Prior to occupancy of the first lot sold in the subdivision expansion, the applicant must submit a report and accompanying plan describing the location of the well and details of its installation, and the results of the background screen, to the BLWQ for review and approval.

Lot 1 will be occupied by the Brunswick Times Record. This newspaper office and production facility will store printing and other chemicals and will be formulating a Spill Prevention, Control and Countermeasures (SPCC) Plan for Lot 1. Prior to occupancy of Lot 1 and prior to the storage of any potential contaminants on the site, the applicant must submit the SPCC Plan to the BLWQ for review and approval. In addition, an SPCC Plan must be submitted to the BLWQ for review and approval prior to the occupancy of any other lot that will be occupied by a user that intends to store and use chemicals that could potentially contaminate groundwater.

The Department finds that, provided the monitoring well is installed and tested and an SPCC Plan is submitted as described above, the proposed project will not have an unreasonable adverse effect on ground water quality.

15. WATER SUPPLY:

When completed, the proposed project is anticipated to use 6,500 gallons of water per day. Water will be supplied by the Brunswick and Topsham Water District. The applicant submitted a letter from the District, dated March 3, 2003, indicating that it will be capable of servicing this project.

The Department finds that the applicant has made adequate provision for securing and maintaining a sufficient and healthful water supply.

16. WASTEWATER DISPOSAL:

When completed, the proposed project is anticipated to discharge 6,500 gallons of wastewater per day to the Brunswick Sewer District's wastewater treatment facility. The applicant will extend the existing sewer lines to serve this project. The applicant submitted a letter from the Sewer District stating that it will accept these flows. This project was reviewed by the Division of Engineering, Compliance and Technical Assistance (DECTA) of the BLWQ, which commented that the Brunswick Sewer District has the capacity to treat these flows and is operating in compliance with the water quality laws of the State of Maine.

Based on DECTA's comments, the Department finds that the applicant has made adequate provision for wastewater disposal at a facility that has the capacity to ensure satisfactory treatment.

17. SOLID WASTE:

When completed, the proposed project is anticipated to generate 2,080 tons of general office solid waste per year. All general solid wastes from the proposed project will be disposed of at the Brunswick Landfill, which is currently in substantial compliance with the Solid Waste Management Regulations of the State of Maine.

The proposed project will generate approximately 4,750 cubic yards of stumps and grubblings. All stumps and grubblings generated will be hauled to the Brunswick Landfill and chipped, in compliance with Solid Waste Management Regulations of the State of Maine.

The proposed project will generate approximately 200 cubic yards of construction debris. All construction debris generated will be disposed of at the Brunswick Landfill, which is currently in substantial compliance with the Solid Waste Management Regulations of the State of Maine.

Based on the above information, the Department finds that the applicant has made adequate provision for solid waste disposal.

18. FLOODING:

The proposed project is not located within the 100-year floodway of any river or stream.

The Department finds that the proposed project is unlikely to cause or increase flooding or cause an unreasonable flood hazard to any structure.

L-6773-39-L-A

8 of 1010

19. ALL OTHER:

All other findings of fact, conclusions, and conditions remain as approved in Board Order #39-6773-05030, dated September 10, 1980, and subsequent Orders, and are incorporated herein.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Sections 481 et seq.:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards.
- B. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities provided a monitoring well is installed and tested, and the SPCC Plan is submitted, as described in Finding 14.
- C. The proposed development will be built on soil types which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.
- D. The proposed development meets the standards for storm water management in Section 420-D and the standard for erosion and sedimentation control in Section 420-C.
- E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.
- F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities, solid waste disposal and roadways required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities and roadways in the municipality or area served by those services.
- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the application of the TOWN OF BRUNSWICK to add four lots to the Brunswick Industrial Park, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.

L-6773-39-L-A

9 of 1010

2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
3. The applicant shall include in all conveyances of subdivision lots deed restrictions making the conveyance subject to all terms and conditions of this Department permit and any applicable municipal approval. These terms and conditions may be incorporated by specific and prominent reference to the permit in the deed. All conveyances required by this approval to contain restrictions shall include in the restrictions the requirement that any subsequent conveyance shall specifically include the same restrictions.
4. The applicant shall give a copy of this permit, including the standard conditions, and a copy of the approved subdivision plan to each lot buyer at least 14 days prior to the date of closing on the sale or lease of the lot. The applicant also shall maintain a file containing signed and dated statements by lot buyers or lessees acknowledging that they have received and read their copy of this permit and the subdivision plan prior to the closing on their lot. The file shall also contain a copy of the signed and dated deed or lease containing the restrictive covenants required under this approval. The applicant shall make this file available for inspection upon request by the Department.
5. The monitoring well described in Finding 14 shall be sampled on a quarterly basis for field parameters (pH, temperature, specific conductance, and dissolved oxygen), sodium, chloride, and zinc. The applicant shall obtain one background screen for diesel-range and gasoline-range organics. All sampling reports shall be submitted to the BLWQ on a quarterly basis. Prior to occupancy of the first lot sold in the subdivision expansion, the applicant shall submit a report and accompanying plan describing the location of the well and details of its installation, and the results of the background screen, to the BLWQ for review and approval.

- 6. Prior to occupancy of Lot 1 and prior to the storage of any potential contaminants on the lot, the applicant shall submit an SPCC Plan to the BLWQ for review and approval. In addition, an SPCC Plan must be submitted to the BLWQ for review and approval prior to the occupancy of any other lot that will be occupied by a user that intends to store and use chemicals that could potentially contaminate groundwater.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED AT AUGUSTA, MAINE, THIS 9th DAY OF September, 2003.

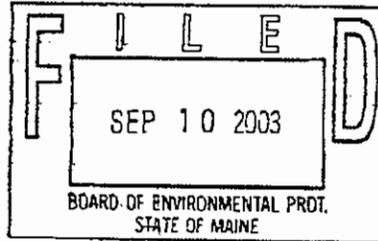
DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: *Dawn R. Gallagher*
 DAWN R. GALLAGHER, COMMISSIONER

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES

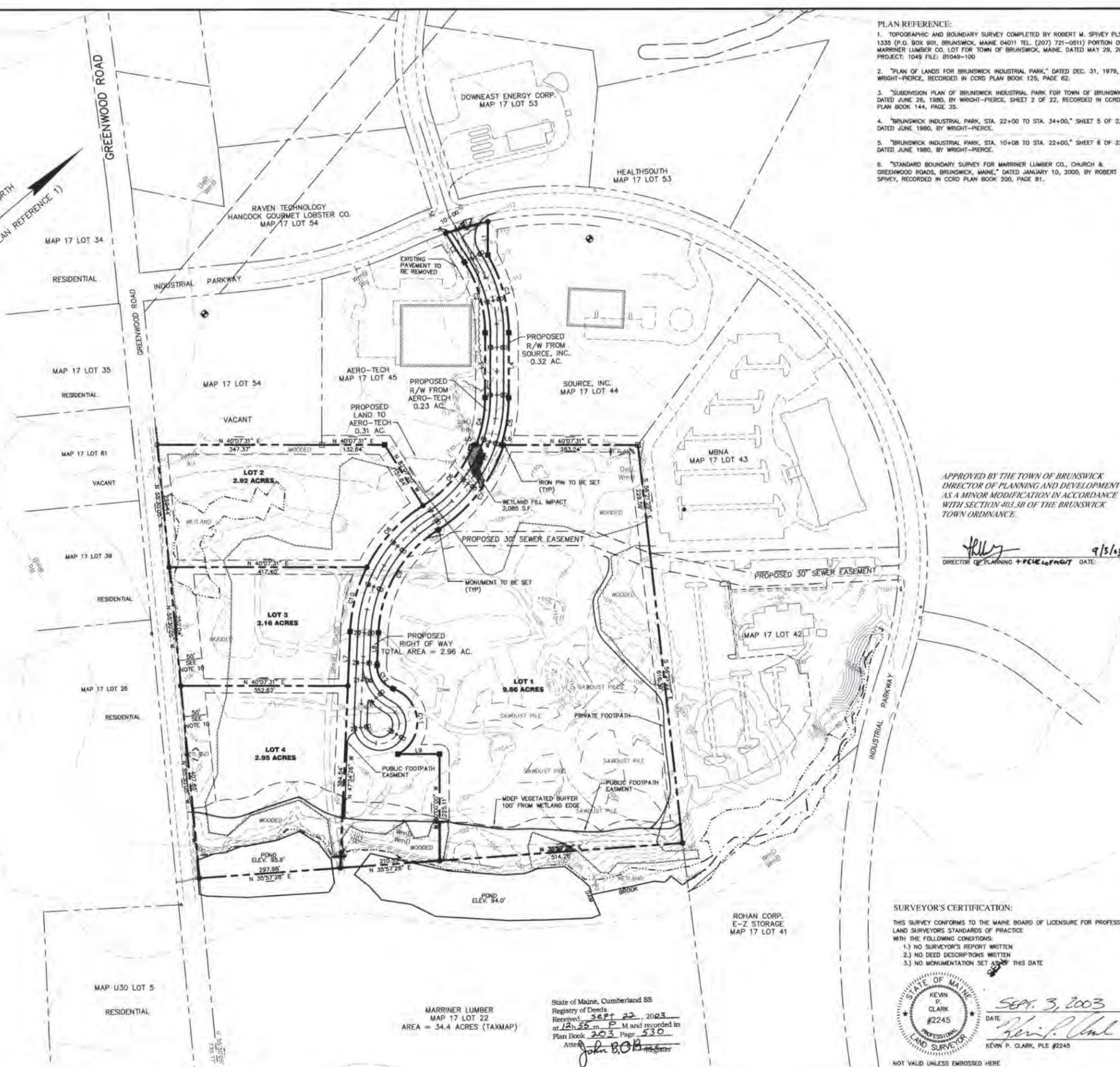
Date of initial receipt of application 3.20.03
 Date of application acceptance 3.26.03

Date filed with Board of Environmental Protection
 MR/L06773LA

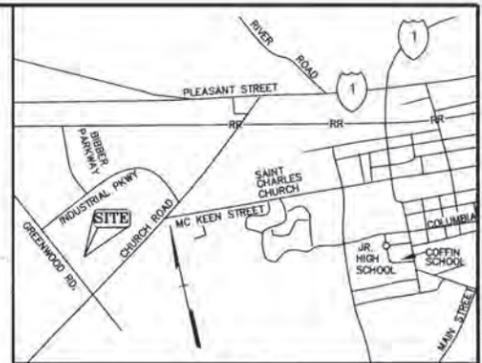


LINE	LENGTH	BEARING
L1	70.75	N49°52'29"W
L2	73.13	N82°40'06"W
L3	136.75	S49°51'55"E
L4	136.75	S49°51'55"E
L5	5.37	S40°07'31"W
L6	5.25	N40°07'31"E
L7	114.84	N47°34'26"W
L8	68.98	N47°34'26"W
L9	88.23	N39°59'59"E

CURVE	LENGTH	RADIUS
C1	92.24	720.60
C2	157.44	275.00
C3	172.39	325.00
C4	102.23	275.00
C5	101.53	325.00
C6	169.78	270.00
C7	231.10	330.00
C8	177.87	330.00
C9	261.31	270.00
C10	141.71	330.00
C11	176.20	75.00
C12	64.35	50.00



- PLAN REFERENCE:**
1. TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY ROBERT M. SPIVEY PLS # 1335 (P.O. BOX 901, BRUNSWICK, MAINE 04011 TEL. (207) 721-0811) PORTION OF MARRINER LUMBER CO. LOT FOR TOWN OF BRUNSWICK, MAINE, DATED MAY 29, 2002. PROJECT: 1049 FILE: 81049-100
 2. "PLAN OF LANDS FOR BRUNSWICK INDUSTRIAL PARK," DATED DEC. 31, 1979, BY WRIGHT-PIERCE, RECORDED IN CCRD PLAN BOOK 125, PAGE 62.
 3. "SUBDIVISION PLAN OF BRUNSWICK INDUSTRIAL PARK FOR TOWN OF BRUNSWICK," DATED JUNE 26, 1980, BY WRIGHT-PIERCE, SHEET 2 OF 22, RECORDED IN CCRD PLAN BOOK 144, PAGE 35.
 4. "BRUNSWICK INDUSTRIAL PARK, STA. 22+00 TO STA. 34+00," SHEET 5 OF 22, DATED JUNE 1980, BY WRIGHT-PIERCE.
 5. "BRUNSWICK INDUSTRIAL PARK, STA. 10+08 TO STA. 22+00," SHEET 8 OF 22, DATED JUNE 1980, BY WRIGHT-PIERCE.
 6. "STANDARD BOUNDARY SURVEY FOR MARRINER LUMBER CO., CHURCH & GREENWOOD ROADS, BRUNSWICK, MAINE," DATED JANUARY 10, 2000, BY ROBERT M. SPIVEY, RECORDED IN CCRD PLAN BOOK 200, PAGE 81.



- GENERAL NOTES:**
1. THE SITE IS A PORTION OF MAP 17 LOT 22.
 2. AREA OF LOT TO BE SUBDIVIDED = 20.82± AC.
 3. ORDINANCE STANDARDS:
ZONE: I2 (CHURCH ROAD INDUSTRIAL PARK)
MINIMUM LOT SIZE: 20,000 S.F.
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 100'
2.) YARD DEPTHS
A) FRONT = 20'
B) REAR = 20'
C) SIDE = 15'
3.) MAXIMUM BUILDING HEIGHT = 60'
MAXIMUM FOOTPRINT FACTOR = N/A
MAXIMUM IMPERVIOUS SURFACE COVERAGE = 80%
 4. PROPOSED ROAD GRADING LIMITS FOR SUBDIVISION DRAINAGE EXTEND BEYOND RIGHT-OF-WAY. A DRAINAGE EASEMENT IS REQUIRED 10' WIDE ADJACENT TO THE ROAD RIGHT-OF-WAY STARTING AT STA. 15+00 AND ENDING AT THE DETENTION POND.
 5. WETLANDS WERE LOCATED FROM FLAGS SET BY STEVE WALKER, TOWN OF BRUNSWICK.
 6. ELEVATIONS ARE IN FEET AND ARE IN THE SAME DATUM AS PLAN REFERENCE 3 ABOVE.
 7. THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED.
 8. THE SURFICIAL SOILS ARE CLASSIFIED BY THE SOIL SURVEY FOR CUMBERLAND COUNTY, MAINE BY THE SOIL CONSERVATION SERVICE (PG. 40)
Au - Au Grass loamy sand
DeB - Deerfield loamy sand, 3 to 8 percent slopes
Wg - Wholely fine sandy loam
WmB - Windsor loamy sand, 0 to 8 percent slopes
WmD - Windsor loamy sand, 15 to 30 percent slopes
 9. MAINE DEP HAS APPROVED THE FOLLOWING IMPERVIOUS AREAS ON LOTS 1, 2, 3 & 4 AS SPECIFIED IN DEPARTMENT ORDER #1-6773-39-L-A:
LOT 1 - 3.08 ACRES
LOT 2 - 1.70 ACRES
LOT 3 - 1.34 ACRES
LOT 4 - 1.18 ACRES
DEVELOPMENT WHICH EXCEEDS THE IMPERVIOUS AREA RESERVED FOR EACH LOT REQUIRES ADDITIONAL APPROVAL FROM MAINE DEP. 2,085 S.F. OF WETLAND WILL BE FILLED AS PART OF THE ROAD CONSTRUCTION. WETLANDS ON LOT 2 MAY BE FILLED UP TO 2,215 S.F. WITHOUT A PERMIT. IMPACTS ON LOT 2 GREATER THAN 2,215 S.F. SHALL REQUIRE A PERMIT FROM MAINE DEP. ANY WETLAND IMPACT ON LOT 1 & 3 SHALL REQUIRE A PERMIT FROM MAINE DEP.
 10. A 50' UNDISTURBED BUFFER SHALL BE PRESERVED. THE BUFFER SHALL BE ENHANCED WITH ADDITIONAL EVERGREEN TREES TO PROVIDE A SOLID VISUAL BARRIER FROM THE RESIDENCE LOCATED AT TAX MAP 17 LOT 26.

APPROVED BY THE TOWN OF BRUNSWICK
DIRECTOR OF PLANNING AND DEVELOPMENT
AS A MINOR MODIFICATION IN ACCORDANCE
WITH SECTION 403.3B OF THE BRUNSWICK
TOWN ORDINANCE.

[Signature] 9/3/03
DIRECTOR OF PLANNING & DEVELOPMENT DATE:

State of Maine, Cumberland SS
Registry of Deeds
Received Sept 22, 2003
at 12:55 m. P. M. and recorded in
Plan Book 203 Page 530
Attest: *[Signature]* Register

SURVEYOR'S CERTIFICATION:
THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE FOLLOWING CONDITIONS:
1.) NO SURVEYOR'S REPORT WRITTEN
2.) NO DEED DESCRIPTIONS WRITTEN
3.) NO MONUMENTATION SET AS OF THIS DATE

STATE OF MAINE
KEVIN P. CLARK
#2245
PROFESSIONAL LAND SURVEYOR
DATE: Sept. 3, 2003
[Signature]
KEVIN P. CLARK, PLS #2245

**SUBDIVISION PLAN - AMENDMENT 1
INDUSTRIAL PARK EXPANSION**

BRUNSWICK INDUSTRIAL PARK (PHASE IV)
Record owner: TOWN OF BRUNSWICK

BUSINESS PARKWAY
BRUNSWICK, MAINE 04011

SITELINES P.A.
ENGINEERS • PLANNERS • SURVEYORS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
(207) 725-1200 FAX 725-1114 EMAIL: sitelines@sitelinesinc.net

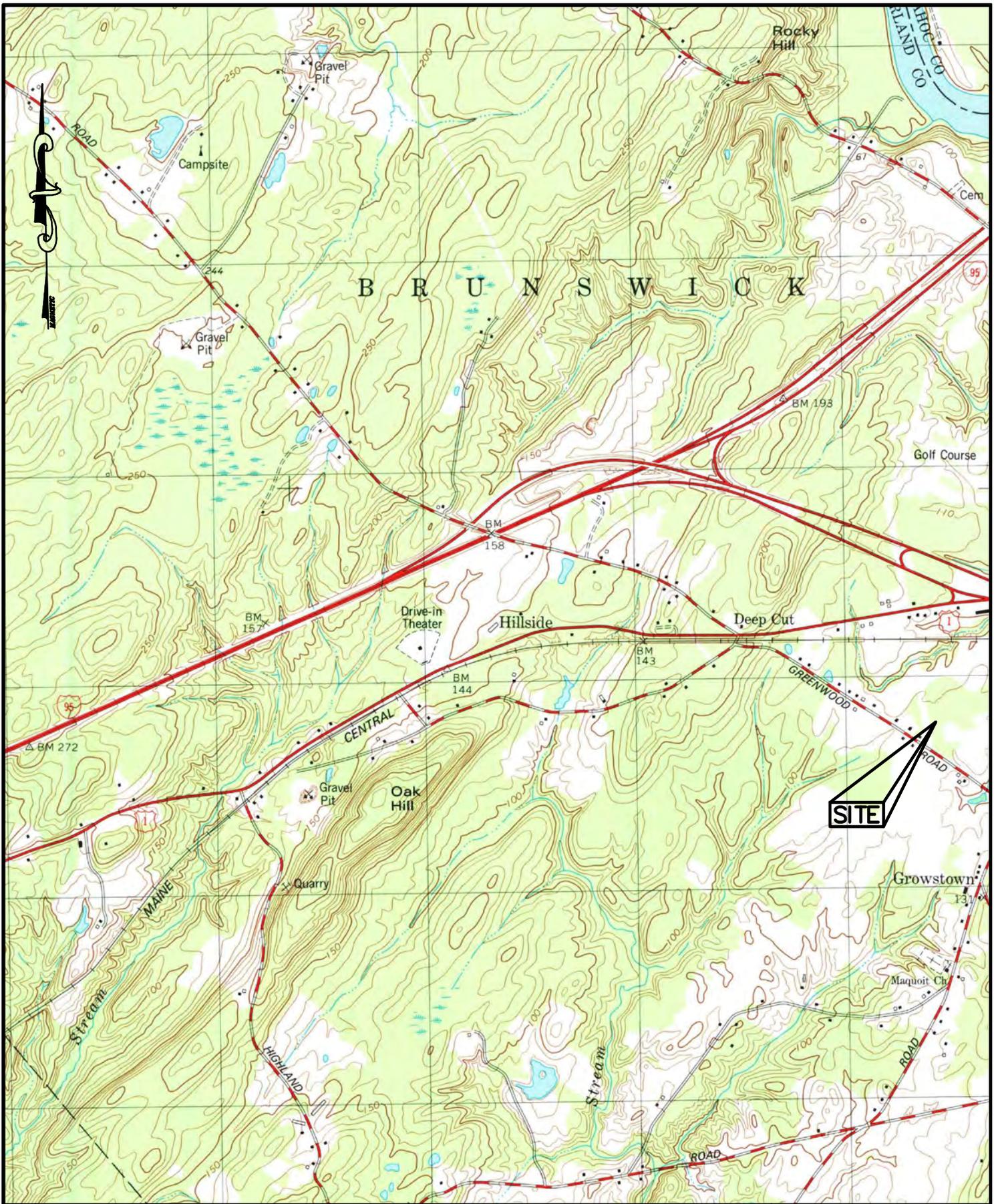
FIELD WK: R. SPIVEY	SCALE: 1" = 100'	SHEET:
DRN BY: R. LERETTE	JOB #: 927	
CHD BY: C. WIERCINSKI	SS:	
DATE: 3/28/03	FILE: 927BASE2	

Attachment F **Supporting Graphics**

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map and tax maps. An excerpt of the applicable USGS 7.5 minute quadrangle map is provided for reference.

F

Supporting Graphics

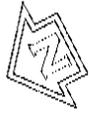


SITELINES
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, ME 04011
 207.725.1200
CIVIL ENGINEERS • LAND SURVEYORS

USGS MAP
 MARIJUANA STORE – ADULT USE
 GJORIS LLC
 4 BUSINESS PKWY, BRUNSWICK, MAINE

DATE: 01-29-20
SCALE: 1" = 2000'
JOB: 3781.02
FILE: 3781.02-USGS

SHEET: 1 OF 1



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

TOWN OF
BRUNSWICK, MAINE
CUMBERLAND COUNTY

PANEL 15 OF 35
(SEE MAP INDEX FOR PANELS NOT PRINTED)

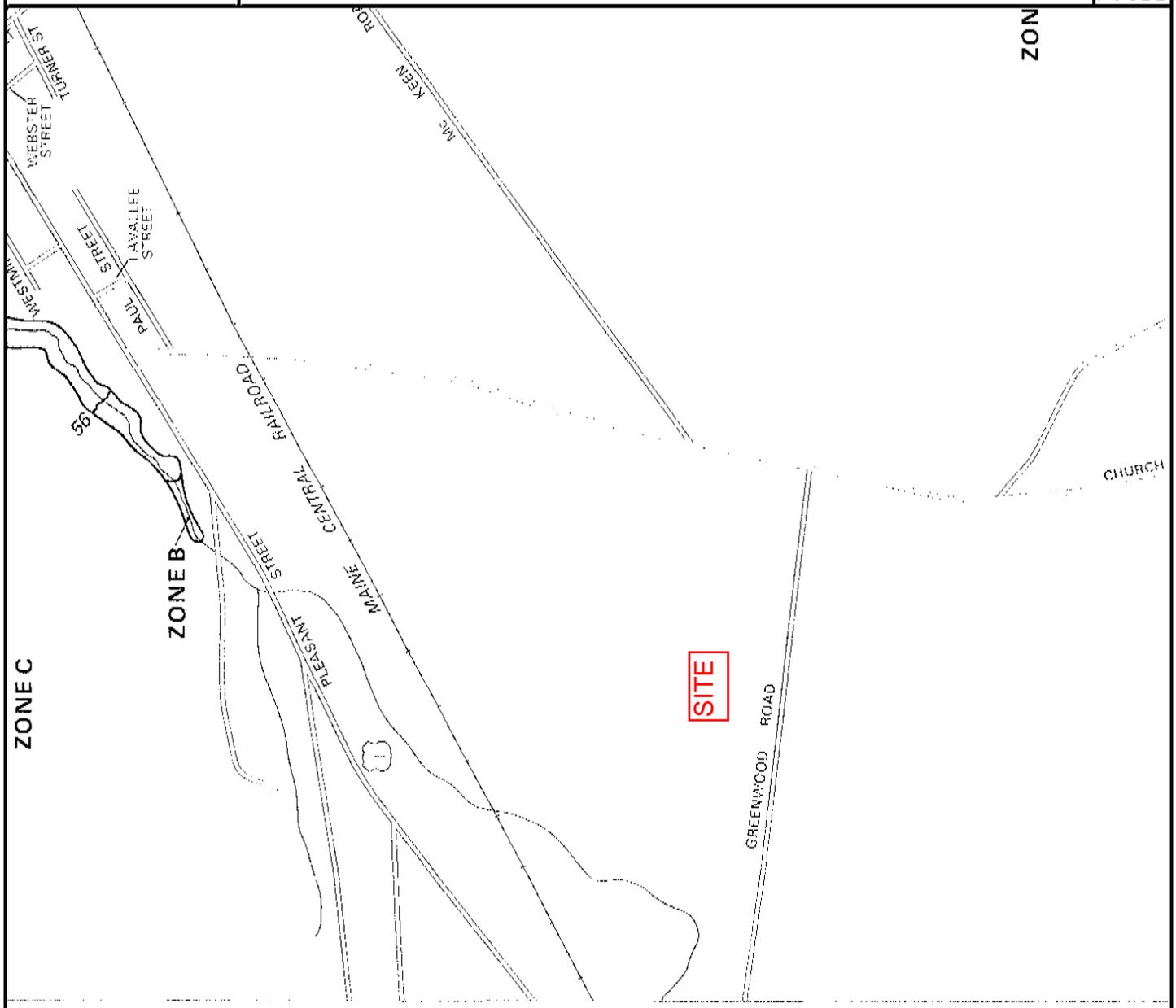
COMMUNITY-PANEL NUMBER
230042 0015 B

EFFECTIVE DATE:
JANUARY 3, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-M-I-C on-line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov





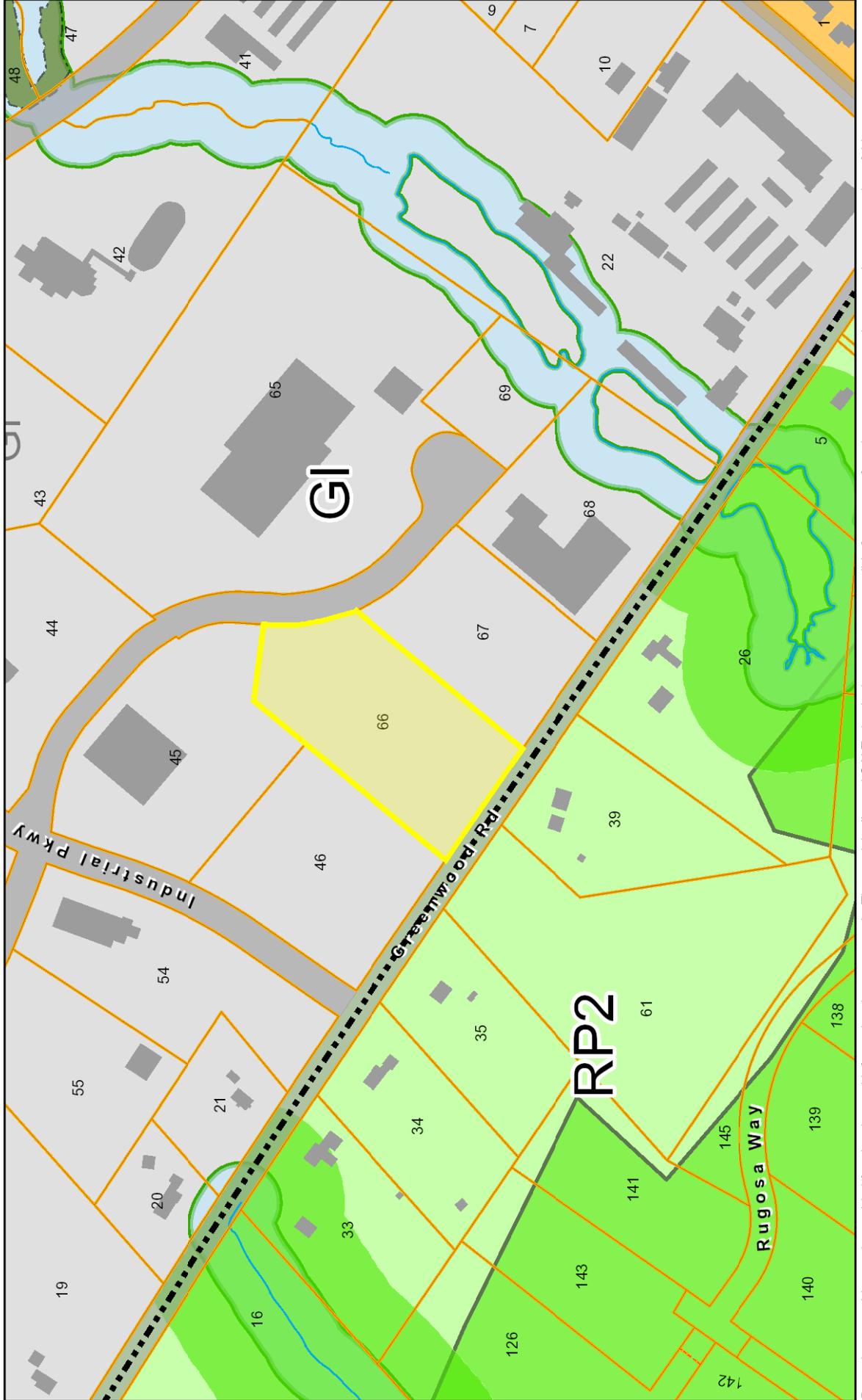
Zoning Map

Brunswick, ME

1 inch = 271 Feet



January 29, 2020

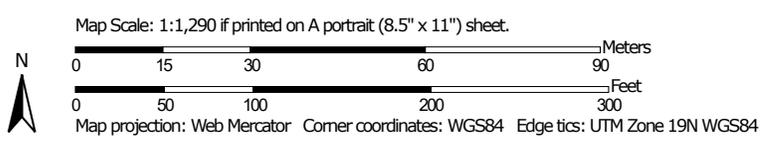


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Soil Map—Cumberland County and Part of Oxford County, Maine



Soil Map may not be valid at this scale.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Au Gres loamy sand	1.4	35.7%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	0.3	8.0%
WmB	Windsor loamy sand, 0 to 8 percent slopes	2.3	56.3%
Totals for Area of Interest		4.0	100.0%



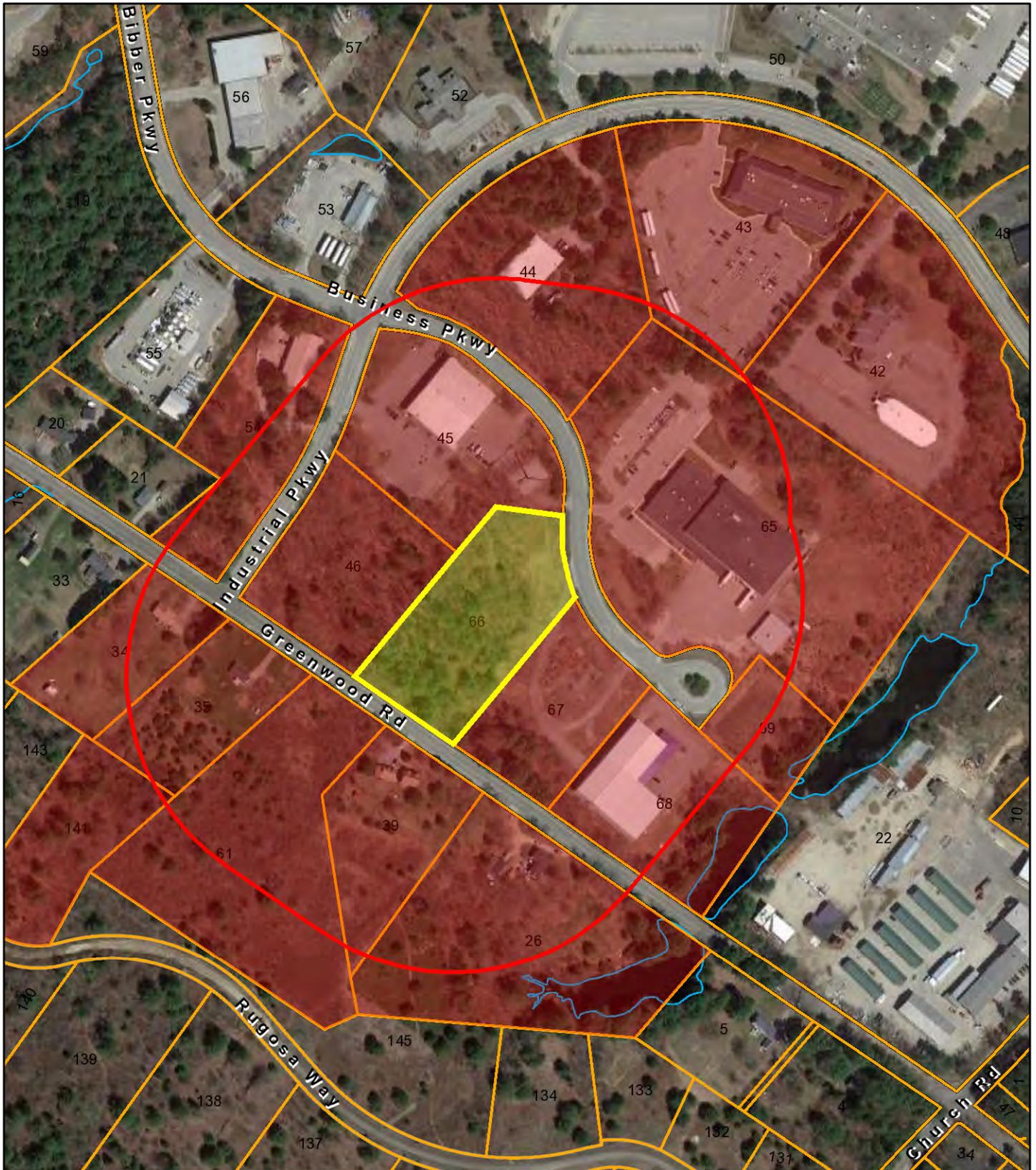
500' Radius Map

Brunswick, ME

1 inch = 300 Feet



February 17, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Aerial Map

Brunswick, ME

1 inch = 135 Feet



January 29, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Attachment G
Lighting Details

Information on the proposed lighting is enclosed for reference.

