



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

**STAFF REVIEW COMMITTEE AGENDA
BRUNSWICK TOWN HALL
85 UNION STREET
Wednesday, August 12, 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/87994471184?pwd=QjdBV09qVnBRdE0vbGltTmswQ2NNQT09>

OR VIA TELEPHONE AT: +1 929 205 6099; MEETING ID: 879 9447 1184; PASSWORD: D0kr5u

- 1. Case #20-028 Brunswick Landing Village Phase II:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Sketch / Final Plan Major Development Review** subdivision amendment application submitted by Sitelines, PA on behalf of Brunswick Landing Condominiums, LLC to amend the Brunswick Landing Venture Subdivision (Case # 18-013) to create a total of 37 new single-family residential lots on Map 40, Lots 131 and located within the **Growth Residential 1 (GR1) Zoning District** and contains the **Shoreland Protection Overlay – Stream Protection (SPO-SP) Subdistrict**.
- 2. Case #20-029 Midcoast Humane Conditional Use Permit – Kennel:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Change of Use Permit / Conditional Use Permit** application submitted by Sitelines, PA on behalf of Midcoast Humane to convert an approximately 24,000 square foot building from a call center to a kennel and office use located at 5 Industrial Parkway (Map 17, Lot 43) and within the **Growth Industrial (GI) Zoning District**.
- 3. Case #20-030 Pleasant Street Fire Station:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Sketch Plan** application submitted by WBRC Architects Engineers on behalf of the Town of Brunswick for the redevelopment of eight (8) lots in order to construct a new, approximately 26,000 square foot, single-story fire station. The subject lots (Map U23, Lots 28 – 31 and 42 – 45, also known as: 113, 115, 117, and 119 Pleasant Street; 15 Turner Street; and 4, 8, and 10 Webster

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).

Street) are located within the **Growth Mixed-Use 1 (GM1)** and **Growth Mixed-Use 5 (GM5) Zoning Districts**.

4. **Case #20-031 Zoning Amendment, Development Review Timeline:** The Staff Review Committee will review and make a recommendation to the Planning Board on a Zoning Ordinance Text Amendment to the development review time requirements as established in Sections 5.1.4 and 5.2.9 of the Town of Brunswick Zoning Ordinance.
5. **Other Business**
6. **Adjourn**

**MAJOR DEVELOPMENT REVIEW
FINAL SUBDIVISION AMENDMENT
APPLICATION**

**BRUNSWICK LANDING VILLAGE
PHASE II**

BRUNSWICK LANDING
BRUNSWICK, MAINE

August 4, 2020

Prepared For

BRUNSWICK LANDING CONDOMINIUMS, LLC

74 Neptune Drive
Brunswick, Maine 04011

Prepared By



119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 ▪ www.sitelinespa.com

Final Subdivision Amendment Application
Brunswick Landing Village, Phase II
Lots 1 & 8 – Brunswick Landing Housing Subdivision

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August 4, 2020

3230.06-7

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

**RE: Major Development Review
Final Subdivision Amendment Application
BRUNSWICK LANDING VILLAGE, PHASE II
LOTS 1 & 8 – BRUNSWICK LANDING HOUSING SUBDIVISION
BRUNSWICK, MAINE
Tax Map 40, Lots 131 & 138**

Dear Jared:

On behalf of Brunswick Landing Condominiums, LLC, Sitelines PA is pleased to submit the enclosed Major Development Review Final Application, drawings, and supporting materials for a Subdivision Amendment to the Brunswick Landing Housing Subdivision for Lots 1 & 8 located in Brunswick Landing. The original subdivision was approved by the Planning Board on August 7, 2018. This application includes the development of 36 single-family residential lots on Neptune Drive, Forrestal Drive, Intrepid Street, and Guadalcanal Street in Brunswick. This letter is intended to summarize the project in order to facilitate the review process. The fee in the amount of \$6,300 is enclosed.

Since the project was recently before the Planning Board for Phase I, we request this be noticed and presented to the Planning Board for both Sketch and Final approval the August 25, 2020 meeting.

PROPERTY

Brunswick Landing Condominiums, LLC owns the parcels of land currently identified on Tax Map 40, Lots 131 & 138 on the Town of Brunswick Tax Assessors Map and are also known as Lots 1 and 8 of the Brunswick Landing Housing Subdivision, as amended. A copy of the deed is enclosed. Lot 8 encompasses 22.02 acres and Lot 1 encompasses 1.83 acres; both are mostly undeveloped. In the existing condition, the project site on Lot 8 includes a portion of Forrestal Drive and grassed areas. In the existing condition, the project site on Lot 1 is undeveloped and wooded. The properties are in the Growth Residential 1 (GR1) Zoning district, in which residential dwellings, 1- or 2-family and multifamily are Permitted Uses. The properties are subject to the Brunswick Landing Housing Common Development Plan (CDP), as amended.

PROJECT HISTORY

The areas of Lot 1 and Lot 8 were developed prior to 1960 as part of the family housing for U.S. Navy personnel station at the former naval air station. Aging housing on the site was demolished around 2004 and the current housing, Mariner Landing, constructed adjacent to the site before 2006.

SITELINES • CIVIL ENGINEERS • LAND SURVEYORS
119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 • www.sitelinespa.com

A proposal for the construction of 40 new dwelling units in twelve (12) buildings on and in the area of Lot 8 and Lot 9 received Town and State approvals in 2018. The proposal included multifamily housing construction along with the necessary parking lots, utility extensions, and stormwater management. A proposal for eight (8) single-family lots from Lot 8 and Lot 9, in the area of the much larger, previously approved design of 2018, was approved in April 2020. The current proposal for Phase II is 36 single-family lots, and partially within the area of the much larger, previously approved design in 2018.

PROJECT DESCRIPTION

The proposed project consists of construction of 36 new single-family lots, along with associated utility extensions, stormwater management, and erosion control. The proposed lots have frontage on Neptune Drive, Forrestal Drive, Intrepid Street, or Guadalcanal Street.

Sanitary sewer and water service will be extended to the new lots from existing utilities. Private water owned by Midcoast Regional Redevelopment Authority (MRRRA) within Forrestal Drive, Intrepid Street, and Guadalcanal Street are adjacent to the new lots. Public sewer will be extended from existing utilities in Forrestal Drive, Neptune Drive and Guadalcanal Street and nearby to Intrepid Street. Electric will be extended from existing utilities within adjacent rights-of-way. Natural gas exists throughout the area with services installed to the rear of most existing buildings. Maine Natural Gas (MNG) has reviewed the previous proposal and stated they had capacity to serve it. Communications utilities are installed underground throughout the existing housing, which will be extended underground as appropriate.

The project will comply the with the Common Development Plan Standards of the Brunswick Landing Housing CDP as amended, specifically with regard to impervious coverage and building height.

The applicant is proposing to construct Roof Dripline Filter BMPs at each of the new single-family houses, sized to detain up to the 25-year storm event without overtopping. The applicant is also proposing to replace existing catch basins with Filterra Tree Box Filter BMPs on Intrepid Drive and Forrestal Street for the benefit of stormwater quality, and an infiltration basin to the rear of the proposed lots on Neptune Drive.

The project requires a Maine Department of Environmental Protection (MDEP) Site Location of Development Permit Amendment and is currently being reviewed.

Graiver Homes, Inc. intends to purchase the 36 lots after the permitting process is complete. The homes and site improvements will be completed by Graiver Homes.

Based on the specifics of the project, the **Applicant requests waivers** for *the existing location, size, profile, and cross section of sanitary sewers and plan showing all then (10) inch caliper trees to be removed as a result of the development proposal.*

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 Residential 1 (GR1) Zoning district and complies with the Dimensional and Density Standards for Growth Area Zoning Districts. The site is not subject to any Overlay Zones. The Rural Area Dimensional and Density Standards do not apply. The proposed parcels are subject to the Brunswick Landing Housing Common Development Plan standards, as amended.

The GR1 Zone has no front, side or rear setbacks, no maximum lot area, a minimum lot width of 40 feet, a 50-foot maximum building height, a 20,000 square-foot maximum building footprint per structure, and no building frontage requirements. The Brunswick Landing Housing Common Development Plan as amended imposes a 1-story or 15-foot minimum building height and a 54% maximum impervious standard.

The Net Site Area, as calculated in accordance with 4.2.5.A, is the full area of land minus the wetlands and street rights-of-way. The property has no steep slopes; water bodies; endangered or threatened species habitat; rare and endangered natural communities; waterfowl and wading bird habitat; shorebird nesting, feeding, and staging areas; significant vernal pool habitat; or seabird nesting islands as determined by resources in the Maine GIS Data Catalog and Maine DEP GIS website. The Net Site Area is shown on the approved subdivision plan, as amended. A copy of the amended subdivision plan is included with this submission.

The project is neither an Open Space Development nor an Affordable Housing Development; bonus development density does not apply. The proposed improvements are located outside of the Shoreland Protection Overlay (SPO) District.

4.3 NATURAL AND HISTORIC AREAS

4.3.1 There are no known existing features where the lots are proposed that would be considered of natural, scenic, or historic character to the Town. The areas proposed for new housing have previously been developed and were occupied by housing or Navy personnel until 2004. Wetlands, as delineated by Atlantic Environmental, LLC, have been shown on the enclosed plan and the report enclosed.

4.3.2 The project will not result in undue water or air pollution and will comply with the BNAS Land Use Controls Implementation Plan, as amended.

4.3.3 The project is not located within a designated Scenic Area.



4.3.4 The project area does not include any areas of important plant and animal habitats or rare and irreplaceable natural areas.

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 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 for operations. All homes constructed on the new single-family lots will connect to the existing public sewer system. The buildings will utilize roof dripline filter BMPs to encourage stormwater infiltration and an infiltration basin and Filterra Tree Box Filters are proposed for stormwater quality. No undue adverse effect on the quality or quantity of groundwater will occur as a result of this project.

4.3.8 The site currently drains primarily via overland flow towards catch basins located in the roads. Some of the area drains overland to a drainageway adjacent to Gurnet Road and ultimately to Harpswell Cove. Some of the area drains to the drainageway easterly of Neptune Drive, which includes a small area of wetland, and ultimately to the Urban Impaired Mere Brook. The project has been designed to include stormwater treatment BMPs to remove pollutants from the roofs and portions of new and existing paved areas. There will not be an undue adverse impact on the water quality of the receiving waters.

There are no known freshwater or coastal wetlands, water bodies or shorelines located on the parcels. The development will not have any undue adverse impact on the small wetland area.

4.3.9 There are no historic or archeological resources associated with this project. The location of the proposed buildings has been previously disturbed by housing for the Navy. The proposed housing will have no undue adverse effect on any historic or archeological resource.

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 230042-0015-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. Services will be extended to the new lots from existing facilities. A letter from the Brunswick Sewer District (BSD) certifying both the willingness to accept and capacity to serve the proposed project is enclosed with this application. However, two pump stations will need to be upgraded or replaced.

The homes on each of the 36 new single-family lots will be subject to the BSD's entrance charge program, which includes applying for an entrance permit and paying an entrance charge which will be determined at the time the permit is applied for. The sewer impact fee will be based on the entrance charge which is calculated to be \$ 2,045 per flow unit, or \$73,620 for all 36 lots.

4.5.2 The site is serviced by the Brunswick & Topsham Water District public water system and the private water system owned by MRRA. New water services will be extended from the existing MRRA water mains in Forrestal Drive, Intrepid Street, and Guadalcanal Street and a new main in Neptune Drive. A letter from the Brunswick & Topsham Water District certifying its capacity to serve is enclosed with this application.

4.5.3 Solid waste shall be collected by curbside pickup, consistent with the existing housing. Each unit is estimated to generate 1-ton of solid waste per year, which is the typical rate for single-family homes.

4.5.4 By utilizing the existing roads as much as possible, the construction of new impervious area is minimized. The project will be reviewed by the Maine Department of Environmental Protection (DEP) for compliance with Chapter 500 Standards. The stormwater management plan includes collecting and treating roof runoff in roof dripline filter BMPs and directing runoff from the new driveways of all lots, except the three at the intersection of Coral Sea and Guadalcanal, to Filterra Tree Box treatment BMPs. An erosion and sediment control plan will limit disturbance of and transport of soil from the areas designated for construction. A copy of the application to DEP has been submitted to the Town of Brunswick under separate cover.

4.6 LANDSCAPING REQUIREMENTS

The existing housing areas have landscaping for each unit. A master landscape plan developed and approved as part of the common development plan will serve as the guide for plantings. The plan includes street trees and ornamental trees and shrubs at each unit, and evergreen trees to visually buffer units from each other at selected locations. Perennial planting beds will be at the option and discretion of the unit owners. A wooded buffer will be maintained between the new lots on Anchor Drive and the existing development of Woodland Village. Landscape maintenance will be managed by individual lot owners.

4.7 RESIDENTIAL RECREATION REQUIREMENTS

Brunswick Landing Condominiums, LLC will pay the recreation impact fees as required. It is requested to allow the fees to be paid per lot as developed, based on the number of bedrooms proposed for each of the new single-family lots. There are existing playgrounds and trails available to

residents of the existing and proposed housing, including close proximity to Brunswick recreational facilities.

Based on three-bedroom single-family homes, the recreation impact fee is estimated as \$1,670 per lot, or \$60,120 for all 36 lots.

4.8 CIRCULATION AND ACCESS

4.8.1 The average traffic generation for the 36 proposed single-family lots will be significantly less than 100 new peak hour trips threshold for a Maine DOP Traffic Movement Permit and does not trip any traffic permitting thresholds. The development will not cause unreasonable congestion or unsafe conditions on highways or public roads and the traffic associated with the development shall maintain the existing Level of Service on any public road within 200 feet of any existing or proposed curb cut.

4.8.2 Existing private roads service the housing area. The proposed lots will be accessed from the existing roads. There is adequate sight distance at the proposed lots.

4.8.3 Pedestrian access is ample with sidewalks throughout the housing area. Bicycle access is available from nearby public roads, and within the development is safe due to the low volumes of traffic.

4.8.4 The proposed development will comply with the Americans with Disabilities Act.

4.8.5 There is no shoreline associated with the proposed development.

4.9 PARKING AND LOADING

4.9.1 Two (2) garage spaces and two (2) driveway parking spaces have been provided for each unit, which exceeds the minimums required by the ordinance. Visitor parking is available in the driveways and on-street parking.

4.9.2 This standard is not applicable as there are no parking areas of 10 or more spaces.

4.9.3 Parking is provided at each unit. No common parking areas are proposed.

4.9.4 No parking alternatives are proposed.

4.9.5 Off-street loading is not applicable for this residential development.

4.10 LIGHTING

No new lighting is proposed at this time. The new houses developed on the single-family lots will have residential scale lighting. The lighting will be limited through the use of motion detectors and photo cells.

4.11 ARCHITECTURAL COMPATIBILITY

The 36 new single-family lots will be developed by Graiver Homes, LLC. The options for homes have been developed by the builder and include the Linwood, the Ari, the Jackman, and the Holly. Elevations and floor plans have been provided for reference. Like many of the surrounding established neighborhoods, the buildings will vary in size yet retain an appropriate small scale. Buildings will be one or two stories with pitched rooflines.

4.12 NEIGHBORHOOD PROTECTION STANDARDS

As the project is not located within a Growth Mixed Use zoning district, this section is not applicable. In any event, the project will be compatible with neighboring residential areas.

4.13 SIGNS

No new signage is proposed.

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 (55 dBA day and 45 dBA night in GR1 zone).

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.

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 residential lighting will comply of Section 4.10.

4.15 SITE MAINTENANCE

A master homeowners association is in place that will be responsible for maintaining common infrastructure including roads, sidewalks, and stormwater treatment BMPs. The lot maintenance will be managed by the individual lot owners.

4.16 FINANCIAL AND TECHNICAL CAPACITY

Brunswick Landing Condominiums, LLC, owns the parcels and a copy of the deed is enclosed with this application. Graiver Homes, Inc. intends to purchase the 36 lots once permitted and complete the improvements; a copy of the purchase and sale agreement is also enclosed. A letter from Gorham Savings Bank is enclosed affirming the financial capacity of Graiver Homes to complete the project. In addition, copies of the Certificates of Good Standing from the Secretary of State for Brunswick Landing Condominiums, LLC and Graiver Homes, Inc. have been enclosed with this application.