G

Lighting Details

VIPER L

LARGE VIPER LUMINAIRE

FEATURES

- Large size companion to Viper Small
- Wide choice of different LED wattage configurations
- Ten optical distributions
- Designed to replace HID lighting up to 1000W MH or HPS
- Suitable for wet locations



*3000K and warmer CCTs only

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is $\geq .90$ at full load
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components and a push-button terminal block for AC power connections
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit ([see Electrical Data](#))

CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if

OPTICS STRIKE



RELATED PRODUCTS

[Viper Small](#)

project requirements vary from standard configuration

- Available with [Energeni](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with [SiteSync™ wireless control system](#) for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. [Separate spec available online](#)

WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

KEY DATA	
Lumen Range	14,283–39,969
Wattage Range	64–395
Efficacy Range (LPW)	98–135
Reported Life (Hours)	L70>377,000
Input Current Range (Amps)	0.3–4.0

VIPER L

LARGE VIPER LUMINAIRE

ORDERING GUIDE

Example: VPL-96L-280-4K7-4W-UNV-A-DB-TL-GENI-04-BC

CATALOG # _____

VPL Series	LED Engine	CCT/CRI ⁷	Distribution	Rotation	Voltage
VPL Viper Large	64L-135 135W LED array	3K7 3000K, 70 CRI	FR Type 1/Front Row	Blank No rotation	UNV 120-277V
	80L-180 180W LED array	4K7 4000K, 70 CRI	2 Type 2	L Optic rotation left ⁵	347 347V
	80L-235 235W LED array	5K7 5000K, 70 CRI	3 Type 3	R Optic rotation right ⁵	480 480V
	96L-220 220W LED array		4 Type 4		
	96L-280 280W LED array		4W Type 4 Wide		
	96L-315 315W LED array		5QM Type 5QM		
	96L-395 395W LED array		5QN Type 5QN		
			5R Type 5R (rectangular)		
			5W Type 5W (round wide)		
			TC Tennis Court		

Mounting	Color	Control Options	Options
A Rectangular Arm (formerly RA) for square or round pole	BL Black Textured	7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)	F Fusing
MAF Mast Arm Fitter (formerly SF2) for 2 3/8" OD horizontal arm	DB Dark Bronze Textured	7PR-SC 7-Pin Receptacle w/Shorting Cap	BSP Bird Spikes
K Knuckle (formerly PK2) limit to 30° tilt or 2 3/8" OD horizontal arm or vertical tenon	GYS Light Gray Smooth	7PR-TL 7-Pin Receptacle w/Twist-Lock® photo control	BC Backshield (available for FR, 2, 3, 4, 4W Optics)
WB Wall Bracket	PS Platinum Silver Smooth	SCP/_F Programmable Occupancy Sensor w/ daylight control ^{1,2,6}	
AD Universal Arm for square pole	WH White Textured	GENI-XX ENERGENI ³	
AD3 Adapter for 2.4"-4.1" round pole	CC Custom Color	SWP SiteSync Pre-Commission ^{1,4}	
AD4 Adapter for 4.2"-5.3" round pole		SWPM_F SiteSync Pre-Commission w/ Sensor ^{1,2,4}	
AD5 Adapter for 5.5"-5.9" round pole			
AD6 Adapter for 6.0"-6.5" round pole			

House Side Shield Accessories

<input type="checkbox"/> HSS/VP-L/90-FB/XXX	90° shield front or back
<input type="checkbox"/> HSS/VP-L/90-LR/XXX	90° shield left or right
<input type="checkbox"/> HSS/VP-L/270-FB/XXX	270° shield front or back
<input type="checkbox"/> HSS/VP-L/270-LR/XXX	270° shield left or right
<input type="checkbox"/> HSS/VP-L/360/XXX	Full shield

Mounting Accessories

<input type="checkbox"/> VPL-AD-RPA3	2.4"-4.1" Round Pole Adapter for AD arm
<input type="checkbox"/> VPL-AD-RPA4	4.2"-5.3" Round Pole Adapter for AD arm
<input type="checkbox"/> VPL-AD-RPA5	5.5"-5.9" Round Pole Adapter for AD arm
<input type="checkbox"/> VPL-AD-RPA6	6.0"-6.5" Round Pole Adapter for AD arm

- Notes:
- 1 Not available with other wireless control or sensor options
 - 2 Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
 - 3 Specify routine setting code (example GENI-04). See [ENERGENI brochure](#) and [instructions](#) for setting table and options. Not available with sensor or SiteSync options
 - 4 Specify group and zone at time of order. See [www.hubbellighting.com/sitesync](#) for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
 - 5 Only available with FR, 2, 3, 4, 4W and 5R distributions
 - 6 Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)

<input type="checkbox"/> SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
<input type="checkbox"/> SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
<input type="checkbox"/> SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
<input type="checkbox"/> SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
<input type="checkbox"/> SW7PR+	SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

<input type="checkbox"/> NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC
---	--

wISCAPE® Lighting Control

<input type="checkbox"/> WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wISCAPE Radio, 110-480VAC
------------------------------------	--

For additional information related to these accessories please visit [www.hubbellcontrolsolutions.com](#). Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

* When ordering SiteSync at least one of these two interface options must be ordered per project.
 + Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

VIPER L

LARGE VIPER LUMINAIRE

CONTROLS

SiteSync — Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [the SiteSync family page on our website](#) or contact Hubbell Lighting tech support at 800-888-8006.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/UNV/A/DB/SWP/ SiteSync only
 VP-L/80L-235/4K7/3/UNV/A/DB/SWPM-40F/ SiteSync with Motion Control

SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



SW7PR

NX Distributed Intelligence™ Lighting Controls:

Supports both indoor and outdoor applications in a variety of deployment options: wired, wireless and hybrid. Integrates with and enables a wide array of luminaires including those with SpectraSync Color Tuning Technology.



NX Integrated Controls Reference								
NX Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
NX Networked – Wireless								
NXOFM-1R1D-UNV	SCLNX	Yes	Yes	Yes	Yes	Yes	Yes	Yes, Bluetooth App

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.



wiSCAPE Reference								
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
Networked – Wireless								
WIR-RME-L	WIR-RME-L	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway

VIPER L

LARGE VIPER LUMINAIRE

DELIVERED LUMENS

# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
64	625 mA	135W	1A	18220	132	2	0	2	18783	137	2	0	2	16341	119	2	0	2
			2	17228	125	2	0	2	17761	129	2	0	2	15452	112	2	0	2
			3	17257	125	2	0	3	17791	129	2	0	3	15478	112	2	0	3
			4	16864	123	1	0	4	17386	126	1	0	4	15125	110	1	0	3
			4W	15106	112	2	0	4	15573	115	2	0	4	13237	98	2	0	3
			5QM	17259	125	4	0	2	17792	129	4	0	2	15479	112	4	0	2
			5QN	18023	131	4	0	0	18580	135	4	0	0	16165	117	4	0	0
			5R	17410	127	4	0	4	17948	130	4	0	4	15615	113	4	0	4
			5W	16498	120	4	0	2	17009	124	4	0	3	14797	108	4	0	2
			TC	15925	110	2	1	2	16417	113	2	1	2	14283	98	1	1	2
80	700 mA	180W	1A	23230	128	2	0	2	23948	132	2	0	2	20835	115	2	0	2
			2	21965	121	3	0	3	22645	125	3	0	3	19701	109	2	0	3
			3	22003	121	2	0	4	22683	125	3	0	4	19734	109	2	0	4
			4	21502	119	2	0	4	22167	122	2	0	4	19285	106	2	0	4
			4W	19260	107	2	0	4	19856	110	2	0	4	16877	94	2	0	4
			5QM	22005	121	4	0	2	22686	125	4	0	2	19736	109	4	0	2
			5QN	22979	127	4	0	1	23689	131	4	0	1	20610	114	4	0	0
			5R	22197	122	4	0	4	22884	126	4	0	4	19909	110	4	0	4
			5W	21035	116	5	0	3	21686	120	5	0	3	18867	104	4	0	3
			TC	19906	110	2	1	2	20522	113	2	1	2	17854	98	2	1	2
80	875 mA	235W	1A	27849	121	2	0	2	28711	125	2	0	2	24978	108	2	0	2
			2	26334	114	3	0	3	27148	118	3	0	4	23619	102	3	0	3
			3	26378	114	3	0	4	27194	118	3	0	4	23659	103	3	0	4
			4	25777	112	2	0	4	26575	115	2	0	5	23120	100	2	0	4
			4W	23090	98	2	0	5	23805	101	2	0	5	20234	86	2	0	4
			5QM	26381	114	4	0	2	27196	118	4	0	2	23661	103	4	0	2
			5QN	27548	119	5	0	1	28400	123	5	0	1	24708	107	5	0	1
			5R	26611	115	5	0	5	27434	119	5	0	5	23868	104	4	0	4
			5W	25218	109	5	0	3	25998	113	5	0	3	22619	98	5	0	3
			TC	23864	103	2	1	2	24602	107	2	1	2	21404	93	2	1	2
96	700 mA	220W	1A	27876	128	2	0	2	28738	132	2	0	2	25002	115	2	0	2
			2	26359	121	3	0	3	27174	125	3	0	4	23641	109	3	0	3
			3	26403	121	3	0	4	27220	125	3	0	4	23681	109	3	0	4
			4	25802	119	2	0	4	26600	122	2	0	5	23142	106	2	0	4
			4W	23111	105	2	0	5	23826	108	2	0	5	20252	92	2	0	4
			5QM	26406	121	4	0	2	27222	125	4	0	2	23684	109	4	0	2
			5QN	27575	127	5	0	1	28427	131	5	0	1	24732	114	5	0	1
			5R	26637	122	5	0	5	27460	126	5	0	5	23891	110	4	0	4
			5W	25242	116	5	0	3	26023	120	5	0	3	22640	104	5	0	3
			TC	23887	110	2	1	2	24626	113	2	1	2	21424	98	2	1	2
96	875 mA	280W	1A	33419	121	3	0	2	34453	125	3	0	2	29974	108	2	0	2
			2	31600	114	3	0	4	32577	118	3	0	4	28342	102	3	0	4
			3	31654	114	3	0	5	32633	118	3	0	5	28390	103	3	0	4
			4	30933	112	2	0	5	31889	115	2	0	5	27744	100	2	0	5
			4W	27708	99	3	0	5	28564	102	3	0	5	24280	87	2	0	5
			5QM	31657	114	5	0	3	32636	118	5	0	3	28393	103	4	0	2
			5QN	33058	119	5	0	1	34080	123	5	0	1	29650	101	5	0	1
			5R	31933	115	5	0	5	32921	119	5	0	5	28641	104	5	0	5
			5W	30262	109	5	0	4	31198	113	5	0	4	27142	98	5	0	3
			TC	28642	104	2	1	3	29528	107	2	1	3	25690	93	2	1	2
96	1000mA	315W ²	1A	35666	113	3	0	2	36769	117	3	0	2	31989	101	2	0	2
			2	33725	107	3	0	4	34768	110	3	0	4	30248	96	3	0	4
			3	33782	107	3	0	5	34827	110	3	0	5	30299	96	3	0	4
			4	33012	105	2	0	5	34033	108	2	0	5	29609	94	2	0	5
			4W	29571	94	3	0	5	30485	97	3	0	5	25913	82	2	0	5
			5QM	33785	107	5	0	3	34830	110	5	0	3	30302	96	5	0	2
			5QN	35280	112	5	0	1	36371	115	5	0	1	31643	100	5	0	1
			5R	34080	108	5	0	5	35134	111	5	0	5	30567	97	5	0	5
			5W	32302	102	5	0	4	33301	106	5	0	4	28972	92	5	0	4
			TC	30568	97	2	1	3	31513	100	3	1	3	27416	87	2	1	3
96	1225mA	395W ²	1A	39569	101	3	0	4	43125	110	3	0	3	37518	96	3	0	2
			2	39569	101	3	0	4	40793	104	3	0	4	35490	91	3	0	4
			3	39619	101	3	0	5	40845	104	3	0	5	35535	91	3	0	5
			4	38723	98	3	0	5	39921	101	3	0	5	34731	88	2	0	5
			4W	34691	86	3	0	5	35764	89	3	0	5	30400	76	3	0	5
			5QM	39623	101	5	0	3	40848	104	5	0	3	35538	90	5	0	3
			5QN	41394	105	5	0	1	42675	109	5	0	1	37127	95	5	0	1
			5R	39969	102	5	0	5	41205	105	5	0	5	35848	91	5	0	5
			5W	37877	97	5	0	4	39048	100	5	0	4	33986	87	5	0	4
			TC	35850	90	3	1	3	36959	93	3	1	3	32154	81	3	1	3

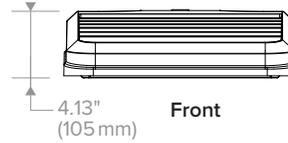
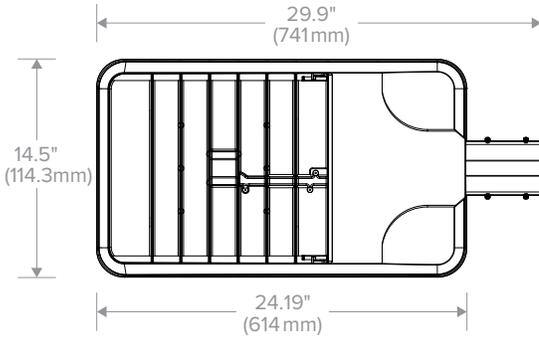
¹ Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

² 315W and 395W 3000K versions are not DLC QPL listed. Reference dark gray highlighted cells in table.

VIPER L

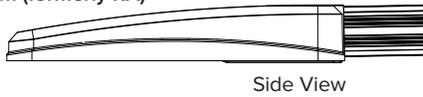
LARGE VIPER LUMINAIRE

DIMENSIONS

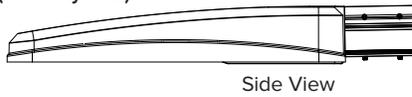


Weight	25.0 lbs (11.3 kg)
EPA	1.2 ft ²

A Arm (formerly RA)

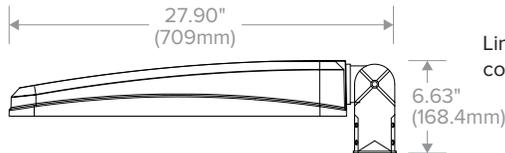


MAF (formerly SF2)



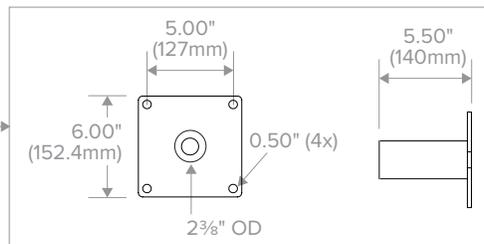
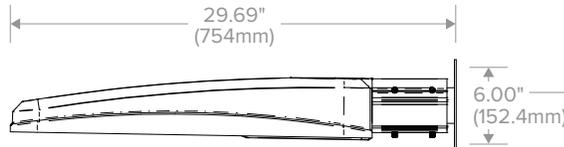
Accepts 2 3/8" OD tenon, min 5" long.

2 3/8" Adjustable Knuckle (K) (formerly PK2)

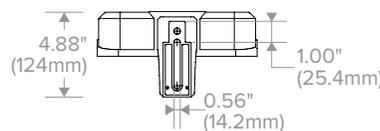
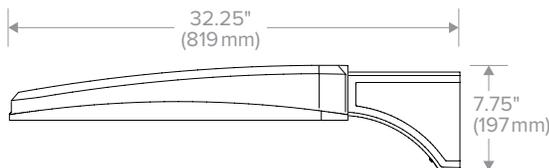


Limit to 30° tilt. Sensor, photocells and wireless controls should not be tilted above horizontal.

Wall Bracket (WB)



AD Decorative Arm



See page 9 for mounting details.

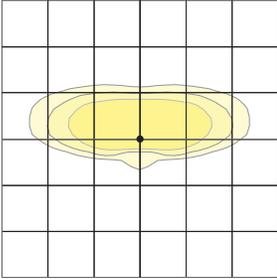
VIPER L

LARGE VIPER LUMINAIRE

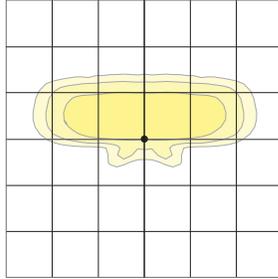
PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

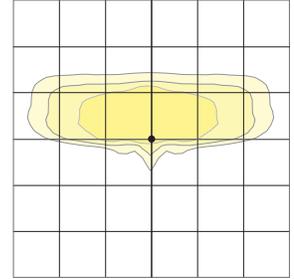
Type FR – Front Row/Auto Optic



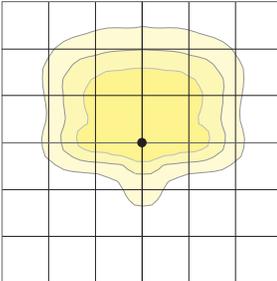
Type 2



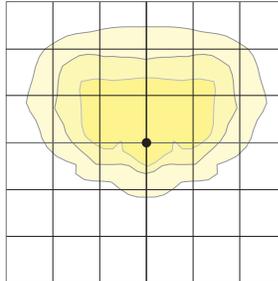
Type 3



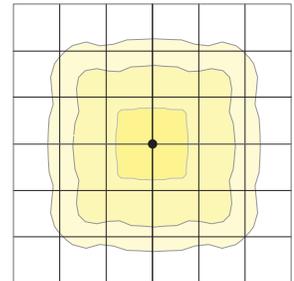
Type 4



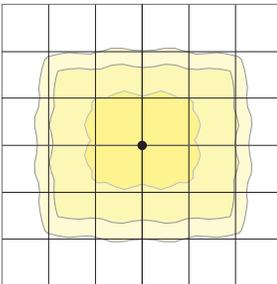
Type 4 Wide



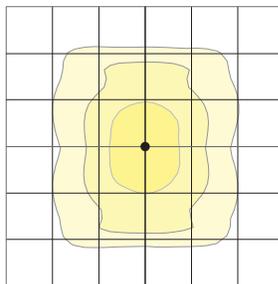
Type 5QM



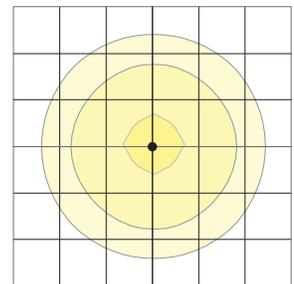
Type 5QN



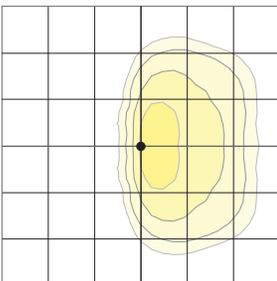
Type 5R (rectangular)



Type 5W (round wide)



Type TC



VIPER L

LARGE VIPER LUMINAIRE

ELECTRICAL DATA

# OF LEDs	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
64	1	625 mA	120	135	1.4
			277		0.6
			347		0.5
			480		0.3
80	2	700 mA	120	180	1.8
			277		0.8
			347		0.6
			480		0.5
80	2	875 mA	120	235	2.4
			277		1
			347		0.8
			480		0.6
96	2	700 mA	120	220	2.2
			277		1
			347		0.8
			480		0.6
96	2	875 mA	120	280	2.8
			277		1.2
			347		1
			480		0.7
96	2	1000 mA	120	315	3.2
			277		1.4
			347		1.1
			480		0.8
96	2	1225 mA	120	395	4
			277		1.7
			347		1.4
			480		1

PROJECTED LUMEN MAINTENANCE						
Ambient Temp.	0	25,000	50,000	TM-21-11 60,000 ¹	100,000	Calculated L70 (HOURS)
25°C / 77°C	1	0.98	0.97	0.97	0.96	>377,000

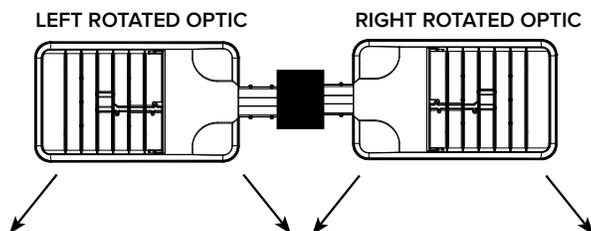
¹ Projected per IESNA TM-21-11.
Data references the extrapolated performance projections for the 700mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LIFESHIELD™ CIRCUIT

Protects luminaire from excessive temperature. The device activates at a specific, factory-preset temperature and progressively reduces power over a finite temperature range. Operation is smooth and undetectable to the eye. Thermal circuit is designed to “fail on”, allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers. The device can co-exist with other 0–10V control devices (occupancy sensors, external dimmers, etc.)

ADDITIONAL INFORMATION

ROTATION OPTIONS

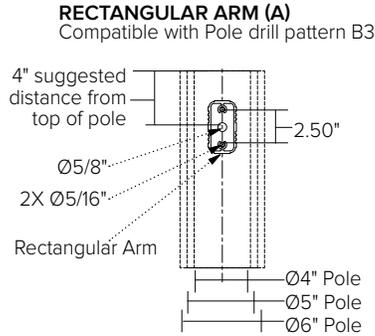


VIPER L

LARGE VIPER LUMINAIRE

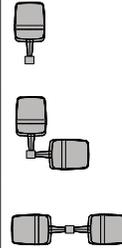
ADDITIONAL INFORMATION (CONTINUED)

DRILL PATTERN

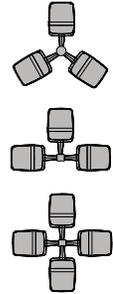


EPA

Config.	EPA
1	1.2
2 @ 90°	1.9
2 @ 180°	2.4



Config.	EPA
3 @ 120°	3.0
3 @ 90°	3.1
4 @ 90°	3.8



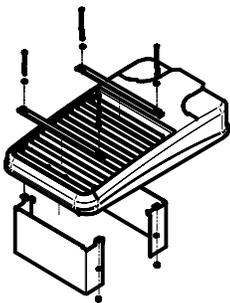
TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

(2 3/8" OD tenon)

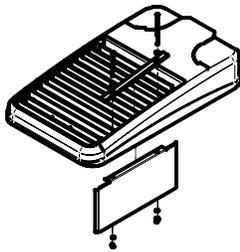
TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

- SETAVP-XX** Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- RETAVP-XX** Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- SETA2XX** Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
- RETA2XX** Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
- TRETA2XX** Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only

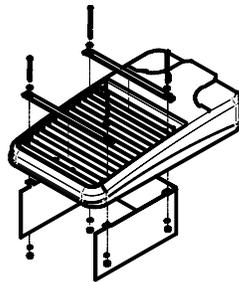
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



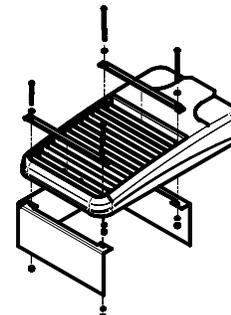
HSS/VP-L/90-FB/XXX
90° shield front or back
(2 shields shown)



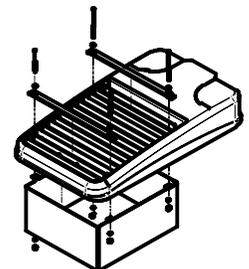
HSS/VP-L/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-L/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)



HSS/VP-L/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



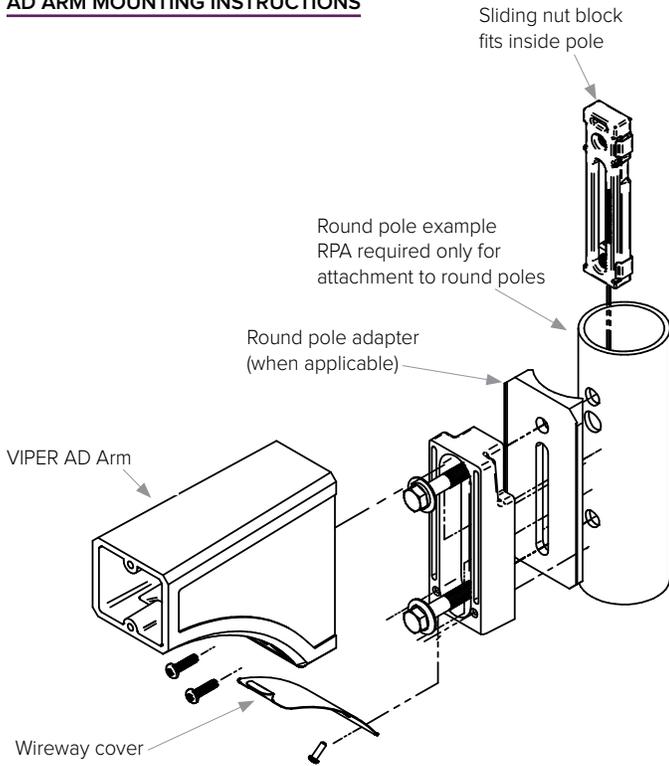
HSS/VP-L/360/XXX
Full shield
(1 shield shown)

VIPER L

LARGE VIPER LUMINAIRE

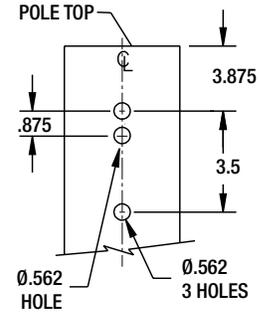
ADDITIONAL INFORMATION (CONTINUED)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)

Compatible with pole drill pattern S2



VIPER S

SMALL VIPER LUMINAIRE

FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations



*3000K and warmer CCTs only

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is $\geq .90$ at full load
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit ([see Electrical Data](#))

CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration

OPTICS STRIKE



RELATED PRODUCTS

[Viper Large](#)

CONTROLS (CONTINUED)

- Available with [Energeni](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with [SiteSync™ wireless control system](#) for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. [Separate spec available online](#)

WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

KEY DATA	
Lumen Range	5400–16,216
Wattage Range	55–136
Efficacy Range (LPW)	100–124
Reported Life (Hours)	L70>60,000
Input Current Range (Amps)	0.1–1.1

VIPER S

SMALL VIPER LUMINAIRE

ORDERING GUIDE

Example: VPS-24L-55-4K7-4W-UNV-A-DB-TL-GENI-04-BC

 CATALOG #

VPS Series	LED Engine	CCT/CRI ⁷	Distribution	Rotation	Voltage
VPS Viper Small	24L-55 55W, LED array 36L-65 65W, LED array 36L-80 80W, LED array 48L-110 110W, LED array 60L-136 136W, LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	FR Type 1/Front Row 2 Type 2 3 Type 3 4F (formerly 4) Type 4 4W Type 4 Wide 5QM Type 5QM 5R Type 5R (rectangular) 5W Type 5W (round wide) TC Tennis Court	Blank No rotation L Optic rotation left ⁵ R Optic rotation right ⁵	UNV 120-277V 347 347V 480 480V

Mounting	Color	Control Options	Options
A Rectangular Arm (formerly RA) for square or round pole MAF Mast Arm Fitter (formerly SF2) for 2 3/8" OD horizontal arm K Knuckle (formerly PK2) limit to 30° tilt or 2 3/8" OD horizontal arm or vertical tenon WB Wall Bracket AD Universal Arm for square pole AD3 Adapter for 2.4"-4.1" round pole AD4 Adapter for 4.2"-5.3" round pole AD5 Adapter for 5.5"-5.9" round pole AD6 Adapter for 6.0"-6.5" round pole	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) 7PR-SC 7-Pin Receptacle w/Shorting Cap 7PR-TL 7-Pin Receptacle w/Twist-Lock® photo control SCP/_F Programmable Occupancy Sensor w/ daylight control ^{1,2,6} GENI-XX ENERGENI ³ SWP SiteSync Pre-Commission ^{1,4} SWPM_F SiteSync Pre-Commission w/ Sensor ^{1,2,4}	BC Backshield (available for FR, 2, 3, 4, 4W Optics) CD Continuous Dimming F Fusing TB Terminal Block

House Side Shield Accessories

- HSS/VP-S/90-FB/XXX** 90° shield front or back
- HSS/VP-S/90-LR/XXX** 90° shield left or right
- HSS/VP-S/270-FB/XXX** 270° shield front or back
- HSS/VP-S/270-LR/XXX** 270° shield left or right
- HSS/VP-S/360/XXX** Full shield

Replace XXX with notation for desired finish color. Refer to page 8 for shield images.

Mounting Accessories

- VPL-AD-RPA3** 2.4"-4.1" Round Pole Adapter for AD arm
- VPL-AD-RPA4** 4.2"-5.3" Round Pole Adapter for AD arm
- VPL-AD-RPA5** 5.5"-5.9" Round Pole Adapter for AD arm
- VPL-AD-RPA6** 6.0"-6.5" Round Pole Adapter for AD arm

Notes:

- 1 Not available with other wireless control or sensor options
- 2 Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
- 3 Specify routine setting code (example GENI-04). See [ENERGENI brochure](#) and [instructions](#) for setting table and options. Not available with sensor or SiteSync options
- 4 Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
- 5 Only available with FR, 2, 3, 4, 4W and 5R distributions
- 6 Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)

- SCP-REMOTE** Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
- SWUSB*** SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
- SWTAB*** Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
- SWBRG** SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
- SW7PR+** SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC
- BIRD-SPIKE-3** Bird Spikes

 * When ordering SiteSync at least one of these two interface options must be ordered per project.
 + Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

- NXOFM-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC

wiSCAPE® Lighting Control

- WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC

 For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

VIPER S

SMALL VIPER LUMINAIRE

CONTROLS

SiteSync — Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [the SiteSync family page on our website](#) or contact Hubbell Lighting tech support at 864-678-1000.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/UNV/A/DB/SWP/ SiteSync only
 VP-L/80L-235/4K7/3/UNV/A/DB/SWPM-40F/ SiteSync with Motion Control

SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



SW7PR

NX Distributed Intelligence™ Lighting Controls:

Supports both indoor and outdoor applications in a variety of deployment options: wired, wireless and hybrid. Integrates with and enables a wide array of luminaires including those with SpectraSync Color Tuning Technology.



NX Integrated Controls Reference								
NX Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
NX Networked – Wireless								
NXOFM-1R1D-UNV	SCLNX	Yes	Yes	Yes	Yes	Yes	Yes	Yes, Bluetooth App

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.



wiSCAPE Reference								
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
Networked – Wireless								
WIR-RME-L	WIR-RME-L	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway

VIPER S

SMALL VIPER LUMINAIRE

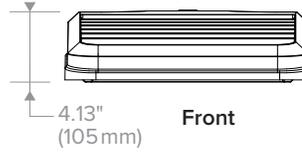
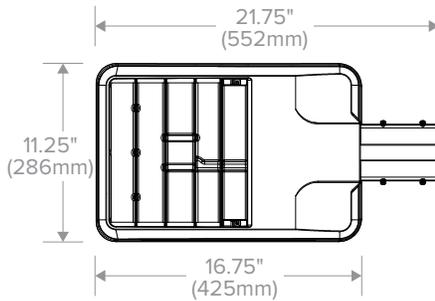
DELIVERED LUMENS

# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
24	700 mA	55W	FR	6357	118	1	0	1	6486	120	1	0	1	5804	107	1	0	1
			2	6132	114	1	0	1	6257	116	1	0	2	5599	104	1	0	1
			3	6015	111	1	0	2	6137	114	1	0	2	5492	102	1	0	2
			4	5921	110	1	0	2	6034	112	1	0	2	5400	100	1	0	2
			4W	5793	108	1	0	2	5909	110	1	0	2	5272	98	1	0	2
			5QM	6022	112	2	0	1	6145	114	2	0	1	5499	102	2	0	1
			5R	6063	112	3	0	3	6187	115	3	0	3	5536	103	3	0	3
			5W	5908	109	3	0	1	6028	112	3	0	1	5908	102	3	0	1
			TC	6183	113	1	0	1	6309	118	1	0	1	5645	105	1	0	1
36	560 mA	65W	FR	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
			2	7586	117	1	0	2	7757	119	1	0	2	6934	107	1	0	2
			3	7441	114	1	0	2	7609	117	1	0	2	6802	105	1	0	2
			4	7317	110	1	0	2	7482	112	1	0	2	6688	100	1	0	2
			4W	8690	108	1	0	2	8864	110	1	0	2	7908	98	1	0	2
			5QM	7450	115	3	0	1	7618	117	3	0	1	6810	105	3	0	1
			5R	7501	115	3	0	3	7670	118	3	0	3	6857	105	3	0	3
			5W	7309	112	3	0	2	7473	115	3	0	2	6681	103	3	0	1
			TC	7864	121	1	0	1	8041	124	1	0	1	7189	111	1	0	1
36	700 mA	80W	FR	9535	118	1	0	1	9730	120	1	0	1	8706	107	1	0	1
			2	9197	114	1	0	2	9385	116	1	0	2	8398	104	1	0	2
			3	9022	111	1	0	2	9206	114	1	0	2	8238	102	1	0	2
			4	8871	110	1	0	2	9052	112	1	0	2	8100	100	1	0	2
			4W	11587	108	1	0	3	11819	110	1	0	3	10544	98	1	0	3
			5QM	9033	112	3	0	1	9217	114	3	0	1	8248	102	3	0	1
			5R	9095	112	3	0	3	9280	115	3	0	3	8304	103	3	0	3
			5W	8861	109	3	0	2	9043	112	3	0	2	8092	100	3	0	2
			TC	9275	115	1	0	1	9464	118	1	0	1	8468	105	1	0	1
48	700 mA	110W	FR	12713	118	1	0	1	12973	120	2	0	1	11608	107	1	0	1
			2	12263	114	2	0	2	12513	116	2	0	2	11197	104	2	0	2
			3	12029	111	2	0	2	11275	114	2	0	2	10984	102	1	0	2
			4	11828	110	1	0	3	12069	112	1	0	3	10800	100	1	0	2
			4W	14484	108	2	0	4	14774	111	2	0	4	13180	98	2	0	3
			5QM	12044	112	3	0	2	12290	114	3	0	2	10997	102	3	0	1
			5R	12126	112	3	0	3	12374	115	3	0	3	11072	103	3	0	3
			5W	12126	109	4	0	2	12057	112	4	0	2	10789	100	4	0	2
			TC	12366	115	1	0	2	12619	118	1	0	2	11290	105	1	0	2
60	700 mA	136W	FR	15891	117	2	0	2	16216	120	2	0	2	14511	107	2	0	1
			2	15329	113	2	0	2	15642	116	2	0	2	13997	103	2	0	2
			3	15037	111	2	0	3	15344	113	2	0	3	13730	101	2	0	3
			4	14784	109	1	0	3	15086	111	1	0	3	13500	100	1	0	3
			4W	14802	109	2	0	3	15104	112	2	0	3	13515	100	2	0	3
			5QM	15055	111	3	0	2	15362	114	3	0	2	13747	102	3	0	2
			5R	15158	112	4	0	4	15469	114	4	0	4	13841	102	4	0	4
			5W	14781	109	4	0	2	15083	111	4	0	2	13495	100	4	0	2
			TC	15458	115	1	0	2	15834	118	1	0	2	14113	105	1	0	2

VIPER S

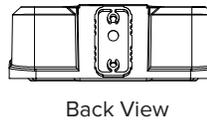
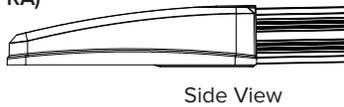
SMALL VIPER LUMINAIRE

DIMENSIONS

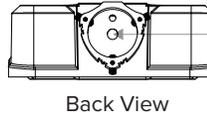
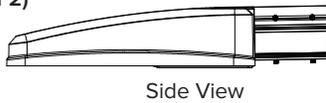


Weight	15.0 lbs (6.8 kg)
EPA	.67 ft ²

A Arm (formerly RA)

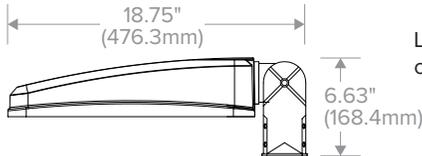


MAF (formerly SF2)



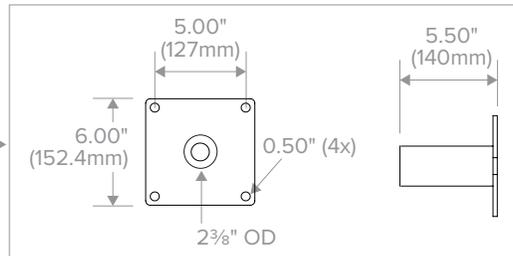
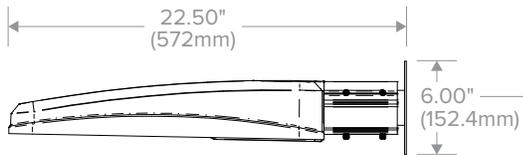
Accepts 2 3/8" OD tenon, min 5" long.

2 3/8" Adjustable Knuckle (K) (formerly PK2)

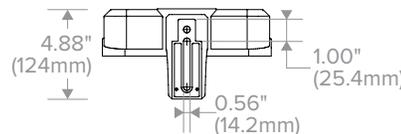
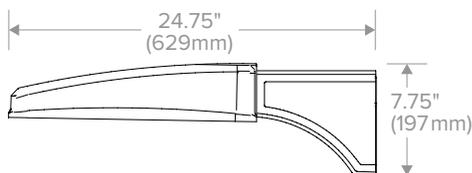


Limit to 30° tilt. Sensor, photocell and wireless controls should not be tilted above horizontal.