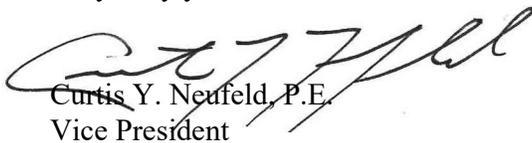
The design team, led by Sitelines, PA, has extensive experience (since 1989) planning, designing, and gaining approvals for commercial projects throughout the state, including multiple projects located in the Town of Brunswick.

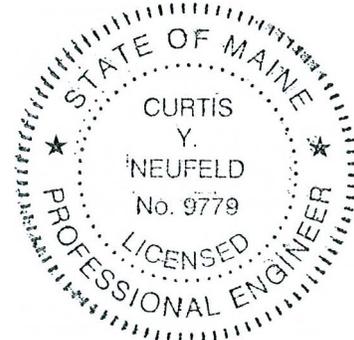
4.17 ADMINISTRATIVE ADJUSTMENTS / ALTERNATIVE EQUIVALENT COMPLIANCE

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 presenting the project to the Planning Board at their August 25, 2020 meeting for review and approval. Should you have any questions, please call or contact me at cneufeld@sitelinespa.com.

Very truly yours,


Curtis Y. Neufeld, P.E.
Vice President



Enclosures

cc: Drew Preston, Brunswick Landing Condominiums, LLC
Steve Levesque, MRRA
Loni Graiver, Graiver Homes, Inc.



Final Subdivision Amendment Application
Brunswick Landing Village, Phase II
Lots 1 & 8 – Brunswick Landing Housing Subdivision

Attachment A
Application Form & Checklist

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):

 _____
(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

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			
	Name of development			
	Existing zoning district and overlay designations			
	Location map			
	Names of current owner(s) of subject parcel and abutting parcels			
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan			
	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			
	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			
	Draft performance guarantee or conditional agreement			
Survey, Topography, & Existing Conditions	Scale, date, north point, and area			
	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			
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed			
	Existing easements associated with the development			
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities			
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			
	Topography with contour intervals of not more than two (2) feet			
	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.			
	Existing locations of sidewalks			
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas			
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas			

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			
	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

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			
	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			



August 1, 2020

3230.06

Mr. Andrew Preston
Brunswick Landing Venture, LLC
74 Neptune Drive
Brunswick, Maine 04011
<via email>

**Re: Letter of Agent Authorization
Brunswick Landing Village, Phase 2
Tax Map 40 Lot 131 & 138**

Dear Drew:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Brunswick Landing Venture, LLC for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the subdivision of Tax Map 40, Lots 131 and 138 in Brunswick, Maine.

Sincerely,

Curtis Y. Neufeld, P.E.
Vice President

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

Andrew Preston

Date

8/4/2020

Final Subdivision Amendment Application
Brunswick Landing Village, Phase II
Lots 1 & 8 – Brunswick Landing Housing Subdivision

Attachment B
Right, Title, & Interest

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

B

Right, Title, & Interest

QUITCLAIM DEED WITH COVENANT

BRUNSWICK LANDING VENTURE, LLC, a Delaware Limited Liability Company with a mailing address at 74 Neptune Drive, Brunswick, Maine 04011, grants to **BRUNSWICK LANDING CONDOMINIUMS, LLC**, a Maine Limited Liability Company with a mailing address at 74 Neptune Drive, Brunswick, Maine 04011, with **Quitclaim Covenant**, the premises, together with any buildings thereon, situated in Brunswick, County of Cumberland, and State of Maine, being identified as follows: (1) Lots 1 (Developable Lot 1 (DL-1)) and 8 (Developable Lot 3 (DL-3)) as set forth on a plan entitled "Subdivision Amendment Brunswick Landing Housing" prepared by Sitelines, PA, and recorded in the said Registry in Plan Book 218, Page 294; and (2) Lot 9 (Developable Lot 4 (DL-4)) as set forth on a plan entitled "Subdivision Amcndment 3 Woodland Village- Lots 9 & 10," prepared by Sitelines, PA, dated September 27, 2018, and recorded in the Cumberland County Registry of Deeds at Plan Book 218, Page 434-436.

Being a portion of the property conveyed to Brunswick Landing Venture, LLC by deed of Affordable Mid Coast Housing, LLC dated June 30, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34127, Page 216.

The Property is conveyed together with and subject to the following:

(1) The terms of a Declaration of Covenants, Conditions and Restrictions dated October 31, 2018, and to be recorded herewith in the Cumberland County Registry of Deeds, and together with and subject to all matters referenced therein.

(2) Easements for the maintenance (including the right to replace and repair) of the

MAINE REAL ESTATE TAX PAID

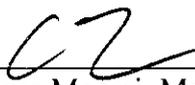
fences depicted on the Plan, to the extent that the fences extend beyond the boundary lines, and to use and enjoy the area contained within those fences for ordinary recreational purposes.

In Witness Whereof, Brunswick Landing Venture, LLC has caused this instrument to be executed by **Cross Mocerri**, in his capacity as Manager of Presidium Brunswick Manager, LLC, which is Manager of Shipyard Ventures, LLC, the sole Member of Brunswick Landing Venture, LLC, hereunto duly authorized, as of the 1st day of ~~October~~ Nov., 2018.

Witness:

Brunswick Landing Venture, LLC
By: Shipyard Ventures, LLC, Member
By: Presidium Brunswick Manager, LLC,
Manager



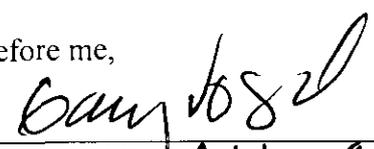
By: 
_____ Cross Mocerri, Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

October 30, 2018

Then personally appeared the above-named **Cross Mocerri**, Manager of Presidium Brunswick Manager, LLC, which is Manager of Shipyard Ventures, LLC, the sole Member of **Brunswick Landing Venture, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said entity.

Before me,


Notary Public Attorney at Law
Print Name: Gary D. Vogel
My Commission Expires: N/A

Received
Recorded Register of Deeds
Nov 01, 2018 12:07:14P
Cumberland County
Nancy A. Lane

AGREEMENT FOR THE PURCHASE AND SALE OF REAL ESTATE

AGREEMENT (“Agreement”) made and entered into this 27th day of April, 2020 (the “Effective Date”), by and between **BRUNSWICK LANDING CONDOMINIUMS, LLC**, a Maine limited liability company (“Seller”), and **GRAIVER HOMES, INC.**, a Maine corporation (“Buyer,” and together with the Seller, the “Parties”).

WITNESSETH

1. PURCHASE AND SALE. Seller agrees to sell and Buyer agrees to buy, on the terms and conditions hereinafter set forth, the following:

(a) Real Property. Certain real estate consisting of up to 35 municipally approved lots identified as being part of “Phase Two” (each a “Lot,” and collectively referred to as the “Lots” or the “Real Property”), on the plan entitled “Concept Plan- Total” prepared by Sitalines, P.A., that is attached hereto as Exhibit A and incorporated herein by reference (the “Concept Plan”), as the same may be modified as required by the Town of Brunswick in order to obtain the Approvals, as the same are hereinafter defined. The Real Property consists of a portion of the property conveyed to Seller by deed of Brunswick Landing Venture, LLC, dated November 1, 2018 and recorded in the Cumberland County Registry of Deeds in Book 35259, Page 187, and is further identified as being a portion of Lots 1 and 8, all as shown on the Subdivision Plan – Brunswick Landing Housing prepared for Brunswick Landing Venture by Sitalines, PA, dated October 11, 2017 and approved by the Town of Brunswick Planning Board on October 18, 2017 and recorded in the Cumberland County Registry of Deeds in Plan Book 218, Page 10 (the “Subdivision Plan”).

(b) Development Materials. All development and investigation reports, information and data owned, held by or under the reasonable control of Seller with respect to the development of the Property, including without limitation all land use, environmental and geotechnical investigations, survey work, title insurance policies, plans, drawings specifications, agreements and drawings relating to the Property, together with the rights to use of the same (the “Development Materials”), all without representation or warranty.

(c) Governmental Approvals. All permits and approvals issued by the Town of Brunswick, Maine to Seller or to its affiliate, Brunswick Landing Venture, LLC, for the amendment of the Subdivision Plan to allow for the conveyance of the Real Property as separate lots in accordance with the Concept Plan, including any required state of Maine Department of Environmental Protection approvals required in connection with the amendment of the Subdivision Plan (collectively, the “Approvals”) (the Real Property, the Development Materials and the Approvals are hereinafter collectively referred to as the “Property”).

2. PURCHASE PRICE. The purchase price for each Lot shall be [REDACTED] Dollars [REDACTED] (each a “Lot Purchase Price”), subject to adjustment as provided herein, payable as follows:

(a) Deposit. The sum of [REDACTED] shall be paid as a deposit within three (3) business days of the execution hereof (the "Deposit"), and shall be credited to the Lot Purchase Price at the first Closing, as the same is hereinafter defined, and otherwise applied in accordance with the terms of this Agreement. One-half of the Deposit in the amount of [REDACTED] be paid at the time of execution of this Agreement to Sitelines, P.A., to be used by Sitelines to fund the Seller's obligation of the cost of obtaining the Approvals and the balance of the Deposit, shall be paid to Drummond Woodsum to be held to fund additional Seller expenses of development and of obtaining the Approvals. Notwithstanding that the Deposit may be utilized by Seller to pay expenses associated with the Development and the cost of obtaining the Approvals for Phase II, the Deposit remains subject to the terms of this Agreement, including the provisions requiring return of the Deposit to Buyer under certain circumstances as set forth herein. In the event that Seller becomes obligated to return the Deposit to Buyer under the terms of this Agreement, the Seller shall have a period of up to fifteen (15) days to return the Deposit to Buyer, following a demand by Buyer and Buyer's entitlement to a return of the Deposit as set forth herein; and

(b) Site Work Credit. Buyer agrees to fund when due to Seller's contractors, the cost of the performance of site and other infrastructure work (the "Infrastructure Work") that is the obligation of Seller as set forth herein., For amounts that Buyer funds for such Infrastructure Work, Buyer shall receive a credit at each subsequent Closing on the purchase of the Lots, such credit being equal to the amount of the lesser of (i) the sum of \$ [REDACTED] times the number of Lots purchased; or (ii) the unreimbursed balance of amounts that Buyer has funded for the cost of the Infrastructure Work. The credit, to the extent that such costs have been previously funded by Buyer, and not previously reimbursed, shall be applied to the amounts due Seller at each Closing on the purchase of the Lots. At each Closing where the credit is applied, Buyer shall fund the balance of the Lot Purchase Price, over the amount of the credit, plus closing costs payable by Buyer. Buyer's obligation to fund the cost of the Infrastructure Work is subject to the following conditions:

- i. Buyer has approved the contracts to be entered into by Seller for the Infrastructure Work that is Seller's obligation hereunder, with Buyer to pay the site work and other contractors performing such work upon the terms and conditions set forth in such contracts. Such contracts shall contain a requirement that the Infrastructure Work be sufficiently complete so that Buyer can obtain certificates of occupancy for the first five (5) homes to be constructed on the Lots, provided that Buyer's work on the new homes is sufficiently complete, within 120 days from the date that the Infrastructure Work contractor commences the Infrastructure Work. This requirement will be deemed satisfied so long as the Infrastructure Work is sufficiently complete to enable the issuance of certificates of occupancy within such time period. Seller is not providing assurances that the Town of Brunswick will be able to issue certificates of occupancy within 120 days of the issuance of a building permit, only that the stage of completion of the Infrastructure Work will not be a reason for a delay in the issuance of certificates of occupancy for homes that Buyer has sufficiently completed. If the Infrastructure Work is to be performed in phases as groups of Lots are to be sold and developed, as

agreed to by Buyer and Seller, Buyer and Seller agree that Seller may enter into separate Infrastructure Work contracts for each phase, and with a credit to Buyer for subsequent purchases of Lots in later groupings, against amounts Buyer has funded that have not yet been reimbursed.

- ii. A condition of Buyer's agreement fund the payments due under the Infrastructure Work contracts is that Buyer shall be entitled to obtain building permits for each of the Lots in first grouping of Lots acquired by Buyer as of the Closing on the Buyer's purchase of such Lots, and that the site and infrastructure work is to be completed in time to enable Buyer to obtain certificates of occupancy for such Lots within 120 days from the date a building permit is obtained for such Lots.
- iii. If Buyer has agreed to fund the payments due under the Infrastructure Work contracts, Buyer shall pay Infrastructure Work contractors timely in accordance with the Infrastructure Work contract requirements, and agrees to indemnify and hold Seller harmless from and against any claims or mechanic's lien claims resulting from failure of Buyer to pay such contractors or suppliers to the extent that Buyer has agreed to fund.

(c) Cash at Closing. Buyer may elect to purchase the Lots in a grouping of not less than five (5) Lots for the initial Closing, and of not less than one (1) Lot per month thereafter, which may be aggregated into 3 per calendar quarter, with the number and identification of the Lots to be purchased at each Closing to be mutually agreed upon between Buyer and Seller. At the first Closing, the balance of the Lot Purchase Price for the number of Lots being acquired by Buyer at such Closing, after application of the Deposit and the credit for site and infrastructure work to be funded by Buyer as set forth in subsection (b) above, shall be paid to Seller at Closing in immediately available funds by law firm or title company client trust account check or by wire transfer in accordance with wiring instructions provided by Seller, subject to adjustments and prorations as provided herein. Thereafter, at each subsequent Closing, Buyer shall pay Seller in immediately available funds by law firm or title company client trust account check or by wire transfer in accordance with wiring instructions provided by Seller, subject to adjustments and prorations as provided herein.

3. PRE-CLOSING OBLIGATIONS OF SELLER.

(a) Seller shall be responsible for obtaining the Approvals and shall obtain the Approvals prior to the Closing. Buyer shall have the right to approve the subdivision plan before it is submitted to the Town of Brunswick for approval and Seller agrees to make the subdivision plan available for Buyer's review and approval prior to such submittal. Buyer's approval shall not be unreasonably withheld or delayed. Seller shall be responsible for procuring all engineering and surveying necessary to obtain the Approvals and for payment of all costs for such engineering, surveying and Approvals together with any legal expense associated with obtaining the Approvals. Buyer acknowledges and agrees that the Deposit shall be immediately available to Seller for payment of costs incurred in connection with Seller's fulfillment of its obligations under this subsection (a).

(b) Seller shall deliver the Lots at Closing with water, sewer, electricity and, if requested by Buyer, natural gas, stubbed to each of the Lots.

(c) Seller shall be responsible for the cost of construction of any infrastructure or public improvements required as a condition of the Approvals, including all storm water structures, provided, however, that in the event that the estimated cost to be incurred by Seller for the Approvals, for the Infrastructure Work and for the other Seller obligations set forth herein exceed seventy percent (70%) of the aggregate gross sales price of all of the lots that may be acquired hereunder, then Seller shall not be obligated to sell the Lots to Buyer for the purchase price set forth herein, and Seller and Buyer may mutually agree upon an increase to the Purchase Price, or an increase to the Purchase Price of certain of the Lots, to cover the cost of such Seller obligations. In the event that Buyer and Seller cannot agree upon such additional cost to be paid by Buyer, Buyer or Seller may terminate this Agreement, and the Deposit shall be returned to Buyer.

(d) In the event that Buyer elects to construct any of the required Seller improvements as set forth in this Section 3, as Buyer and Seller may mutually agree, Buyer shall be entitled to a credit at closing, for the cost of such improvements to be constructed by Buyer allocated to the lots to be purchased by Buyer at each Closing.

(e) Should Seller be unable to fulfill its obligations under this Section 3, Buyer shall be entitled to a return of the Deposit. Upon such return, this Agreement shall terminate and neither party shall have any further rights or obligations hereunder.

4. CLOSINGS. As set forth above, Buyer may elect to purchase the Lots in groupings of not less than one (1) Lot, with the number and identification of the Lots to be purchased at each Closing to be mutually agreed upon between Buyer and Seller. The closings on the sales of each Lot (each a "Closing" and collectively the "Closings") shall take place on such date and at such place and time as the Parties shall mutually agree in advance, but in no event prior to the date on which Seller has obtained the Approvals as required by the terms of this Agreement. Seller agrees to provide prompt written notice of its receipt of the Approvals. It is agreed that time is of the essence of this Agreement. Notwithstanding the foregoing, Buyer and Seller agree that the Closings shall occur not later than the following schedule of Closing Milestones, each of which follow the receipt of the Approvals.