Wall Bracket (WB)



AD Decorative Arm



See [page 9](#) for mounting details.

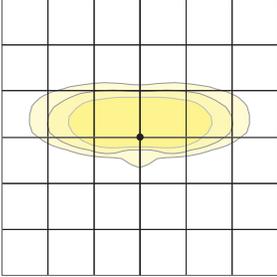
VIPER S

SMALL VIPER LUMINAIRE

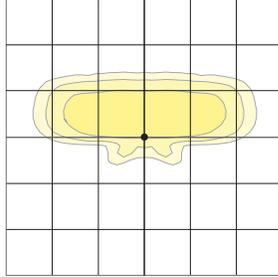
PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

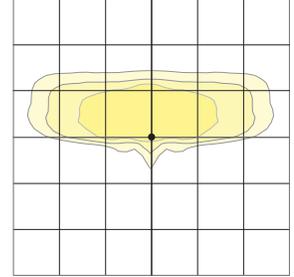
Type FR – Front Row/Auto Optic



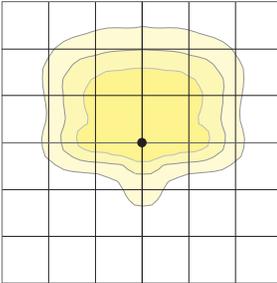
Type 2



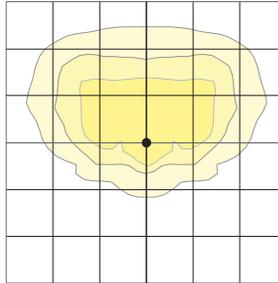
Type 3



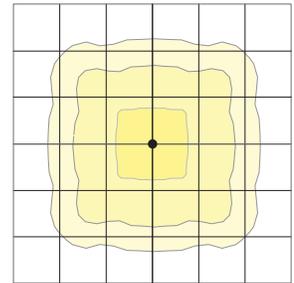
Type 4



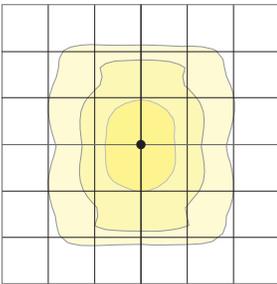
Type 4 Wide



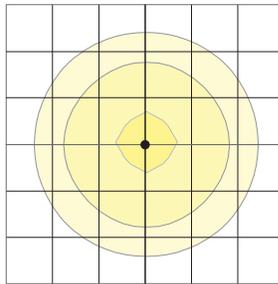
Type 5QM



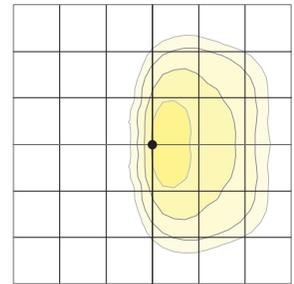
Type 5R (rectangular)



Type 5W (round wide)



Type TC



VIPER S

SMALL VIPER LUMINAIRE

ELECTRICAL DATA

# OF LEDs	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)	
24	1	700 mA	120	55	0.5	
			277		0.2	
			347		0.2	
			480		0.1	
36	1	525 mA	120	65	0.65	
			277		0.28	
			347		0.22	
			480		0.16	
			700 mA	120	80	0.7
				277		0.3
				347		0.2
				480		0.2
48	1	700 mA	120	110	0.9	
			277		0.4	
			347		0.3	
			480		0.2	
60	1	700 mA	120	136	1.1	
			277		0.5	
			347		0.4	
			480		0.3	

PROJECTED LUMEN MAINTENANCE						
Ambient Temp.	0	25,000	50,000	TM-21-11 60,000 ¹	100,000	Calculated L70 (HOURS)
25°C / 77°C	1	0.97	0.95	0.95	0.92	>377,000

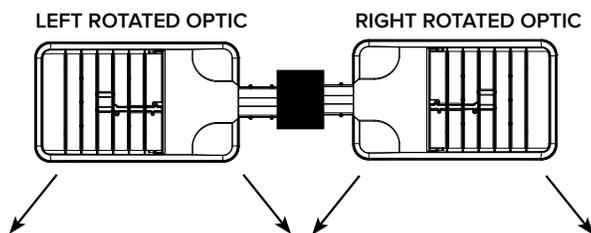
1 Projected per IESNA TM-21-11.
Data references the extrapolated performance projections for the 60 LED base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LIFESHIELD™ CIRCUIT

Protects luminaire from excessive temperature. The device activates at a specific, factory-preset temperature and progressively reduces power over a finite temperature range. Operation is smooth and undetectable to the eye. Thermal circuit is designed to “fail on”, allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers. The device can co-exist with other 0–10V control devices (occupancy sensors, external dimmers, etc.)

ADDITIONAL INFORMATION

ROTATION OPTIONS

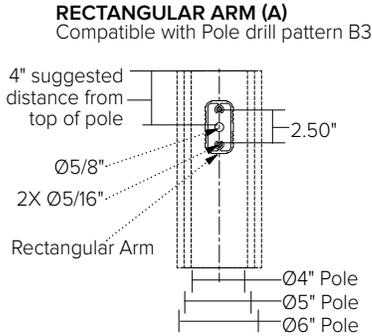


VIPER S

SMALL VIPER LUMINAIRE

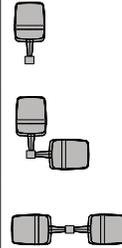
ADDITIONAL INFORMATION (CONTINUED)

DRILL PATTERN

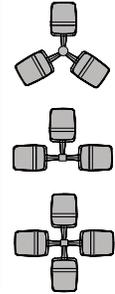


EPA

Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34



Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12



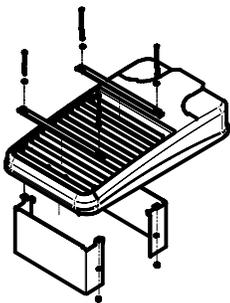
TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

(2 3/8" OD tenon)

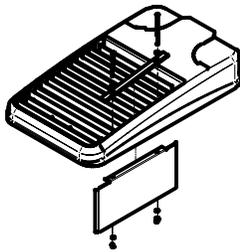
TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

- SETAVP-XX** Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- RETAVP-XX** Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- SETA2XX** Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
- RETA2XX** Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only

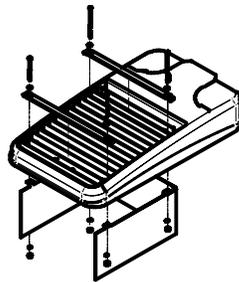
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



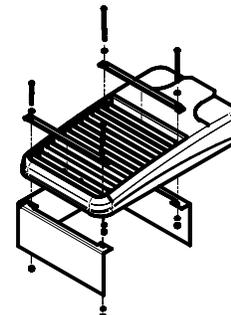
HSS/VP-S/90-FB/XXX
90° shield front or back
(2 shields shown)



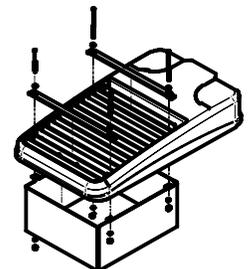
HSS/VP-S/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-S/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)



HSS/VP-S/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



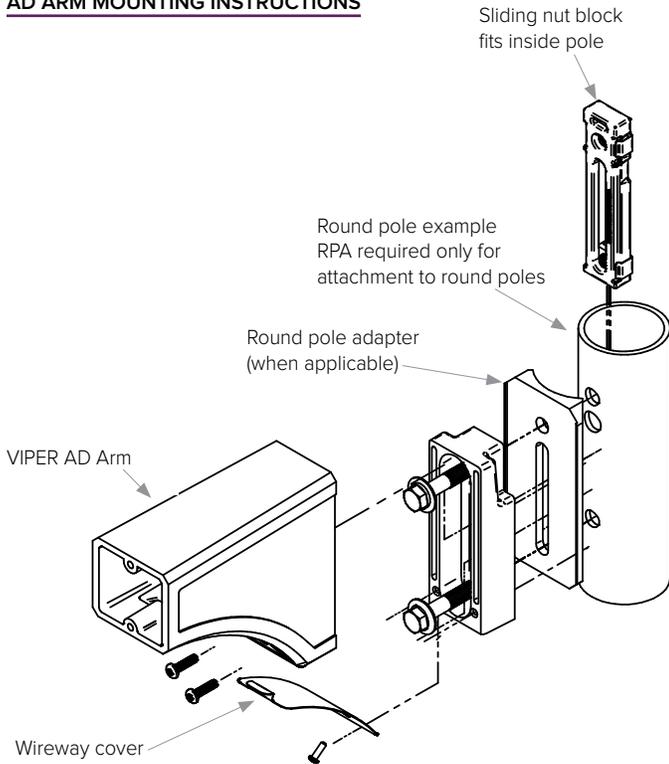
HSS/VP-S/360/XXX
Full shield
(1 shield shown)

VIPER S

SMALL VIPER LUMINAIRE

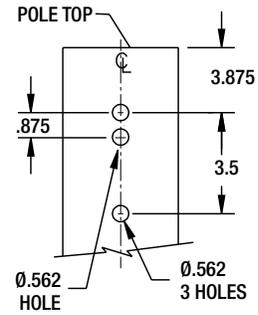
ADDITIONAL INFORMATION (CONTINUED)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)

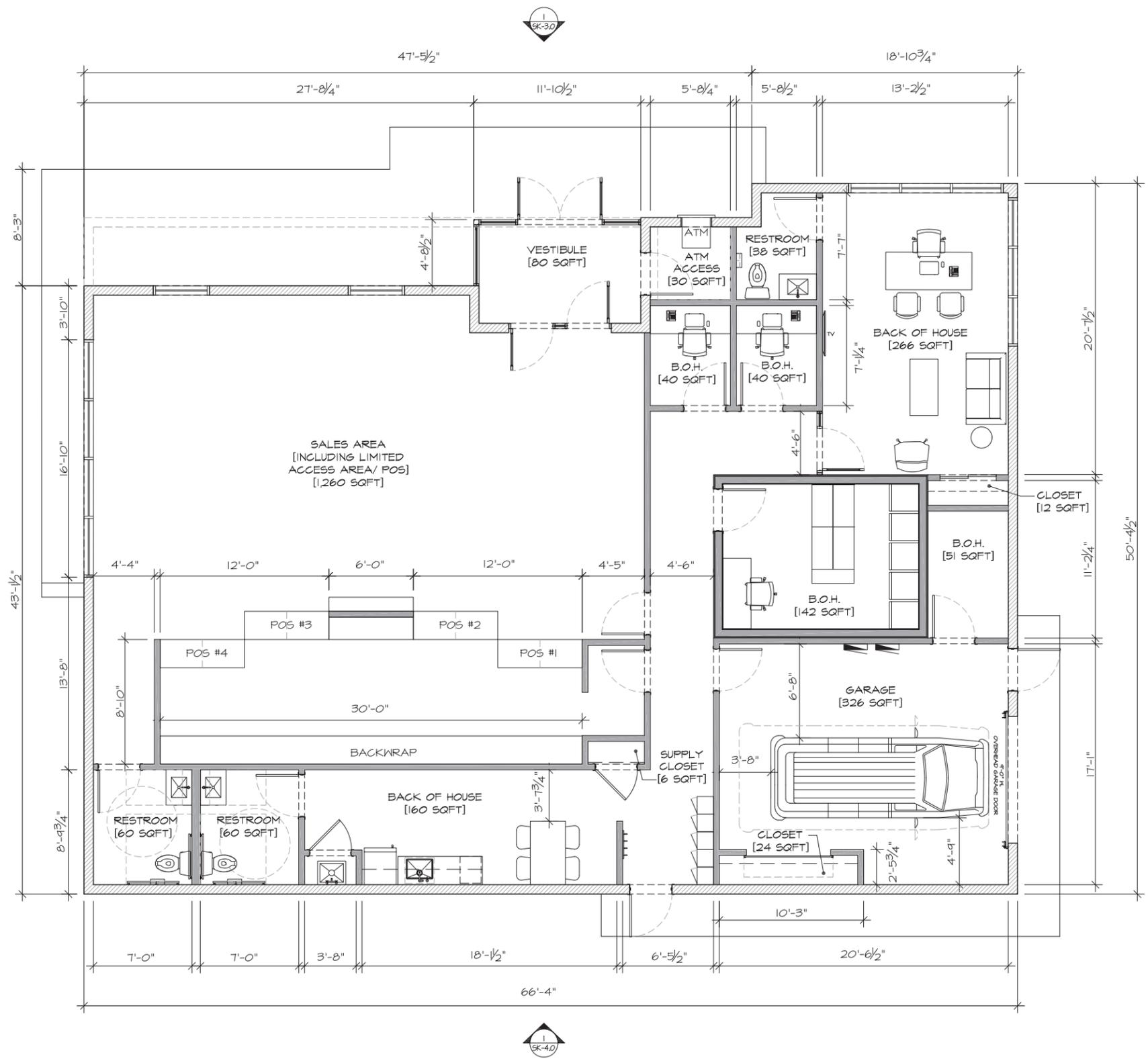
Compatible with pole drill pattern S2



Attachment H
Architecture

The floor plan and architectural elevations are included here for reference.





AREA CALCULATIONS

SURFACE AREA FOH:	
• VESTIBULE	= 80 SF
• ATM ACCESS	= 30 SF
• SALES AREA	= 965 SF
• LIMITED ACCESS AREA (POS)	= 245 SF
• RESTROOM	= 60 SF
TOTAL SURFACE AREA FOH	= 1,430 SF
SURFACE AREA BOH:	
• GARAGE	= 326 SF
• BACK OF HOUSE	= 649 SF
• RESTROOM	= 30 SF
• ALL CLOSETS	= 42 SF
• RESTROOM	= 60 SF
• CORRIDOR	= 49 SF
TOTAL SURFACE AREA BOH	= 1,663 SF
SURFACE AREA FOH	= 1,430
SURFACE AREA BOH	= 1,663
TOTAL SURFACE AREA (EXCLUDING BUILDING OVERHANG)	= 3,093 SF



TRICARICO ARCHITECTURE AND DESIGN PC
 502 VALLEY ROAD, WAYNE, NJ 07470
 T: 973-692-0222 F: 973-692-0223
 TRICARICO.COM

© 2020 NICHOLAS J. TRICARICO

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

DATE:	ISSUE
03/11/2020	CLIENT REVIEW
03/19/2020	CLIENT REVIEW
03/23/2020	CLIENT REVIEW
04/17/2020	CLIENT REVIEW
04/20/2020	CLIENT REVIEW

DATE:	No.	REVISIONS / BY:

PROJECT: **RETAIL DISPENSARY**

LOCATION: **4 BUSINESS PARKWAY
 BRUNSWICK, ME 04011**

PROJECT NO: **190475** DRAWN BY: **MF**

SCALE: **AS NOTED** CHECKED BY: **GJC**

DATE: **01.07.2020** THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: **NJT**

**NICHOLAS J. TRICARICO
 ARCHITECT**

**TRICARICO ARCHITECTURE
 AND DESIGN PC**

DRAWING NAME: **PROPOSED FLOOR PLAN**

DRAWING NO. **SK-1.0**

LICENSE NO.

SEAL

1 PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROJECT NO.: 190475 PROJECT: 4 BUSINESS PARKWAY, BRUNSWICK, ME 04011 PROJECT: NILSHIRE MADISON PLOT SCALE: 1:1 DATE: AS SHOWN

LEGEND	
SYMBOL	DESCRIPTION
— PL —	PROPERTY LINE
- - - - -	SETBACK
- · - · - ·	EXT. ABUTTER LINE
— — — — —	EXT. PAVEMENT
■	PRP. BUILDING



TRICARICO ARCHITECTURE AND DESIGN PC
 502 VALLEY ROAD, WAYNE, NJ 07470
 T: 973-692-0222 F: 973-692-0223
 TRICARICO.COM

© 2020 NICHOLAS J. TRICARICO

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

DATE	ISSUE
03/11/2020	CLIENT REVIEW
03/19/2020	CLIENT REVIEW
03/23/2020	CLIENT REVIEW
04/17/2020	CLIENT REVIEW
04/20/2020	CLIENT REVIEW

DATE	No.	REVISIONS / BY:

PROJECT: **RETAIL DISPENSARY**

LOCATION: **4 BUSINESS PARKWAY
 BRUNSWICK, ME 04011**

PROJECT NO: **190475** DRAWN BY: **RAL/MF**

SCALE: **AS NOTED** CHECKED BY: **GJC**

DATE: **01.07.2020** THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: **NJT**

**NICHOLAS J. TRICARICO
 ARCHITECT**

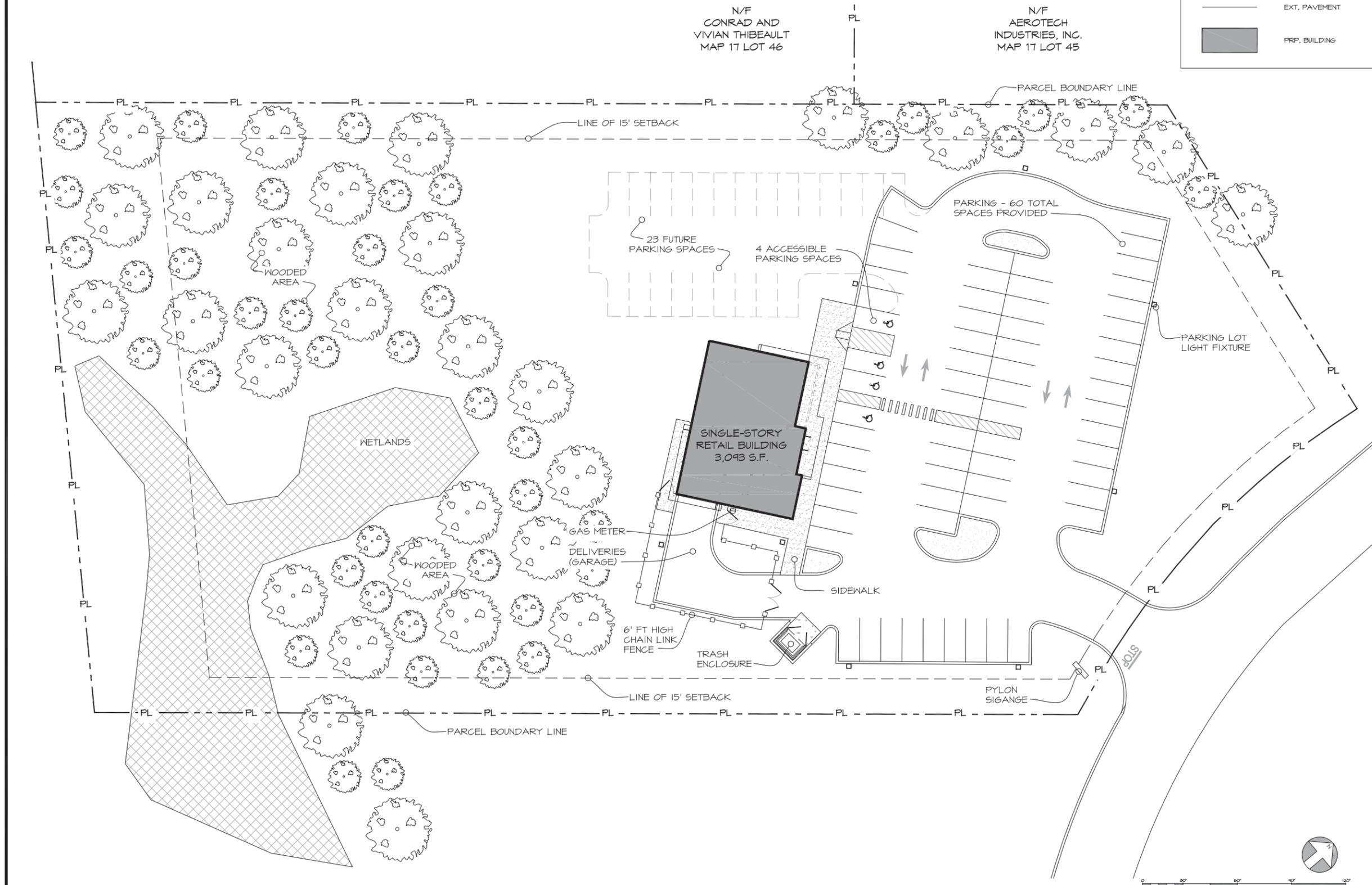
**TRICARICO ARCHITECTURE
 AND DESIGN PC**

DRAWING NAME: **PROPOSED
 SITE PLAN**

DRAWING NO. **SK-2.0**

LICENSE NO.

SEAL



1 PROPOSED SITE PLAN
 SCALE: 1" = 20'

PROJECT NO.: 190475 DATE: AS SHOWN LOCATION: 4 BUSINESS PARKWAY, BRUNSWICK, ME 04011 PROJECT: KILSHIRE MADISON PLOT SCALE: 1:1



TRICARICO ARCHITECTURE AND DESIGN PC
 502 VALLEY ROAD, WAYNE, NJ 07470
 T: 973-692-0222 F: 973-692-0223
 TRICARICO.COM



© 2020 NICHOLAS J. TRICARICO

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

DATE:	ISSUE
03/11/2020	CLIENT REVIEW
03/19/2020	CLIENT REVIEW
03/23/2020	CLIENT REVIEW
04/17/2020	CLIENT REVIEW
04/20/2020	CLIENT REVIEW

DATE:	No.	REVISIONS / BY:

PROJECT:
 RETAIL DISPENSARY

LOCATION:
 4 BUSINESS PARKWAY
 BRUNSWICK, ME 04011

PROJECT NO. 190475 DRAWN BY: MF

SCALE: AS NOTED CHECKED BY: GJC

DATE: 01.07.2020 THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NJT

NICHOLAS J. TRICARICO
 ARCHITECT

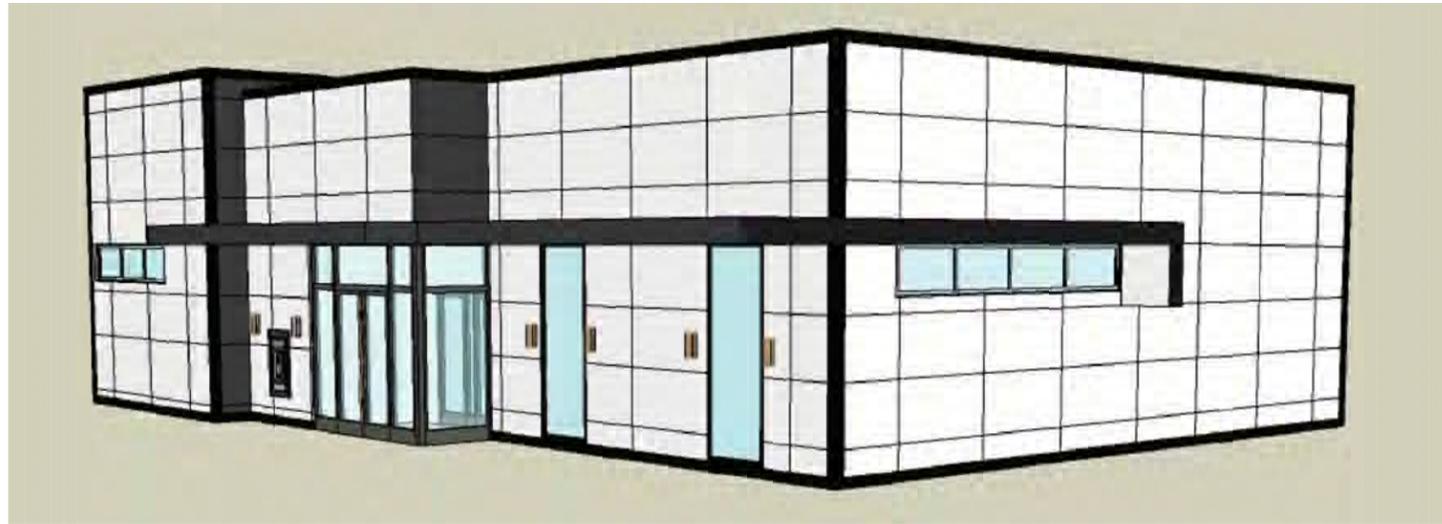
TRICARICO ARCHITECTURE
 AND DESIGN PC

DRAWING NAME:
 EXTERIOR PERSPECTIVE VIEW

DRAWING NO.
SK-2.1

LICENSE NO.

SEAL SEAL



TRICARICO ARCHITECTURE AND DESIGN PC
 502 VALLEY ROAD, WAYNE, NJ 07470
 T: 973-692-0222 F: 973-692-0223
 TRICARICO.COM

DATE: AS SHOWN

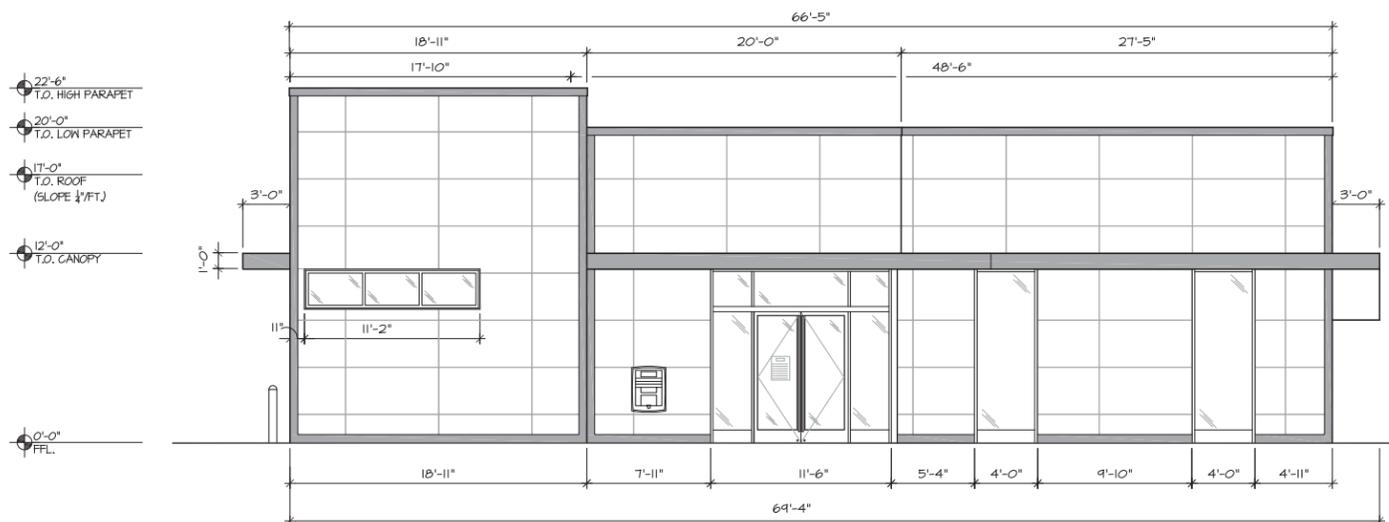
PROJECT NO.: 190475

LOCATION: 4 BUSINESS PARKWAY, BRUNSWICK, ME 04011

PROJECT: KILSHIRE MADISON

PLOT SCALE: 1:1

1 EXTERIOR PERSPECTIVE VIEW
 SCALE: NOT TO SCALE



© 2020 NICHOLAS J. TRICARICO

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

DATE:	ISSUE
03/11/2020	CLIENT REVIEW
03/19/2020	CLIENT REVIEW
03/23/2020	CLIENT REVIEW
04/17/2020	CLIENT REVIEW
04/20/2020	CLIENT REVIEW

DATE:	No.	REVISIONS / BY:

PROJECT: RETAIL DISPENSARY

LOCATION: 4 BUSINESS PARKWAY
 BRUNSWICK, ME 04011

PROJECT NO. 190475 DRAWN BY: MF

SCALE: AS NOTED CHECKED BY: GJC

DATE: 01.07.2020 THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NJT

NICHOLAS J. TRICARICO ARCHITECT

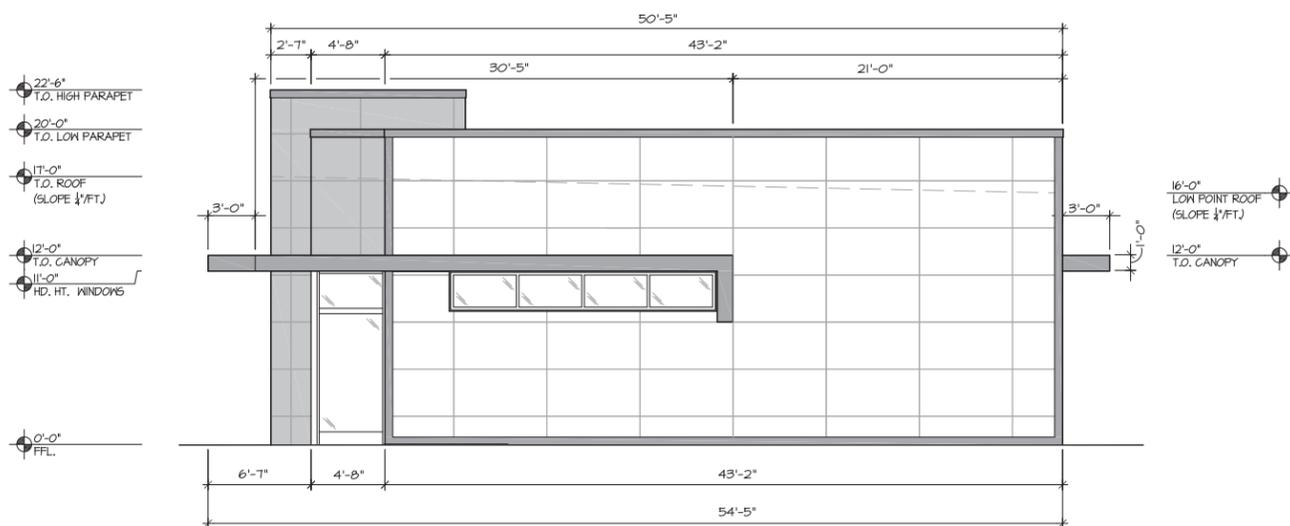
TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME: PROPOSED EXTERIOR ELEVATIONS

DRAWING NO. SK-3.0

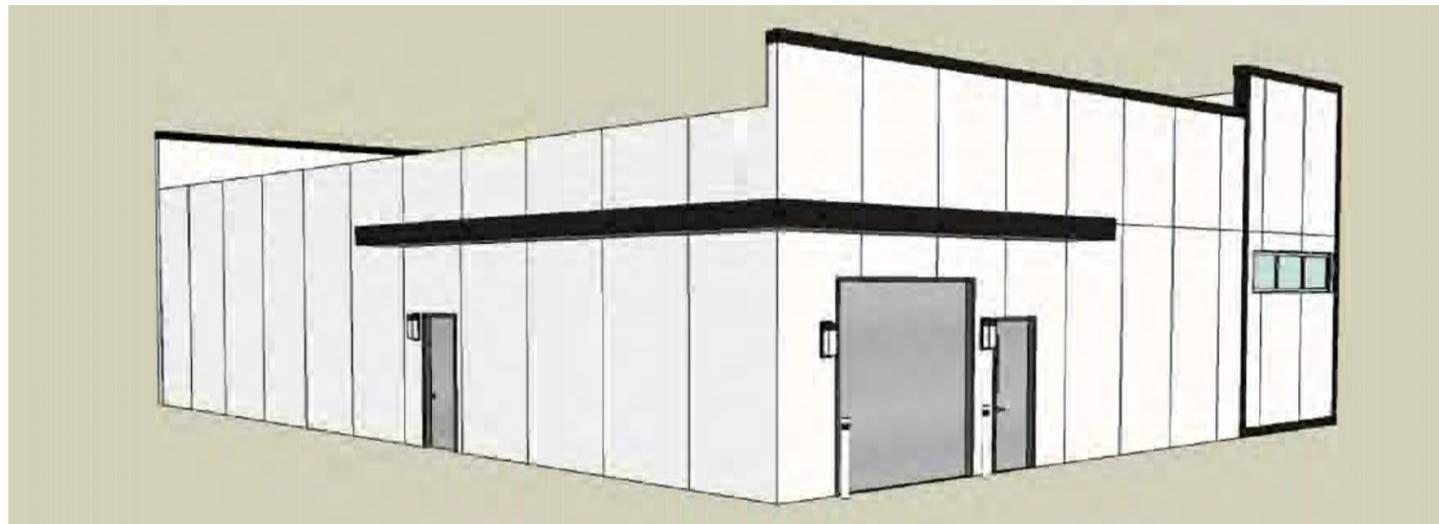
LICENSE NO.

1 EXTERIOR ELEVATION
 SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION
 SCALE: 3/16" = 1'-0"

SEAL SEAL



TRICARICO ARCHITECTURE AND DESIGN PC
 502 VALLEY ROAD, WAYNE, NJ 07470
 T: 973-692-0222 F: 973-692-0223
 TRICARICO.COM

DATE: AS SHOWN

PROJECT NO.: 190475

© 2020 NICHOLAS J. TRICARICO

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

DATE:	ISSUE
03/11/2020	CLIENT REVIEW
03/19/2020	CLIENT REVIEW
03/23/2020	CLIENT REVIEW
04/17/2020	CLIENT REVIEW
04/20/2020	CLIENT REVIEW

DATE:	No.	REVISIONS / BY:

PROJECT: RETAIL DISPENSARY

LOCATION: 4 BUSINESS PARKWAY
 BRUNSWICK, ME 04011

PROJECT NO: 190475	DRAWN BY: MF
SCALE: AS NOTED	CHECKED BY: GJC
DATE: 01.07.2020	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NJT

NICHOLAS J. TRICARICO
 ARCHITECT
 TRICARICO ARCHITECTURE
 AND DESIGN PC

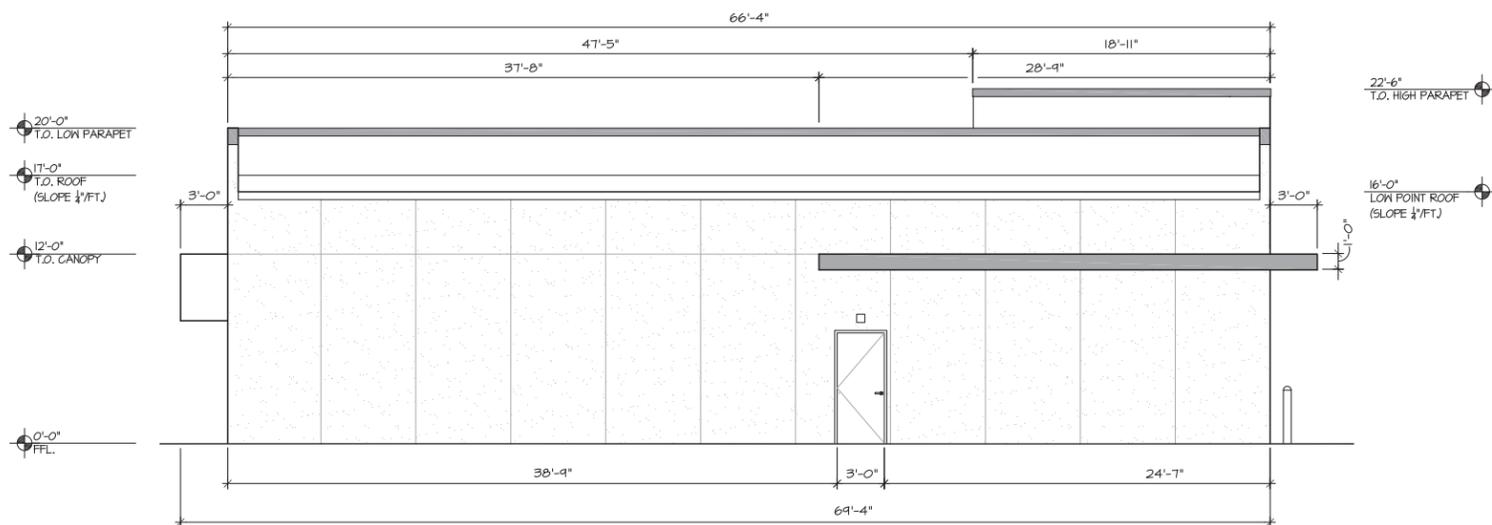
DRAWING NAME:
 PROPOSED
 EXTERIOR ELEVATIONS

DRAWING NO.
SK-4.0

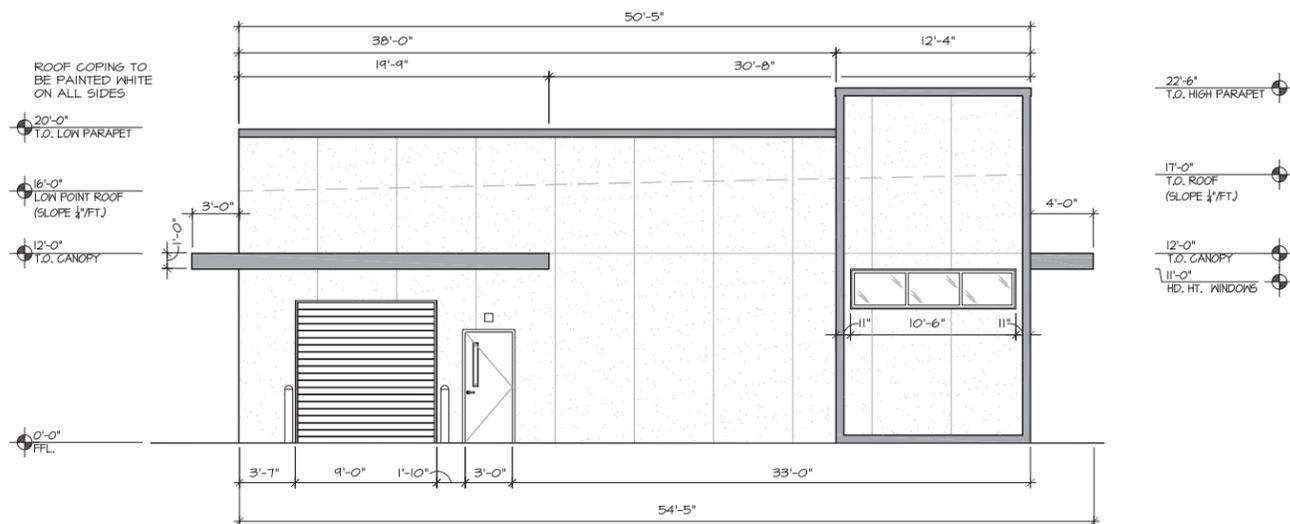
LICENSE NO.