CLOSING MILESTONES:

a. The Closing on the first group of Lots containing not less than five (5) Lots shall occur not later than sixty (60) days following the receipt of all of the Approvals.

b. The Closing on the remainder of Lots shall be not less than one (1) Lot per month, and shall occur on a consecutive monthly basis with the first month occurring not later than thirty (30) days following the Closing on the first group of Lots. The one (1) Lot per month obligation may be aggregated into 3 Lots per calendar quarter, so that a Closing does not have to take place each month, so long as not less than three (3) Lots are purchased by Buyer each calendar quarter.

Nothing set forth herein shall preclude the Buyer and Seller from agreeing to closing on purchases of lots sooner than the dates for the Closing Milestones set forth above.

BUYER TERMINATION OPTION: After Buyer has purchased not less than five (5) Lots in excess of the Lots conveyed to Buyer with a credit for all infrastructure and site work costs for Phase II of the Real Property that were funded by Buyer, Buyer shall have the right to elect to terminate this Agreement with respect to the purchase of any further Lots, by providing written notice of termination to Seller. Termination of this Agreement shall occur twenty (20) days following receipt of such termination notice, unless Buyer and Seller mutually agree upon terms upon which Buyer agrees to rescind the termination notice, with such terms to be documented in an amendment to this Agreement. Notwithstanding such termination, Buyer shall be obligated to fulfill any required conditions associated with the sale or development of the Lots, other than those that are the responsibility of Seller hereunder. Upon such termination, Buyer shall transfer to Seller, any plans, studies, reports, surveys, tests (collectively, the "Studies") related to any of the Lots not yet purchased by Buyer, without cost or expense to Seller, and Buyer shall assure that all such contractors and professionals rendering service to Buyer in connection with the Studies have been paid in full and Buyer hereby indemnifies and holds Seller and the Property harmless from any claims for payment, including any mechanic's lien claims associated with nonpayment of any of the Studies.

SELLER TERMINATION OPTION: In the event that the Buyer fails to meet the Closing Milestones following the Closing and following the purchase of the initial grouping of not less than five (5) Lots, of not less than one (1) Lot per month, Seller shall have the option of terminating this Agreement by providing written notice of Termination to Buyer. Termination of this Agreement shall occur twenty (20) days following receipt of such termination notice, unless Buyer and Seller mutually agree upon terms upon which Seller agrees to rescind the termination notice, with such terms to be documented in an amendment to this Agreement. Notwithstanding such termination, Buyer shall be obligated to fulfill any required conditions associated with the sale or development of the Lots, other than those that are the responsibility of Seller hereunder. Upon such termination, Buyer shall transfer to Seller, any plans, studies, reports, surveys, tests (collectively, the "Studies") related to any of the Lots not yet purchased by Buyer, without cost or expense to Seller, and Buyer shall assure that all such contractors and professionals rendering service to Buyer in connection with the Studies have been paid in full and Buyer hereby indemnifies and holds Seller and the Property harmless from any claims for payment, including any mechanic's lien claims associated with nonpayment of any of the Studies.

5. **CONVEYANCE.** Each of the Lots is to be conveyed from the Seller to the Buyer at the Closings by a good and sufficient Quitclaim Deed with Covenant (each a "Deed" and collectively the "Deeds"), conveying a good and clear record and marketable title to the same, subject only to the following matters (all of which are hereinafter collectively referred to as "Permitted Exceptions"): (i) all title exceptions set forth on the title insurance policy or commitment attached hereto (or to be attached by the date of the receipt of the Approvals) as Exhibit B (other than those mortgages or other encumbrances associated with Seller's financing described in such title insurance policy that Seller has discharged from the Real Property); (ii) the real estate taxes not due and payable as of the Closing; (iii) any state of facts that an

accurate survey of the Property would disclose, provided such state of facts does not materially and adversely affect the present use or marketability of the Property; (iv) zoning and land use matters, which do not materially detract from the value or use of the Property; (v) the standard printed exceptions set forth in the current ALTA owner's title insurance policy form; (vi) the easements, covenants and conditions contained in the Declaration of the Brunswick Landing Master Homeowners Association (the "Master Declaration"); (vii) the Storm Water Easement and Maintenance Agreement to be negotiated by the Parties prior to the first Closing in accordance with Section 14 hereof; and (viii) any title or survey defects waived or deemed to be waived by Buyer pursuant to Section 6. In accordance with the terms of the Master Declaration, each purchaser of a Lot will be obligated to pay an assessment to the Brunswick Landing Master Homeowners Association (the "Master Association") to cover the use, maintenance and repair of the roads within the residential areas of Brunswick Landing covered by the Master Declaration. In addition, each Lot owner will be obligated to pay water and sewer charges to the Master Association, based on the actual water use by each Lot as determined by submeters to be installed for each Lot by Buyer, which Buyer agrees to install at its expense.

The Development Materials and the Approvals associated with each Lot shall be transferred by Bill of Sale and Assignment at each Closing. Seller agrees to obtain consents from any professionals that created the Development Materials to the extent necessary to transfer the Development Materials to Seller. Seller agrees to take such further actions as may be required by any governmental agency to enable the transfer of the Approvals. Full possession of each Lot free of all tenants and occupants shall be delivered at Closings.

At the Closings, and in addition to any other documents referred to in this Agreement to be delivered to Buyer, Seller shall execute, acknowledge as necessary and deliver the following documents and such other documents as Buyer's attorneys may reasonably require to complete the transactions contemplated herein:

(i) Transfer Documents. The Deed and a Maine Real Estate Transfer Tax Declaration of Value;

(ii) Title Affidavits. Such customary certificates, affidavits or indemnity agreements may be typically required to obtain a title insurance policy;

(iii) Non-foreign Person Affidavit. If applicable, such affidavits and certificates as Buyer shall deem necessary to relieve Buyer of any obligation to deduct and withhold any portion of the purchase price pursuant to §1445 of the Internal Revenue Code;

(iv) Maine Resident Affidavit. If applicable, such affidavits and certificates as Buyer shall deem necessary to relieve Buyer of any obligation to deduct and withhold any portion of the purchase price pursuant to 36 M.R.S.A. §5250-A;

(v) Underground Oil Storage Tank Certification. A written notice certifying either (i) to the best of the Seller's knowledge, there is no underground oil storage facility located on the Real Property to the best of Seller's knowledge, or (ii) pursuant to 38 M.R.S.A. §563(6), if there is such a facility on the Real Property, that the facility exists and shall disclose its

registration number or numbers, the exact location of the facility, whether or not it has been abandoned in place, and that the facility is subject to regulation by the Maine Board of Environmental Protection; and

(vi) Authority/Other Documents. Such other documents as are customarily delivered by Sellers to Buyers of real property in the State of Maine.

6. TITLE. Within thirty (30) days of the Effective Date of this Agreement, Buyer shall examine title to the Real Property (the "Title Period"). If Buyer is not satisfied, in its sole discretion, with the results of its title review for any reason except the Permitted Exceptions, then Buyer shall have the right, by notice given to Seller on or before 5:00 P.M. (EST) on 1st day following the expiration of the Title Period, to either (i) terminate this Agreement or (ii) specify those matters in title that are not acceptable to Buyer ("Title Defect Notice"). If Buyer elects to terminate this Agreement on or before said deadline, then this Agreement shall be deemed terminated as of the date on which Seller receives such notice, and neither party shall have any further obligations or liabilities under this Agreement except as expressly set forth in this Agreement. If Buyer elects to give Seller the Title Defect Notice on or before said deadline, then Seller shall notify Buyer, within five (5) business days after Seller's receipt of the Title Defect Notice, whether Seller will attempt to cure such title defects. In the event Buyer fails to give Seller said termination notice or the Title Defect Notice on or before said deadline, then Buyer shall be deemed to have accepted all title defects, if any, existing as of the Title Date, and thereafter the same shall be deemed Permitted Exceptions for all purposes of this Agreement.

In connection with any defect in title that arises after the Title Date, Buyer shall notify Seller of such defect in title on or before the Closing. If Buyer notifies Seller of any such title defect on or before said deadline, then Seller shall notify Buyer, within five (5) business days after receipt of Buyer's notice of title defects, whether Seller will attempt to cure such title defects. In the event Buyer fails to give Seller notice of such defect in title on or before said deadline, then Buyer shall be deemed to have accepted such title defect, and thereafter the same shall be deemed Permitted Exceptions for all purposes of this Agreement.

Notwithstanding anything to the contrary contained in this Agreement, Buyer agrees that Seller shall have no obligation to remove any title defects or to incur any cost or expense in connection therewith other than to remove (i) any mortgage or other monetary lien affecting the Property that secures Seller's obligation to pay a monetary amount, (ii) any monetary lien recorded after the Title Date that resulted from Seller's failure to pay any amount due and payable by Seller, and (iii) any real estate tax or assessment liens affecting the Property. With respect to the title defects described in clauses (i), (ii), and (iii) Seller agrees to remove the same, or cause the same to be insured against, on or before the Closing; and Buyer acknowledges and agrees that Seller may use any portion of the Purchase Price to satisfy the same. With respect to any other title or survey defect, if Seller does not agree to attempt to cure such title defects by notice given to Buyer on or before the expiration of said five (5) business day period, Buyer shall have the right, by notice given to Seller within ten (10) business days after the earlier to occur of the expiration of said five (5) business day period or Buyer's receipt of Seller's notice, either to waive the defect and close title without abatement or reduction of the Purchase Price, or terminate this Agreement. If Seller agrees to attempt to cure such title

defect, then Seller shall have sixty (60) days after Seller's receipt of Title Defect Notice or notice of title or survey defect, whichever is applicable, to remove the same. Seller agrees to use commercially reasonable efforts to remove such title defect within said sixty (60) day period. In the event Seller has not removed such title defect within said sixty (60) day period, then Buyer shall have the right, by notice given to Seller within five (5) business days after the expiration of said sixty (60) day period, either to waive the defect and close title without abatement or reduction of the Purchase Price, or terminate this Agreement. If Buyer elects to terminate this Agreement, then this Agreement shall be deemed terminated as of the date on which Seller receives such notice, the Escrow Agent shall return the Deposit, without interest, to Buyer, and neither party shall have any further obligations or liabilities under this Agreement except as expressly set forth in this Agreement. Buyer acknowledges and agrees that if Buyer elects to terminate this Agreement, Seller shall not be liable to Buyer for any costs, expenses or damages (consequential or otherwise) incurred by Buyer in connection with this Agreement.

The parties acknowledge and agree that the Closings shall be postponed by the number of days required to allow the parties to respond within the aforesaid time periods and, if applicable, to allow Seller to attempt to cure such title or Survey defects; provided, however, such postponement shall not exceed an aggregate of ninety (90) days.

7. DUE DILIGENCE; BUYER CONTINGENCIES.

Following the Effective Date, Seller agrees to promptly deliver physical or electronic copies of Development Materials, but to be delivered no later than five (5) days from the Effective Date. Seller hereby consents to Buyer obtaining, at the expense of Buyer, subsequent ongoing services and information from Seller's consultants who developed the Development Materials prior to Closing.

For a period of thirty (30) days from the date that all of the Approvals are received for the subdivision of the Property (the "Contingency Date"), Buyer's obligations under this Agreement are subject to any and all inspections, surveys and investigations (the "Investigations") of the Property satisfactory to Buyer for the purpose of determining the suitability of the Property for its intended development thereof and Buyer's acceptance of any conditions required to be performed by Buyer in connection with the Approvals (the Investigations are hereinafter sometimes collectively referred to as the "Contingencies"). Buyer agrees to conduct its Investigations in good faith and with due diligence, at its sole cost and expense. Buyer and its agents and invitees shall have the right to enter, survey, inspect and investigate surface and subsurface soil conditions, provided that the Property is reasonably restored following such entry and upon further written request of Seller arising in those situations when the Buyer or its contractors, consultants, engineers or representatives enter upon the premises for an extended period of time, Buyer agrees to provide evidence of insurance against standard perils to include liability for personal injuries and property damage, identifying the Seller as an additionally-named insured.

Within fifteen (15) business days from the receipt of all of the Approvals and notification to Buyer of the same, Buyer shall request bids or quotes from suitable contractors for the site work to be performed by Buyer for the development of homes on each of the Lots. Buyer shall have a period extending to the later of the Contingency Date or fifteen (15) days

following receipt of the bids or quotes to determine whether Buyer elects to terminate this Agreement and to notify Seller in writing of Buyer's election to terminate. If Buyer elects to terminate this Agreement as aforesaid, Buyer shall be entitled to receive a return of the Deposit, and neither party shall have any further rights or obligations hereunder. Nothing set forth herein shall preclude Buyer and Seller from renegotiating any of the terms hereof in the event that the cost of such site work is unacceptable to Buyer, following notification to Seller of Buyer's decision to terminate.

Upon request by the Seller, the Buyer shall promptly provide Seller with a complete and true copy of any written or electronic report, finding or study by any engineer, inspector or consultant that the Buyer engages to investigate the Contingencies. If requested by Seller, Buyer shall separately identify in writing and written notice to the Seller of any defect or areas of concern and provide the Seller an opportunity to remedy said defects or concerns at Seller's cost.

If (i) Seller in its sole discretion declines to remedy any such defect or area of concern or if the Seller is unable to remedy any such defect or concern after being given a reasonable opportunity to do so on or before the Contingency Date, or (ii) the result of any Investigation or other condition otherwise remains unsatisfactory to the Buyer, then Buyer may terminate this Agreement by notice to Seller sent on or before the expiration of Contingency Period, and the Deposit shall then be returned to the Buyer.

If Buyer does not notify Seller that the Contingencies are unsatisfactory by the Contingency Date the Contingencies are deemed to have been waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the Property.

8. SELLER CONTINGENCIES. The obligation of Seller to close hereunder is conditional upon (a) Seller having received approval of its Managers and of the managers of Brunswick Landing Venture, LLC within five (5) days of the Effective Date hereof; (b) Seller's receipt of the Approvals, with such conditions as are acceptable to Seller, with Seller to have a period of five (5) business days of the receipt of the final Approvals; and (c) that the estimated cost of fulfillment of Seller's pre-closing obligations set forth in Section 3 not exceeding an amount equal to seventy percent (70%) of the aggregate purchase price of all of the Lots approved by the Town of Brunswick for Phase II of the Brunswick Venture Condominiums property as set forth on the Concept Plan attached hereto as Exhibit A. Seller shall have a period of five (5) business days following the receipt of the Approvals to request bids or quotes from suitable contractors for the work to be performed by Seller as set forth in Section 3 hereof and shall have a period of five (5) days following receipt of the bids or quotes to determine whether Seller elects to terminate this Agreement and to notify Buyer in writing of Seller's election to terminate. If Seller elects to terminate this Agreement as aforesaid, Buyer shall be entitled to receive a return of the Deposit, and neither party shall have any further rights or obligations hereunder. Nothing set forth herein shall preclude Buyer and Seller from renegotiating any of the terms hereof in the event that the cost of such work is unacceptable to Seller, following notification to Buyer of Seller's election to terminate.

9. PROPERTY CONDITION. Until delivery of possession of each Lot from Seller to Buyer, risk of loss or damage to each Lot by fire or otherwise shall be borne by Seller.

10. DEFAULT. Should Seller fail to fulfill Seller's obligations hereunder and fail to cure such default within ten (10) days' written notice from Buyer to Seller, Buyer may elect to terminate this Agreement, or to pursue all available legal and equitable remedies, including specific performance, provided Buyer is not in default hereunder.

Should Buyer fail to fulfill Buyer's obligations hereunder and fail to cure such default within ten (10) days' written notice from Seller to Buyer, Seller, shall be entitled to pursue all available legal and equitable remedies, including specific performance, provided Seller is not in default hereunder.

Notwithstanding the foregoing, Buyer and Seller each agree that they shall not commence any action against each other resulting from an alleged breach of this agreement without first attempting in good faith to resolve such dispute through mediation to be conducted in Portland Maine by a mediator mutually agreed upon by Buyer and Seller.