SEAL

1 EXTERIOR PERSPECTIVE VIEW
 SCALE: NOT TO SCALE



1 EXTERIOR ELEVATION
 SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION
 SCALE: 3/16" = 1'-0"

LOCATION: 4 BUSINESS PARKWAY, BRUNSWICK, ME 04011

PROJECT: NILSHIRE MADISON

PLOT SCALE: 1:1

Attachment I
Site Plans

The project site plans are included for review as a separate plan set of full-size documents.



Julie Erdman

From: Jared Woolston
Sent: Thursday, April 23, 2020 2:23 PM
To: Julie Erdman
Subject: FW: 4 Businesss Parkway

FYI

From: Jared Woolston
Sent: Thursday, April 23, 2020 8:53 AM
To: Matt Panfil <mpanfil@brunswickme.org>
Cc: Ryan Barnes <rbarnes@brunswickme.org>
Subject: FW: 4 Businesss Parkway

FYI

From: Landry, Stephen <Stephen.Landry@maine.gov>
Sent: Wednesday, April 22, 2020 4:52 PM
To: Jared Woolston <jwoolston@brunswickme.org>; Ryan Barnes <rbarnes@brunswickme.org>
Cc: Diane Morabito - Maine Traffic Resources (mordi@sewall.com) <mordi@sewall.com>
Subject: 4 Businesss Parkway

Jared and Ryan,

I am writing regarding a traffic movement permit (TMP) issued to the Town of Brunswick for the Business Industrial Expansion (permit Div. 05-00026-A-N) back in 2003. MaineDOT wants to go on record that we believe the current marijuana distribution shop is considered to be permitted under the permit that was issued back in 2003. Given changes to the TMP rules, any future development on this site would need to obtain a permit modification in order to move forward. The new changes indicate that a development would need to be started within 5 years and completed within 7 years. Any future development of that site would be beyond that timeline. If you have any questions regarding this development, please feel free to contact me by phone at 207-557-0347 or by email at Stephen.landry@maine.gov.

Stephen Landry
State Traffic Engineer
MaineDOT

Phone 207-624-3632
Fax 207-624-3621

GENERAL NOTES:

- DRAWINGS ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FROM MULTIPLE SOURCES BY SITELINES, P.A.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES AND IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (1-800-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IN AREAS OF POTENTIAL CONFLICTS TEST PITS SHALL BE REQUIRED TO VERIFY EXISTING UTILITY LOCATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE WITHIN LIMITS OF WORK.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, CABLE AND FIRE ALARM). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER AND ARCHITECT.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATIONS, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE CONSTRUCTION MANAGER REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS AND GRADES BEFORE WORK BEGINS. CONTRACTOR SHALL CONFIRM LOCATION AND DEPTH ALL UTILITY LINE CROSSINGS WITH TEST PITS PRIOR TO BEGINNING WORK. CONFLICTS SHALL BE REPORTED IN WRITING TO CONSTRUCTION MANAGER FOR RESOLUTION OF THE CONFLICT.
- ALL AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENT SHALL RECEIVE 4 INCHES OF LOAM AND SEED.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARM AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS AND AS SPECIFIED.
- ALL PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A MAINE REGISTERED LICENSED PROFESSIONAL LAND SURVEYOR (PLS) AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SURVEY SHOWING LOCATIONS OF ALL SURFACE FEATURES AND SUBSURFACE UTILITY SYSTEMS INCLUDING THE LOCATION TYPE, SIZE AND INVERTS.
- THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS. ALL WORK SHALL BE IN COMPLIANCE WITH THE ENVIRONMENTAL QUALITY HANDBOOK FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, AS ADOPTED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ALL MATERIALS AND CONSTRUCTION METHODS USED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL LOCAL MUNICIPAL STANDARDS AND MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- THE CONTRACTOR IS REQUIRED TO CONTROL DUST DURING CONSTRUCTION. EXPOSED SOIL AREAS SHALL BE SPRAYED WITH WATER AS NEEDED TO CONTROL DUST EMISSIONS. COVER EXPOSED SOIL AREAS AS QUICKLY AS PRACTICAL TO PREVENT WINDS FROM GENERATING DUST.
- ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. ALL SIGNAGE TO BE IN PLACE PRIOR TO OCCUPANCY.
- THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.
- ALL MATERIALS SHALL BE NEW AND PROVIDED BY THE CONTRACTOR.

LAYOUT NOTES:

- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
- OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
- PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
- BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.

GRADING AND DRAINAGE NOTES:

- UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
POLYVINYL CHLORIDE PIPE (PVC) SDR 35
SMOOTH BORE POLYETHYLENE PIPE - HDPE N-12 ADS OR SDR 35
- TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
- THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

PERMITTING REQUIREMENTS:

AGENCY:	PERMIT:	STATUS:
TOWN OF BRUNSWICK	SITE PLAN APPROVAL CONDITIONAL USE APPROVAL BUILDING	SUBMITTED 04/21/20 SUBMITTED 04/21/20 (BY CONTRACTOR)
MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION	NRPA - PERMIT BY RULE	PENDING

MARIJUANA STORE ADULT USE

4 BUSINESS PARKWAY
BRUNSWICK, MAINE

PREPARED FOR:
GJORIS LLC
135 MAINE STREET, SUITE 129
BRUNSWICK, MAINE

UTILITY CONTACTS

CODE ENFORCEMENT

JEFF HUTCHINSON
TOWN OF BRUNSWICK
85 UNION STREET
BRUNSWICK, MAINE 04011
207-721-4024

ELECTRIC SERVICE

CENTRAL MAINE POWER
280 BATH ROAD
BRUNSWICK, MAINE 04011
207-721-8054

TELEPHONE SERVICE

FAIRPOINT
BATH ROAD (P.O. BOX 360)
BRUNSWICK, MAINE 04011
207-442-8018

CABLE SERVICE

COMCAST CONSTRUCTION OFFICE
336 BATH ROAD
BRUNSWICK, MAINE, 04011
207-729-6660

WATER SERVICE

BRUNSWICK-TOPSHAM WATER DISTRICT
ALAN FRASIER, P.E., GENERAL MANAGER
BOX 580
BRUNSWICK, MAINE 04011
207-729-9956

PUBLIC WORKS DEPARTMENT

JAY ASTLE, PUBLIC WORKS DIRECTOR
9 INDUSTRY ROAD
BRUNSWICK, MAINE 04011
207-725-6654

TOWN ENGINEER

RYAN BARNES, P.E., TOWN ENGINEER
9 INDUSTRY ROAD
BRUNSWICK, MAINE 04011
207-725-6659

BRUNSWICK FIRE DEPARTMENT

KENNETH BRILLANT, FIRE CHIEF
21 TOWN HALL PLACE
BRUNSWICK, MAINE 04011
207-725-5541

CIVIL ENGINEER

SITELINES P.A.
ATTN: JOSEPH J. MARDEN, P.E.
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207-725-1200
WWW.SITELINESPA.COM

SURVEYOR

SITELINES P.A.
ATTN: BRUCE MARTINSON, PLS
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207-725-1200
WWW.SITELINESPA.COM

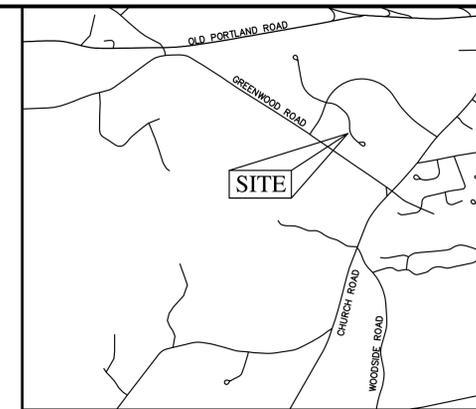
PROJECT TEAM

WETLANDS:

ATLANTIC ENVIRONMENTAL LLC
TIM FORRESTER
135 RIVER ROAD
WOOLWICH, MAINE 04579
207-837-2199

ARCHITECTURE:

TRICARICO ARCHITECTURE AND DESIGN PC
502 VALLEY ROAD
WAYNE, NEW JERSEY 07470
973-692-0222



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED
●	○
	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
	GRANITE MONUMENT SET
	CATCH BASIN
	SEWER MANHOLE
	FIRE HYDRANT
	WATER GATE VALVE
	WATER SHUT-OFF
	BLOW-OFF/CLEAN-OUT
	UTILITY POLE
	UTILITY LINE
	PROPERTY LINE
	EASEMENTS
	SETBACK/BUFFER
	SOILS BOUNDARY
	WETLAND BOUNDARY
	STREAM
	CURB
	EDGE OF PAVEMENT
	BUILDING
	STORM DRAIN(SEE PLAN FOR SIZE)
	SEWER LINE(SEE PLAN FOR SIZE)
	WATER LINE(SEE PLAN FOR SIZE)
	SLOPE ARROW
	CONTOURS
	TREE LINE
	SEDIMENT BARRIER
	RIPRAP
	PROPOSED PAVEMENT
	SPOT GRADE

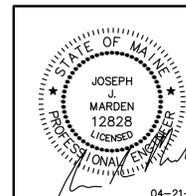
- 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JJM
- 02-19-20 REVISED PER TOWN COMMENTS JJM
- 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JJM

TITLE:	COVER SHEET
PROJECT:	MARIJUANA STORE - ADULT USE 4 BUSINESS PARKWAY, BRUNSWICK, ME 04011
OWNER:	GJORIS LLC 135 MAINE STREET, SUITE 129, BRUNSWICK, ME 04011

<p>119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200</p> <p>CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS</p>		<p>FIELD WK: MC/MH</p> <p>DRN BY: JIM</p> <p>CHD BY: CYN</p> <p>DATE: 01-30-20</p>	<p>SCALE: NTS</p> <p>JOB #: 3781.02</p> <p>MAP/LOT: 17/66</p> <p>FILE: 3781.02-COVER-DET</p>	<p>SHEET:</p> <p>C1</p>
--	--	--	--	--------------------------------

SHEET INDEX		
SHEET #	SHEET TITLE:	SCALE:
C1	COVER SHEET	NTS
C2	EXISTING CONDITIONS AND DEMOLITION PLAN	1"=30'
C3	SITE LAYOUT AND UTILITY PLAN	1"=30'
C4	GRADING, DRAINAGE, AND EROSION CONTROL PLAN	1"=30'
C5	SITE DETAILS - 1 OF 2	NTS
C6	SITE DETAILS - 2 OF 2	NTS
C7	EROSION CONTROL DETAILS AND NOTES	NTS
L1	LANDSCAPING PLAN	1"=30'
L2	LIGHTING PLAN	1"=30'

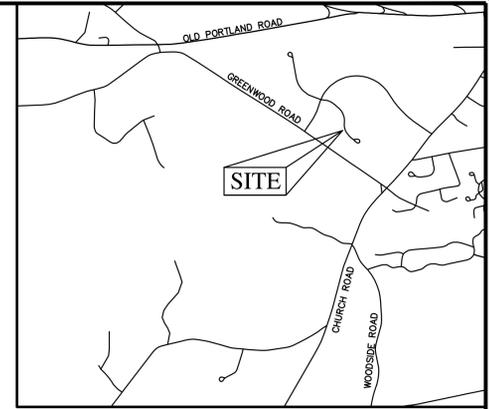
PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

DEMOLITION NOTES:

- 1) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH GRADING & DRAINAGE PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- 2) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- 3) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- 4) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY, TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- 5) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- 6) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
- 7) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
- 8) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN OF BRUNSWICK STANDARDS.
- 9) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:
BK 35660, PG 227
2. PLAN REFERENCE(S):
1. "SUBDIVISION PLAN - AMENDMENT 1 INDUSTRIAL PARK EXPANSION BRUNSWICK INDUSTRIAL PARK (PHASE IV)" DATED 3-28-03, LAST REVISED 08-29-03, PREPARED BY SITELINES, PA. FOR THE TOWN OF BRUNSWICK, MAINE
2. "TOPOGRAPHIC SURVEY LOT 2,3 & 4 BRUNSWICK BUSINESS PARK" DATED APRIL 2008, PREPARED BY COLONIAL SURVEYING COMPANY, LLC OF GRAY MAINE FOR SITELINES, P.A.
3. AREA INFORMATION:
LOT AREA: 127,300 S.F. (2.92 ACRES)
4. TAX MAP REFERENCE:
TAX MAP 17, LOT 66
5. BASIS OF BEARINGS:
BEARINGS ARE REFERENCED TO MAGNETIC.
6. ELEVATION DATUM:
CONTACT SITELINES, PA (207-725-1200)
7. FLOOD ZONE INFORMATION:
PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COMMUNITY PANEL 230042-0015-B, EFF. DATE JANUARY 3, 1986)
8. IMPERVIOUS AREA:
PROPOSED IMPERVIOUS AREA: 37,333 S.F. (0.86 AC)
9. SITE SUBJECT TO SITE LOCATION OF DEVELOPMENT ACT PERMIT #L-6773-39-L-A

UTILITY NOTES:

1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLAN. AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) PRIOR TO EXCAVATION.

3. 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JJM
2. 02-19-20 REVISED PER TOWN COMMENTS JJM
1. 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JJM

TITLE:	EXISTING CONDITIONS AND DEMOLITION PLAN	
PROJECT:	MARIJUANA STORE - ADULT USE 4 BUSINESS PARKWAY, BRUNSWICK, ME 04011	
PREPARED FOR:	GJORIS LLC 135 MAINE STREET, SUITE 129, BRUNSWICK, ME 04011	

<p>SITELINES 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS</p>		<p>SHEET: C2</p>
FIELD WK: MC/MH	SCALE: 1"=30'	
DRN BY: JJM	JOB #: 3781.02	
CHD BY: CYN	MAP/PLOT: 17/66	
DATE: 01-30-20	FILE: 3781.02-SITE	

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

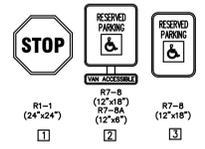
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL SURVEYOR
04-21-20

© 2020, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES, PA. NO MODIFICATIONS MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES, PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES, PA. IS PROHIBITED, AND BE AT THE USER'S RISK.
 X:\LAND PROJECTS\0781 02 GJORIS 4 BUSINESS PKWY BRUNSWICK\DWG\0781 02 SITE.DWG, C2-EX.COND, 4/21/2020 12:05 PM, JOSEPH MARDEN

X:\LAND PROJECTS\3781.02 GLORIS 4 BUSINESS PARKY BRUNSWICK\DWG\3781.02 SITE.DWG, CS SITE, 4/21/2020 12:05 PM, JOSEPH MARDEN

SIGN LEGEND:



CURBING LEGEND:



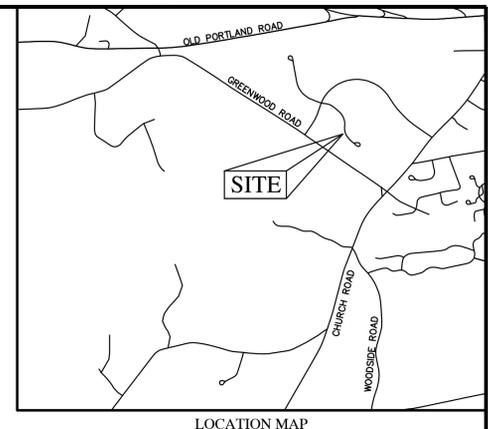
UTILITY NOTES:

1. ALL TERMINATIONS AND CONNECTIONS OF SERVICES SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE APPLICABLE UTILITY DISTRICT. ALL BACKFILLING AND COMPACTION OF WATER AND SEWER LINE TRENCHES SHALL BE AS APPROVED BY THE LOCAL UTILITY DISTRICT.
2. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO COMMENCING EXCAVATION.
3. THE BASIS FOR PROJECT LAYOUT AND FOR CONSTRUCTION ELEVATIONS IS THE BASELINE AND BENCHMARK EXISTING ON THE SITE AND SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
5. SEE PLUMBING AND ELECTRICAL PLANS FOR LOCATION AND INVERTS OF SLEEVES IN FOUNDATIONS.
6. ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT AND CONCRETE.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
8. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR-35 PVC.
10. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
11. CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.
12. SEE SHEET C4 FOR GRADING, DRAINAGE, STORM DRAIN DATA & EROSION CONTROL MEASURES.
13. BUILDING FOOTPRINT SHOWN IS NOT FOR FOUNDATION LAYOUT. REFER TO STRUCTURAL/ARCHITECTURAL DRAWINGS.
14. ALL PIPING MATERIAL TO THE BALL VALVE SHALL BE 1" OR 2" TYPE K COPPER AND ALL CONTROL VALVES SHALL BE LOCATED WITHIN THE EASEMENT AREA.
15. ALL DOMESTIC WATER SERVICES ON THE BUILDING SIDE OF THE CONTROL VALVE SHALL BE EITHER 2" TYPE K COPPER OR 2" CTS PE RATED AT 200 PSI. IF THE PE IS USED, AN 8 GAUGE WIRE SHALL BE ATTACHED TO THE PIPE WITH ONE END BROUGHT ALONGSIDE THE CURB BOX FOR LOCATING PURPOSES.
16. ANY CURB BOXES LOCATED WITHIN PAVEMENT SHALL BE INSTALLED INSIDE A GATE BOX TOP.
17. ALL MATERIALS SHOWN SHALL BE NEW AND FURNISHED BY CONTRACTOR AS PART OF CONTRACT WORK. ONLY ITEMS SPECIFICALLY IDENTIFIED TO BE SALVAGED MAY BE RE-USED WITHOUT PRIOR WRITTEN PERMISSION.

SEWER STRUCTURE DATA:

SMH#:
RIM: 109.05
INV.IN: TBD AFTER TEST PIT FOR STUB
INV.OUT: TBD AFTER TEST PIT FOR STUB

S1: 6" PVC L=108' S=0.0100 MIN.
S2: 6" PVC L=43' S=0.0100 MIN.



LOCATION MAP NOT TO SCALE

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL: BK 35660, PG 227
2. PLAN REFERENCE(S):
 1. "SUBDIVISION PLAN - AMENDMENT 1 INDUSTRIAL PARK EXPANSION BRUNSWICK INDUSTRIAL PARK (PHASE IV)" DATED 3-28-03, LAST REVISED 08-29-03, PREPARED BY SITELINES, P.A. FOR THE TOWN OF BRUNSWICK, MAINE
 2. "TOPOGRAPHIC SURVEY LOT 2.3 & 4 BRUNSWICK BUSINESS PARK" DATED APRIL 2008, PREPARED BY COLONIAL SURVEYING COMPANY, LLC OF GRAY MAINE FOR SITELINES, P.A.
3. AREA INFORMATION: LOT AREA: 127,300 S.F. (2.92 ACRES)
4. TAX MAP REFERENCE: TAX MAP 17, LOT 66
5. BASIS OF BEARINGS: BEARINGS ARE REFERENCED TO MAGNETIC.
6. ELEVATION DATUM: CONTACT SITELINES, PA (207-725-1200)
7. FLOOD ZONE INFORMATION: PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR GUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COMMUNITY PANEL 230042-0015-B, EFF. DATE JANUARY 3, 1986)
8. IMPERVIOUS AREA: PROPOSED IMPERVIOUS AREA: 36,454 S.F. (0.84 AC)* *INCLUDES FUTURE PARKING AREA
9. SITE SUBJECT TO SITE LOCATION OF DEVELOPMENT ACT PERMIT #L-6773-39-L-A

UTILITY NOTES:

1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) PRIOR TO EXCAVATION.

GROWTH INDUSTRIAL ZONING DISTRICT (GI)		
ZONING STANDARD	REQUIRED	PROPOSED
MIN. LOT SIZE:	7,000 S.F.	127,300 S.F.
MIN. LOT WIDTH:	50'	175'
MIN. SETBACKS:		
FRONT:	10'	>10'
REAR:	20'	>20'
SIDE:	15'	>15'
MAX. HEIGHT:	60'	<60'
MAX. IMPERVIOUS COVERAGE:	80%	29%*
PARKING:	1 PER 300 SF = 11	64**
*INCLUDES FUTURE PARKING AREAS **CAN EXPAND FUTURE PARKING UP TO 82 SPACES IF NEEDED		

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE APPROVED: _____

DATE SIGNED: _____

CHAIRMAN: _____

3. 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JJM
2. 02-19-20 REVISED PER TOWN COMMENTS JJM
1. 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JJM

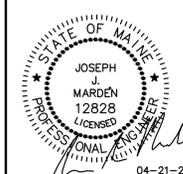
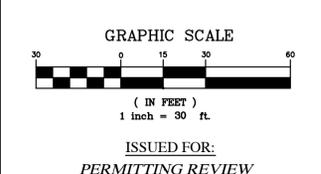
TITLE: **SITE LAYOUT AND UTILITY PLAN**

PROJECT: **MARIJUANA STORE - ADULT USE**
4 BUSINESS PARKWAY, BRUNSWICK, ME 04011

PREPARED FOR: **GJORIS LLC**
135 MAINE STREET, SUITE 129, BRUNSWICK, ME 04011

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

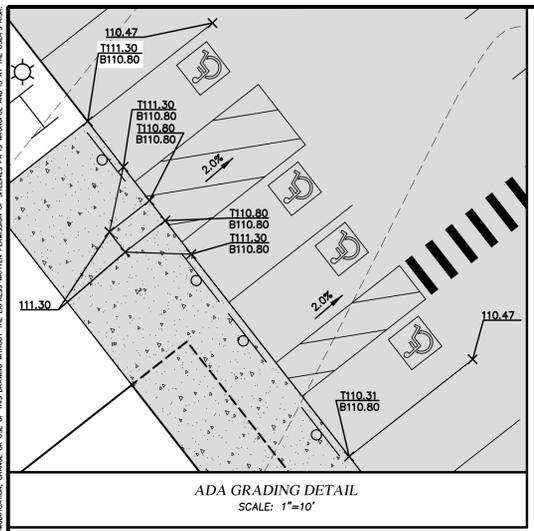


SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200

CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/MH	SCALE: 1"=30'	SHEET:
DRN BY: JJM	JOB #: 3781.02	C3
CH'D BY: CYN	MAP/LOT: 17/66	
DATE: 01-30-20	FILE: 3781.02-SITE	

X:\LAND PROJECTS\3781.02 GJORIS 4 BUSINESS PARKY BRUNSWICK\DWG\3781.02 SITE.DWG, CA-GRADING, 4/21/2020 12:05 PM, JOSEPH MARDEN
 © 2020, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITES LINES PA. NO MODIFICATIONS MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES LINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES LINES PA. IS AT THE USER'S RISK.



- GRADING AND DRAINAGE NOTES:**
1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.
 2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.
 3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.
 4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.
 5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.
 6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATIVE AREAS, VEGETATION WILL BE PROGRESSIVELY ESTABLISHED.
 7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
SMOOTH BORE POLYETHYLENE PIPE - HDPE N-12 ADS
 8. BENCHMARK INFORMATION: SEE PLAN
 9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.
 10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
 11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.

3. 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JUM
2. 02-19-20 REVISED PER TOWN COMMENTS JUM
1. 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JUM

TITLE: GRADING, DRAINAGE, & EROSION CONTROL PLAN

PROJECT: MARIJUANA STORE - ADULT USE
4 BUSINESS PARKWAY, BRUNSWICK, ME 04011

PREPARED FOR: GJORIS LLC
135 MAINE STREET, SUITE 129, BRUNSWICK, ME 04011

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

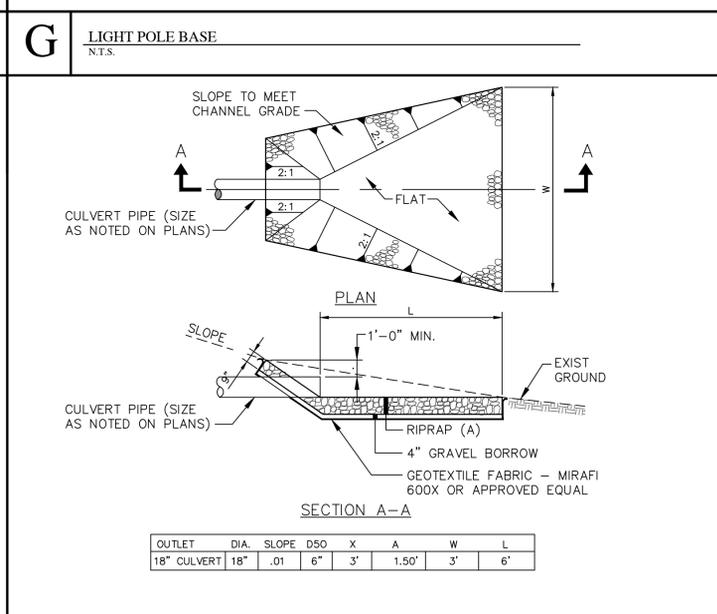
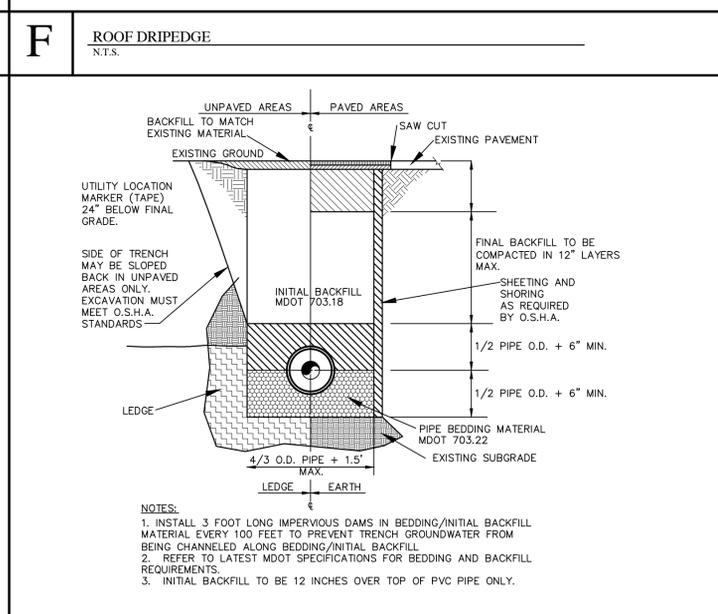
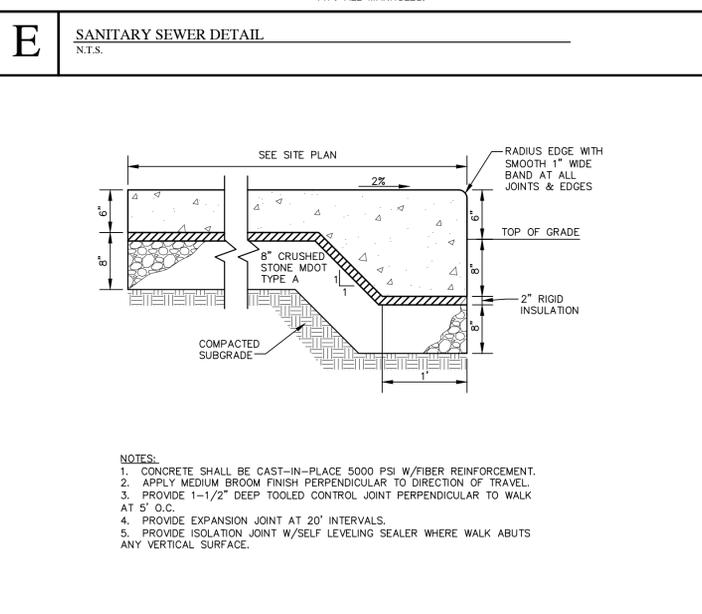
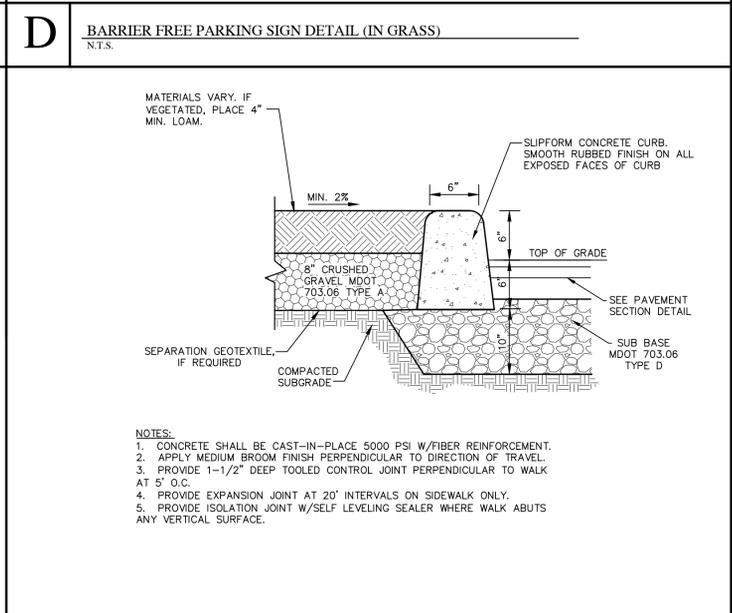
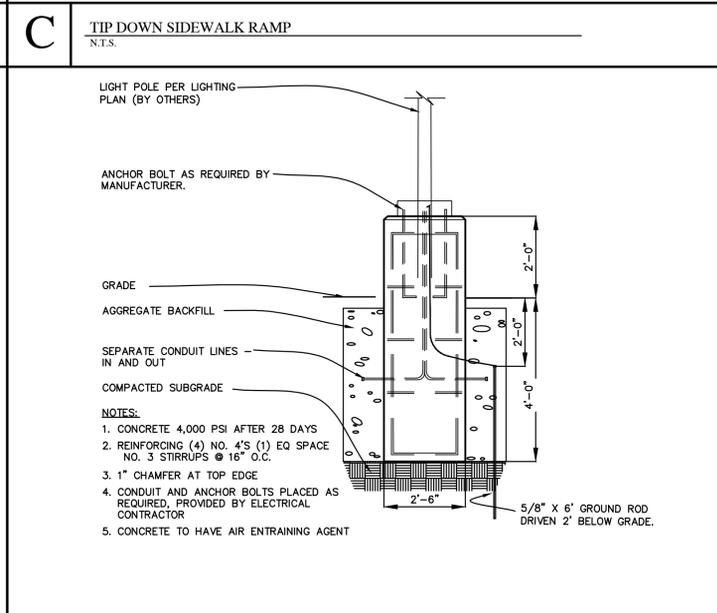
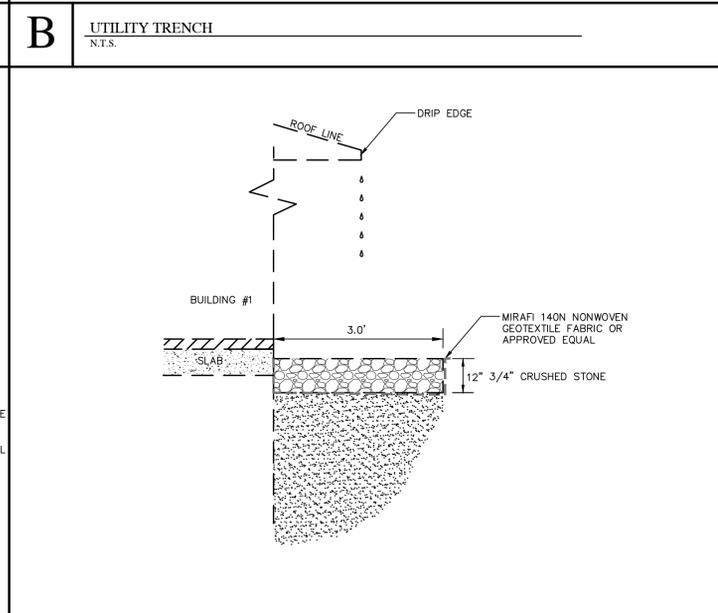
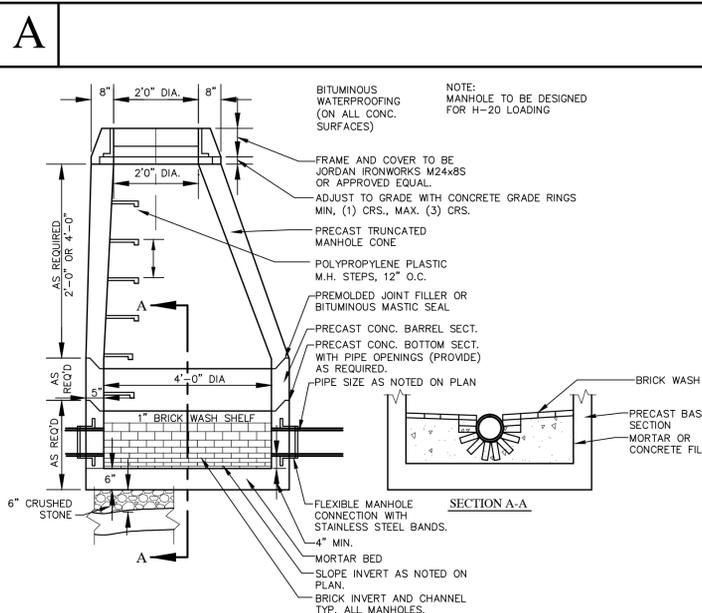
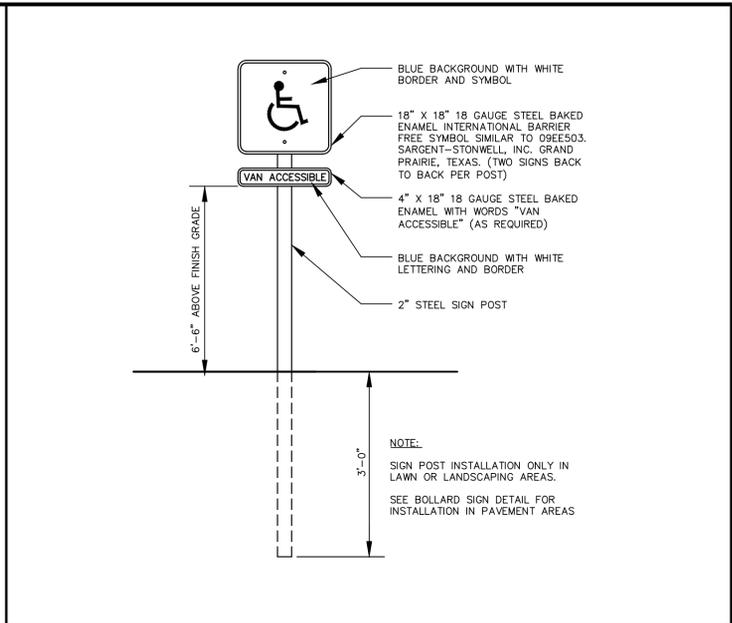
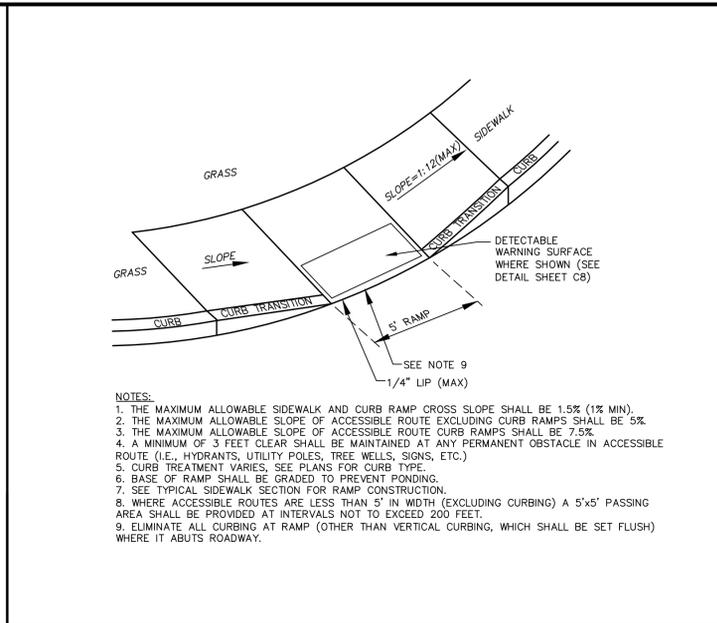
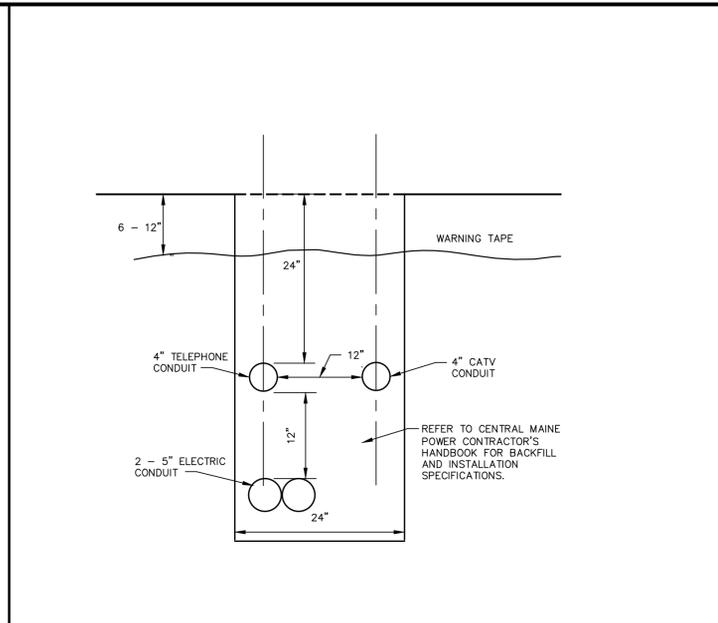
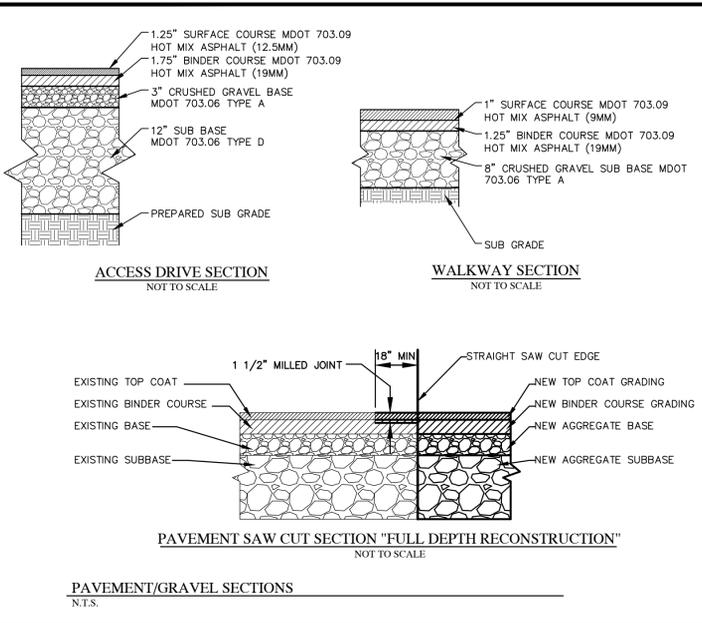


SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200

CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/MH	SCALES: 1"=30'	SHEET:
DRN BY: JIM	JOB #: 3781.02	C4
CH'D BY: CYN	MAP/LOT: 17/66	
DATE: 01-30-20	FILE: 3781.02-SITE	

X:\LAND PROJECTS\0781-02-GJORIS 4 BUSINESS PKWY BRUNSWICK\03\0781-02-COVER-DET.DWG: CS DETAILS, 4/21/2020 12:06:21 PM, JOSEPH MARDEN
 © 2020. THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITE LINES, INC. NO REVISIONS MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITE LINES, INC. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITE LINES, INC. IS PROHIBITED AND IS AT THE USER'S RISK.



PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

SITE DETAILS - 1 OF 2

PROJECT: **MARIJUANA STORE - ADULT USE**
4 BUSINESS PARKWAY, BRUNSWICK, ME 04011

OWNER: **GJORIS LLC**
135 MAINE STREET, SUITE 129, BRUNSWICK, ME 04011

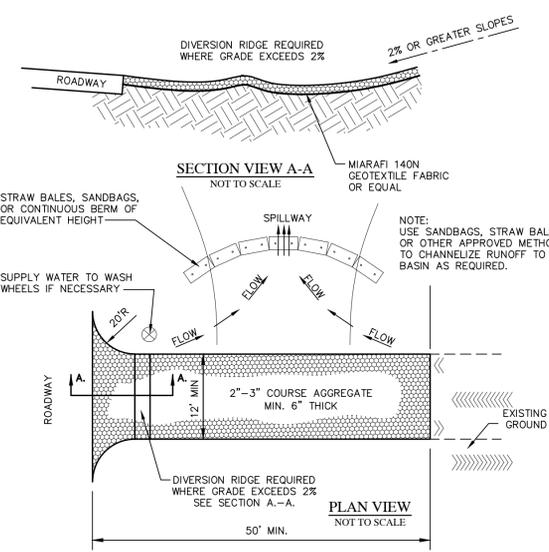
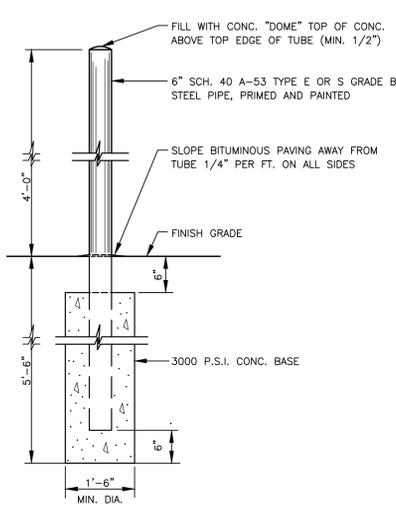
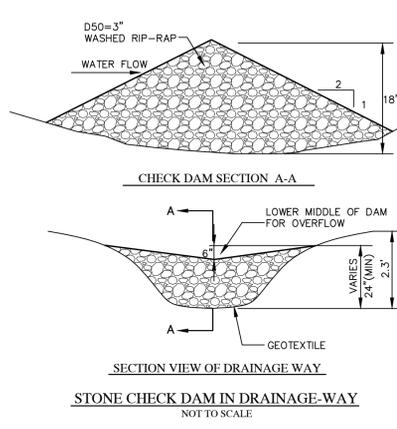
3. 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JJM
 2. 02-19-20 REVISED PER TOWN COMMENTS JJM
 1. 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JJM

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/MH SCALE: NTS SHEET:
 DRN BY: JIM JOB #: 3781.02
 CHD BY: CYN MAP/LOT: 17/66
 DATE: 01-30-20 FILE: 3781.02-COVER-DET

C5

X:\LAND PROJECTS\781-02-GJORIS 4 BUSINESS PKWY BRUNSWICK\DWG\3781-02-COVER-DET.DWG - C6 DETAILS, 4/21/2020 12:08:21 PM, JOSEPH MARDEN © 2020. THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SURVEY. NO MODIFICATIONS MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA IS VOIDFUL AND IS AT THE USER'S RISK.

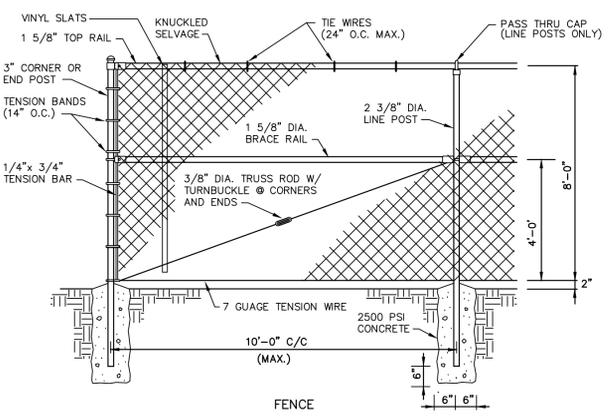
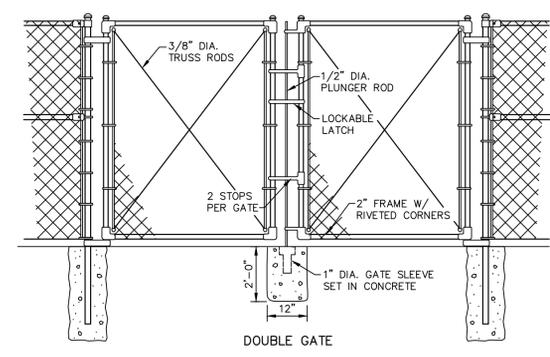
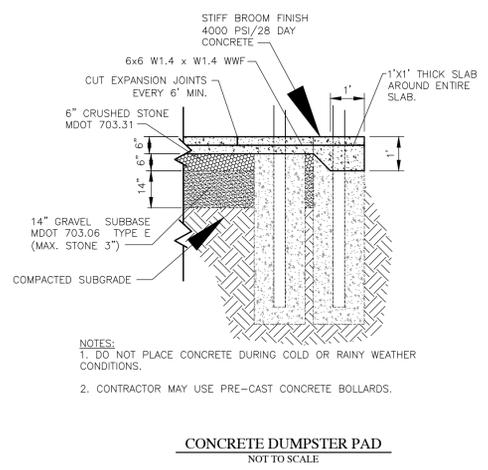
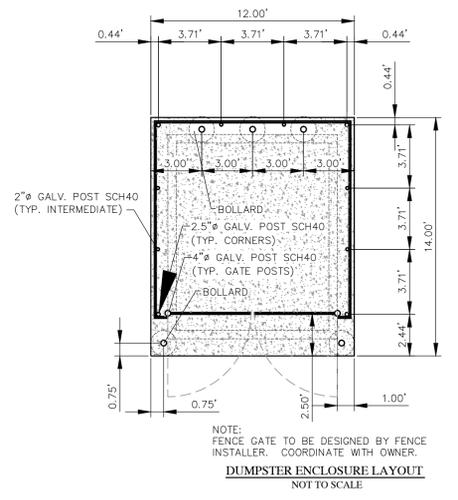


NOTE:
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.

A CHECK DAM DETAIL
N.T.S.

B TYPICAL BOLLARD DETAIL
N.T.S.

C STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



NOTE:
 FENCE GATE TO BE DESIGNED BY FENCE INSTALLER. COORDINATE WITH OWNER.
DUMPSTER ENCLOSURE LAYOUT
 NOT TO SCALE

CONCRETE DUMPSTER PAD
NOT TO SCALE

DOUBLE GATE

FENCE

D DUMPSTER PAD DETAILS
N.T.S.

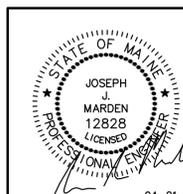
E NOT USED
N.T.S.

F NOT USED
N.T.S.

G NOT USED
N.T.S.

- 3. 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JJM
- 2. 02-19-20 REVISED PER TOWN COMMENTS JJM
- 1. 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JJM

PROGRESS PRINT
 THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



TITLE: **SITE DETAILS - 2 OF 2**

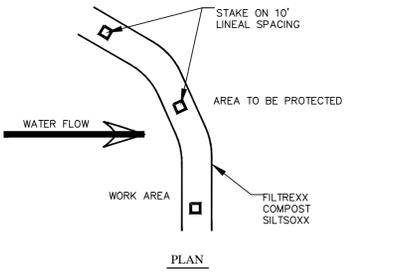
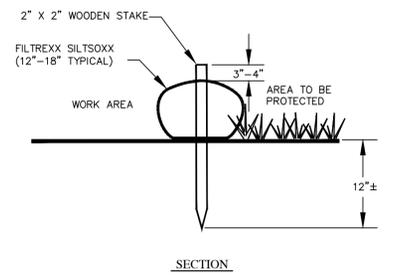
PROJECT: **MARIJUANA STORE - ADULT USE**
4 BUSINESS PARKWAY, BRUNSWICK, ME 04011

OWNER: **GJORIS LLC**
135 MAINE STREET, SUITE 129, BRUNSWICK, ME 04011

SITELINES
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, MAINE 04011
 207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

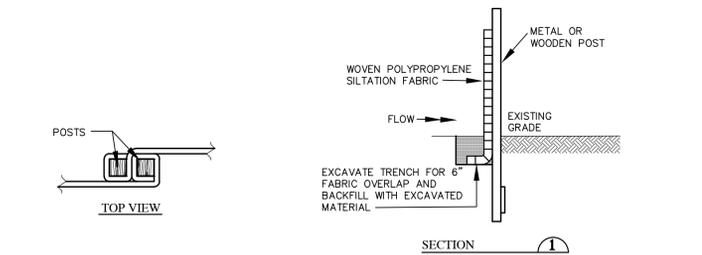
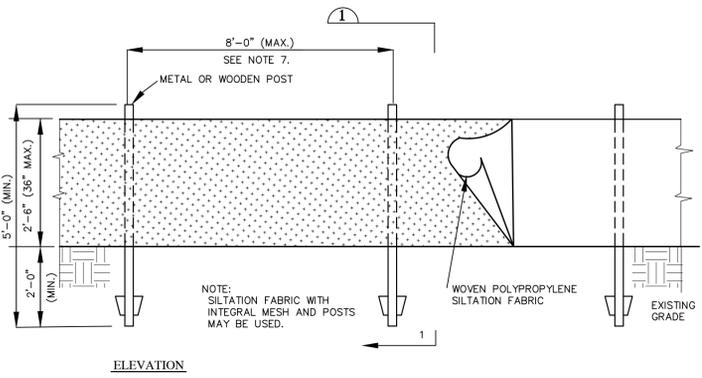
FIELD WK: MC/MH	SCALE: NTS	SHEET:
DRN BY: JIM	JOB #: 3781.02	C6
CHD BY: CYN	MAP/LOT: 17/66	
DATE: 01-30-20	FILE: 3781.02-COVER-DET	

X:\LAND PROJECTS\0781-02-GJORIS 4 BUSINESS PKWY BRUNSWICK\DWG\03\781-02-COVER-DET.DWG, CT EROSION, 4/21/2020, 12:05:22 PM, JOSEPH MARDEN, © 2020, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITE LINES PA, ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITE LINES PA, IS PROHIBITED AND WILL BE AT THE USER'S RISK.



- NOTES:**
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
 2. SILT/ROCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
 3. SILT/ROCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 5. THE SILT/ROCK COMPOST/SOIL/ROCK/SEED FILL SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

A FILTREXX SILT/ROCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS



- INSTALLATION:**
1. EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACK FILL THE TRENCH AND TAMP THE SOIL.
 5. JOIN SECTION AS SHOWN IN TOP VIEW.
 6. BARRIER SHALL BE MIRAFI SILT FENCE (100X) OR APPROVED EQUIVALENT.
 7. A STONE "PILETT" MAY BE USED FOR ANCHORING FABRIC IF IT CANNOT BE KEYED IN.

B SILT FENCE DETAIL "SEDIMENT BARRIER OPTION"

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES OF THE CUMBERLAND COUNTY SOIL CONSERVATION SERVICE AND THE MAINE DEP BEST MANAGEMENT PRACTICES HANDBOOK.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

1. SEDIMENT BARRIER: SILT/ROCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS SHALL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SEDIMENT BARRIER WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SEDIMENT BARRIER AND TO PROVIDE ADDITIONAL TREATMENT.

2. HAY BALES: HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

5. STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY.

6. IN LIEU OF MULCH, USE EROSION CONTROL BLANKET (EQUAL TO NORTH AMERICAN GREEN SC150) TO STABILIZE AREAS OF CONCENTRATED FLOW AND DRAINAGE WAYS.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

1. SEDIMENT BARRIER ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SEDIMENT BARRIER WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.

2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SEDIMENT BARRIER.

3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
 A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
 B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
 C. STABILIZE STOCKPILES WITHIN 7 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
 D. SURROUND STOCKPILE SOIL WITH SEDIMENT BARRIER AT BASE OF PILE.

4. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

7. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY WETLAND. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY WETLAND, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE WETLAND, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

8. AREAS WITHIN 75 FT OF A WETLAND WILL BE STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

9. ALL AREAS WITHIN 75 FEET OF A WETLAND MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION (NOVEMBER 1 THROUGH APRIL 15).

C EROSION CONTROL BERM "SEDIMENT BARRIER OPTION"

10. TEMPORARY SEDIMENT BASINS MAY BE INSTALLED DOWNGRADIENT OF THE DISTURBED AREAS. THESE BASINS MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR PROVIDE FOR 3,600 CUBIC FEET CAPACITY PER ACRE DRAINING TO THE BASIN. OUTLET STRUCTURES MUST DISCHARGE WATER FROM THE SURFACE OF THE BASIN WHENEVER POSSIBLE. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE EROSION. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST 1/4 OF THE DESIGN CAPACITY OF THE BASIN.

PERMANENT EROSION CONTROL MEASURES:

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP. (NONE ANTICIPATED)

POST-CONSTRUCTION REVEGETATION:

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS SHALL BE: ALLEN, STERLING & LATHROP "TUFTURF", 70% DIAMOND TALL FESCUE, 20% PLEASURE OLUS PERENNIAL RYEGRASS, 10% BARON KENTUCKY BLUEGRASS. SEEDING RATE SHALL BE 7-LBS./1,000 SQ. FT.

SWALES SHALL BE: WILDFLOWER MEADOW (SEED) FESTUCA OVINA SHEEP FESCUE; SOW AT A RATE OF 12 OZ. PER 1,000 SQ.FT. TRIFOLIUM REPENS WHITE CLOVER; SOW AT A RATE OF 1/2 OZ.PER 1,000 SQ.FT. (FLOWERS) ACHILLEA MILLEFOLIUM YARROW, AQUILEGIA CANADENSIS COLUMBINE, ASCLEPIAS TUBEROSE BUTTERFLY MILKWEED, ASTER NOVAE-ANGIAE NEW-ENGLAND ASTER, BAPTISIA AUSTRALIS WILD INDIGO, BOLTONIA ASTEROIDS FALSE ASTER, CHRYSANTHEMUM LEUCANTHEMUM OXEYE DAISY, DIGITALIS PURPUREA FOXGLOVE, ECHINACEA PURPUREA PURPLE CONEFLOWER, LUPINUS PERENNIS LUPINE, MONARDA FISTULOSA BERGAMOT, PAPAVER ORIENTALE ORIENTAL POPPY, RUEDECKIA HIRTA BLACK-EYED SUSAN, SALVIA OFFICINALIS SAGE; SOW AT A RATE OF 1/3 OZ. EACH PER 1,000 SQ.FT. OR 4 OZ. PER 1,000 SQ.FT. IN COMBINATION

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.

- A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
 - i. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - ii. BLANKETED BY TACKED PHOTOGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
- B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEED. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.

- A. ONLY UNFROZEN LOAM SHALL BE USED.
- B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
- C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS./1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
- D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS./1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
- E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAD THE DAY THE LOAM IS SPREAD BY MACHINERY.
- F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTOGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SEDIMENT BARRIER, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SEDIMENT BARRIER BEHIND THE HAY BALES.

2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.

3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEED AS NEEDED. EXPOSED AREAS WILL BE RESEED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

HOUSEKEEPING:

SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-4664 OR 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGENCIES/

GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHALL BE INSTALLED AT THE END OF THE EXIST PAVED ACCESS TO THE SITE TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. NO EXCAVATION DE-WATERING IS ANTICIPATED FOR THIS PROJECT. SHOULD IT BE NECESSARY, THE COLLECTED WATER REMOVED FROM THE PONDED AREA EITHER THROUGH GRABBY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. A DEWATERING DISCHARGE PLAN SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES ARE NECESSARY, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

- (a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
- (b) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- (c) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- (d) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- (e) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
- (f) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- (g) LANDSCAPE IRRIGATION.

UNAUTHORIZED NON-STORMWATER DISCHARGES. THE CONTRACTOR IS NOT AUTHORIZED A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- (a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORMAL RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- (b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- (c) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- (d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

CONSTRUCTION PHASE:

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND MAINTAIN UNTIL SITE IS PAVED.

2. ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION WILL BE DISTURBED.

3. PRIOR TO THE START OF CONSTRUCTION, SEDIMENT BARRIER WILL BE INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT TRAVELLED WAY TO PROTECT IT FROM CONSTRUCTION-RELATED EROSION.

4. CLEAR AND GRUB WORK SITE AS NEEDED TO EXECUTE PLANS USING CAUTION NOT TO OVER EXPOSE THE SITE.

5. STORMWATER MANAGEMENT SYSTEM WILL BE INSTALLED PRIOR TO CONSTRUCTION OF SITE ELEMENTS THAT DISCHARGE TO THESE SYSTEMS. CATCH BASIN INLET PROTECTION SHALL BE INSTALLED IN ALL NEW AREAS EXISTING CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT. NO STORMWATER SHOULD BE DIRECTED TO ANY STORMWATER BASINS UNTIL THE SITE IS COMPLETELY STABILIZED.

6. DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF THE INITIAL DISTURBANCE OF SOILS. DISTURBED AREAS WILL BE STABILIZED BEFORE STORMS. LOAM WILL BE SAVED FOR LATER USE WHERE POSSIBLE. EXCESS SOIL MATERIALS WILL BE USED AS FILL OR REMOVED FROM SITE TO AN APPROVED LOCATION.

7. AT A MINIMUM, THE EROSION CONTROL MEASURES SHALL BE REVIEWED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6 INCHES AND BE DISCARDED ON THE SITE. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS.

8. CONSTRUCT PAVEMENT AREAS AND BUILDINGS.

9. LOAM, LIME, FERTILIZE, SEED, AND MULCH LANDSCAPED AND OTHER DISTURBED AREAS.

10. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

11. TOUCH UP LOAM AND SEED.

NOTE: ALL DENUDED AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP OR GRAVEL SHALL BE REVEGETATED.

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.

4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.

6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED, DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SEDIMENT BARRIER OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.

7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS, SLOPES GREATER THAN 3% FOR SLOPES EXPOSED TO WINDY WINDS AND FOR ALL VEGETATED DRAINAGE SWALES SHALL BE LINED WITH STRAW-COCONUT EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL).

8. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.

9. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

SITE INSPECTION AND MAINTENANCE:

1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED.

IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.

3. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER.

3. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.

3.	04-21-20	SUBMITTED TO TOWN FOR FINAL REVIEW	JJM
2.	02-19-20	REVISED PER TOWN COMMENTS	JJM
1.	02-04-20	SUBMITTED TO TOWN FOR SKETCH REVIEW	JJM

PROGRESS PRINT
 THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



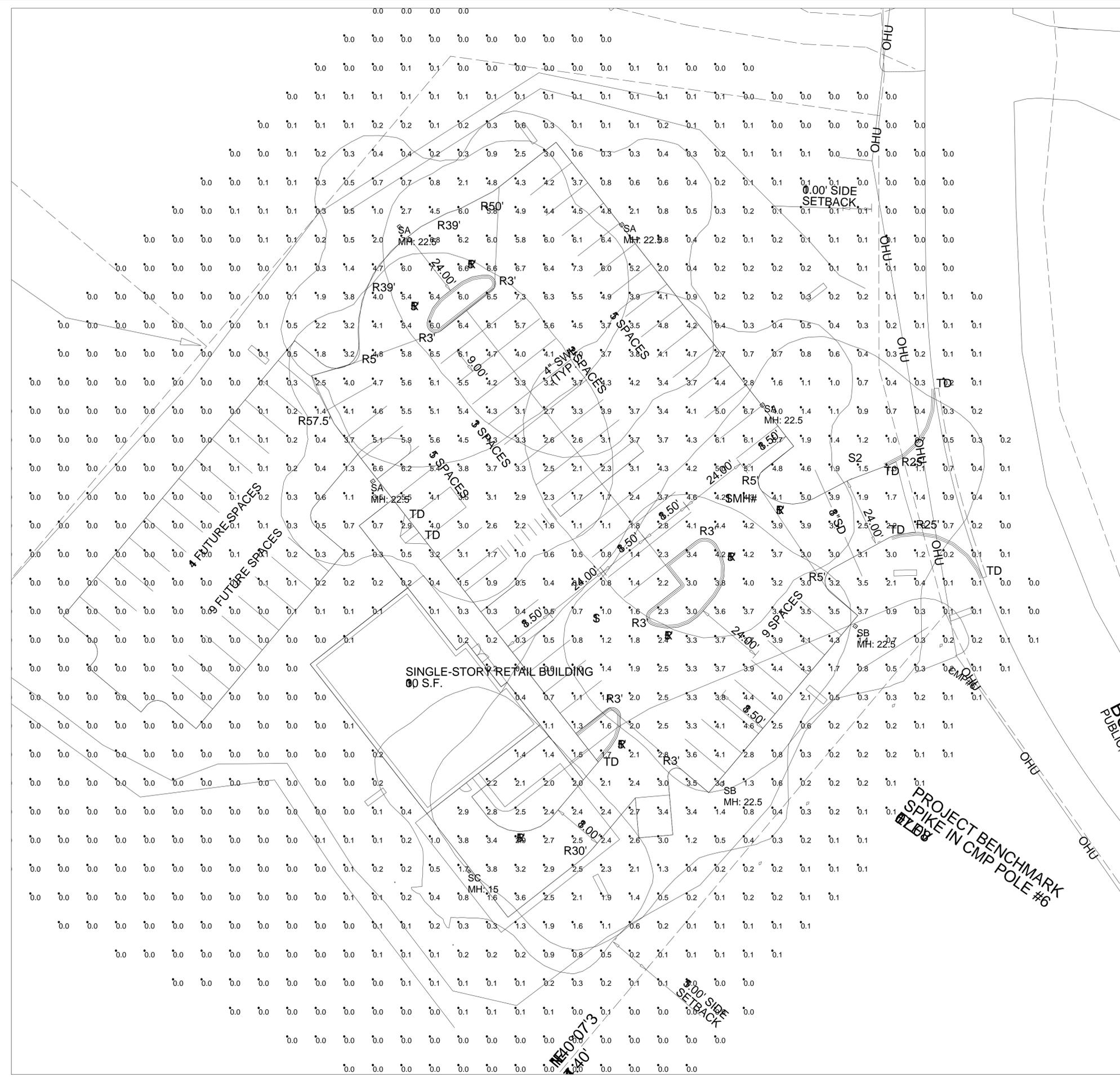
EROSION CONTROL DETAILS AND NOTES

PROJECT: MARIJUANA STORE - ADULT USE
 4 BUSINESS PARKWAY, BRUNSWICK, ME 04011

OWNER: GJORIS LLC
 135 MAINE STREET, SUITE 129, BRUNSWICK, ME 04011

SITELINES
 119 PURINGTON ROAD, SUITE 1
 BRUNSWICK, MAINE 04011
 207.725.1200
 CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/MH	SCALE: NTS	SHEET:
DRN BY: JIM	JOB #: 3781.02	C7
CHD BY: CYN	MAP/LOT: 17/66	
DATE: 01-30-20	FILE: 3781.02-COVER-DET	



PLAN VIEW

- NOTES:
- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
 - 2) CALCULATIONS MAY OR MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
 - 3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
 - 4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
 - 5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
 - 6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
 - 7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
SITE	1.07	7.3	0.0	N.A.	N.A.
PARKING	3.59	7.3	0.3	11.97	24.33

Luminaire Schedule (note fixture catalogue numbers are not complete)

Type	Qty	Lum. Lumens	LLF	Lum. Watts	Description
SA	4	23120	0.900	230.6	VP-L-80L-235-3K7-4
SB	2	20234	0.900	235	VP-L-80L-235-3K7-4W
SC	1	8690	0.900	80.52	VP-S-36L-80-5K7-4W

site 4-20-20.AGI
GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

**4 BUSINESS PARKWAY
BRUNSWICK, ME
SITE LIGHTING LAYOUT**

DATE: 4/20/2020
Page 1 of 1

SITELINES
SCALE NOT TO SCALE



SWANEY LIGHTING ASSOCIATES, INC.

NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THIS DRAWING IS TO BE USED FOR NO OTHER PURPOSE OTHER THAN AS DETAILED HEREIN. INFORMATION CONCERNING THE OPERATION OF UNITS INDICATED, THIS DRAWING IS TO BE USED AS A GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF ALL INFORMATION AS EXPRESSLY AUTHORIZED BY SWANEY LIGHTING ASSOCIATES. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF SWANEY LIGHTING ASSOCIATES. ANY VARIATION IN FIXTURE PERFORMANCE FROM THAT SHOWN IN THIS DRAWING IS NOT THE RESPONSIBILITY OF SWANEY LIGHTING ASSOCIATES. FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES.

L2



April 21, 2020

3781.02-7

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

**RE: Major Development Review Conditional Use Application
Marijuana Store – Adult Use
4 Business Parkway, Brunswick, Maine
Tax Map 17, Lot 66**

Dear Jared:

On behalf of GJoris LLC, Sitelines PA is pleased to submit the enclosed Conditional Use Application, drawings, and supporting materials for the development of single-story commercial building with associated parking, infrastructure, and landscaping to be located at 4 Business Parkway in Brunswick. The project was previously presented to the Planning Board as a Sketch Plan on February 25, 2020. This letter is intended to summarize the project in order to facilitate the final approval.

PROPERTY

GJoris LLC owns a parcel of land currently identified as Tax Map 17, Lot 66. The parcel contains approximately 2.92 acres and has frontage on Business Parkway and Greenwood Road. The property is located within the Growth Industrial (GI) zoning district in which marijuana store is a conditional use. The site is currently undeveloped and consists of a mix of meadow and woodland.

PROJECT DESCRIPTION

The proposed project consists of the construction of a 3,100 s.f. footprint single-story commercial building that will be utilized for a marijuana retail store. The project will include 64 parking spaces, with an additional eighteen (18) potential parking spaces that can be added in the future, if necessary. The site will be accessed via a new entrance off Business Parkway. The proposed building will be served via public water, public sewer, natural gas, and underground electric. As part of the construction of Business Parkway, sewer and water service stubs were extended to the property, which will be utilized for the new building. Stormwater runoff from the project will be directed to the drainage ditch along Business Parkway which ultimate discharges to a stormwater pond located at the end of Business Parkway.

A wetland delineation has been previously completed for the property and indicated forested wetlands in the rear of the property. As the wetland delineation is more than five (5) years old, an updated wetlands delineation was completed by Atlantic Environmental, LLC. Based on new guidelines for delineating wetlands, the wetland area was decreased significantly. As part of the wetland delineation, the wetland biologist noted that a portion of the wetland was a potential significant vernal pool and would need to be treated as such until a formal vernal pool survey could be completed in the spring. At this time, we are moving forward with the assumption that there is a significant vernal pool present within the wetland. As we are clearing forested areas within 250-feet of the vernal pool, a NRPA Permit-by-Rule will be submitted to the MDEP.

CONDITIONAL USE CRITERIA FOR APPROVAL

A copy of the Conditional Use Application is included. To facilitate your review of the Conditional Use Application, the following issues are summarized in accordance with *SECTION 5.2.2. - CONDITIONAL USE PERMIT* of the Ordinance:

(1) The proposed structure and site design comply with all standards of this Ordinance applicable to the zoning district and any overlay district within which the property is located.

The proposed development is within the Growth Industrial (GI) zoning district and is not subject to any overlay zones. The site plan has been designed in compliance with GI zone dimensional requirements.

(2) The proposed use will not create significantly more vehicular traffic by patrons, residents, or suppliers than the uses and structure currently within 300 feet of the proposed use or structure that generates the most vehicular traffic;

As part of the permitting of the Industrial Park Expansion, which consisted of Business Parkway and four (4) commercial lots, a Traffic Movement Permit (TMP) was obtained from the Maine Department of Transportation (MaineDOT). Based on a memorandum prepared by Diane Morabito, PE, with Sewall, “the facility is expected to generate 65 one-way trips during the AM peak hour, 93 one-way trips during their PM peak hour, and 113 during their Saturday peak hour.” Base on her review of the existing TMP, she indicated that the “trips are well within the 167 AM and 184 PM permitted trips of the TMP. Additionally, it is important to note that a new TMP would not be required until the trips exceed the permitted trips by 100.” Upon receipt of a confirmation letter from MaineDOT, a copy will be forwarded to the Town.

(3) The proposed use will not operate or require deliveries earlier in the morning, or later at night, than the uses and structures currently within 300 feet of the proposed use or structure that operate earliest in the morning and latest at night.

The only structures within 300 feet of the proposed building are other commercial and/or industrial buildings located within the Brunswick Industrial Park. The proposed use will operate during normal business hours, including any deliveries to the building.

(4) The proposed use shall not create any more adverse impacts on any current use or structure within 300 feet of the lot on which the proposed use or structure would be located.

Based on the sketch plan review process, and discussions with Town Staff, the primary concerns to abutting properties are related to the existing residential properties located along Greenwood Road. As shown on the enclosed plan, there are three (3) residential properties located within 300-feet of the lot on which the proposed building will be located. The proposed project will provide substantial screening between the proposed use and the existing residential uses. As shown on the enclosed plans, an existing wooded area, which varies from 175 feet to 225 feet in depth, will be maintained between the project and Greenwood Road. It should be noted that, as part of the Industrial Park Expansion, a 50-foot forested buffer is required along Greenwood Road for the subject property.

Another concern that was indicated as part of the Sketch Plan Review process was regarding the impact of the additional traffic from the project on the three (3) residential properties on Greenwood Road

located within 300-feet of the lot on which the proposed building will be located. As indicated above, based on a letter from MaineDOT, the anticipated trips from the proposed project are within the permitted trips from the Traffic Movement Permit that was obtained for the expansion of the Industrial Park, and specifically for the construction of Business Parkway and associated four (4) commercial lots.

Based on the traffic analysis from Sewall, “the facility is expected to generate 65 one-way trips during the AM peak hour, 93 one-way trips during their PM peak hour, and 113 during their Saturday peak hour.” These trips will enter the existing Industrial Park from an existing full-access entrance on Church Road and an existing full access entrance on Greenwood Road. Based on an analysis of directional mapping from Google Maps, any vehicle trips from areas south of Brunswick, such as Freeport or Yarmouth, will either be directed northerly along Route One and directed to the entrance on Greenwood Road, or will be directed to Exit 28 on I-295, and will be directed to the entrance on Church Road. In either scenario, the vehicles will not be directed along the section of Greenwood Road located between Church Road and the Industrial Park entrance on Greenwood Road where the residential properties located within 300-feet of the property are located. This also applies to any vehicle trips from North of Brunswick, such as Topsham or Augusta, or East of Brunswick, such as Bath. The only vehicle trips directed along the portion of Greenwood Road between Church Road and the Industrial Park entrance would be from trips generating from areas that are located South and West of Brunswick Landing. Based on that analysis, and the fact that the anticipated vehicle trips are within the permitted trips for the Industrial Park Expansion, it is not anticipated that any adverse impacts are anticipated to properties within 300 feet of the subject property as a result of the project.

(5) The application shall further the planning goals of the adopted Town of Brunswick 2008 Comprehensive Plan, as amended, including but not limited to the planning goals for the Planning Area (Appendix A - Planning Areas) in which the property is located.

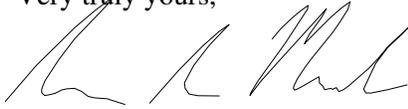
From the Comprehensive Plan, “The Industrial Areas include lands appropriate for industrial and other types of more intensive, non-residential uses (excluding large retail uses).” Furthermore, the comprehensive plan explains that “as development, expansions, and redevelopment occur within these areas, the environmental and visual quality of the areas is improved.” The proposed project has been designed in conformance with the Zoning Ordinance and provides substantial landscaping along the frontage of Business Parkway and provides an architecturally appealing building, especially when compared to the existing adjacent buildings located the Industrial Park. The project consists of a small-medium sized retail use that results in anticipated vehicles trips that is in conformance with the previously permitted Traffic Movement Permit from MaineDOT.

It should be noted that marijuana uses were not discussed within the 2008 Comprehensive Plan. In 2018, after substantial discussions and planning from the Town, and specifically the Marijuana Working Group, comprised of Town Staff, Town Council Members, members of the Brunswick Police Department, and other interested parties, made a recommendation to the Town Council that marijuana uses, including marijuana retail uses, be permitted within the Growth-Industrial Zoning district.

Major Development Review Conditional Use Application
Marijuana Use – Adult Use
April 21, 2020
Page 4 of 4

We look forward to meeting with you and the Planning Board at their next available meeting to review the project and gain their approval. We appreciate your assistance with this project. Should you have any questions, please call or contact me via jmarden@sitelinespa.com.

Very truly yours,



Joseph J. Marden, P.E.
Project Manager

Enclosures



**CONDITIONAL USE PERMIT
APPLICATION**

1. Project Name: Marijuana Store - Adult Use

2. Project Applicant

Name: GJoris LLC
Address: 135 Maine Street, Suite 129
Brunswick, Maine 04011
Phone Number: (207)-239-4189
Email: docfoglight@gmail.com

4. Project Owner (if different than applicant)

Name: Same as Applicant
Address: _____

Phone Number: _____
Email: _____

5. Authorized Representative

Name: Sitelines, PA Attn: Joseph J. Marden, PE
Address: 119 Purinton Road, Suite A
Brunswick, Maine 04011
Phone Number: 207-725-1200 ext. 12
Email: jmarden@sitelinespa.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. Engineering & Surveying: Sitelines PA (Joseph J. Marden, PE #12828)
2. Wetlands: Atlantic Environmental LLC (Tim Forrester, PWS #1933)
3. Traffic: Sewall (Diane Morabito, PE #5077)

7. Physical Location of Property: 4 Business Parkway

8. Lot Size: 2.92 acres

9. Zoning District: Growth Industrial (GI)

10. Overlay Zoning District(s): N/A

11. 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?

Owner

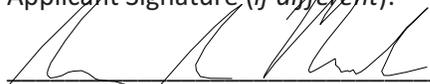
12. Assessor's Tax Map ¹⁷ _____ Lot Number ⁶⁶ _____ of subject property.

13. Brief description of proposed use: Refer to Cover Letter

14. Describe specific physical improvements to be done: Refer to Cover Letter

Owner Signature:

Applicant Signature (if different):



CONDITIONAL USE PERMIT APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all unless a waiver is granted. Applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR CONDITIONAL USE OR SPECIAL PERMIT APPLICATION SUBMITTAL		Conditional Use or Special Permit
Please mark box with one of the following: “W” (Waiver); “P” (Pending); “X” (Submitted) or “N/A” (Not applicable)		
General	Application form and fee	X
	Name of development	X
	Existing zoning district and overlay designations	X
	Location map	X
	Names of current owner(s) of subject parcel and abutting parcels	X
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X
	Documentation of Right, Title and Interest	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 common areas will be owned, maintained, and protected	X
	Draft performance guarantee or conditional agreement	N/A
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors	X
	Existing easements associated with the development	X
Infrastructure - Proposed	Proposed easements associated with the development	N/A
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	X
	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X
	Where a septic system is to be used, evidence of soil suitability	N/A
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	NA
	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	N/A
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	NA
	Reference to special conditions stipulated by the Review Authority	N/A

**REQUIREMENTS FOR CONDITIONAL USE OR SPECIAL PERMIT
APPLICATION SUBMITTAL**

Please mark box with one of the following:
“W” (Waiver); **“P”** (Pending); **“X”** (Submitted) or **“N/A”** (Not applicable)

**Conditional Use or
Special Permit**

Proposed Development Plan	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A
	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	X
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	N/A
Proposed Development Plan	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	X
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	NA
	Number of lots if a subdivision	N/A
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X
	Any additional studies required by the Review Authority	N/A



January 31, 2020

3781.02-2

Mr. Michael DiPersia
GJoris LLC
135 Maine Street, Suite 129
Brunswick, Maine 04011
<via email>

**Re: Designation of Agent Authorization
Marijuana Store – Adult Use
4 Business Parkway, Brunswick, Maine
Tax Map 17, Lot 66**

Dear Michael:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for GJoris LLC, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed marijuana store to be located at 4 Business Parkway in Brunswick, Maine.

Sincerely,

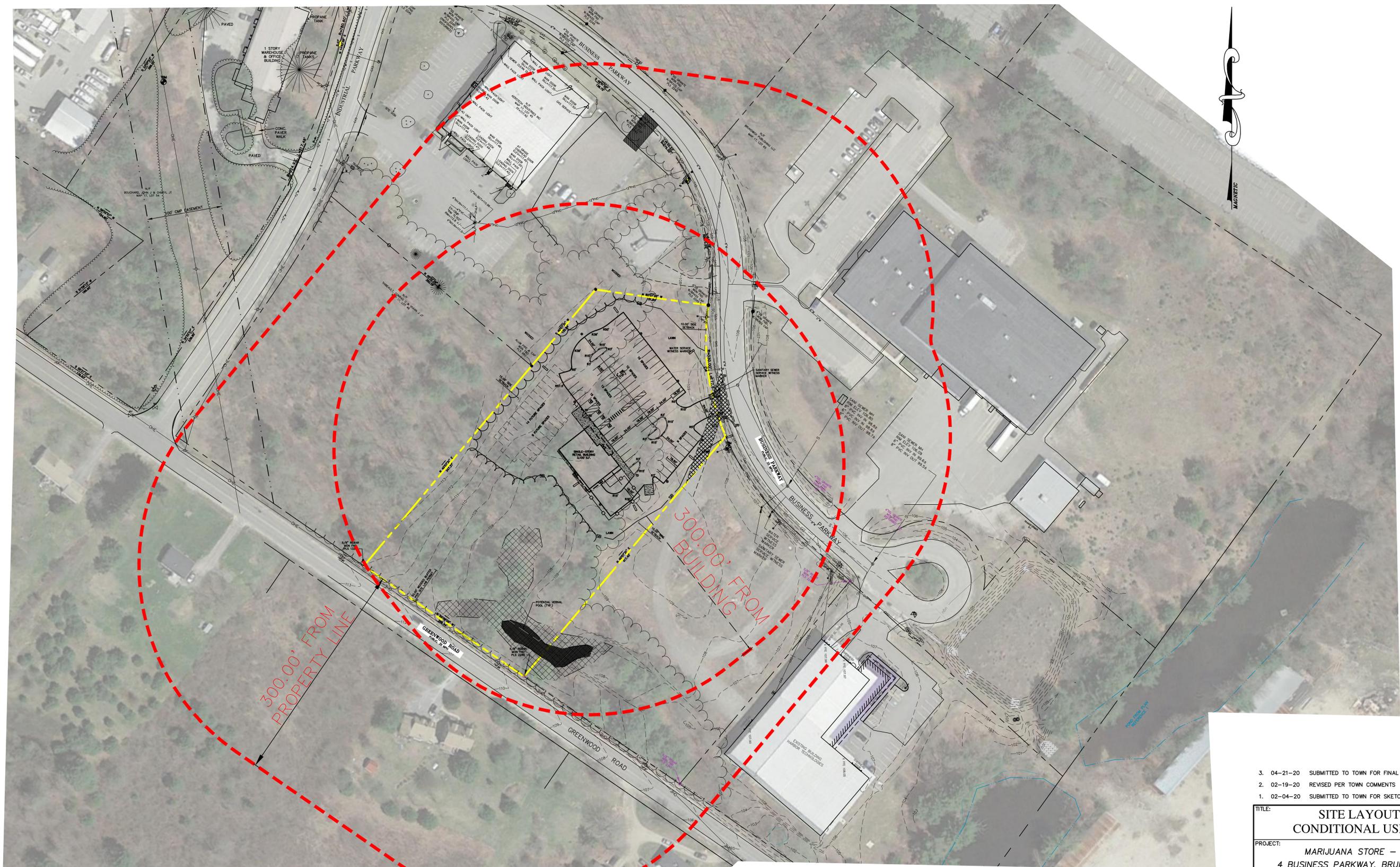
A handwritten signature in black ink, appearing to read "J. Marden".

Joseph J. Marden, P.E.
Project Manager

The undersigned hereby gives Sitelines, PA the authority to act as agent for GJoris LLC for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

GJoris LLC By Michael DiPersia 2/3/2020
Michael DiPersia, GJoris LLC Date

X:\LAND PROJECTS\1781.02 GJORIS - BUSINESS PKWY BRUNSWICK\DWG\1781.02 SITE.DWG, CONDITIONAL USE, 4/27/2020 7:10 PM, JOSEPH MARDEN
 © 2020, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SURVEYORS PA. NO MODIFICATIONS MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES LINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES LINES PA. IS VOID AND IS AT THE USER'S RISK.

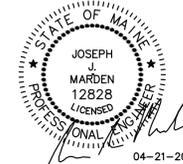
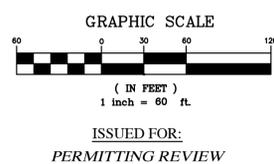


- 3. 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JJM
- 2. 02-19-20 REVISED PER TOWN COMMENTS JJM
- 1. 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JJM

TITLE: SITE LAYOUT PLAN
 CONDITIONAL USE OFFSETS
PROJECT: MARIJUANA STORE – ADULT USE
 4 BUSINESS PARKWAY, BRUNSWICK, ME 04011
PREPARED FOR: GJORIS LLC
 135 MAINE STREET, SUITE 129, BRUNSWICK, ME 04011

PROGRESS PRINT
 THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
 STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



SITELINES
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, MAINE 04011
 207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/MH	SCALE: 1"=60'	1
DRN BY: JJM	JOB #: 3781.02	
CHD BY: CYN	MAP/PLOT: 17/66	
DATE: 01-30-20	FILE: 3781.02-SITE	

**MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION**

**CHANGE OF USE
MARIJUANA CULTIVATION FACILITY**

TAX MAP 17, LOT 59
43 BIBBER PARKWAY
BRUNSWICK, MAINE

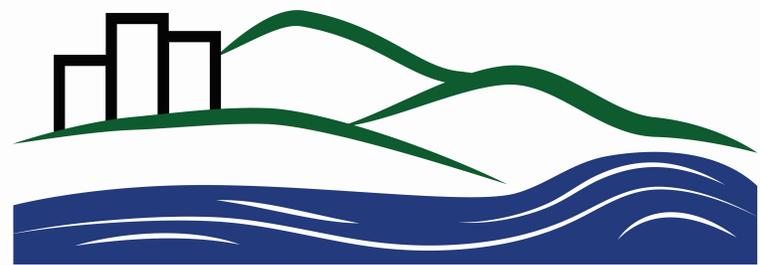
April 21, 2020

Prepared For

BIBBER PROPERTIES, LLC

4 Milk Street, Suite 103
Portland, Maine 04101

Prepared By



SITELINES

Civil Engineers • Land Surveyors

119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 ▪ www.sitelinespa.com

Table of Contents

Cover Letter	
Attachment A	Application Form & Checklists
Attachment B	Right, Title, & Interest
Attachment C	Abutting Property Owners
Attachment D	Photographs
Attachment E	Supporting Documents
Attachment F	Supporting Graphics
Attachment G	Site Plans



April 21, 2020

4029-7

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

**Re: Major Development Review Final Plan Application
Change of Use – Marijuana Cultivation Facility
43 Bibber Parkway, Brunswick, Maine
Tax Map 17, Lot 59**

Dear Jared:

On behalf of Bibber Properties, LLC, Sitelines PA is pleased to submit the enclosed Final Plan Application, drawings, and supporting materials for the change of use of a portion of a commercial building located at 43 Bibber Parkway in Brunswick. The project was previously presented to the Planning Board as a Sketch Plan on February 25, 2020. This letter is intended to summarize the project in order to facilitate the review process.

PROPERTY

Bibber Properties, LLC owns a parcel of land currently identified as Tax Map 17, Lot 59. The parcel contains approximately 7.78 acres and has frontage on Bibber Parkway within the Brunswick Industrial Park. The site is currently developed and consists of a large industrial/commercial building with associated parking, loading docks, stormwater management infrastructure, and mature landscaping. The property is located within the Growth Industrial (GI) zoning district in which marijuana cultivation facility is a conditional use. As part of an initial discussion with the Code Enforcement Officer (CEO), there was concern that the MEMA Technical Education Center was located within 500-feet of the property. Per the Zoning Ordinance, none of the permitted marijuana uses are allowed within 500-feet of a school. Based on further research and discussions with the CEO, it was determined that the facility was classified as a post-secondary education facility and was thus exempt from the 500-foot setback requirement. A copy of an email from the CEO, Jeff Hutchinson, has been enclosed with this submission.

PROJECT DESCRIPTION

The existing development consists of a 100,200± s.f. footprint commercial building that is currently utilized for warehouse and industrial use. A portion of the building that comprises approximately 37,150 s.f. will be converted to a Marijuana Cultivation Facility. No tenant has been identified to occupy the space. As a cultivation facility with no storefront, only employees will require parking. Typically, a facility would have 8-10 employees. Harvested marijuana will be shipped via single-axle box trucks, not tractor-trailer vehicles; therefore, the loading docks will not require as much maneuvering area. Hours of employee activity will be typical business hours.

As the converted portion of the building will be separate from the other portions of the building from a leasing standpoint, and there is no access to the converted portion of the building from the parking lot on

the north side of the building, there will be new parking spaces demarcated within the loading area on the south side of the building for use by the new tenants of the converted space. As shown on the enclosed plans, twelve (12) new parking spaces, two (2) of which are ADA compliant, are proposed within the previously utilized loading area. The portion of the building that will be utilized for marijuana cultivation will be split into two (2) tenant spaces. With this, two (2) new door locations will be added to the building. To comply with current ADA standards, new walkways will be added from the parking spaces to the existing and proposed doors.

As there are minimal site changes proposed, no permits are required from the Maine Department of Environmental Protection. As the proposed change of use does not result in any significant traffic generation, no permits are required from the Maine Department of Transportation.

Based on the specifics of the project, the Applicant requests waivers for *the location and profiles of existing utilities* and *the existing location, size, profile, and cross section of sanitary sewers*. The existing utilities will not be altered and only service lines for the new building will be constructed.

Review Standards

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 4 - PROPERTY DEVELOPMENT STANDARDS* of the Ordinance:

4.1 APPLICABILITY OF PROPERTY DEVELOPMENT STANDARDS

The proposed development is in compliance with the standards set forth in Chapter 4 – Property Development Standards.

4.2 DIMENSIONAL AND DENSITY STANDARDS

The proposed development is in the Growth Industrial (GI) Zoning District and complies with the Dimensional and Density Standards for Growth Special Purpose Zoning Districts. A table indicating the applicable dimensional and density standards is provided within the enclosed plan set.

As the proposed development does not consist of residential units, the computation of the Net Site Area for the parcel does not apply. There are no variations or exceptions to the dimensional standards requested as part of this development. The project is neither an Open Space Development nor an Affordable Housing Development; bonus development density does not apply. The development is not in the Shoreland Protection Overlay District.

4.3 NATURAL AND HISTORIC AREAS

4.3.1 There are no known existing features on the site that would be considered of natural, scenic, or historic character to the Town.

4.3.2 The project will not result in undue water or air pollution.

4.3.3 The project is not located within a Scenic Area. As part of the change of use to the building, there will be no impacts to the natural vegetation surrounding the existing development on the property.

4.3.4 There are no known areas of significant plant or animal habitat located on the parcel.

4.3.5 As part of the change of use to the building, there are no proposed impacts to steep slopes or embankments greater than 25%, as defined by the ordinance, located on the property.

4.3.6 The disturbed areas of the site will be isolated through the use of silt sock and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate Best Management Practices (BMPs) as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

4.3.7 The project will not extract groundwater or discharge stormwater to groundwater. It is anticipated that no undue adverse effect on the quality or quantity of groundwater will occur as a result of this project.

4.3.8 There are no impacts to wetlands or other waterbodies proposed as part of the change of use. As shown on the enclosed plans, there is minimal site work proposed, all of which is located within previously developed areas.

4.3.9 There are no known historic or archeological resources in the vicinity of the project.

4.4 FLOOD HAZARD AREAS

The development is not in the Flood Protection Overlay (FPO) District. The project area is in Zone C (Areas of Minimal Flooding) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Panel 15 of 35 (Community Panel 230042-0010-B, Effective June 3, 1986). An excerpt of the applicable FIRM is enclosed.

4.5 BASIC AND MUNICIPAL SERVICES

4.5.1 The existing building is serviced by the public sewer system. At this point, a tenant for the portion of the building to be converted to a marijuana cultivation facility has not been finalized. Depending on the configuration of the interior space, the anticipated sewer demand could vary. We request that prior to obtaining a building permit, the future tenant and/or owner be required to obtain an ability serve letter from the Brunswick Sewer District.

4.5.2 The existing building is serviced by the Brunswick & Topsham Water District public water system. At this point, a tenant for the portion of the building to be converted to a marijuana cultivation facility has not been finalized. Depending on the configuration of the interior space and the number of fixtures, the anticipated water demand could vary. We request that prior to obtaining a building permit, the future tenant and/or owner be required to obtain an ability serve letter from the Brunswick and Topsham Water District.

4.5.3 As is currently done, solid waste will be removed by a licensed waste hauler and disposed of in accordance with Local and State requirements.

4.5.4 There is a stormwater management system in place for the existing development and there are no known flooding or other stormwater issues on the property. The minimal site work proposed as part of the change of use is within currently developed areas and will not impact the functionality of the stormwater management system.

4.6 LANDSCAPING REQUIREMENTS

There is fairly extensive and mature landscaping located along Bibber Parkway and at the entrances into the existing parking lots. Since the change of use is not altering any of the existing landscaping, there is no additional landscaping proposed as part of the change of use.

4.7 RESIDENTIAL RECREATION REQUIREMENTS

As the project does not include any residential uses, this section does not apply.

4.8 CIRCULATION AND ACCESS

4.8.1 As the portion of the building that is being converted was previously utilized for light-industrial, it is not anticipated that the change of use will result in any significant increases to the traffic generation at the property. Due to the nature of the of the proposed use of a marijuana cultivation facility, it is anticipated that there will be a decrease in tractor trailer traffic to the property.

4.8.2 There are two (2) existing entrances from Bibber Parkway into the existing development. There are no changes proposed to those entrances as part of the change of use.

4.8.3 As there are no sidewalks present along Bibber Parkway or in the vicinity of the project, no sidewalks have been extended to the site. A bike rack is proposed adjacent to the portion of the building to be converted.

4.8.4 The proposed development has been designed to comply with the Americans with Disabilities Act (ADA) in providing two (2) ADA compliant parking spaces and adequate accessible routes to the portion of the building to be utilized for marijuana cultivation.

4.8.5 There is no shoreline associated with the property.

4.9 PARKING AND LOADING

4.9.1 Per the Brunswick Zoning Ordinance, the use proposed within the building is classified as Industry, Class 2, which require that a parking space shall be provided for every 1,000 s.f. For this project, with a space of approximately 37,150 s.f., that would result in 38 required parking spaces for the marijuana cultivation facility.

The project will include twelve (12) parking spaces within the previously utilized loading area that will be allocated to the portion of the building to be changed to marijuana cultivation use. Furthermore, an additional fifteen (15) existing parking spaces on the property are allocated to the new marijuana cultivation space. Based on conversations with potential tenants, the 27 parking spaces that will be allocated to the marijuana cultivation use are more than what is necessary for the use. We request a waiver from the requirement for 38 parking spaces. It should be noted that the change of use to a marijuana cultivation facility does not change the classification of the portion of the building for

parking demand within the Brunswick Zoning Ordinance, and the existing facility does not have any problems with inadequate parking spaces.

4.9.2 As mentioned previously, a bike rack is proposed within the development to provide bicycle access to the site.

4.9.3 The existing and proposed parking spaces have been designed to conform with the Town of Brunswick standards.

4.9.4 No parking alternatives are proposed.

4.9.5 The portion of the building that is changing to a marijuana cultivation use has three (3) loading docks, which will remain. It is unknown at this time how often these loading docks will be utilized, but based on the proposed use, it is anticipated that there will be a decrease in the tractor trailer traffic directed to the property.

4.10 LIGHTING

The existing building has wall-mounted light fixtures located within the existing loading area that provide adequate lighting for the site. Unfortunately, the owner does not have the records of what light fixtures or the illumination levels that were installed, but it is assumed that these were reviewed and approved as part of the prior Town approvals for the building addition. We would request a waiver from the requirement for a Lighting Plan since the change of use is utilizing an existing building and loading area with existing light fixtures.

It should be noted that as part of the marijuana licensing requirements, the applicant will be required to provide “*exterior spot lights with motion sensors covering the full perimeter of the building(s).*” This will be reviewed as part of their application for a marijuana license from the Town Clerk.

4.11 ARCHITECTURAL COMPATIBILITY

With the exception of two (2) new exterior doors being provided for access to the new lease area, there are no changes to the exterior of the building proposed as part of the change of use.

4.12 NEIGHBORHOOD PROTECTION STANDARDS

Although the project is located within a Growth Special Purpose zoning district, it does not abut any property located within the Growth Residential District, and thus does not need to meet the neighborhood protection standards.

4.13 SIGNS

There is existing signage for the site at the entrances off Bibber Parkway. Due to the nature of the use, no additional signage is proposed, either on the building or an individual business sign.

4.14 PERFORMANCE STANDARDS

4.14.1.B Any construction activities will occur between the hours of 7 am and 7 pm, or sunset, whichever occurs earlier.

4.14.1.C No activities will be conducted that exceed the Maximum Equivalent Sound Level (50 dBA day and 40 dBA night in Rural Area districts).

4.14.1.D No activities will be conducted that generate smoke, dust or particulate emissions.

4.14.1.E No activities will be conducted that generate dust, fly ash, dirt, fumes, vapors or gasses that could cause injury to human, animal or vegetable health.

4.14.1.F No activities will be conducted that generate odors that are not commonly associated with the proposed use.

4.14.1.G No activities will be conducted that generate heat or recurring vibrations.

4.14.1.H No more than two unregistered or unlicensed motor vehicles will be stored outside.

4.14.1.I No motor vehicles or watercraft will be stored within the required setbacks.

4.14.1.J All existing and new outdoor lighting will comply of Section 4.10.

4.15 SITE MAINTENANCE

Site maintenance will be managed by the applicant in compliance with the Brunswick Zoning Ordinance standards.

4.16 FINANCIAL AND TECHNICAL CAPACITY

The Applicant owns the subject property. A copy of deed is enclosed with this submission. As the changes to the existing site are minimal, we request a waiver from the requirement for financial capacity. Any changes to the interior of the building will be made by the future tenant at their cost.

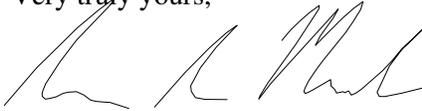
The design team, led by Sitelines, PA, has extensive experience planning, designing, and gaining approvals for commercial development projects throughout the state, including multiple projects located in Brunswick such as the Sam's Restaurant and Coastal Orthopedics facility in Cooks Corner.

4.17 ADMINISTRATIVE ADJUSTMENTS / ALTERNATIVE EQUIVALENT COMPLIANCE

The project has been designed in accordance with the Town of Brunswick Zoning Ordinance to the greatest extent practicable. No Administrative Adjustments are requested, other than those waivers requested elsewhere in this letter.

We look forward to meeting with you and the Planning Board at their May 12, 2020 meeting to review the project and gain their approval. We appreciate your assistance with this project. Should you have any questions, please call or contact me via jmarden@sitelinespa.com.

Very truly yours,



Joseph J. Marden, P.E.
Project Manager

Enclosures



Attachment A
Application Form & Checklists

A completed copy of the Major Development Review Final Application Form and the Checklist are enclosed.

A

Application Form & Checklist

**DEVELOPMENT REVIEW
APPLICATION**

1. Development Review application type (refer to **Appendix D**):

- Minor Development Review**
- Major Development Review: **Sketch Plan**
- Major Development Review: **Final Plan**
- Major Development Review: **Streamlined Final Plan**

2. Project Name: _____

3. Project Applicant

Name: _____
Address: _____
Phone Number: _____
Email: _____

4. Project Owner (if different than applicant)

Name: _____
Address: _____
Phone Number: _____
Email: _____

5. Authorized Representative

Name: _____
Address: _____
Phone Number: _____
Email: _____

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

- 1. _____
- 2. _____
- 3. _____

7. Physical location of property: _____

8. Lot Size: _____

9. Zoning District: _____

10. Overlay Zoning District(s): _____

11. 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?

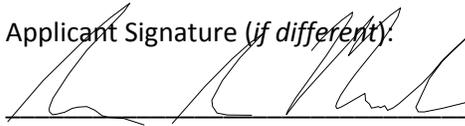
12. Assessor's Tax Map _____ Lot Number _____ of subject property.

13. Brief description of proposed use/subdivision: _____

14. Describe specific physical improvements to be done: _____

Owner Signature:

Applicant Signature (if different):



AS AGENT

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL		Final Plan	Streamlined	Minor
Infrastructure - Proposed	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 one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum			
	Proposed easements associated with the development			
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section			
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.			
	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			
	Proposed locations, widths and profiles of sidewalks			
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.			
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization			
	Storm water management plan for the proposed project prepared by a professional engineer			
	The size and proposed location of water supply and sewage disposal systems			
	Where a septic system is to be used, evidence of soil suitability			
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure			
	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			
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure			
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site			
	Reference to special conditions stipulated by the Review Authority			
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.			
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.			
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage			

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL		Final Plan	Streamlined	Minor
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit			
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone			
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas			
	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards			
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems			
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation			
	Number of lots if a subdivision			
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal			
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.			
	Any additional studies required by the Review Authority			

Attachment B
Right, Title, & Interest

A copy of the current deed is included with this attachment.

B

Right, Title, & Interest

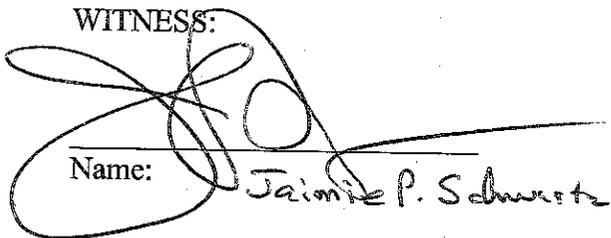
SHORT FORM QUITCLAIM DEED WITH COVENANT

Brunswick Development Corporation, a Maine non-profit corporation organized under the laws of the State of Maine, with a mailing address c/o Town of Brunswick, 28 Federal Street, Suite 2, Brunswick, Maine, 04011 ("Grantor"), FOR CONSIDERATION PAID, grants to **Bibber Properties, LLC**, a Maine limited liability company with a mailing address of P.O. Box 491, 4 Moulton Street, Portland, Maine 04112 ("Grantee") with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located in the Town of Brunswick, Cumberland County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor by deed from the Town of Brunswick dated December 20, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12281, Page 31.

IN WITNESS WHEREOF, BRUNSWICK DEVELOPMENT CORPORATION has caused this instrument to be executed by Donald H. Gerrish, its President thereunto duly authorized, this 31st day of August, 2006.

WITNESS:


Name: Jaimie P. Schwartz

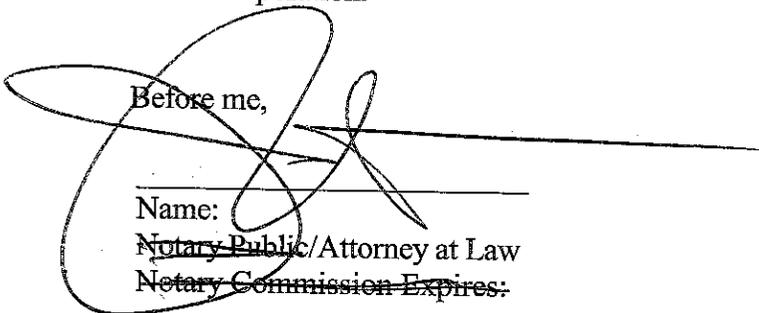
BRUNSWICK DEVELOPMENT CORPORATION

By: Donald H. Gerrish
Donald H. Gerrish
Its President, duly authorized

State of Maine
County of Cumberland, ss.

August 30, 2006

PERSONALLY APPEARED the above-named Donald H. Gerrish, President of Brunswick Development Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Name: _____
~~Notary Public/Attorney at Law~~
~~Notary Commission Expires:~~

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land in the Town of Brunswick, County of Cumberland, State of Maine, situated at the terminus of Bibber Parkway in the Brunswick Industrial Park and being more particularly bounded and described as follows:

Lot 19 as defined on the plan entitled "Plan of Subdivision of Property, Brunswick Industrial Park, Phase III, Greenwood Road & Industrial Parkway, Brunswick, Maine" dated August 26, 1988, revised as of January 16, 1989, (erroneously referred to in previous recorded documents as being dated June 28, 1989) and recorded on June 28, 1989 in the Cumberland County Registry of Deeds in Plan Book 179, Page 58.

Excepting an easement to the Brunswick Sewer District for a sewerage pump station over a certain parcel of land on the west side of Bibber Parkway near the southeast corner of Lot 19 and more particularly bounded and described as follows:

Commencing at a 1" aluminum post with a 3-1/2" cap stamped PLS 2238, said post is located at the southeast corner of Lot 19 of the Brunswick Industrial Park as defined on the plan entitled "Plan of Subdivision of Property, Brunswick Industrial Park, Phase III, Greenwood Road & Industrial Parkway, Brunswick, Maine" dated August 26, 1988, revised as of January 16, 1989, (erroneously referred to in previous recorded documents as being dated June 28, 1989) and recorded on June 28, 1989 in the Cumberland County Registry of Deeds in Plan Book 179, Page 58.

Thence north ten degrees five minutes twenty seconds west (N 10° 05' 20" W) along the west side of Bibber Parkway five and zero hundredths (5.00) feet to the True Point of Beginning;

Thence south seventy-nine degrees fifty-four minutes forty seconds west (S 79° 54' 40" W) twenty-five and zero hundredths (25.00) feet;

Thence north ten degrees five minutes twenty seconds west (N 10° 05' 20" W) thirty-two and zero hundredths (32.00) feet;

Thence north seventy-nine degrees fifty-four minutes forty seconds east (N 79° 54' 40" E) twenty-five and zero hundredths (25.00) feet to the west side of Bibber Parkway;

Thence south ten degrees five minutes twenty seconds east (S 10° 05' 20" E) along the west side of Bibber Parkway thirty-two and zero hundredths (32.00) feet to the True Point of Beginning.

The bearings and distances are based upon a survey plan oriented to grid north prepared by Wright-Pierce, Topsham, Maine captioned "Site Survey of Lot 19, Brunswick Industrial Park, For Town of Brunswick" dated June 14, 1995.

Also excepting and reserving:

An easement to the Inhabitants of the Town of Brunswick dated January 4, 1990 and recorded in the Cumberland County Registry of Deeds at Book 9053, Page 91.

The property herein conveyed is subject to:

An easement to Central Maine Power Company dated October 29, 1953 and recorded in the Cumberland County Registry of Deeds at Book 2171, Page 32.

The Declaration of Covenants and Restrictions dated February 21, 1981 and recorded in the Cumberland County Registry of Deeds at Book 4739, Page 302.

An Amendment to Declaration of Covenants and Restrictions dated May 30, 1984 and recorded in the Cumberland County Registry of Deeds at Book 6561, Page 179.

An Amendment to Declaration of Covenants and Restrictions dated May 30, 1984 and recorded in the Cumberland County Registry of Deeds at Book 7053, Page 252.

A Second Amendment to Declaration of Covenants and Restrictions dated October 3, 1988 and recorded in the Cumberland County Registry of Deeds at Book 8526, Page 23.

A Second Amendment to Declaration of Covenants and Restrictions dated August 23 and 24, 1988 and recorded in the Cumberland County Registry of Deeds at Book 8549, Page 166.

An addendum to the Second Amendment dated October 28, 1988 and recorded in said Registry of Deeds in Book 8558, Page 91.

A Third Amendment dated September 2, 1999 and recorded in said Registry of Deeds in Book 15358, Page 261.

The rights and easements granted to New England Telephone and Telegraph Company by Abbie J. Morang as set forth in an instrument dated November 3, 1910 and recorded in said Registry of Deeds in Book 864, Page 492 for a utility line crossing Lot 19.

The rights and easements granted to New England Telephone and Telegraph Company by Wesley M. Gott and Mildred F. Gott as set forth in an instrument dated November 3, 1910 and recorded in said Registry of Deeds in Book 3132, Page 364 for a utility line crossing Lot 19.

An Easement Deed to New England Telephone and Telegraph Company dated August 25, 1987 and recorded in the Cumberland County Registry of Deeds at Book 8123, Page 205.

All of the Matters, Notes, Easements and other matters portrayed on said Plan recorded in the Cumberland County Registry of Deeds in Plan Book 179, Page 58;

The Return Layout of Town Way dated October 3, 1988 and recorded in the Cumberland County Registry of Deeds at Book 8516, Page 124.

A Department of Environmental Protection Site Location Order dated September 14, 1989 and recorded in the Cumberland County Registry of Deeds at Book 8926, Page 58.

A Department of Environmental Protection Site Location of Development Order dated November 1, 1990 and recorded in the Cumberland County Registry of Deeds at Book 9382, Page 107.

The Declaration of Covenants and Restrictions for Phase III dated April 5, 1993 and recorded in the Cumberland County Registry of Deeds at Book 10692, Page 322.