11. SELLER'S WARRANTIES AND REPRESENTATIONS. Except as otherwise set forth in this Agreement, Seller makes no representations or warranties either expressed or implied as the condition of the Real Property, including, without limitation, compliance with any laws, rules or regulations pertaining to building codes, zoning, environmental or hazardous waste. Buyer takes the Property AS IS, WHERE IS, WITH ALL FAULTS and without recourse. Seller has made no verbal representations concerning the condition of the Property and if any such statements have been made either before or after the date of this contract they are not intended to be relied upon by Buyer. No agent of Seller is authorized to make any representations concerning the condition of the Property.

Provided however that notwithstanding the foregoing, Seller warrants and represents as of the date of execution by Seller of this Agreement and as of each date through and including the Closings that:

(a) There is no litigation, liens, judgments, violations, or proceedings pending or to the best of Seller's knowledge threatened against or relating to the Property;

(b) There is no pending, or to the best of Seller's knowledge, threatened material action or proceeding (including, but not limited to, any condemnation or eminent domain action or proceeding) before any court, governmental agency or arbitrator relating to or arising out of the ownership of the Property or any portion thereof, or which may adversely affect Seller's ability to perform this Agreement;

(c) No work has been performed or is in progress at, and no materials have been furnished to, the Property or any portion thereof which may give rise to mechanic's, materialmen's or other liens against the Property or any portion thereof which have not been paid or will not be paid by Seller when due post-Closing, excluding work initiated or authorized by Buyer or required to be performed by Buyer under this Agreement; and

(d) Except for the approvals of Seller's Managers as described in Section 8 of this Agreement, the execution, delivery and performance of this Agreement is within Seller's power.

(e) During its ownership of the Real Property, Seller has not deposited any hazardous or toxic wastes, substances, matters or materials, including but not limited to any material defined as hazardous or toxic from time to time by applicable state, local and federal law, either on the Real Property or any adjacent property in violation of law nor is Seller aware of any claims by any governmental agencies that it has done so.

In the event that material changes occur as to any warranties and representations set forth in this Agreement of which Seller has knowledge, Seller will promptly disclose same to Buyer at the earlier of (i) three (3) business days or (ii) Closing.

12. BROKERAGE. Buyer and Seller represent and warrant to each other that they were not introduced to each other or induced to enter into this transaction by any real estate broker other than Michael Rogers of the Bean Group (the "Broker") who represents the Buyer. The Broker's commission shall be equal to 2% of each Lot Purchase Price and shall be due at each Closing and paid by Seller. Buyer and Seller agree to indemnify and hold the other harmless of and from all loss, cost, damage or expense sustained by the other as a result of any claims for a broker's fee arising on account of its breach of the representation and warranty in this Section 12. The foregoing indemnity shall include all legal fees and costs incurred in defense against any such claim. The provisions of this Section 12 shall survive Closing.

13. ADJUSTMENTS, PRORATIONS AND CLOSING COSTS.

a. All real estate taxes, assessments, rentals, road maintenance charges, utilities, and other expenses related to the operation and maintenance of the Property shall be prorated and reconciled as of each of the Closings.

b. The Maine real estate transfer tax shall be paid by Seller and Buyer in accordance with 36 M.R.S.A. §4641-A.

c. All title examination charges and title insurance premiums shall be paid by Buyer.

d. The recording fee for the Deed shall be paid by Buyer.

e. Each party shall otherwise be responsible for its own costs and charges (including, without limitation, legal and other charges).

14. STORM WATER EASEMENT AND MAINTENANCE AGREEMENT. Prior to the date of the public hearing on the amendment to the Seller's subdivision plan by the Town of Brunswick, the Parties shall agree upon the form of an agreement for the shared use and maintenance of a storm water drainage and maintenance system (the "Storm Water Easement and Maintenance Agreement") to serve the Lots and the remaining property of the Seller or its affiliates as may be required by the Approvals or as may otherwise be necessary for the

development of the Real Property and the remaining property of the Seller or its affiliates (the "System"). The Storm Water Easement and Maintenance Agreement shall be upon terms that are reasonably acceptable to both Parties and shall provide for the shared cost of installing and maintaining the System in proportion to the Parties anticipated use thereof. If the Parties are unable to reach agreement on the terms of the Storm Water Easement and Maintenance Agreement prior to the date of the public hearing on the amendment to the Seller's subdivision plan by the Town of Brunswick, either Seller or Buyer may terminate this Agreement. Upon such termination, Buyer shall be entitled to receive a return of the Deposit, and neither party shall have any further rights or obligations hereunder. The Parties agree to negotiate the terms of the Storm Water Easement and Maintenance Agreement in good faith. Each of the Lots shall be conveyed at Closing subject to the Storm Water Easement and Maintenance Agreement. Seller agrees to provide notice to Buyer of the date of the public hearing on the Seller's subdivision plan amendment once Seller is notified of such date by the Town of Brunswick.

15. GENERAL.

(a) This Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties. Buyer may assign this Agreement and all rights hereunder without the prior written consent of Seller only to an affiliate of Buyer, no later than five (5) days prior to any Closing. Any such assignment shall not relieve Buyer of any liability under this Agreement from and after such assignment.

(b) Any notice relating in any way to this Agreement (except the extension notice referred to in Section 6(b)) shall be in writing and shall be sent by (i) registered or certified mail, return receipt requested, (ii) overnights delivery by a nationally recognized courier, or (iii) hand delivery obtaining a receipt therefor, addressed as follows:

To Seller: Brunswick Landing Condominium, LLC
74 Neptune Drive
Brunswick, Maine 04011
Attn: Christopher Rhoades

with a copy to

Gary D. Vogel, Esq.
Drummond Woodsum
84 Marginal Way
Portland, Maine 04101

To Buyer: Graiver Homes, Inc.
40 Farm Gate Road
Falmouth, Maine 04105
Attn: Loni Graiver, President

with a copy to:

Nicholas J. Morrill, Esq.
Jensen Baird Gardner & Henry
Ten Free Street
Portland, Maine 04101

and such notice shall be deemed delivered three days after when so posted by certified mail, the next business day in the case of notice by overnight courier and the business day when delivered in the case of notice by hand delivery. Either party may, by such manner of notice, substitute persons or addresses for notice other than those listed above.

(c) All headings in this Agreement are for convenience of reference only and are of no independent legal significance.

(d) This Agreement may not be modified, waived or amended except in a writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission on the part of any party in exercising any right or remedy shall operate as a waiver thereof or otherwise be prejudicial thereto.

(e) Any and all prior and contemporaneous discussions, undertakings, agreements (including without limitation any prior Agreements previously executed by the parties hereto) and understandings of the parties are superseded by and merged in this Agreement, which alone fully and completely expresses their entire agreement.

(f) This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall constitute one and the same instrument. This Agreement may be transmitted between the parties by facsimile machine and signatures appearing on faxed or emailed instruments shall be treated as original signatures. Both a faxed or emailed Agreement containing either original or faxed or emailed signatures of all parties, and multiple counterparts of the same Agreement each containing separate original or faxed or emailed signatures of the parties, shall be binding on them.

(a) If any term or provision of this Agreement or the application thereof to any person or circumstances shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which this Agreement is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

(b) All covenants, terms, conditions, warranties and representations contained in this Agreement to be performed following the Closings on the sale of the Real Property to Buyer shall survive the Closings and the delivery of the deed to the Buyer.

(h) It is expressly understood and agreed that time is of the essence in respect of this Agreement.

(i) This Agreement shall be governed by and construed and enforced in accordance with the laws in effect in the State of Maine.

(j) EACH PARTY HEREBY WAIVES TRIAL BY JURY IN ANY ACTION, PROCEEDING, CLAIM OR COUNTERCLAIM BROUGHT BY EITHER PARTY IN CONNECTION WITH ANY MATTER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT, THE RELATIONSHIP OF SELLER AND BUYER HEREUNDER, SELLER'S OR BUYER'S OWNERSHIP OR USE OF THE PROPERTY, AND/OR ANY CLAIMS OF INJURY OR DAMAGE RELATED TO THE PROPERTY.

(k) Except as otherwise specifically provided herein or in any closing document, the acceptance of the Deed by the recordation thereof shall be deemed to be a full and complete performance and discharge of every agreement and obligation of the Seller herein contained, except those that survive the Closing by their express terms.

(l) After the Closings, Seller and Buyer shall cooperate with one another at reasonable times and on reasonable conditions and shall execute and deliver such instruments and documents as may be necessary in order fully to carry out the intent and purposes of the transactions contemplated hereby. Except for such instruments and documents as the parties are obligated to deliver by the terms of this Agreement, such cooperation shall be without additional cost or liability. The provisions of this section shall survive the Closings.

[Signatures on following page]

IN WITNESS WHEREOF, Seller and Buyer have caused this Agreement to be executed under seal as of the dates indicated below.

SELLER:
BRUNSWICK LANDING
CONDOMINIUMS, LLC
a Maine limited liability company

BY: Presidium Brunswick Condo Holdings,
LLC, a Texas limited liability company, its
Manager

By: Presidium Brunswick Condo, LLC,
a Texas limited liability company,
its Manager

By: Mocerri Investments, LP,
a Texas limited partnership
its Manager

By: Cross Mocerri
Cross Mocerri, Its Manager

Witness

BUYER:
GRAIVER HOMES, INC.

Loni Graiver

By: Loni Graiver
Its: President

Witness

Final Subdivision Amendment Application
Brunswick Landing Village, Phase II
Lots 1 & 8 – Brunswick Landing Housing Subdivision

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



200 Ft. Abutters Map

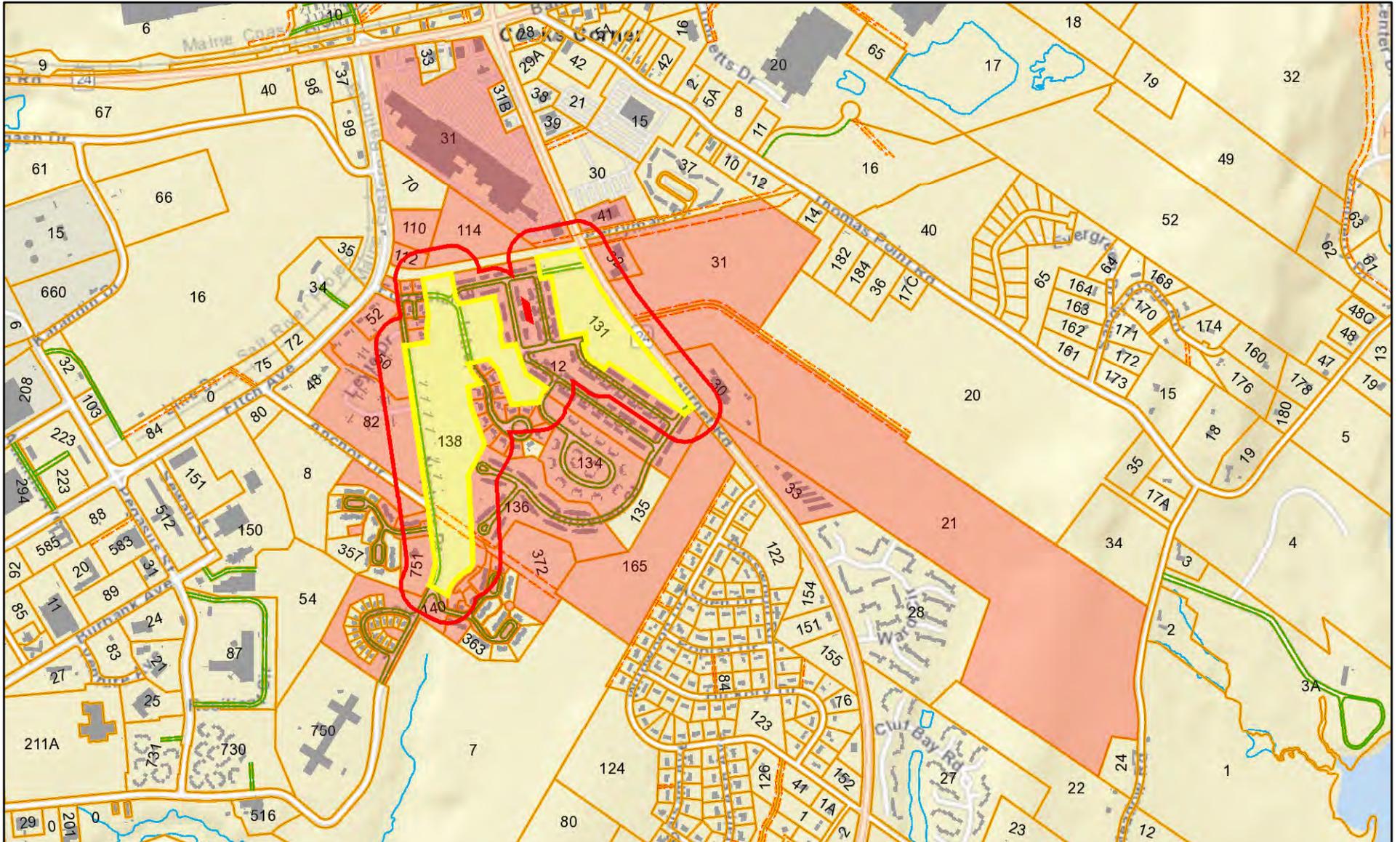
Brunswick, ME

1 inch = 1000 Feet

0 1000 2000 3000



July 15, 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.



200 foot Abutters List Report

Brunswick, ME

July 15, 2020

Subject Properties:

Parcel Number: 40-131 Mailing Address: BRUNSWICK LANDING CONDOMINIUMS
CAMA Number: 40-131 LLC
Property Address: 0 GURNET RD 74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-138 Mailing Address: BRUNSWICK LANDING CONDOMINIUMS
CAMA Number: 40-138 LLC
Property Address: 0 NEPTUNE DR 74 NEPTUNE DR
BRUNSWICK, ME 04011

Abutters:

Parcel Number: 40-110 Mailing Address: PRIORITY ONE CAPITAL PARTNERS,
CAMA Number: 40-110 LLC
Property Address: 0 ADMIRAL FITCH AVE 2 MAIN ST
TOPSHAM, ME 04086

Parcel Number: 40-112 Mailing Address: PRIORITY ONE CAPITAL PARTNERS,
CAMA Number: 40-112 LLC
Property Address: 0 ADMIRAL FITCH AVE 2 MAIN ST
TOPSHAM, ME 04086

Parcel Number: 40-113 Mailing Address: PRIORITY ONE CAPITAL PARTNERS LLC
CAMA Number: 40-113 2 MAIN ST
Property Address: 0 ADMIRAL FITCH AVE TOPSHAM, ME 04086

Parcel Number: 40-114 Mailing Address: PRIORITY ONE CAPITAL PARTNERS LLC
CAMA Number: 40-114 2 MAIN ST
Property Address: 0 FORESTAL DR TOPSHAM, ME 04086

Parcel Number: 40-12 Mailing Address: BRUNSWICK LANDING VENTURE LLC
CAMA Number: 40-12 74 NEPTUNE DR
Property Address: 0 GUADALCANAL ST BRUNSWICK, ME 04011

Parcel Number: 40-134 Mailing Address: BRUNSWICK LANDING VENTURE LLC
CAMA Number: 40-134 74 NEPTUNE DR
Property Address: 0 INDEPENDENCE DR BRUNSWICK, ME 04011

Parcel Number: 40-136 Mailing Address: BRUNSWICK LANDING VENTURE LLC
CAMA Number: 40-136 74 NEPTUNE DR
Property Address: 0 MIDWAY CIR BRUNSWICK, ME 04011

Parcel Number: 40-137 Mailing Address: SHIPYARD VENTURES LLC
CAMA Number: 40-137 74 NEPTUNE DR
Property Address: 0 CASTINE DR BRUNSWICK, ME 04011

Parcel Number: 40-139 Mailing Address: BRUNSWICK LANDING CONDOMINIUMS
CAMA Number: 40-139 LLC
Property Address: 0 ADMIRAL HARRY RICH DR 74 NEPTUNE DR
BRUNSWICK, ME 04011



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200 foot Abutters List Report

Brunswick, ME

July 15, 2020

Parcel Number: 40-140
CAMA Number: 40-140
Property Address: 0 BEAVER POND RD

Mailing Address: SHIPYARD VENTURES LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-165
CAMA Number: 40-165
Property Address: 0 GURNET RD

Mailing Address: BRUNSWICK, TOWN OF
85 UNION ST
BRUNSWICK, ME 04011

Parcel Number: 40-331
CAMA Number: 40-331
Property Address: 1 CASTINE DR

Mailing Address: WALKER, GEORGIA F
1 CASTINE DR
BRUNSWICK, ME 04011

Parcel Number: 40-332
CAMA Number: 40-332
Property Address: 2 CASTINE DR

Mailing Address: KAMINSKI, MICHAEL ANTHONY
2 CASTINE DR
BRUNSWICK, ME 04011

Parcel Number: 40-333
CAMA Number: 40-333
Property Address: 3 CASTINE DR

Mailing Address: HORDEMANN, ARNO & HORDEMANN,
SALLY C (JT)
3 CASTINE DR
BRUNSWICK, ME 04011

Parcel Number: 40-334
CAMA Number: 40-334
Property Address: 9 NEPTUNE DR

Mailing Address: QUATTROPANI, STEPHEN
9 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-335
CAMA Number: 40-335
Property Address: 9 INTREPID ST

Mailing Address: GRIFFIN, PAUL B
9 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-336
CAMA Number: 40-336
Property Address: 11 INTREPID ST

Mailing Address: SHIPYARD VENTURES LLC
ATTN: COLLIN M & BRITTANY N
CROWTHER 11 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-337
CAMA Number: 40-337
Property Address: 12 INTREPID ST

Mailing Address: LYNCH, DENISE
12 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-338
CAMA Number: 40-338
Property Address: 13 INTREPID ST

Mailing Address: WALLACH, JOHN M & WALLACH,
AURELIE D
31 GRANITE POINT RD
BIDDEFORD, ME 04005

Parcel Number: 40-339
CAMA Number: 40-339
Property Address: 14 INTREPID ST

Mailing Address: VERTREES, SUSAN
14 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-340
CAMA Number: 40-340
Property Address: 15 INTREPID ST

Mailing Address: SHIPYARD VENTURES LLC
74 NEPTUNE DRIVE
BRUNSWICK, ME 04011



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200 foot Abutters List Report

Brunswick, ME

July 15, 2020

Parcel Number: 40-341
CAMA Number: 40-341
Property Address: 16 INTREPID ST

Mailing Address: LATHAN, THOMAS W & DIANNE P (JT)
16 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-342
CAMA Number: 40-342
Property Address: 17 INTREPID ST

Mailing Address: TORREY, AMY A
17 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-343
CAMA Number: 40-343
Property Address: 18 INTREPID ST

Mailing Address: HARMON, ELIZABETH H
18 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-344
CAMA Number: 40-344
Property Address: 19 INTREPID ST

Mailing Address: STURGEON, MARK G & ERIN (JT)
PO BOX 1051
BRUNSWICK, ME 04011

Parcel Number: 40-345
CAMA Number: 40-345
Property Address: 20 INTREPID ST

Mailing Address: PASHKE, MONA J
20 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-346
CAMA Number: 40-346
Property Address: 21 INTREPID ST

Mailing Address: MCLAUGHLIN, DAVID B MCLAUGHLIN,
HELEN S (JT)
21 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-347
CAMA Number: 40-347
Property Address: 22 INTREPID ST

Mailing Address: HEWEY, RUSSELL & NEAMTU, RAFAEL -
MARIAN (JT)
22 INTREPID ST
BRUNSWICK, ME 04011

Parcel Number: 40-350
CAMA Number: 40-350
Property Address: 0 STARFLOWER LN

Mailing Address: BRUNSWICK LANDING VENTURE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-351
CAMA Number: 40-351
Property Address: 0 STARFLOWER LN

Mailing Address: BRUNSWICK LANDING VENTURE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-360
CAMA Number: 40-360
Property Address: 0 BEAVER POND RD

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-361
CAMA Number: 40-361
Property Address: 1 BEAVER POND RD

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-362
CAMA Number: 40-362
Property Address: CHICKADEE CIR

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011



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200 foot Abutters List Report

Brunswick, ME

July 15, 2020

Parcel Number: 40-362
CAMA Number: 40-362-1
Property Address: 9 CHICKADEE CIR

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-362
CAMA Number: 40-362-2
Property Address: 11 CHICKADEE CIR

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-362
CAMA Number: 40-362-3
Property Address: 13 CHICKADEE CIR

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-362
CAMA Number: 40-362-4
Property Address: 15 CHICKADEE CIR

Mailing Address: FARRINGTON, HUGH FARRINGTON,
BETSEY (JT)
335 FORESIDE RD
FALMOUTH, ME 04105

Parcel Number: 40-365
CAMA Number: 40-365
Property Address: 0 CHICKADEE CIR

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-366
CAMA Number: 40-366
Property Address: 0 CHICKADEE CIR

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-372
CAMA Number: 40-372
Property Address: 0 BEAVER POND RD

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-373
CAMA Number: 40-373
Property Address: 3 BEAVER POND RD

Mailing Address: WOODLAND VILLAGE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-50
CAMA Number: 40-50
Property Address: 0 ADMIRAL FITCH AVE

Mailing Address: PINE TREE LAND HOLDING CO LLC C/O
THE NORTHBRIDGE COMPANIES
71 THIRD AVE
BURLINGTON, MA 01803

Parcel Number: 40-52
CAMA Number: 40-52
Property Address: 73 ADMIRAL FITCH AVE

Mailing Address: PRIORITY REAL ESTATE GROUP LLC
2 MAIN ST
TOPSHAM, ME 04086

Parcel Number: 40-73
CAMA Number: 40-73
Property Address: 62 FORRESTAL DR

Mailing Address: CHAYER, WILLIAM P, JR
62 FORRESTAL DR
BRUNSWICK, ME 04011

Parcel Number: 40-74
CAMA Number: 40-74
Property Address: 60 FORRESTAL DR

Mailing Address: NICHOLS, ETHAN L
60 FORRESTAL DR
BRUNSWICK, ME 04011



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200 foot Abutters List Report

Brunswick, ME

July 15, 2020

Parcel Number: 40-751
CAMA Number: 40-751
Property Address: 74 NEPTUNE DR

Mailing Address: BRUNSWICK LANDING VENTURE LLC
74 NEPTUNE DR
BRUNSWICK, ME 04011

Parcel Number: 40-82
CAMA Number: 40-82
Property Address: 89 ADMIRAL FITCH AVE

Mailing Address: NORTHBRIDGE AVITA BRUNSWICK II
LLC
71 THIRD AVE
BURLINGTON, MA 01803

Parcel Number: 42-21
CAMA Number: 42-21
Property Address: 0 MEADOW RD

Mailing Address: DODGE, WILLIAM S TRUSTEE WILLIAM
S DODGE REV TRUST
8447 MIDNIGHT PASS RD
SARASOTA, FL 34242-2965

Parcel Number: 42-30
CAMA Number: 42-30
Property Address: 71 GURNET RD

Mailing Address: GIRI BRUNSWICK LLC C/O PARKWOOD
INN
71 GURNET RD
BRUNSWICK, ME 04011

Parcel Number: 42-31
CAMA Number: 42-31
Property Address: 0 GURNET RD

Mailing Address: MAINE GRAVEL SERVICES INC
PO BOX 17856
PORTLAND, ME 04112

Parcel Number: 42-32
CAMA Number: 42-32
Property Address: 35 GURNET RD

Mailing Address: GAGNE, LEONCE A
PO BOX 217
TOPSHAM, ME 04086

Parcel Number: 42-33
CAMA Number: 42-33-1
Property Address: 91 GURNET RD

Mailing Address: THREE-C SAC SELF STORAGE LP
207 E CLARENDON
PHOENIX, AZ 85012

Parcel Number: 42-33
CAMA Number: 42-33-2
Property Address: 83 GURNET RD

Mailing Address: NO NE TELEPHONE OPERATIONS LLC
C/O FAIRPOINT
ATTN: ROY DRUKKER 770 ELM ST
MANCHESTER, NH 03101

Parcel Number: CC1-31
CAMA Number: CC1-31
Property Address: 8 GURNET RD

Mailing Address: BRUNSWICK MZL LLC C/O KATZ
PROPERTIES LLC
254 W 31ST ST, 4TH FLR
NEW YORK, NY 10001

Parcel Number: CC1-41
CAMA Number: CC1-41
Property Address: 31 GURNET RD

Mailing Address: W G LLC
PO BX 1534
WATERVILLE, ME 04903



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Final Subdivision Amendment Application
Brunswick Landing Village, Phase II
Lots 1 & 8 – Brunswick Landing Housing Subdivision

Attachment D
Photographs

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

D

Photographs



Photograph 1: Looking South on Neptune Drive (looking south). Proposed houses to be on left.



Photograph 2: Looking North at Neptune Drive / Forrestal Avenue



Photograph 3: Looking North on Intrepid toward Forrestal. Phase 1 houses being built beyond.



Photograph 4: Proposed building location at Guadalcanal and Coral Sea (looking south).



Photograph 5: Existing Single-Family House at Neptune & Forrestal



Photograph 6: Proposed housing location on west side of Intrepid (looking south).



Photograph 7: Proposed housing location on east side of Intrepid (looking north).



Photograph 8: Proposed housing location at east end of Forrestal (looking west from end).



Photograph 9 Proposed housing location at east end of Forrestal (looking east from intersection).



Photograph 10 Proposed housing locations on Neptune (looking south).



Photograph 11: Proposed housing locations on Neptune (looking south).



Photograph 12: Phase 1 Houses nearing completion on Adm. Harry Rich



Photograph 13: Existing Brunswick Gardens Housing at end of Intrepid. Note similarity to proposed single-story homes.



Photograph 14: Looking West on Forrestal Drive (Mariner Landing)



Photograph 15: Intersection of Hornet St. and Forrestal Drive (Mariner Landing)

Final Subdivision Amendment Application
Brunswick Landing Village, Phase II
Lots 1 & 8 – Brunswick Landing Housing Subdivision

Attachment E
Supporting Documents

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

E

Supporting Documents



3/30/2020

Re: Letter of Assurance of Utilities

To Whom It May Concern,

Please let this letter serve as confirmation that the utility services provided by the Midcoast Regional Redevelopment Authority (MRRA) are sufficient to serve the locations at Brunswick Landing in Brunswick, Maine as noted below:

MRRA-owned electricity, water, and stormwater utilities serve the locations of proposed Lots #9A, 9B, 9C, and 9D on Adm. Harry Rich Avenue (Anchor Drive) and Lots# 8A, 8B, 8C and 8D on Forrestal Drive; with the exception of electricity on Forrestal Drive. MRRA currently does not have electrical infrastructure serving the proposed lots on Forrestal Drive, but electrical service could be extended to serve those lots.

Stormwater design and connections would have to be coordinated with MRRA's contracted engineering firm, Wright-Pierce.

While the sewer pump stations are currently still owned by MRRA, all gravity sewer lines are owned by Brunswick Sewer District and any sewer design and construction work will have to be coordinated with both BSD and MRRA.

Feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Woodie Bartley".

Woodie Bartley, CEM
Utilities Manager
Midcoast Regional Redevelopment Authority
woodieb@mrta.us
Office: 207.607.4189





June 4, 2020

Curtis Y. Neufeld, Vice President
Sitelines PA
119 Purington Road
Brunswick, ME 04011

Re: Brunswick Landing Village Phases 2 and 3
Subject: Willingness and Capacity To Serve Concern

Dear Curt,

Thank you for sending along the drawing of Brunswick Landing Village Phases 2 and 3. As I noted earlier, the plan for the layout and pipe routing looks good. Once you have determined grades please forward those plans along for review.

One issue that has come up and will need to be resolved before willingness and capacity to serve letters can be issued, is the condition of pump stations that are affected by the development. The two stations are known as the Woodland Station (BNA-9 on our GIS, off Starflower) and Mariner Station (BNA-1 on our GIS, off Intrepid). Both stations need significant upgrades before any additional flow can be added to the system. The stations were built by the Navy and designed for the existing facilities. Currently the Midcoast Regional Redevelopment Authority (MRRA) owns the stations and the BSD manages them through a contract. Because the final effluent ends up in the BSD system and we manage the stations for MRRA, BSD has authority over the willingness and capacity to serve.

At a minimum, the following upgrades are needed at the Woodland Station:

- Electrical – install a new electrical service with a meter, appropriate service equipment, manual transfer switch and receptacle for connection to a portable generator (backup to new on-site generator).
- Wet well – install new explosion-proof junction boxes on top of the wet well and remove the existing junction boxes, install safety grate on hatch, demolish the existing control panel and supports after new controls are installed.
- New precast concrete valve pit – install a 6-foot diameter structure with 4-inch diameter piping and valves for each pump.

- Force main bypass connection – install a bypass connection in existing force main to allow bypass pumping during installation of new valve pit and connection to existing piping.
- Pump Controls – install new pump control panel with an intrinsically safe relay (ISR) panel, Missions M-800 RTU for alarms notification, new VFDs for phase conversion, new ultrasonic level sensor and backup floats.
- Install new aluminum backboard for electrical and control panels, installed a minimum of five (5) horizontal feet from the wet well to meet current codes. Install an LED light fixture on the backboard to provide area lighting.
- Site work – complete site work to accommodate new valve pit and relocation of electrical/controls backboard.

At a minimum, the following upgrades are needed at the Mariner Station:

- Wet well – Install a new wet well with a minimum 8' diameter.
- New precast concrete valve pit – install a 6-foot diameter structure with 4-inch diameter piping and valves for each pump.
- Force main bypass connection – install a bypass connection in existing force main to allow bypass pumping during installation of new valve pit and connection to existing piping.
- Pumps – Install new pumps after confirming size to handle additional flows.
- Pump Controls – install new pump control panel with an intrinsically safe relay (ISR) panel, Missions M-800 RTU for alarms notification, new VFDs for phase conversion, new ultrasonic level sensor and backup floats.
- Confirm generator building meets codes, bring to code or alternatively, install new aluminum backboard for electrical and control panels, installed a minimum of five (5) horizontal feet from the wet well to meet current codes. Install an LED light fixture on the backboard to provide area lighting.
- Site work – complete site work to accommodate new valve pit and relocation of electrical/controls backboard.

In addition to the upgrades outlined above, once you have completed your design I will need to know anticipated increases in flow for each station. I will have our engineer check current run times of the stations and wetwell capacities to determine if the Woodland station can handle the additional flow as is and what the necessary wetwell size for the Mariner station should be. If adequately sized, the pumps and wetwell may be reused at the Woodland station.



It is not the goal of the District to inhibit growth and development of our community. Unfortunately, when BNAS closed, both the District and MRRA were left with the responsibility of upgrading utilities to meet our standards and the needs of the community. It is our responsibility to make sure the utilities, and the pump stations in particular, are improved before any additional demands are put on the antiquated system.

As always, we are willing to work with the developer to find cost saving and innovative solutions. We are happy to discuss the current design and pump station issues further and to consider design alternatives. Please contact me if you would like to discuss further. Please understand that the upgrades to the Woodland and Mariner Pump Stations necessitated by the proposed development will be a condition of final project approval.

Sincerely,
BRUNSWICK SEWER DISTRICT

A handwritten signature in black ink, appearing to read 'Rob Pontau', written in a cursive style.

Robert A. Pontau Jr, PE
Assistant General Manager



August 4, 2020

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

RE: Gravier Homes, Inc. – Brunswick Landing Condominiums Phase II

Dear Mr. Woolston,

Gravier Homes, Inc maintains a loan and deposit relationship with Gorham Savings Bank. As of the writing of this letter, Gravier Homes has available funds on hand in excess of the estimated project cost of \$1,300,000. Gravier Homes, Inc. has a proven track record of residential home construction and the Bank is comfortable with their development experience and financial capacity to see the Project through to a successful completion. As this project draws closer to the construction phase, we will be happy to provide an updated letter, if needed.

If you should need further information or clarification, please contact me at 222-1492.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl Suchecki", written over a light blue horizontal line.