A certain Polyphase Contract dated September 10, 1993 and recorded in the Cumberland County Registry of Deeds at Book 11456, Page 38.

An Amendment to the Polyphase Contract dated February 24, 1995 and recorded in the Cumberland County Registry of Deeds at Book 11856, Page 299.

The rights and easements granted to the Brunswick Sewer District by the Town of Brunswick for a sewage pump station located on Lot 19 as set forth in an instrument dated December 20, 1995 and recorded in said Registry of Deeds in Book 12345, Page 116.

All other easements, covenants, and other matters of record affecting the premises and not expressly set forth above; and real estate taxes for which Grantee by acceptance of this deed agrees to assume responsibility for payment.

Received
Recorded Register of Deeds
Aug 31, 2006 11:46:32A
Cumberland County
John B O'Brien

Attachment C
Abutting Property Owners

A copy of the abutters map and a list of abutting property owners are included in this attachment for reference.

C

Abutting Property Owners



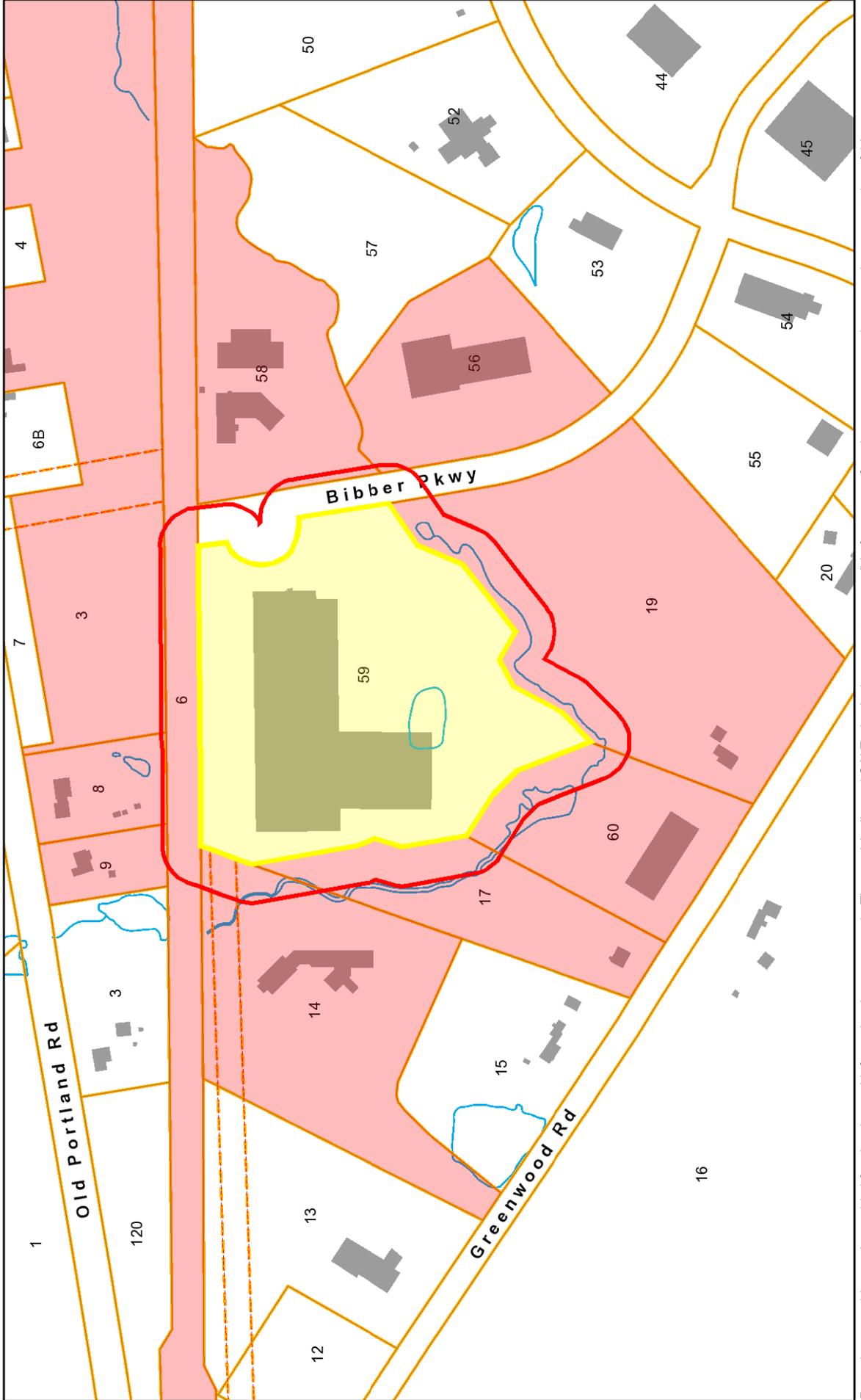
Abutter Map

Brunswick, ME

1 inch = 271 Feet



January 29, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



75 foot Abutters List Report

Brunswick, ME
January 29, 2020

Subject Property:

Parcel Number: 17-59
CAMA Number: 17-59
Property Address: 43 BIBBER PARKWAY

Mailing Address: BIBBER PROPERTIES LLC
ATTN: COMMERCIAL PROP MGMT 4
MILK ST SUITE 103
PORTLAND, ME 04101

Abutters:

Parcel Number: 17-14
CAMA Number: 17-14
Property Address: 25 GREENWOOD RD

Mailing Address: MAINE OIL DEALERS ASSOCIATION
25 GREENWOOD RD
BRUNSWICK, ME 04011

Parcel Number: 17-17
CAMA Number: 17-17
Property Address: 35 GREENWOOD RD

Mailing Address: CORON, ALEX B
35 GREENWOOD RD
BRUNSWICK, ME 04011

Parcel Number: 17-19
CAMA Number: 17-19
Property Address: 47 GREENWOOD RD

Mailing Address: COULOMBE, PIERRE
47 GREENWOOD RD
BRUNSWICK, ME 04011

Parcel Number: 17-56
CAMA Number: 17-56
Property Address: 22 BIBBER PARKWAY

Mailing Address: GARREC, JEAN M & LAURIE L JT
12 SANDY BEACH RD
FREEPORT, ME 04032

Parcel Number: 17-58
CAMA Number: 17-58
Property Address: 56 BIBBER PARKWAY

Mailing Address: COASTAL REALTY GROUP LLC
56 BIBBER PARKWAY
BRUNSWICK, ME 04011

Parcel Number: 17-6
CAMA Number: 17-6
Property Address: 34 CHURCH RD

Mailing Address: MAINE CENTRAL RR CO
IRON HORSE PK
N BILLERICA, MA 01862

Parcel Number: 17-60
CAMA Number: 17-60
Property Address: 41 GREENWOOD RD

Mailing Address: GREENWOOD TRADES BUILDING LLC
41 GREENWOOD RD SUITE 3
BRUNSWICK, ME 04011-7336

Parcel Number: U34-3
CAMA Number: U34-3-2
Property Address: 3 OLD PORTLAND RD

Mailing Address: LINNCO INC
ONE OFFICE PL
BRUNSWICK, ME 04011

Parcel Number: U34-3
CAMA Number: U34-3-4
Property Address: 0 LINNHAVEN SALES

Mailing Address: STANLEY, ROB & RHIANNON
118 MAGNOLIA AVE
SEFFNER, FL 33584

Parcel Number: U34-3
CAMA Number: U34-3-5
Property Address: 0 LINNHAVEN SALES

Mailing Address: SANDERS, NANCY
14 SOUTH ST
FREEPORT, ME 04032



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



75 foot Abutters List Report

Brunswick, ME
January 29, 2020

Parcel Number: U34-8
CAMA Number: U34-8
Property Address: 67 OLD PORTLAND RD

Mailing Address: BOUCHER, DOMINIC E
P O BOX 897
BRUNSWICK, ME 04011

Parcel Number: U34-9
CAMA Number: U34-9
Property Address: 73 OLD PORTLAND RD

Mailing Address: HADLEY, JOHN R & KAREN E JT
73 OLD PORTLAND RD
BRUNSWICK, ME 04011



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/29/2020

Page 2 of 2

Attachment D
Photographs

Photographs of the existing conditions of the project site are enclosed.

D

Photographs

SITE PHOTOGRAPHS

Change of Use – Marijuana Cultivation Facility
43 Bibber Parkway, Brunswick, Maine



Photograph 1: Existing Loading Dock Area



Photograph 2: Existing Loading Dock Area

SITE PHOTOGRAPHS

Change of Use – Marijuana Cultivation Facility
43 Bibber Parkway, Brunswick, Maine



Photograph 3: Existing At-Grade Loading Area



Photograph 4: Side of Building Where New Sidewalk Will be Added

SITE PHOTOGRAPHS

Change of Use – Marijuana Cultivation Facility
43 Bibber Parkway, Brunswick, Maine



Photograph 5: Rear of Building Where New Sidewalk Will Be Added



Photograph 6: Existing Light Fixture in Loading Dock Area

Attachment E
Supporting Documents

Copies of relevant correspondence and documents pertaining to the project are enclosed.

E

Supporting Documents



January 30, 2020

4029-2

Mr. Joe Cooper
Bibber Properties, LLC
P.O. Box 36092
Charlotte, NC 28236-6092
<via email>

**Re: Designation of Agent Authorization
Change of Use – Marijuana Cultivation Facility
43 Bibber Parkway, Brunswick, Maine
Tax Map 17, Lot 59**

Dear Joe:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Bibber Properties, LLC, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed change of use to a marijuana cultivation facility for a portion of a building located at 43 Bibber Parkway in Brunswick, Maine.

Sincerely,

Joseph J. Marden, P.E.
Project Manager

The undersigned hereby gives Sitelines, PA the authority to act as agent for Bibber Parkway, LLC for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

Joe Cooper, Bibber Properties, LLC

Date

State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this twenty-ninth day of January 2020.



A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
BIBBER PROPERTIES, LLC	Registered Agent	DAVID J. PERKINS	20070417DC	GOOD STANDING
Home Office Address (of foreign entity)	Other Mailing Address			
	32 PLEASANT STREET PORTLAND, ME 04101			

Joseph Marden

From: Jeff Hutchinson <jhutchinson@brunswickme.org>
Sent: Friday, January 17, 2020 3:09 PM
To: Joseph Marden
Cc: Matt Panfil; Jared Woolston; Joe Cooper
Subject: RE: Marijuana Cultivation Facility, School Setback

Joe,

After reviewing the MEMA's offering for education purposes I would agree that this facility is for adults over 18 years of age and is defined by the Town's zoning ordinance to be a "post-secondary education" facility. Therefore, it's my opinion that the required 500 foot separation distance between a Marijuana Cultivation Facility, as proposed at 43 Bibber Pkwy, and the MEMA facility does not apply.

If you should have any further questions, please contact me.

Jeff

JEFF HUTCHINSON
Codes Enforcement Officer
Town of Brunswick
85 Union Street
Brunswick, ME 04011
phone: (207)725-6651(ext 4024)
fax: (207)725-6663
e-mail: jhutchinson@brunswickme.org
web: www.brunswickme.org

From: Joseph Marden [mailto:jmarden@sitelinespa.com]
Sent: Tuesday, January 14, 2020 9:01 AM
To: Jeff Hutchinson
Cc: Matt Panfil; Jared Woolston; Joe Cooper
Subject: RE: Marijuana Cultivation Facility, School Setback

Jeff,

Following up on the previous email. Have you had a chance to review the information below regarding the classification of the MEMA Technical Education Center as a school?

Thanks,

Joe Marden, P.E.
Project Manager
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, ME 04011
t (207) 725-1200 xt 12
f (207) 725-1114
www.sitelinespa.com

From: Joseph Marden
Sent: Monday, January 6, 2020 11:33 AM
To: Jeff Hutchinson <jhutchinson@brunswickme.org>
Cc: 'Matt Panfil' <mpanfil@brunswickme.org>; Jared Woolston <jwoolston@brunswickme.org>; 'Joe Cooper' <joe@cbf.properties>
Subject: Marijuana Cultivation Facility, School Setback

Jeff,

This email is in regards to the conversion of a portion of the building located at 43 Bibber Parkway in Brunswick to a Marijuana Cultivation Facility. Based on our meeting, you and Matt Panfil indicated that the property in question was within 500 feet of the MEMA Technical Education Center and that the Zoning Ordinance required a 500-foot setback from any "schools."

Since that meeting, we did a bit of research to determine if the MEMA Technical Center met the definition of a "school." Per the Town Zoning Ordinance, school is defined as *"School: An institution with facilities used for the offering of courses, lectures, training seminars, performing arts instruction or other similar use, including, but not limited to, public or private nursery, kindergarten, elementary, middle, secondary education, trade schools, and accessory structures and uses necessary to support those activities, including day care facilities, athletic facilities and playgrounds, but not including facilities for post-secondary education."* Unfortunately, "post-secondary education" is not defined within the Ordinance, but, based on our previous discussion, I believe the intent is that it applies to facilities that primarily provide courses to individuals over the age of 18.

Per the Maine Title 28-B, §402(2)(A), the setback criteria for marijuana facilities is as follows, *"The marijuana establishment is proposed to be located within 1,000 feet of the property line of a preexisting public or private school, except that, if a municipality by ordinance or other regulation prohibits the location of marijuana establishments at distances less than 1,000 feet but not less than 500 feet from the property line of a preexisting public or private school, that lesser distance applies. For the purposes of this paragraph, "school" includes a public school, as defined in Title 20-A, section 1, subsection 24, a private school, as defined in Title 20-A, section 1, subsection 22, a public preschool program, as defined in Title 20-A, section 1, subsection 23-A or any other educational facility that serves children from prekindergarten to grade 12."*

Based on discussions with MEMA Technical Center, although they do not require a GED or High School Diploma, they provide courses for HVAC training which is almost exclusively attended by individuals over the age of 18. My assertion would be that the MEMA Technical Education Center does not meet the definition of "school" as defined within the Brunswick Zoning Ordinance as it is classified as a post-secondary education facility. Thus, the proposed conversion of the building at 43 Bibber Parkway to a Marijuana Cultivation Facility is permissible, pending approvals, under the Zoning Ordinance.

Please review this information and let me know your thoughts.

Thanks,

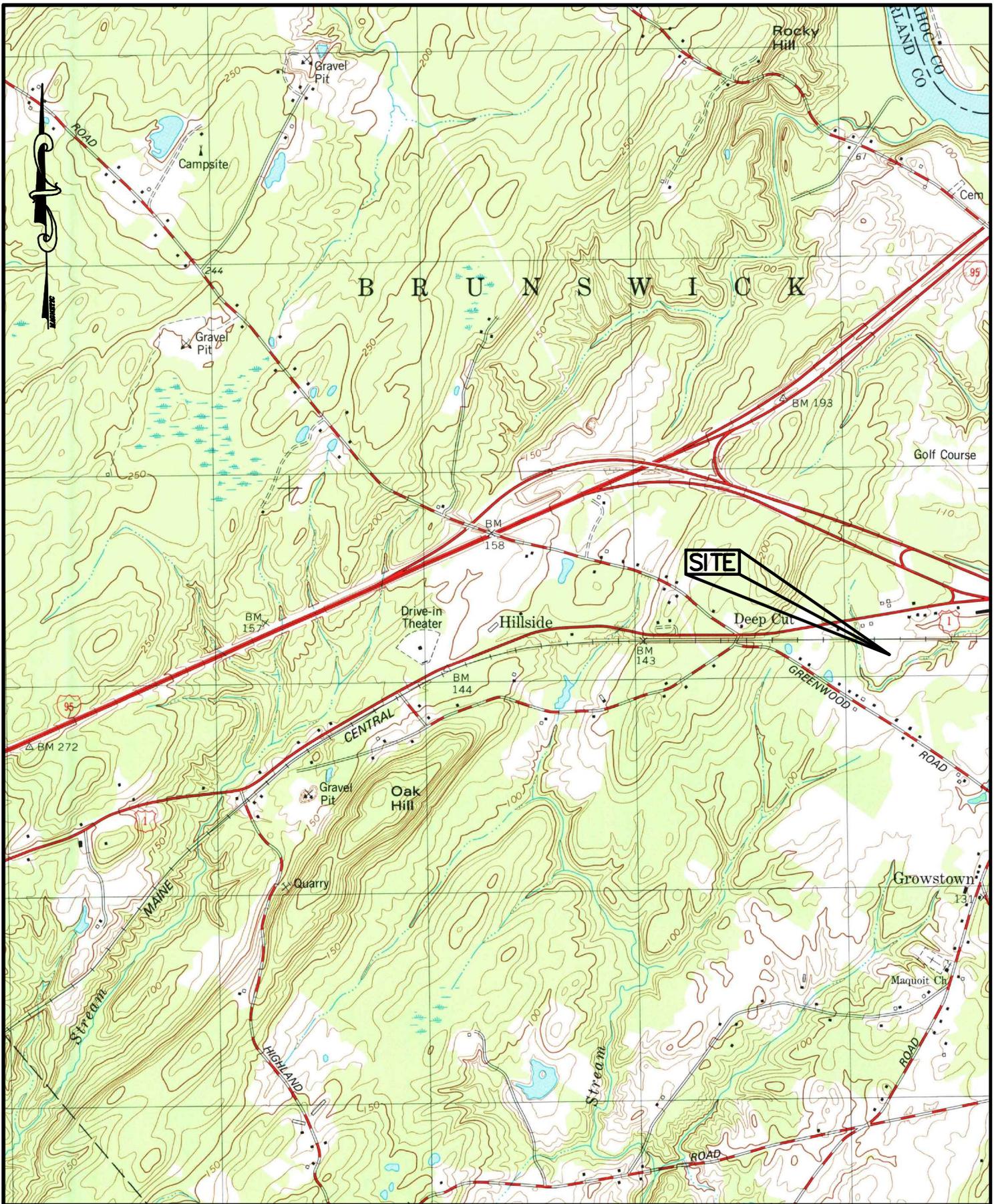
Joe Marden, P.E.
Project Manager
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, ME 04011
t (207) 725-1200 xt 12
f (207) 725-1114

Attachment F **Supporting Graphics**

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map and tax maps. An excerpt of the applicable USGS 7.5 minute quadrangle map is provided for reference.

F

Supporting Graphics



SITELINES
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, ME 04011
 207.725.1200
CIVIL ENGINEERS • LAND SURVEYORS

USGS MAP
 MARIJUANA CULTIVATION FACILITY
 BIBBER PROPERTIES, LLC
 43 BIBBER PKWY, BRUNSWICK, MAINE

DATE: 01-29-20
SCALE: 1" = 2000'
JOB: 4029
FILE: 4029-USGS

SHEET: 1 OF 1



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP**

TOWN OF
BRUNSWICK, MAINE
CUMBERLAND COUNTY

PANEL 15 OF 35
(SEE MAP INDEX FOR PANELS NOT PRINTED)

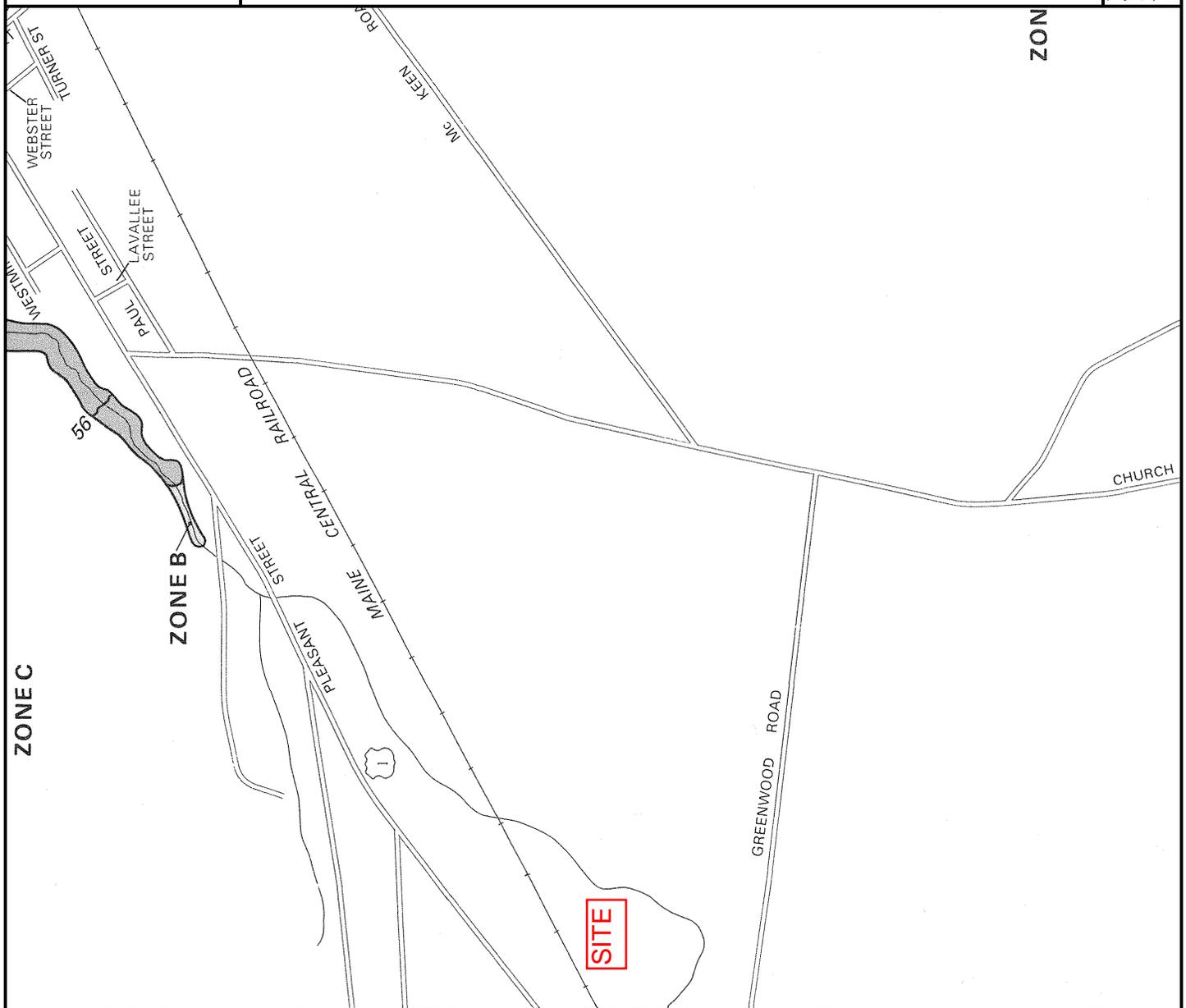
COMMUNITY-PANEL NUMBER
230042 0015 B

EFFECTIVE DATE:
JANUARY 3, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov





Legend

- Lines_Other
- Other Road
- Hydrography Line
- ROW Property Access
- Town Boundary
- Other Lot Boundary
- Parcels_Lines
- Public Road
- Private Road
- ROW
- Water

Disclaimer: This map is provided as a reasonably accurate point of reference. The user assumes all responsibility for the use of this information and is not to be held liable for any errors or omissions. The Town of Brunswick shall not be held liable for any inaccuracies or misuses of this data. Copyright Town of Brunswick.

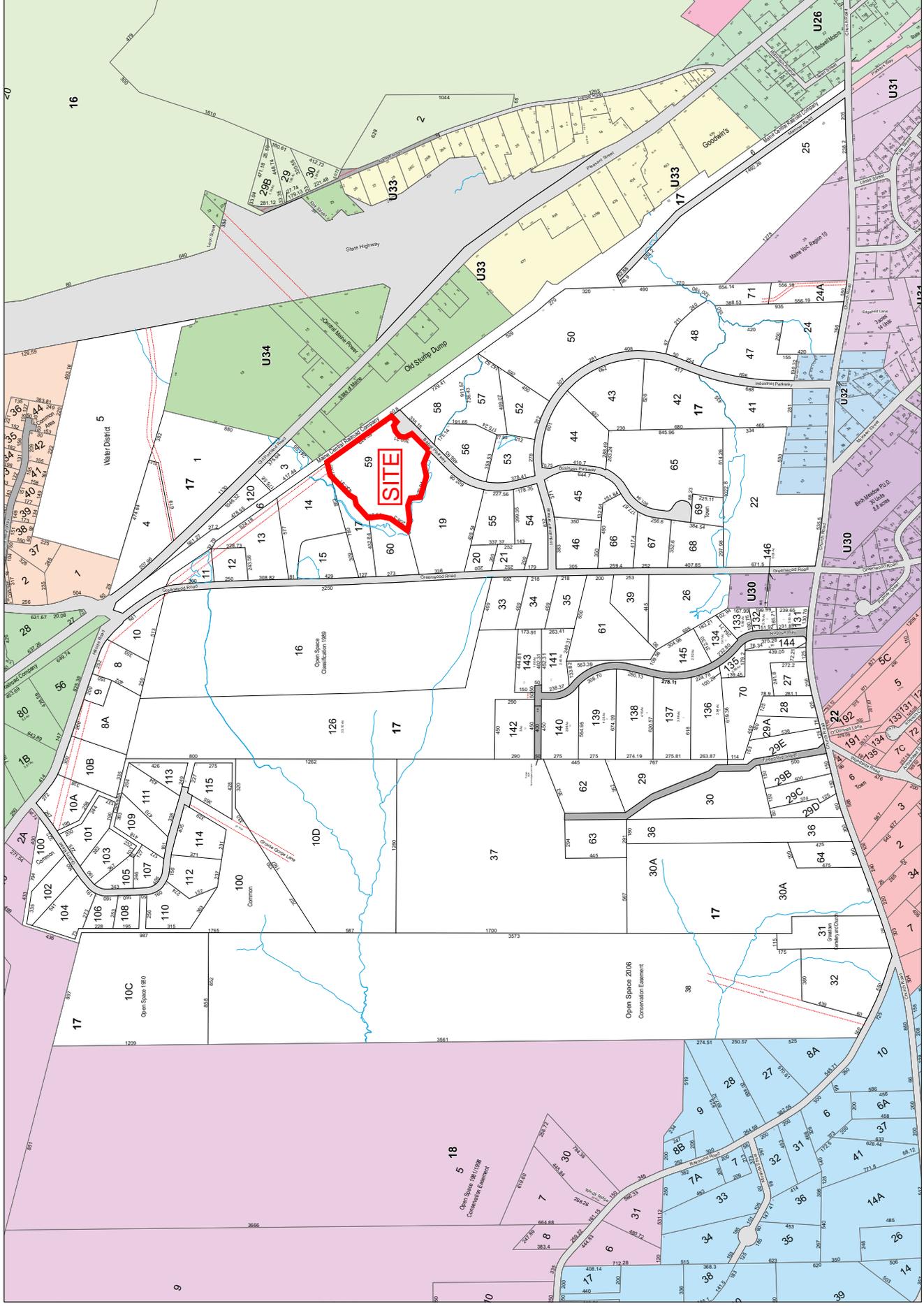


1 inch = 300 feet

Revised To: April 1, 2019

Maps Prepared by:
Town of Brunswick

Revised and Reprinted By:





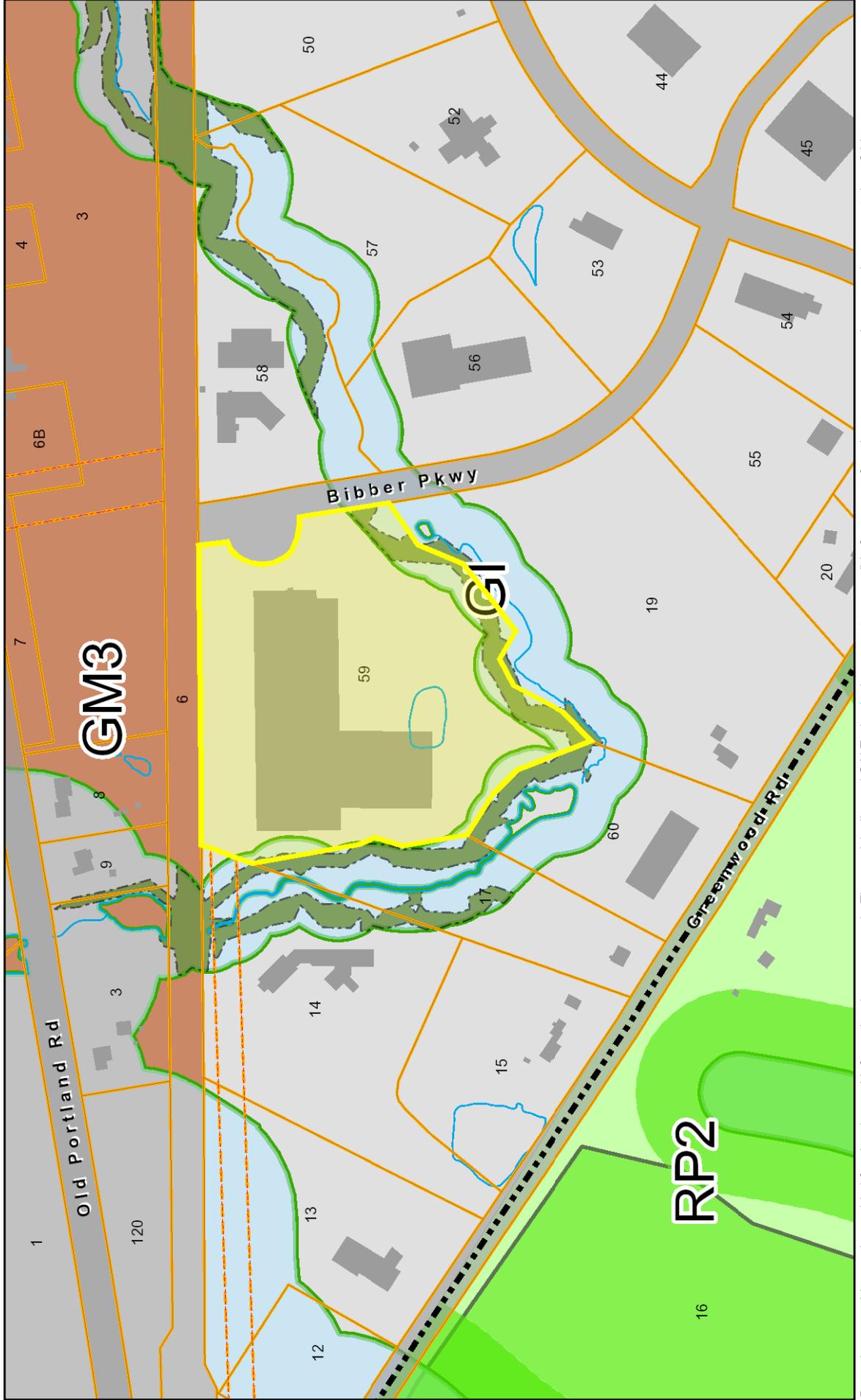
Zoning Map

Brunswick, ME

1 inch = 271 Feet

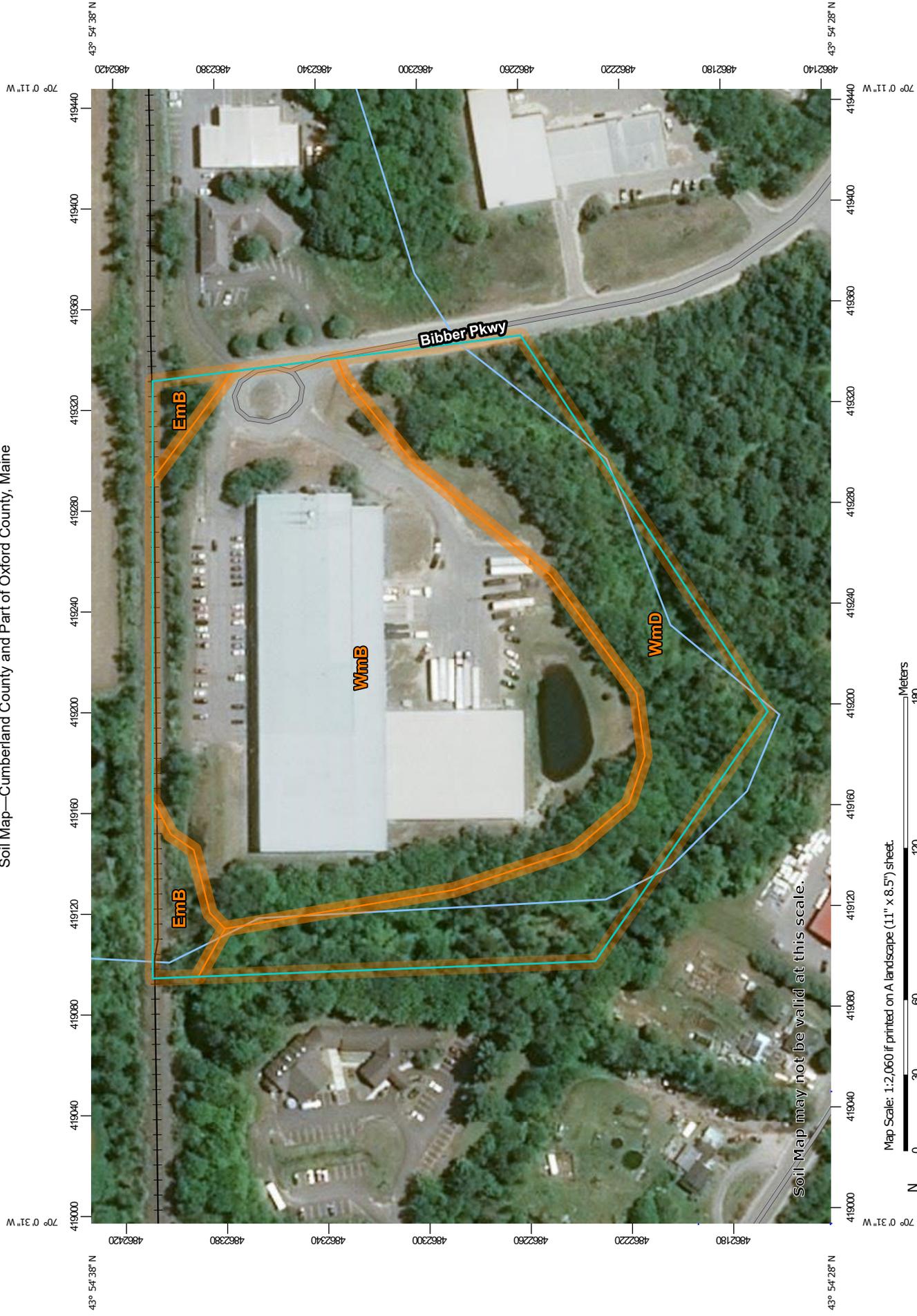


January 29, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Soil Map—Cumberland County and Part of Oxford County, Maine



Soil Map may not be valid at this scale.

Map Scale: 1:2,060 if printed on A landscape (11" x 8.5") sheet.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	0.5	3.7%
WmB	Windsor loamy sand, 0 to 8 percent slopes	7.7	63.1%
WmD	Windsor loamy sand, 15 to 35 percent slopes	4.0	33.1%
Totals for Area of Interest		12.2	100.0%



500' Radius Map

Brunswick, ME

1 inch = 300 Feet



February 17, 2020



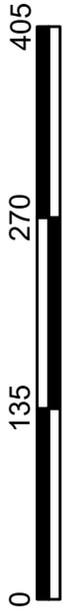
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Aerial Map

Brunswick, ME

1 inch = 135 Feet



January 29, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Attachment G
Site Plans

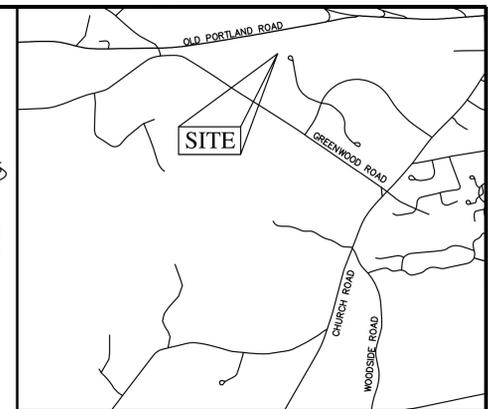
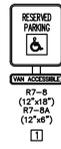
The project site plans are included for review as a separate plan set of full-size documents.