Karl Suchecki
Executive Vice President

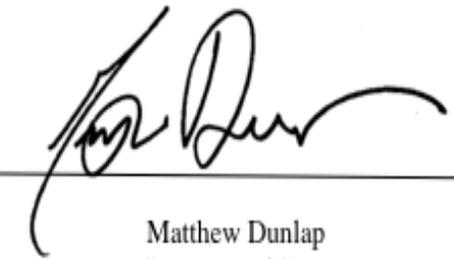
State of Maine



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 eighteenth day of March 2020.



Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
BRUNSWICK LANDING CONDOMINIUMS, LLC	Registered Agent		20183917DC	GOOD STANDING
Home Office Address (of foreign entity)		Other Mailing Address		

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 eighteenth day of March 2020.



A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap
Secretary of State

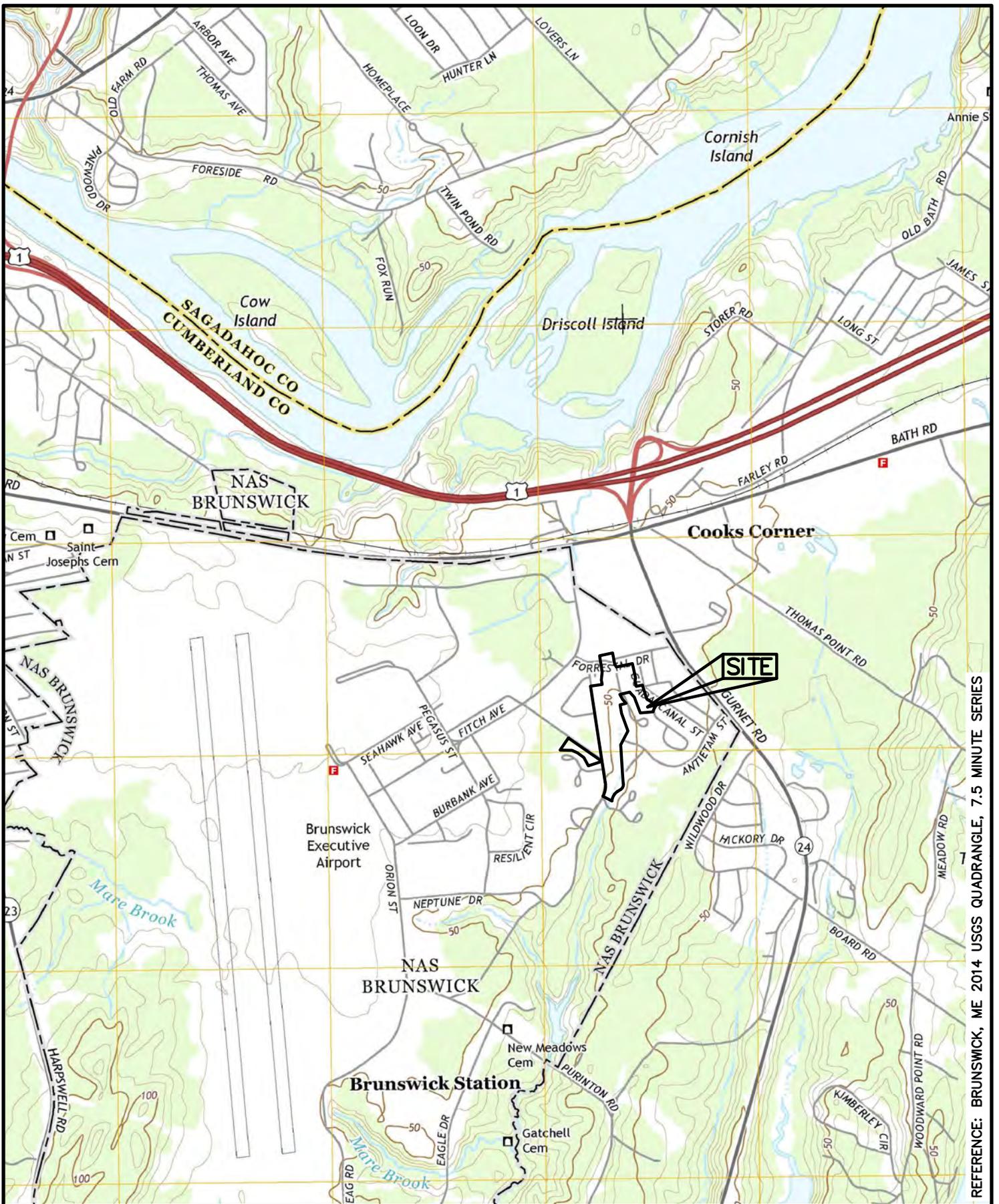
Additional Addresses

Legal Name	Title	Name	Charter #	Status
GRAIVER HOMES, INC.	Clerk	NICHOLAS J. MORRILL	20160648 D	GOOD STANDING
Home Office Address (of foreign entity)	Other Mailing Address		Address in Maine	
	TEN FREE STREET PORTLAND, ME 04101			

Attachment F **Supporting Graphics**

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

F



REFERENCE: BRUNSWICK, ME 2014 USGS QUADRANGLE, 7.5 MINUTE SERIES

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

USGS LOCATION MAP
 BRUNSWICK LANDING VILLAGE
 BRUNSWICK LANDING CONDOMINIUMS, LLC
 ANCHOR & FORRESTAL, BRUNSWICK, ME

DATE: 02-11-20
SCALE: 1"=2000'±
JOB: 3230.03
FILE: 3230.03-USGS

SHEET: 1 OF 1

Town of
BRUNSWICK
Maine



Legend

- Lines_Other
- Other Road
- Hydrography Line
- ROW Property Access
- - - - Town Boundary
- - - - Other Lot Boundary
- Parcels_Lines
- Public Road
- Private Road
- ROW
- Water

Disclaimer:
The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances. The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data. Copyright Town of Brunswick.



1 inch = 400 feet

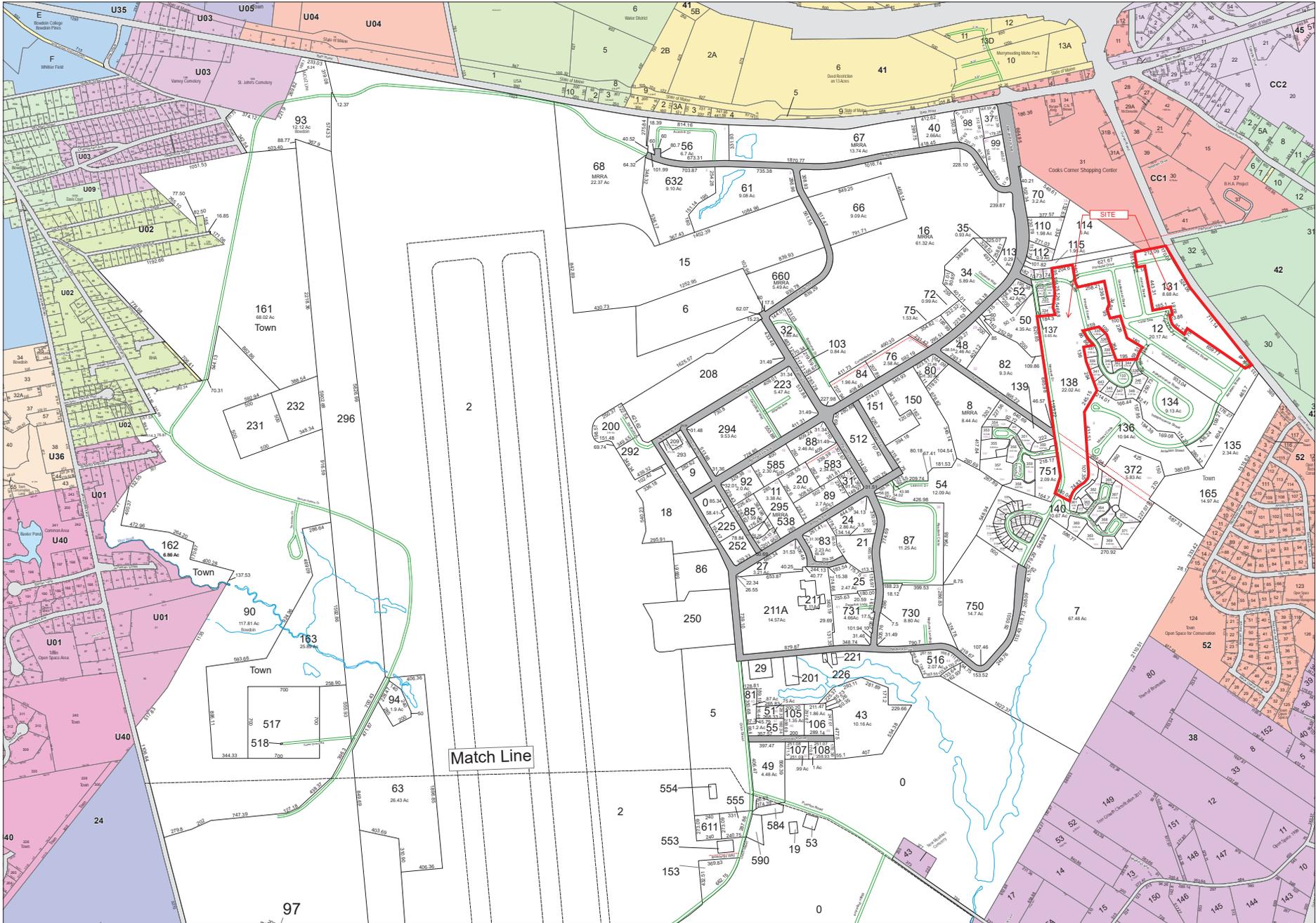
Revised To: April 1, 2019

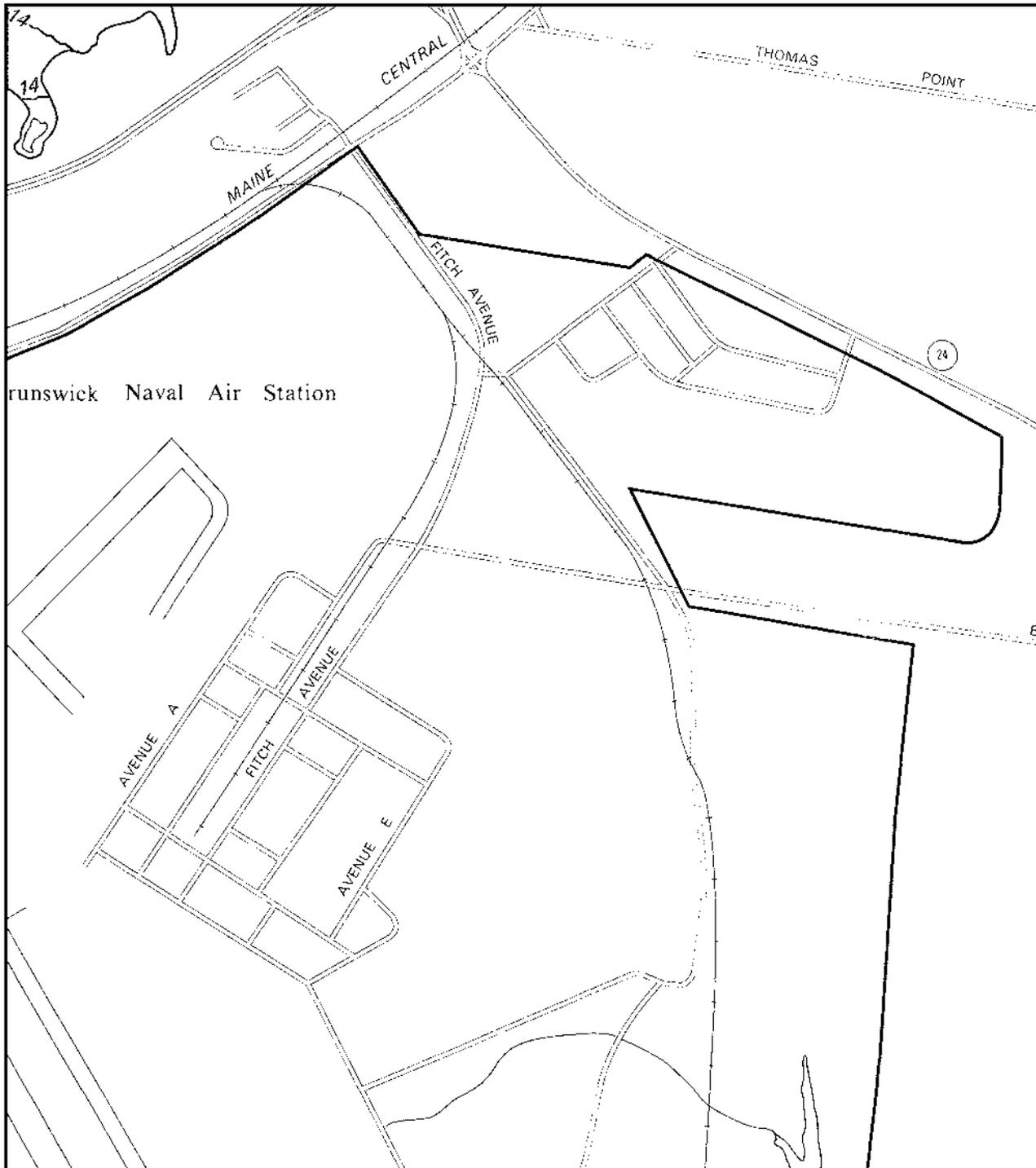
Maps Prepared by:
Town of Brunswick

Revised and Reprinted By:

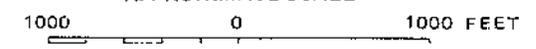


MAP
40-1





APPROXIMATE SCALE



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



Zoning Map

Brunswick, ME

1 inch = 500 Feet



July 15, 2020

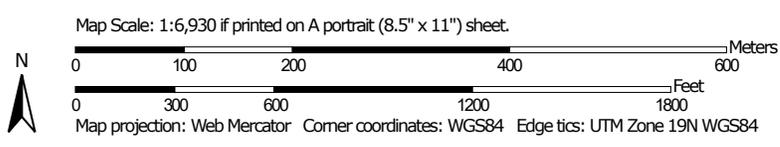


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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



Soil Map may not be valid at this scale.



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

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

Survey Area Data: Version 13, Sep 11, 2017

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

Date(s) aerial images were photographed: Dec 31, 2009—Oct 13, 2016

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Au Gres loamy sand	1.3	1.0%
DeB	Deerfield loamy sand, 3 to 8 percent slopes	19.6	15.6%
Wa	Walpole fine sandy loam	29.6	23.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	74.5	59.3%
WmC	Windsor loamy sand, 8 to 15 percent slopes	0.5	0.4%
Totals for Area of Interest		125.6	100.0%

Cumberland County and Part of Oxford County, Maine

Wa—Walpole fine sandy loam

Map Unit Composition

Walpole and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Walpole

Setting

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 8 inches: fine sandy loam

H2 - 8 to 20 inches: fine sandy loam

H3 - 20 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

*Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)*

Depth to water table: About 0 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Hydric soil rating: Yes

Data Source Information

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

Survey Area Data: Version 13, Sep 11, 2017

Cumberland County and Part of Oxford County, Maine

WmB—Windsor loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w2x2

Elevation: 0 to 1,410 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Windsor and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landform: Outwash plains, outwash terraces, deltas, dunes

Landform position (three-dimensional): Tread, riser

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 3 inches: loamy sand

Bw - 3 to 25 inches: loamy sand

C - 25 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Excessively drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water storage in profile: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: A

Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 13, Sep 11, 2017

Final Subdivision Amendment Application
Brunswick Landing Village, Phase II
Lots 1 & 8 – Brunswick Landing Housing Subdivision

Attachment G
Wetlands

A copy of the wetlands report for the site from Atlantic Environmental has been enclosed for your reference.

G

Wetlands



August 31, 2017

Ms. Melissa Archbell, PE
Sitelines, PA
8 Cumberland Street
Brunswick, ME 04011

Re: Project Number #3230 - Wetland Delineation, Brunswick Landing, Map 40, Portion of Lot 12 in Brunswick, Maine.