G

Site Plans

X:\LAND PROJECTS\4029 BIBBER PARKWAY - BRUNSWICK\DWG\4029-SITE.DWG.SITE_4/17/2020 6:05 PM JOSEPH MARDEN

SIGN LEGEND:

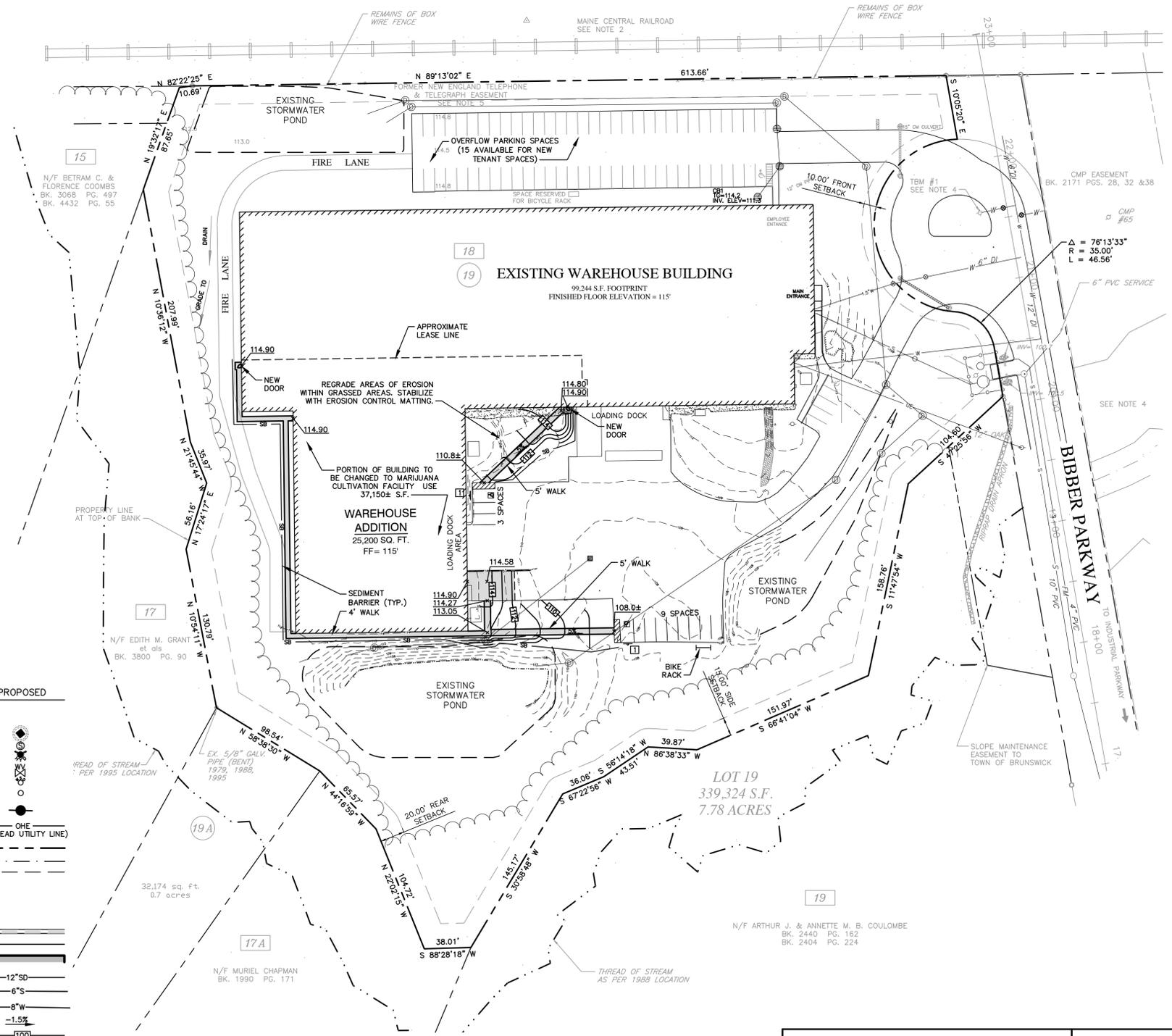


LOCATION MAP
NOT TO SCALE

- GENERAL NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**
BK 24324, PG 19
 - PLAN REFERENCE(S):**
(1) TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY WRIGHT PIERCE INC. FOR THE TOWN OF BRUNSWICK ON 03-30-95.
(2) LAYOUT PLAN COMPLETED BY GORRILL-PALMER CONSULTING ENGINEERS, INC. FOR BIBBER PROPERTIES, LLC, REV. 11-22-06 FOR THE "BRUNSWICK TECHNOLOGIES EXPANSION" PROJECT.
 - AREA INFORMATION:**
LOT AREA: 339,324 S.F. (7.79 ACRES)
 - TAX MAP REFERENCE:**
TAX MAP 17, LOT 59.
 - BASIS OF BEARINGS:**
BEARINGS ARE REFERENCED TO MAGNETIC.
 - FLOOD ZONE INFORMATION:**
PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COMMUNITY PANEL 230042-0015-B, EFF. DATE JANUARY 3, 1986)

- UTILITY NOTES:**
- INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) PRIOR TO EXCAVATION.

- LAYOUT NOTES:**
- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
 - BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
 - ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
 - ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)



LEGEND

EXISTING	PROPOSED
● IRON MARKER FOUND	○ UTILITY POLE
□ CATCH BASIN	○ ONE (OVERHEAD UTILITY LINE)
○ SEWER MANHOLE	○ UTILITY LINE
○ FIRE HYDRANT	○ PROPERTY LINE
○ WATER GATE VALVE	○ EASEMENTS
○ WATER SHUT-OFF	○ SETBACK/BUFFER
○ BLOW-OFF/CLEAN-OUT	○ SOILS BOUNDARY
○ CMP #13	○ WETLAND BOUNDARY
○ ONE (OVERHEAD UTILITY LINE)	○ STREAM
○ UTILITY POLE	○ CURB
○ UTILITY LINE	○ EDGE OF PAVEMENT
○ PROPERTY LINE	○ BUILDING
○ EASEMENTS	○ 12" SD STORM DRAIN (SEE PLAN FOR SIZE)
○ SETBACK/BUFFER	○ 6" S SEWER LINE (SEE PLAN FOR SIZE)
○ SOILS BOUNDARY	○ 8" W WATER LINE (SEE PLAN FOR SIZE)
○ WETLAND BOUNDARY	○ SLOPE ARROW
○ STREAM	○ CONTOURS
○ CURB	○ TREE LINE
○ EDGE OF PAVEMENT	○ SEDIMENT BARRIER
○ BUILDING	○ RIPRAP
○ 12" SD STORM DRAIN (SEE PLAN FOR SIZE)	○ PROPOSED PAVEMENT
○ 6" S SEWER LINE (SEE PLAN FOR SIZE)	○ SPOT GRADE
○ 8" W WATER LINE (SEE PLAN FOR SIZE)	
○ SLOPE ARROW	
○ CONTOURS	
○ TREE LINE	
○ SEDIMENT BARRIER	
○ RIPRAP	
○ PROPOSED PAVEMENT	
○ SPOT GRADE	

GROWTH INDUSTRIAL ZONING DISTRICT (GI)

ZONING STANDARD	REQUIRED	PROPOSED
MIN. LOT SIZE:	7,000 S.F.	339,324 S.F.
MIN. LOT WIDTH:	50'	264'
MIN. SETBACKS:		
FRONT:	10'	>10'
REAR:	20'	>20'
SIDE:	15'	>15'
MAX. HEIGHT:	60'	<60'
MAX. IMPERVIOUS COVERAGE:	80%	48%

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE APPROVED: _____

DATE SIGNED: _____

CHAIRMAN: _____

- 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JUM
- 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JUM

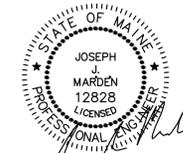
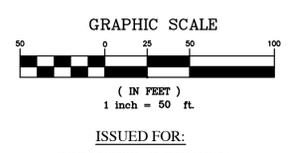
TITLE:
SITE DEVELOPMENT PLAN

PROJECT:
CHANGE OF USE - MARIJUANA CULTIVATION FACILITY
43 BIBBER PARKWAY, BRUNSWICK, ME 04011

PREPARED FOR:
BIBBER PROPERTIES, LLC
PO BOX 36092, CHARLOTTE, NC 28236-6092

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

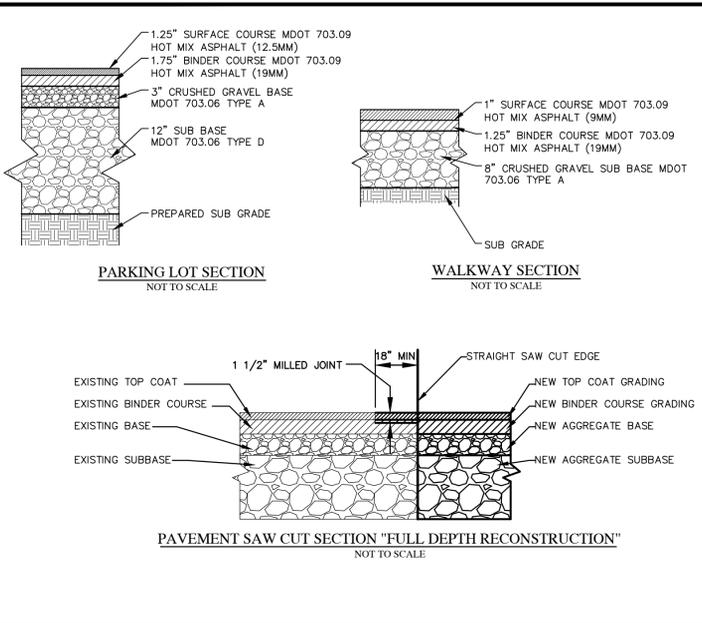


SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200

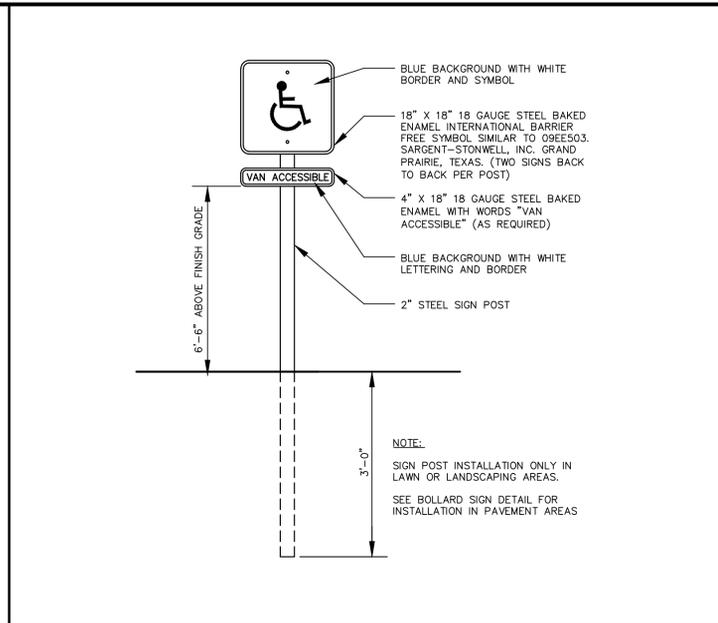
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/MH	SCALE: 1"=50'	SHEET:
DRN BY: JJM	JOB #: 4029	1
CH'D BY: CYN	MAP/LOT: 17/56	
DATE: 01-30-20	FILE: 4029-SITE	

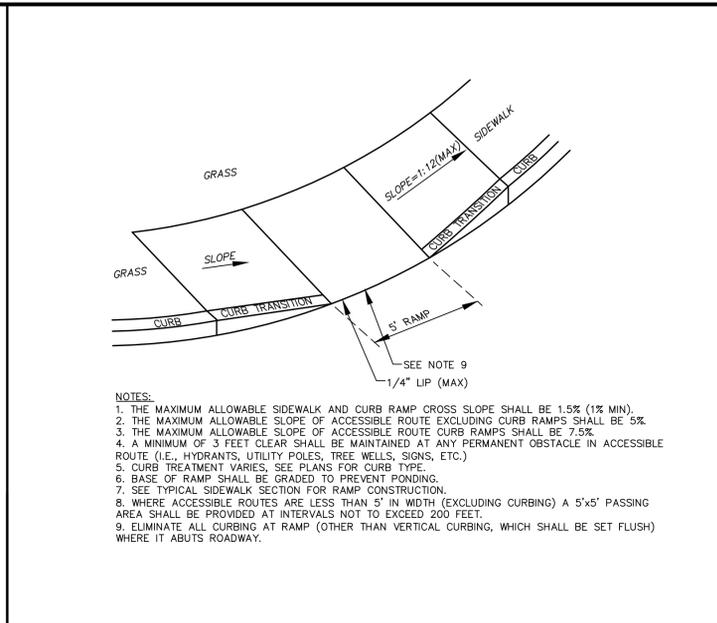
X:\LAND PROJECTS\029 BIBBER PARKWAY, BRUNSWICK\DWG\029-COVER-DET.DWG, 2-DETAILS, 4/17/2020 5:05:40 PM, JOSEPH MARDEN
 © 2020. THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SURVEY. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES LINES, INC. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES LINES, INC. IS PROHIBITED AND IS AT THE USER'S RISK.



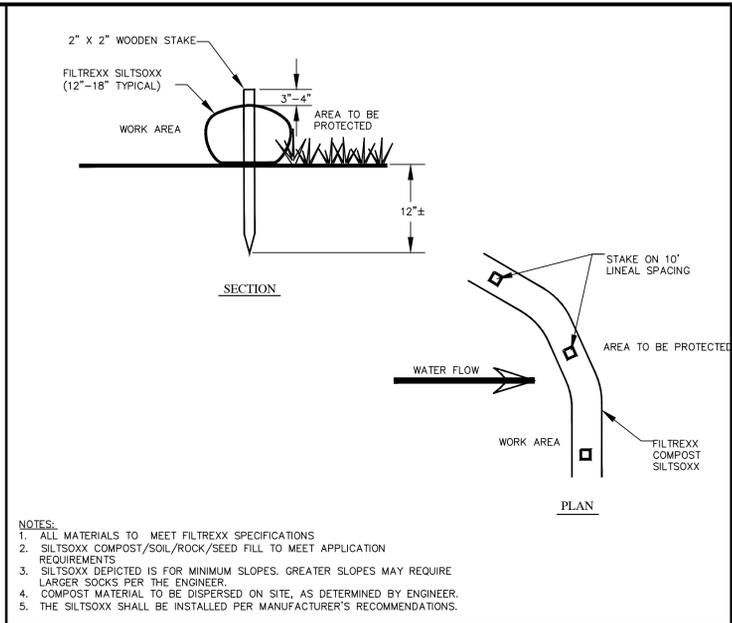
A PAVEMENT/GRAVEL SECTIONS
N.T.S.



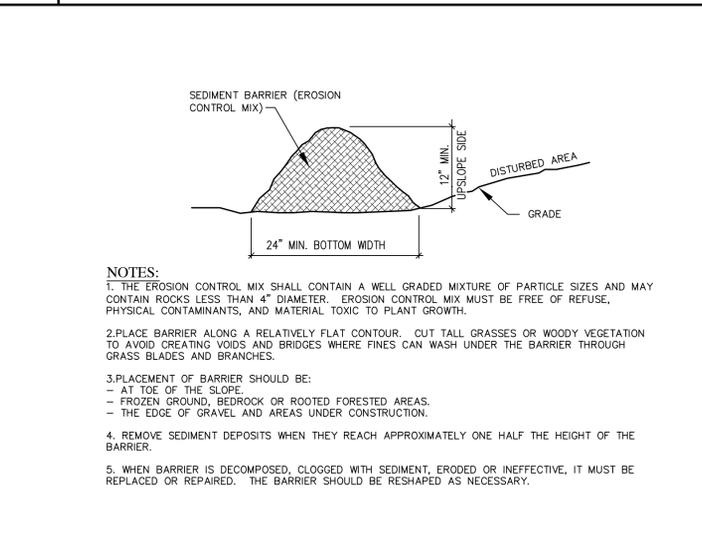
B BARRIER FREE PARKING SIGN DETAIL (IN GRASS)
N.T.S.



C TIP DOWN SIDEWALK RAMP
N.T.S.



D FILTREXX SILTSOXX DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.



E EROSION CONTROL BERM "SEDIMENT BARRIER OPTION"
N.T.S.



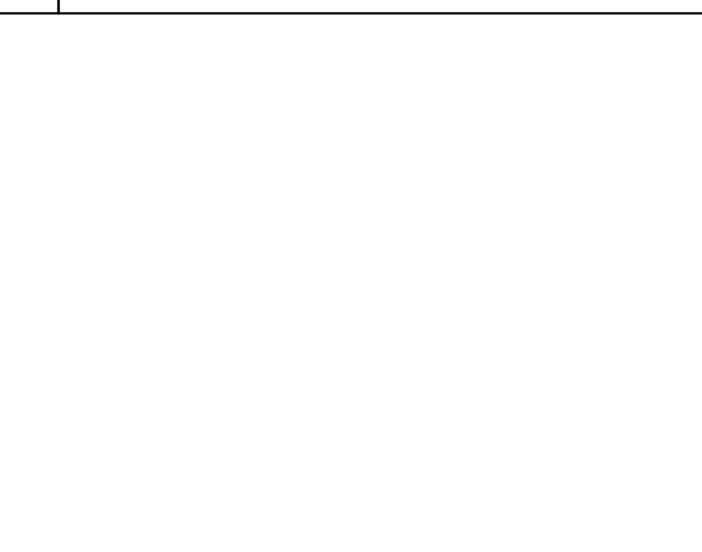
F NOT USED
N.T.S.



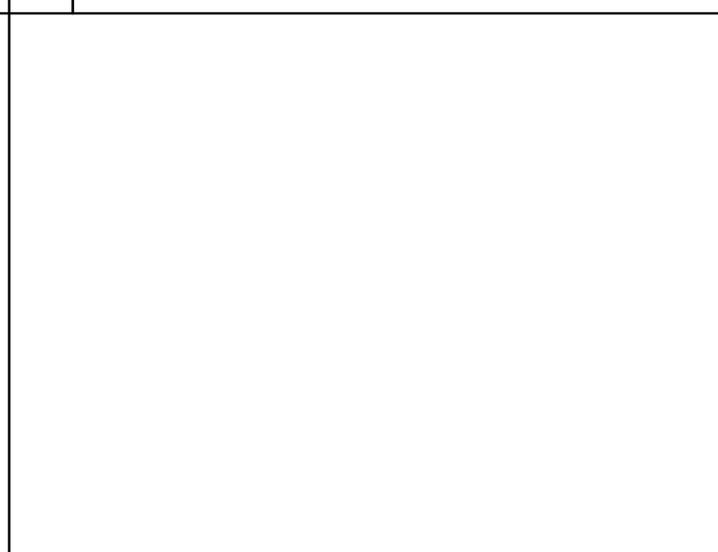
G NOT USED
N.T.S.



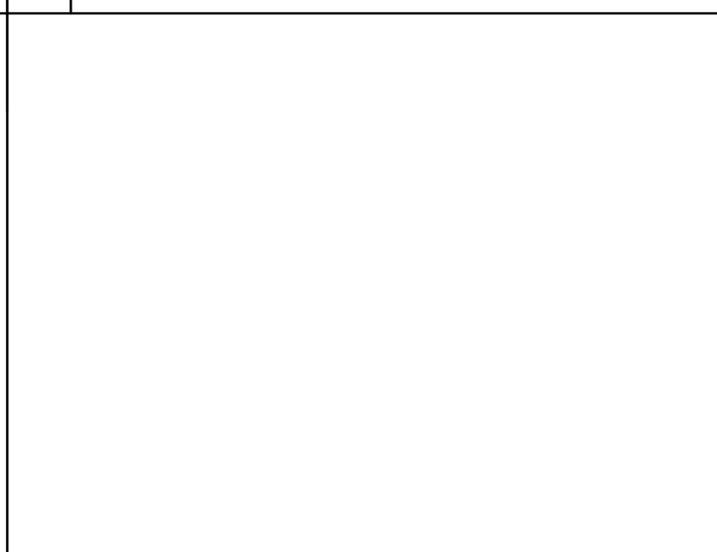
H NOT USED
N.T.S.



I NOT USED
N.T.S.



J NOT USED
N.T.S.



K NOT USED
N.T.S.

2. 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JJM
 1. 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JJM

PROGRESS PRINT
 THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

SITE DETAILS

PROJECT:
CHANGE OF USE – MARIJUANA CULTIVATION FACILITY
43 BIBBER PARKWAY, BRUNSWICK, ME 04011

OWNER:
BIBBER PROPERTIES, LLC
PO BOX 36092, CHARLOTTE, NC 28236-6092

SITELINES
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, MAINE 04011
 207.725.1200
 CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/MH	SCALE: NTS	SHEET:
DRN BY: JIM	JOB #: 4029	2
CHD BY: CYN	MAP/LOT: 17/56	
DATE: 01-30-20	FILE: 4029-COVER-DET	

04-21-20



April 21, 2020

4029-7

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

**RE: Major Development Review Conditional Use Application
Change of Use – Marijuana Cultivation Facility
43 Bibber Parkway, Brunswick, Maine
Tax Map 17, Lot 59**

Dear Jared:

On behalf of Bibber Properties, LLC, Sitelines PA is pleased to submit the enclosed Conditional Use Application, drawings, and supporting materials for the change of use of a portion of a commercial building located at 43 Bibber Parkway in Brunswick. The project was previously presented to the Planning Board as a Sketch Plan on February 25, 2020. This letter is intended to summarize the project in order to facilitate the review process.

PROPERTY

Bibber Properties, LLC owns a parcel of land currently identified as Tax Map 17, Lot 59. The parcel contains approximately 7.78 acres and has frontage on Bibber Parkway within the Brunswick Industrial Park. The site is currently developed and consists of a large industrial/commercial building with associated parking, loading docks, stormwater management infrastructure, and mature landscaping. The property is located within the Growth Industrial (GI) zoning district in which marijuana cultivation facility is a conditional use. As part of an initial discussion with the Code Enforcement Officer (CEO), there was concern that the MEMA Technical Education Center was located within 500-feet of the property. Per the Zoning Ordinance, none of the permitted marijuana uses are allowed within 500-feet of a school. Based on further research and discussions with the CEO, it was determined that the facility was classified as a post-secondary education facility and was thus exempt from the 500-foot setback requirement. A copy of an email from the CEO, Jeff Hutchinson, has been enclosed with this submission.

PROJECT DESCRIPTION

The existing development consists of a 100,200± s.f. footprint commercial building that is currently utilized for warehouse and industrial use. A portion of the building that comprises approximately 37,150± s.f. will be converted to a Marijuana Cultivation Facility. As the converted portion of the building will be separate from the other portions of the building from a leasing standpoint, and there is no access to the converted portion of the building from the parking lot on the north side of the building, there will be new parking spaces demarcated within the loading area on the south side of the building for use by the new tenants of the converted space. As shown on the enclosed plans, twelve (12) new parking spaces, two (2) of which are ADA compliant, are proposed within the previously utilized loading area. The portion of the building that will be utilized for marijuana cultivation will be split into two (2) tenant spaces. With this, two (2) new door locations will be added to the building. To comply with current ADA standards, new walkways will be added from the parking spaces to the existing and proposed doors.

As there are minimal site changes proposed, no permits are required from the Maine Department of Environmental Protection. As the proposed change of use does not result in any significant traffic generation, no permits are required from the Maine Department of Transportation.

CONDITIONAL USE CRITERIA FOR APPROVAL

A copy of the Conditional Use Application is included. To facilitate your review of the Conditional Use Application, the following issues are summarized in accordance with *SECTION 5.2.2. - CONDITIONAL USE PERMIT* of the Ordinance:

(1) The proposed structure and site design comply with all standards of this Ordinance applicable to the zoning district and any overlay district within which the property is located.

The proposed development is within the Growth Industrial (GI) zoning district and is not subject to any overlay zones. The site plan has been designed in compliance with GI zone dimensional requirements.

(2) The proposed use will not create significantly more vehicular traffic by patrons, residents, or suppliers than the uses and structure currently within 300 feet of the proposed use or structure that generates the most vehicular traffic;

The existing facility is currently utilized for manufacturing and industrial use. The proposed change of use of a portion of the building to a Marijuana Cultivation Facility, will not change the function of the property, and will not result in significant impact to the traffic generation for the property. Based on the use and anticipated delivery requirements for the proposed use, it is anticipated that there will be a decrease in tractor trailer traffic to the property.

(3) The proposed use will not operate or require deliveries earlier in the morning, or later at night, than the uses and structures currently within 300 feet of the proposed use or structure that operate earliest in the morning and latest at night.

The proposed use will operate during normal business hours, including any deliveries to the building.

(4) The proposed use shall not create any more adverse impacts on any current use or structure within 300 feet of the lot on which the proposed use or structure would be located.

The existing facility is currently utilized for manufacturing and industrial use. The proposed change of use of a portion of the building to a Marijuana Cultivation Facility, will not change the function of the property, and will not result in any adverse impacts on any property within 300 feet of the lot.

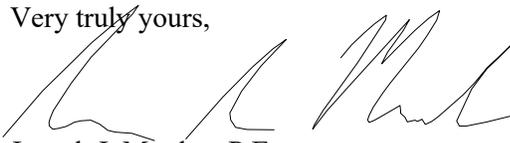
(5) The application shall further the planning goals of the adopted Town of Brunswick 2008 Comprehensive Plan, as amended, including but not limited to the planning goals for the Planning Area (Appendix A - Planning Areas) in which the property is located.

From the Comprehensive Plan, “The Industrial Areas include lands appropriate for industrial and other types of more intensive, non-residential uses (excluding large retail uses).” The proposed use of a Marijuana Cultivation Facility is similar in nature to the existing manufacturing and industrial uses within the building and mentioned within the Comprehensive Plan.

It should be noted that marijuana uses were not discussed within the 2008 Comprehensive Plan. In 2018, after substantial discussions and planning from the Town, and specifically the Marijuana Working Group, comprised of Town Staff, Town Council Members, members of the Brunswick Police Department, and other interested parties, made a recommendation to the Town Council that marijuana uses, including marijuana cultivation facilities, be permitted within the Growth-Industrial Zoning district.

We look forward to presenting the project at the Planning Board at their May 12, 2020 meeting to obtain their feedback prior to final design. Should you have any questions, please call or contact me at jmarden@sitelinespa.com.

Very truly yours,



Joseph J. Marden, P.E.
Project Manager



Enclosures

**CONDITIONAL USE PERMIT
APPLICATION**

1. Project Name: Change of Use - Marijuana Cultivation Facility

2. Project Applicant

Name: Bibber Properties, LLC c/o Joe Cooper
Address: PO Box 36092
Charlotte, NC 28236-6092
Phone Number: (207)-450-5010
Email: joe@cbf.properties

4. Project Owner (if different than applicant)

Name: Same as Applicant
Address: _____

Phone Number: _____
Email: _____

5. Authorized Representative

Name: Sitelines, PA Attn: Joseph J. Marden, PE
Address: 119 Purinton Road, Suite A
Brunswick, Maine 04011
Phone Number: 207-725-1200 ext. 12
Email: jmarden@sitelinespa.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. Engineering & Surveying: Sitelines PA (Joseph J. Marden, PE#12828)
2. _____
3. _____

7. Physical Location of Property: 43 Bibber Parkway

8. Lot Size: 7.78 acres

9. Zoning District: Growth Industrial (GI)

10. Overlay Zoning District(s): Stream Protection Overlay (SPO)

11. 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?

Owner _____

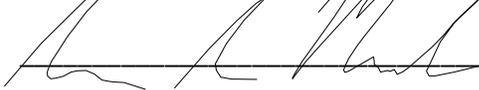
12. Assessor's Tax Map ¹⁷ _____ Lot Number ⁵⁹ _____ of subject property.

13. Brief description of proposed use: Refer to Cover Letter _____

14. Describe specific physical improvements to be done: Refer to Cover Letter _____

Owner Signature:

Applicant Signature (if different):

 AS AGENT _____

CONDITIONAL USE PERMIT APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all unless a waiver is granted. Applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR CONDITIONAL USE OR SPECIAL PERMIT APPLICATION SUBMITTAL		Conditional Use or Special Permit
Please mark box with one of the following: “W” (Waiver); “P” (Pending); “X” (Submitted) or “N/A” (Not applicable)		
General	Application form and fee	X
	Name of development	X
	Existing zoning district and overlay designations	X
	Location map	X
	Names of current owner(s) of subject parcel and abutting parcels	X
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X
	Documentation of Right, Title and Interest	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 common areas will be owned, maintained, and protected	X
	Draft performance guarantee or conditional agreement	N/A
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors	X
	Existing easements associated with the development	X
Infrastructure - Proposed	Proposed easements associated with the development	N/A
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	X
	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X
	Where a septic system is to be used, evidence of soil suitability	N/A
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	W
	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	N/A
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	W
	Reference to special conditions stipulated by the Review Authority	N/A

**REQUIREMENTS FOR CONDITIONAL USE OR SPECIAL PERMIT
APPLICATION SUBMITTAL**

Please mark box with one of the following:
“W” (Waiver); **“P”** (Pending); **“X”** (Submitted) or **“N/A”** (Not applicable)

**Conditional Use or
Special Permit**

Proposed Development Plan	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A
	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	X
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	N/A
Proposed Development Plan	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	X
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	N/A
	Number of lots if a subdivision	N/A
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X
	Any additional studies required by the Review Authority	N/A



January 31, 2020

3781.02-2

Mr. Michael DiPersia
GJoris LLC
135 Maine Street, Suite 129
Brunswick, Maine 04011
<via email>

**Re: Designation of Agent Authorization
Marijuana Store – Adult Use
4 Business Parkway, Brunswick, Maine
Tax Map 17, Lot 66**

Dear Michael:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for GJoris LLC, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed marijuana store to be located at 4 Business Parkway in Brunswick, Maine.

Sincerely,

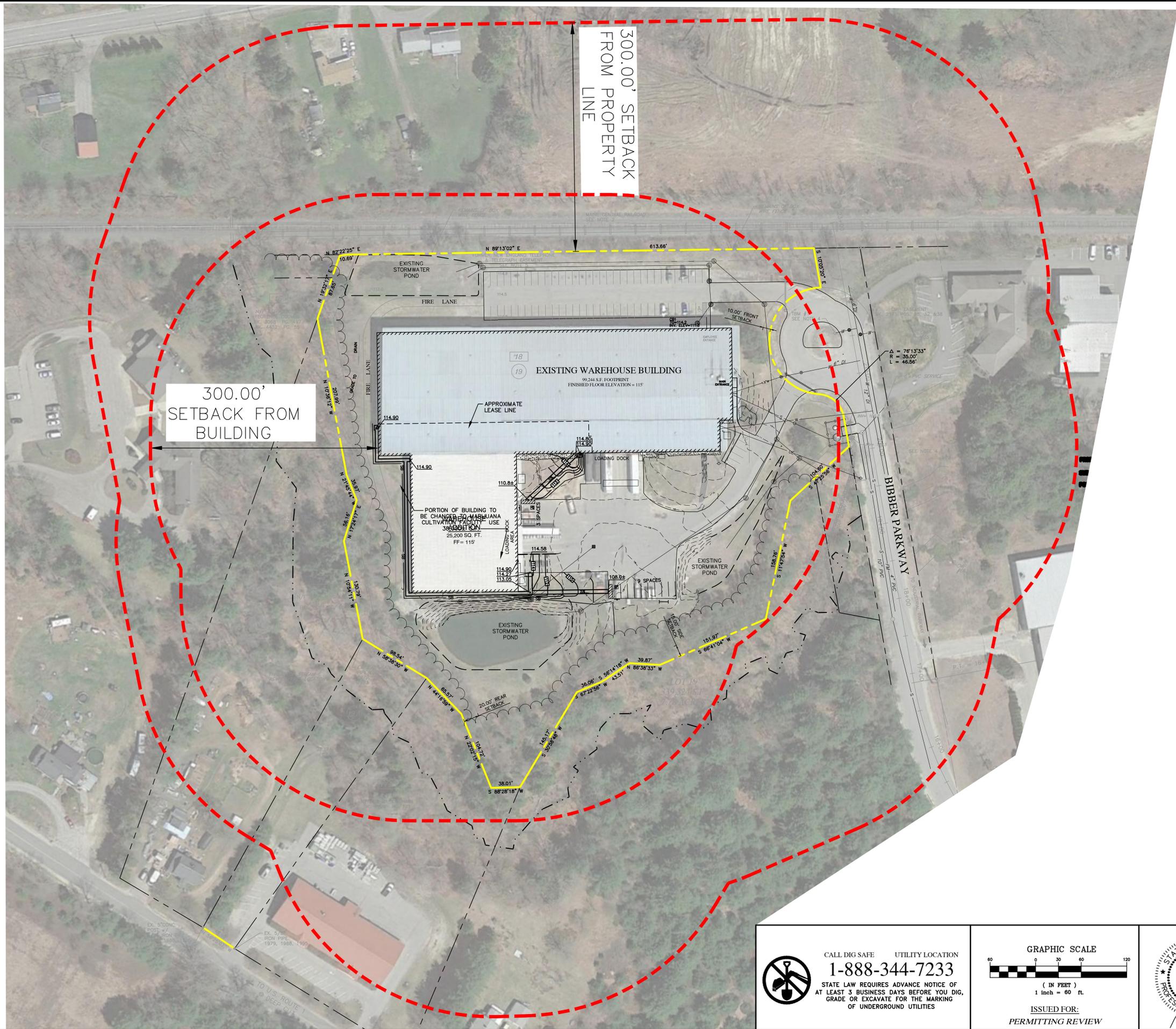
A handwritten signature in black ink, appearing to read "J. Marden". The signature is fluid and cursive.

Joseph J. Marden, P.E.
Project Manager

The undersigned hereby gives Sitelines, PA the authority to act as agent for GJoris LLC for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

GJoris LLC By Michael DiPersia 2/3/2020
Michael DiPersia, GJoris LLC Date

© 2020, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITES LINES PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES LINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES LINES PA IS UNLAWFUL AND IS AT THE USER'S RISK.
 X:\LAND PROJECTS\4029 BIBBER PARKWAY - BRUNSWICK\DWG\4029-SITE.DWG (SITE 2) - 4/17/2020 - 4:48 PM - JOSEPH HARDEN



300.00'
SETBACK FROM
BUILDING

300.00' SETBACK
FROM PROPERTY
LINE



- 2. 04-21-20 SUBMITTED TO TOWN FOR FINAL REVIEW JUM
- 1. 02-04-20 SUBMITTED TO TOWN FOR SKETCH REVIEW JUM

TITLE: **SITE DEVELOPMENT PLAN
CONDITIONAL USE OFFSETS**

PROJECT:
CHANGE OF USE - MARIJUANA CULTIVATION FACILITY
43 BIBBER PARKWAY, BRUNSWICK, ME 04011

PREPARED FOR:
BIBBER PROPERTIES, LLC
PO BOX 36092, CHARLOTTE, NC 28236-6092

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
 STATE LAW REQUIRES ADVANCE NOTICE OF
 AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG,
 GRADE OR EXCAVATE FOR THE MARKING
 OF UNDERGROUND UTILITIES

GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.

ISSUED FOR:
PERMITTING REVIEW

JOSEPH
J.
MARDEN
12828
LICENSED
PROFESSIONAL LAND SURVEYOR

SITELINES
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, MAINE 04011
 207.725.1200

CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/MH	SCALE: 1"=60'	SHEET:
DRN BY: JJM	JOB #: 4029	3
CH'D BY: CYN	MAP/LOT: 17/56	
DATE: 01-30-20	FILE: 4029-SITE	