Dear Ms. Archbell,

At your request, Atlantic Environmental, LLC. (AE) completed a Wetland Delineation of a identified as DL-2 on the plan sheet titled, "Schematic Subdivision Plan Brunswick Landing Housing. The wetland delineation was performed on August 8, 2017 with a follow-up visit on August 25, 2017 and August 29, 2017 and was done in accordance with the U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions (Version 2.0). All wetlands were flagged with pink, numbered flagging and located with GPS (Global Positioning System) by AE staff on the dates of the delineation. Three wetland areas were identified and are labeled as Wetland One (W1), Wetland Two (W2), and Wetland Three (W3).

Site Description

The project area is located along Neptune Drive and to the rear of the Brunswick Garden subdivision in the Town of Brunswick, Maine. The project area is primarily undeveloped; there is a drainage ditch that extends from a culvert off Neptune Drive and extends within a portion of the project area. The on-site topography is a relatively flat area that contains wooded uplands and forested wetlands. According to the U.S. Department of Agriculture, *Soil Survey of Cumberland County and Part of Oxford County, Maine*, there is one (1) soil type mapped within the project area - Windsor Loamy Sand (WmB), an excessively drained soil type.

Description of Wetlands

Wetland One (W1)

The canopy layer of W1 is dominated by Red Maple (*Acer rubrum*). The shrub layer is dominated by the same species in addition to Jewelweed (*Impatiens capensis*) and Narrowleaf Cattails (*Typha angustifolia*). The herbaceous layer includes Sensitive Fern (*Onoclea sensibilis*), and Sedges (*Carex spp.*). The adjacent uplands are dominated by White pine (*Pinus strobus*), Red Oak (*Quercus rubra*), Bracken Fern (*Pteridium aquilinum*), and Raspberry (*Rubus idaeus*). Soils within the wetland were identified as hydric within the upper ten (10)

inches of the soil profile with a value or three (3) or less and a chroma of two (2) or less. The primary hydrology indicators include water stained leaves (B9) and saturation (A3).

Wetland Two (W2)

The canopy layer of W2 is dominated by Red Maple (*Acer rubrum*). The shrub layer is dominated by the same species in addition to Jewelweed (*Impatiens capensis*). The herbaceous layer includes Sensitive Fern (*Onoclea sensibilis*), and Sedges (*Carex spp.*). The adjacent uplands are dominated by White pine (*Pinus strobus*), Red Oak (*Quercus rubra*), and Bracken Fern (*Pteridium aquilinum*). Soils within the wetland were identified as hydric within the upper ten (10) inch soil profile with a value or three (3) or less and a chroma of two (2) or less. The primary hydrology indicators include water stained leaves (B9) and saturation (A3).

Wetland Three (W3)

The canopy layer of W3 is dominated by Red Maple (*Acer rubrum*). The shrub layer is dominated by the same species in addition to Jewelweed (*Impatiens capensis*). The herbaceous layer includes Sensitive Fern (*Onoclea sensibilis*), and Sedges (*Carex spp.*). The adjacent uplands are dominated by White pine (*Pinus strobus*), Red Oak (*Quercus rubra*), and Bracken Fern (*Pteridium aquilinum*). Soils within the wetland were identified as hydric within the upper ten (10) inch soil profile with a value or three (3) or less and a chroma of two (2) or less. The primary hydrology indicators include water stained leaves (B9) and saturation (A3).

STATE AND FEDERAL REGULATORY 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. Based on AE's assessment of the wetlands, the wetlands do not meet the definition of a WOSS. Under the NRPA, Section 480-Q, wetland impacts less than 4,300 sq. ft. do not require a permit from the DEP. If the proposed project alters more than this amount, AE suggests that impacts to these wetlands and/or the associated buffers should be reviewed by the U.S. Army Corps of Engineers and the Maine Department of Environmental Protection before any soil disturbance onsite.

TOWN OF BRUNSWICK-

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.

All three wetlands are forested wetlands less the 10 acres in size and therefore do not meet the Town's definition as a freshwater wetlands; however, 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. Should you have any additional questions, please do not hesitate to contact me at 207-837-2199 or via email at tim@atlanticensviromaine.com.

Sincerely,
Atlantic Environmental LLC.



Timothy A. Forrester, Owner
PWS #1933



Photograph One. View of drainage ditch that begins at culvert under Neptune Drive. Photographer: Lisa Vickers Atlantic Environmental, LLC. Date: August 8, 2017.



Photograph Two. Additional view of drainage ditch that begins at culvert under Neptune Drive. Photographer: Lisa Vickers Atlantic Environmental, LLC. Date: August 8, 2017.



Photograph Three. View of W1 and dominant vegetation. Photographer: Lisa Vickers Atlantic Environmental, LLC. Date: August 8, 2017.



**Photograph Four. View of W1 and dominant vegetation. Photographer: Lisa Vickers Atlantic Environmental, LLC.
Date: August 8, 2017.**



**Photograph Five. View of W2 and dominant vegetation. Photographer: Lisa Vickers Atlantic Environmental, LLC.
Date: August 29, 2017.**

June 19, 2020

Curtis Neufeld
Sitelines, PA
119 Purinton Road
Brunswick, Maine 04011

RE: Test Pit Excavations, Brunswick Landing in Brunswick, Maine

Mr. Neufeld:

At your request, a total of 15 test pits were excavated at 4 general areas within a residential development known as Brunswick Landing in Brunswick, Maine. Four test pits were excavated off of Forrestal Drive, one near the intersection of Coral Sea Street and Guadalcanal street, six off of Intrepid Street and 4 off of Neptune Drive. Test Pit locations are shown on Figures 1 through 4 included in Attachment 1.

The purposes of the test pit excavations were to classify soil types, identify depth to groundwater and determine the depth to seasonal high groundwater levels based on the occurrence of mottling observed in the test pits.

DATE OF INVESTIGATION

June 9, 2020. Weather conditions were partly cloudy with a temperature of about 65 degrees. Excavations were completed on vacant Lots within the development. Prior to completing excavations, locations were marked and cleared by Dig Safe.

METHOD OF INVESTIGATION

Test pits were excavated using a Takeuchi TB-135 rubber tracked mini-excavator. Test pits were excavated to depths between 5.5 feet and 7 feet below ground surface (bgs). After soils were visually classified, a representative sample was collected from 13 of the 15 test pits for potential future laboratory analysis. The test pits were backfilled to existing grade with excavated material and compacted with the excavator bucket.

METHOD OF GROUND CONTROL

Visual observation and estimated distances to nearby landmarks (roadways, treelines, structures, etc.) were used to estimate boring locations. The approximate locations of the borings are shown on the Figures included in Attachment 1. A pin flag with the test pit number was placed at each location following completion of backfilling.

BACKGROUND

A review of the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) soil survey data indicates that the majority of the Brunswick Landing development is within the Deerfield Soil Series. Portions of the investigation area along Neptune Drive are mapped as being in the Walpole Soil Series, although due to the scale of NRCS mapping, the boundary between Deerfield and Walpole Soils should be considered approximate.

General soil descriptions contained in the Cumberland County Soil Survey (1974) for both the Deerfield and Walpole Series indicate deep soils with a 6 to 24-inch thick loamy sand surface stratum underlain by a sandy substratum. Topography is flat to gently sloping with relatively high water tables. The substratum is characterized as having “very rapid” permeability with permeability rates of greater than 6.3 inches per hour.

Soil descriptions from the 1974 USDA Soil Survey are included in Attachment 2.

TEST PIT FINDINGS

Soil conditions were similar to the descriptions contained in the 1974 Soil Survey and generally consistent at all 4 investigation areas. However, surface stratum varied in composition at several test pit locations. In particular, fill materials consisting of rocks, gravel, asphalt and crushed stone were encountered at test pit locations 7 (Intrepid St.) and test pits 12-15 off of Neptune Drive. Thickness of Fill materials was greatest along Neptune Drive where up to 2 feet of Fill was common. Construction debris consisting of bricks, siding and crushed stone was encountered at test pit 8 off of Intrepid Drive.

A gray silt with very thin fine sand seams was encountered at a depth of 3.5 (TP-2) and 5 feet bgs (TP-3) off of Forrestal Drive and a depth of 6.5 feet in test pit 15 off of Neptune Drive. This laminated Silt was not encountered in other test pits.

Mottling (evidence of seasonal-high water table) was observed within the sand substratum at each test pit location at depths ranging from 2.5 to 5 feet bgs. Groundwater seepage was present at most test pit locations at depths of 3.5 to 6 feet bgs. Depths to mottling and groundwater seepage were greater at areas of slightly higher topographic elevations within investigation areas. Iron streaking in the upper portion of the sand substratum was common likely due to infiltration through overlying topsoil and fill materials. A notable cemented horizon was observed in the sand substratum at test pit 15 that likely is associated with the relatively thick surface fill encountered at this location.

Gradual transitions from the tan colored sand substratum to an underlying gray sand appears to occur due to increasing moisture content rather than a geologic depositional change. No significant compositional change was observed between the tan and gray sand.

Bedrock was not encountered in any of the test pits.

Individual test pit logs are included in Attachment 3 and a photolog of representative test pits is included in Attachment 4.

CONCLUSIONS

Soil substratum encountered in the test pits excavated as part of this investigation are consistent with the descriptions of the Deerfield and Walpole soil series. Surface soil stratum varied significantly in investigation areas and would be attributable to the historic development as air base housing and now residential housing. Many test pits encountered reworked and disturbed loamy sand as well as fill materials typical of construction projects.

Infiltration rates in the sand substratum would be expected to be high, although constrained by the depth to seasonal high water tables at individual locations.

If you have any questions concerning this letter, please feel free to contact me.

Sincerely,



Michael A. Deyling, C.G., LSE
Certified Geologist, Licensed Site Evaluator

Attachments



ATTACHMENT 1

TEST PIT LOCATION FIGURES

FIGURE 1 FORRESTAL DRIVE TEST PIT LOCATIONS



FIGURE 2 CORAL SEA TEST PIT LOCATION

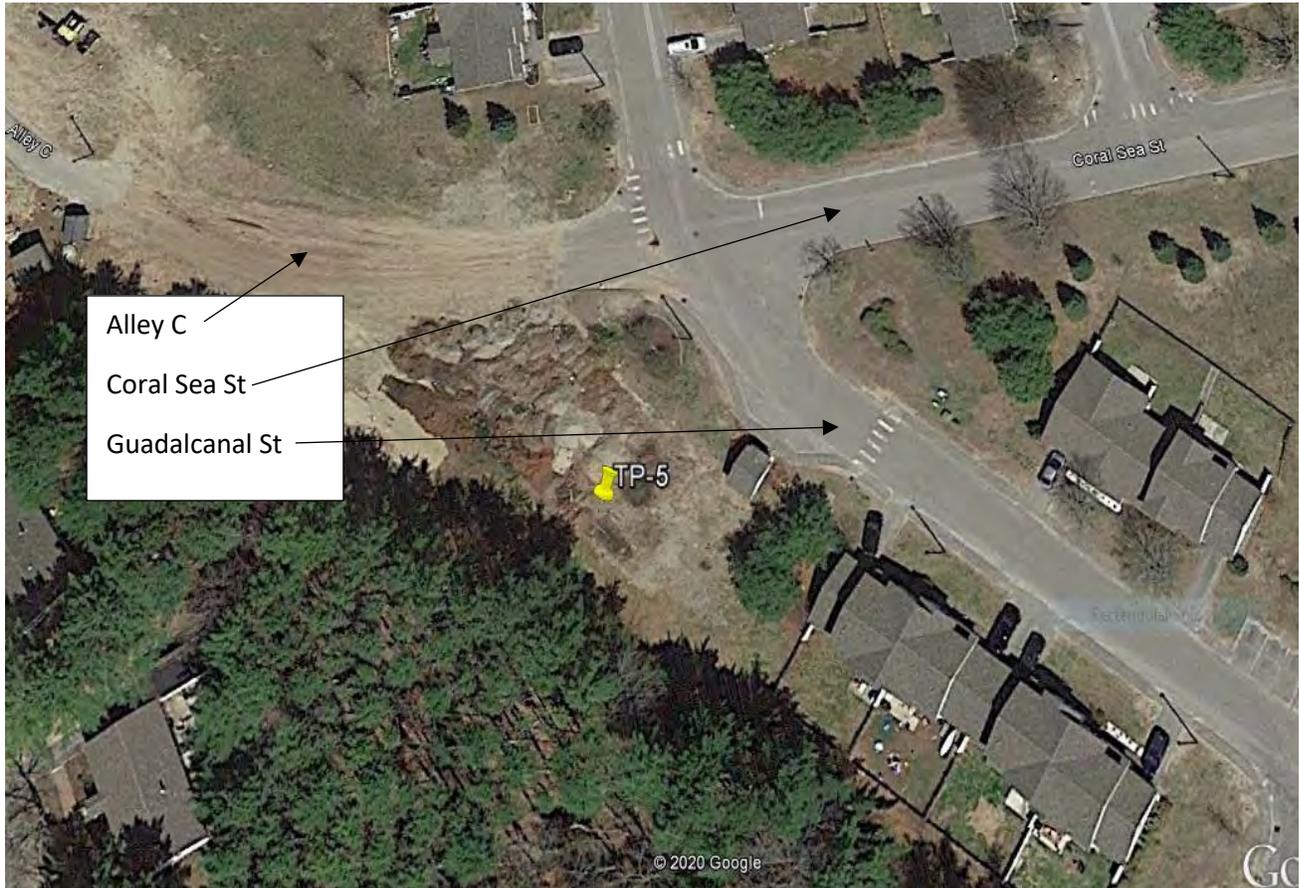


FIGURE 3 INTREPID STREET TEST PIT LOCATIONS



FIGURE 4 NEPTUNE DRIVE TEST PIT LOCATIONS



ATTACHMENT 2

NRCS SOIL DESCRIPTIONS

SOIL SURVEY

Cumberland County, Maine

UNITED STATES DEPARTMENT OF AGRICULTURE
• Soil Conservation Service
In cooperation with
MAINE AGRICULTURAL EXPERIMENT STATION
Issued August 1974

and hilly areas. Depth to bedrock is about 16 inches, but the profile otherwise is similar to the one described as representative of the series. Runoff is medium to rapid, and available water capacity is low. Included in mapping are small areas of Hermon and Peru soils. Also included are a few areas that have stones on the surface.

This Canaan soil can be used as permanent pasture and woodland. For woodland use white pine and white spruce are suitable for planting, but seedling mortality is severe. Also, equipment limitations are moderate because of many rock outcrops, and susceptibility to windthrow is moderate because of shallowness to bedrock. Limitations are severe on this soil for community and recreational uses because of the shallowness to bedrock, many rock outcrops, and steepness of slope. Capability unit VIe-1; woodland group 4x1; wildlife group 8.

Canaan very rocky sandy loam, 20 to 60 percent slopes (CeE).—This soil is on the lower part of the slopes of small mountains and hills. Except that depth to bedrock is about 14 inches, its profile is similar to the one described as representative of the series. Runoff is very rapid. Included in mapping are small areas that have stones on the surface. Also included are areas that have a few rock outcrops and areas that have many rock outcrops.

This Canaan soil can be used as woodland, wildlife habitat, scenic vistas, and ski areas. For woodland use white pine and white spruce are suitable for planting, but seedling mortality is severe, and equipment limitations are severe because of rock outcrops and steepness of slope. Also, the hazard of windthrow is moderate because of shallowness to bedrock, and the hazard of erosion is moderate. Limitations are severe on this soil for community and recreational uses because of shallowness to bedrock, rock outcrops, and steepness of slope, except in places where steep areas are used for skiing. Capability unit VIIe-1; woodland group 4x2; wildlife group 8.

Coastal Beaches

Coastal beaches (Ck) consists of postglacial river or glacial outwash deposits of rounded sand or pebbles, or of both, that have been reworked by the action of ocean waves. In places cobblestones, large boulders, and stones are in these areas. This mapping unit is south of Portland. The vegetation consists of wild saltgrass and of a few stands of stunted pine and spruce.

Permeability is very rapid in Coastal beaches. This land type is subject to tidal flooding, and has a fluctuating water table. It is not suited to crops and trees. This unit is useful mainly as swimming areas and as scenic vistas. Capability unit VIIIe-5; woodland group, not suited to growing trees for commercial purposes; wildlife group 13.

Cut and Fill Land

Cut and fill land (Cu) consists of excavated soil material and bedrock at highway, airport, and building sites that have been redistributed in adjacent areas to depths of from 2 to 15 feet. The material consists of sandy,

clayey, silty, cobbly, and gravelly sediment separately or in various combinations.

Because of the variability of the material of cut and fill land at any one location, onsite investigation is needed to determine the suitability of this land type for a particular use. Capability unit, unclassified; woodland group, needs onsite investigation; wildlife group, needs onsite investigation.

Deerfield Series

The Deerfield series consists of deep, moderately well drained, nearly level to gently sloping, coarse-textured soils. These soils formed in sands of glacial outwash origin. They are on terraces in the central and coastal parts of the county.

A representative profile of a Deerfield soil in a cultivated area has a surface layer of brown loamy sand 10 inches thick. The upper 5 inches of the subsoil is yellowish-brown, friable loamy sand, and the lower 9 inches is light olive-brown, loose unstratified sand that has strong-brown mottles. The substratum, at a depth of 24 inches, is olive, loose unstratified sand that has strong-brown and reddish-brown mottles.

A water table is at a depth of 1 to 2½ feet in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more. Permeability is very rapid, but the seasonal high water table affects internal drainage for critical periods. These soils have low available water capacity.

Most of the acreage of Deerfield soils is cultivated but many areas are wooded. Common species are white pine, spruce, balsam fir, gray birch, beech, red maple, and sugar maple.

Representative profile of Deerfield loamy sand, 0 to 3 percent slopes, 0.25 mile east of the junction of Ash Swamp Road and Hearn Road on north side of road in Scarborough Township:

- Ap—0 to 10 inches, brown (10YR 4/3) loamy sand; weak, fine, granular structure; friable when moist; many roots; strongly acid; abrupt, smooth boundary.
- B21—10 to 15 inches, yellowish-brown (10YR 5/6) loamy sand; weak, fine, granular structure; friable when moist; common roots; strongly acid; clear, wavy boundary.
- B22—15 to 24 inches, light olive-brown (2.5Y 5/4) unstratified sand; common, medium, distinct, strong-brown (7.5YR 5/8) mottles; single grain; loose when moist; a few roots; strongly acid; clear, wavy boundary.
- C—24 to 60 inches, olive (5Y 5/3) unstratified sand; many, medium, distinct to prominent, strong-brown (7.5YR 5/6) and reddish-brown (5YR 4/8) mottles; single grain; loose when moist; strongly acid.

The solum ranges from 15 to 30 inches in thickness, and depth to mottling in the solum ranges from 15 to 30 inches. Reaction ranges from strongly acid to medium acid in the solum and in the C horizon.

The Ap horizon is brown (10YR 4/3) or very dark grayish brown (10YR 3/2) and ranges from loamy sand to fine sandy loam. In undisturbed areas an A1 horizon is thinner than the Ap horizon, but it is similar in texture and in color. In undisturbed areas the B21 horizon is somewhat thicker than is indicated above. The B horizon ranges from loamy sand to sand and from friable to loose. The C horizon is olive (5Y 5/3) or dark gray (5Y 4/1) and ranges from loamy sand to coarse sand.

Associated with the Deerfield soils in the landscape are the Au Gres, Saugatuck, Scarboro, Sebago, and Windsor soils.

Deerfield soils are similar to these soils, but Au Gres and Saugatuck soils are somewhat poorly drained, and Windsor soils are excessively drained. Deerfield soils lack the ortstein layer that is present in Saugatuck soils. Deerfield soils are mineral soils, but Sebago soils are organic soils.

Deerfield loamy sand, 0 to 3 percent slopes (DeA).—This soil has the profile described as representative of the series. It is on terraces. Included in mapping are small areas of Hinckley, Walpole, and Windsor soils. Also included are small areas of soils that have a finer textured substratum.

Runoff is slow. Available water capacity is low, though moisture generally is ample for most of the growing season because of a seasonal high water table. Late in summer the water table is lower, and this soil becomes droughty in places.

This Deerfield soil is suited to hay, pasture, row crops, and woodland. Wetness in spring is a concern of management. This soil does not respond well to fertilizer. For woodland use white pine and red pine are suitable for planting. Limitations are moderate to severe on this soil for community and recreational uses because of seasonal wetness and a seasonal high water table. Capability unit IIIw-5; woodland group 4c1; wildlife group 2.

Deerfield loamy sand, 3 to 8 percent slopes (DeB).—This soil is on terraces. Included in mapping are small areas of Hinckley, Walpole, and Windsor soils. Also included are small areas of soils that have a fine-textured substratum.

Runoff is slow. Available water capacity is low, though moisture generally is ample for most of the growing season because of a seasonal high water table. In late summer the water table is lower, and this soil becomes droughty in places.

This Deerfield soil can be used for hay, pasture, row crops, or woodland. Wetness in spring is a concern of management. The soil does not respond well to fertilizer. For woodland use white pine and red pine are suitable for planting. Limitations are moderate to severe on this soil for community and recreational uses because of seasonal wetness and a seasonal high water table. Capability unit IIIw-5; woodland group 4c1; wildlife group 2.

Dune Land

Dune land (Du) consists of deposits of fine and medium sand of glacial outwash and eolian origin. Slopes are short and undulating to steep. These deposits have not developed a profile because of shifting sands, a lack of vegetation, and biotic activity. Included in mapping are small areas of excessively drained Windsor loamy sands.

Dune land has severe or very severe limitations for farming and for woodland, community, and recreational uses. Capability unit VIIIc-3; woodland group 6s1; wildlife group 13.

Elmwood Series

The Elmwood series consists of deep, nearly level to undulating, moderately well drained soils. These soils formed in moderately coarse textured sediment of glacio-

fluvial origin that overlies fine textured and moderately fine textured sediment of marine and lacustrine origin. These soils are on terraces adjacent to streams and rivers in the central lowland and in the coastal areas.

A representative profile of an Elmwood soil in a cultivated area has a surface layer of dark-brown fine sandy loam 8 inches thick. Below the surface layer is 7 inches of yellowish-brown, friable sandy loam, which overlies 7 inches of light olive-brown sandy loam that has strong-brown mottles. At a depth of 22 inches is 3 inches of light olive-gray, massive sandy loam that has dark yellowish-brown mottles. This layer is underlain by 7 inches of pale-olive, firm sandy clay loam that has yellowish-brown mottles. The substratum, at a depth of 32 inches, is olive, firm silty clay loam.

The water table is at a depth of 1 to 2½ feet in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more.

Most areas of these soils are used for farming, but a few areas are wooded. The stands consists mainly of red pine, white pine, and northern hardwoods.

Representative profile of Elmwood fine sandy loam, 0 to 8 percent slopes, 0.3 mile north of the York County and Cumberland County line on the east side of U.S. Highway No. 1 in Scarborough Township:

- Ap—0 to 8 inches, dark-brown (10YR 4/8) fine sandy loam; weak, fine, granular structure; very friable; many roots; medium acid; abrupt, smooth boundary.
- B21—8 to 15 inches, yellowish-brown (10YR 5/6) sandy loam; weak, very fine, granular structure; friable; common roots; medium acid; clear, wavy boundary.
- B22—15 to 22 inches, light olive-brown (2.5Y 5/6) sandy loam; common, medium, distinct, strong-brown (7.5YR 5/8) mottles; massive; friable; a few roots; medium acid; clear, wavy boundary.
- A'2—22 to 25 inches, light olive-gray (5Y 6/2) sandy loam; common, medium, distinct, dark yellowish-brown (10YR 4/4) mottles; massive; friable; medium acid; abrupt, wavy boundary.
- IIB'2—25 to 32 inches, pale olive (5Y 6/8) sandy clay loam; common, medium, distinct, yellowish-brown (10YR 5/8) mottles; moderate, fine, subangular blocky structure; firm; a few clay or silt coatings on vertical faces of peds and a very few on horizontal faces; thin silt and clay coatings in channels and pores; slightly acid; clear, wavy boundary.
- IIC—32 to 60 inches, olive (5Y 4/3) silty clay loam; moderate, medium to thick, platy structure; firm; manganese stains on horizontal and vertical faces of peds; thin discontinuous coatings of fine silt on all faces of peds; faces are greenish-gray (6GY 6/1); slightly acid to neutral.

The solum ranges from 19 to 28 inches in thickness. Reaction ranges from strongly acid to slightly acid in the solum and from slightly acid to neutral in the C horizon.

The Ap horizon ranges from fine sandy loam to loam or sandy loam. The B21 and B22 horizons range from fine sandy loam to sandy loam. In the B21 horizon hue is 7.5YR, 10YR, or 2.5Y; value ranges from 3 to 5; and chroma ranges from 3 to 6. The IIB'2 horizon is sandy clay loam, silty clay loam, silty clay, or clay loam.

Associated with Elmwood soils in the landscape are Burton, Melrose, Scantic, Suffield, Swanton, and Whately soils. Elmwood soils are moderately well drained, Swanton soils are somewhat poorly drained to poorly drained, and Whately soils are very poorly drained. Elmwood soils are moderately coarse textured to a depth of about 24 inches and moderately fine and fine textured below. They are coarser textured in the upper part than Burton, Suffield, and Scantic soils, which are medium textured throughout.

line and 1,000 feet east of Sligo Road in Yarmouth Township:

- Ap—0 to 9 inches, dark grayish-brown (10YR 4/2) fine sandy loam; moderate, fine, granular structure; friable when moist; many roots; strongly acid; abrupt, smooth boundary.
- A2g—9 to 14 inches, light olive-gray (5Y 6/2) fine sandy loam; common, medium, distinct, light olive-brown (2.5Y 5/6) mottles; weak, very fine, granular structure; friable when moist; many roots; strongly acid; abrupt, wavy boundary.
- B21g—14 to 19 inches, olive-gray (5Y 5/2) fine sandy loam; many, coarse, distinct, light olive-brown (2.5Y 5/6) mottles; weak, very fine, granular structure; friable when moist; strongly acid; clear, wavy boundary.
- B22g—19 to 28 inches, olive (5Y 5/4) fine sandy loam; common, coarse, distinct, yellowish-brown (10YR 5/8) mottles; moderate, medium, subangular blocky structure; friable when moist; strongly acid; clear, wavy boundary.
- A'2g—28 to 32 inches, light olive-gray (5Y 6/2) fine sandy loam; common, coarse, distinct, yellowish-brown (10YR 5/8) mottles; weak, thin, platy structure; friable when moist; strongly acid; abrupt, wavy boundary.
- IIB'g—32 to 45 inches, olive (5Y 5/3) silty clay; common, medium, distinct, olive-brown (2.5Y 4/4) mottles; weak, medium, platy structure; firm when moist; a few silt films and black stains on faces of pedis; slightly acid; clear, wavy boundary.
- IICg—45 to 60 inches, olive (5Y 4/3) silty clay; common, medium, distinct, light olive-brown (2.5Y 5/4) mottles; weak, thick, platy structure; firm when moist; a few silt films and black stains on faces of pedis; neutral.

The moderately coarse textured material ranges from 18 to 40 inches in thickness. Reaction ranges from strongly acid to medium acid in the moderately coarse textured material and from medium acid to neutral in the finer textured material.

In the Ap horizon hue is 10YR or 7.5YR, value is 2 to 4, and chroma is 1 or 2. In undisturbed areas an A1 horizon is similar in color and in texture to the Ap horizon, but it is thinner. In the B2g horizons hue ranges from 10YR to 5Y, value ranges from 8 to 5, and chroma ranges from 1 to 4. The B2g horizons range from fine sandy loam to sandy loam.

Associated with Swanton soils in the landscape are Elmwood, Melrose, and Whately soils. Swanton soils are similar to these soils, but Melrose soils are well drained, Elmwood soils are moderately well drained, and Whately soils are very poorly drained.

Swanton fine sandy loam (Sz).—This is the only Swanton soil mapped in the county. It is in depressional areas. Included in mapping are small areas of Elmwood, Scantic, and Whately soils.

Permeability is moderate to moderately rapid above the fine-textured material and very slow within it. Runoff is slow, and available water capacity is high. This soil is wet throughout the year, and it receives large quantities of runoff from surrounding soils when it rains.

This Swanton soil can be used for row crops, hay and pasture, and as woodland if drainage is provided. Locating suitable drainage outlets is a concern of management. For woodland use, white pine and white spruce are suitable for planting, but seedling mortality is severe. In addition, equipment limitations are severe because of wetness, and the windthrow hazard is severe because the roots of most plants are restricted to the zone above the water table. This soil has very severe limitations for most community uses, principally because of a high water table. It also has very severe limitations for all recreational uses, principally because of excess wetness and a high water

table. This soil is well suited to habitat for wetland wildlife and to small ponds. Capability unit IIIw-8; woodland group 5w1; wildlife group 3.

Tidal Marsh

Tidal marsh (Tm) is adjacent to the coast, mostly in the Dunstan marshes (Scarboro) and near Cousins River (Yarmouth). The areas are nearly level. This land type has an organic surface layer that extends to a depth of about 2 feet. Below this layer, to a depth of 5 feet or more, are layers of grayish-brown silt, clay, and sand that vary in thickness. Vegetation consists mainly of grasses that can tolerate salt.

Runoff is slow on this land type. Tidal marsh is subject to flooding daily by tidal water. It is not suitable for farming because of a high concentration of salt. Tidal marsh is useful mainly as feeding and breeding areas for birds and other wildlife. Capability unit VIIIw-99; woodland group, not suited to growing trees for commercial purposes; wildlife group 14.

Walpole Series

The Walpole series consists of deep, nearly level, poorly drained to somewhat poorly drained, moderately coarse textured to coarse textured soils. These soils formed in glacial outwash sediment. They are in lowland areas adjacent to eskers (horsebacks) in the central, northern, and western parts of the county.

A representative profile of a Walpole soil in a cultivated area has a surface layer of very dark grayish-brown fine sandy loam 8 inches thick. The subsoil is 12 inches of light brownish-gray, friable fine sandy loam that has strong-brown and light olive-gray mottles in the upper part and brownish-yellow mottles in the lower part. The substratum, at a depth of 20 inches, is light yellowish-brown to olive-gray, friable to loose loamy sand and gravelly loamy sand that has strong-brown and dark-brown mottles.

A water table is at a depth of 1 foot in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more.

Many areas of Walpole soils are wooded, but a few areas are used for farming. Common species are American elm, red maple, white pine, eastern hemlock, balsam fir, and white spruce.

Representative profile of Walpole fine sandy loam, 1 mile south on U.S. Highway No. 302 from the junction with Methodist Road and 100 feet east of the road in Westbrook Township:

- Ap—0 to 8 inches, very dark grayish-brown (10YR 3/2) fine sandy loam; moderate, medium, granular structure; friable when moist; many roots; strongly acid; abrupt, wavy boundary.
- B21—8 to 14 inches, light brownish-gray (10YR 6/2) fine sandy loam; common, fine, distinct, strong-brown (7.5YR 5/6) and light olive-gray (5Y 6/2) mottles; weak, medium, granular structure; friable when moist; common roots; strongly acid; abrupt, wavy boundary.
- B22—14 to 20 inches, light brownish-gray (2.5Y 6/2) fine sandy loam; many, fine, distinct, brownish-yellow (10YR 6/3) mottles; weak, fine, granular structure; friable when moist; very few roots; strongly acid; clear, wavy boundary.

IIC1—20 to 26 inches, light yellowish-brown (2.5Y 6/4) loamy sand; many, coarse, distinct, strong-brown (7.5YR 5/6) mottles; weak, fine, granular structure; friable when moist; strongly acid; clear, wavy boundary.

IIC2—26 to 60 inches, olive-gray (5Y 5/2) gravelly loamy sand; common, coarse, prominent, dark-brown (7.5YR 4/4) mottles; single grain; loose when moist; 20 percent gravel; strongly acid.

The solum ranges from 18 to 28 inches in thickness. The content of coarse fragments in the solum ranges from 0 to 20 percent, but it is as much as 40 percent in the IIC horizons.

The Ap horizon, as well as its gravelly analogs, ranges from fine sandy loam to sandy loam. In undisturbed areas an A1 horizon that is similar in color and texture to the Ap horizon is present, but it is slightly thinner. The B21 horizon is slightly thicker in undisturbed areas. In the B2 horizons hue is 10YR or 2.5Y, value ranges from 4 to 6, and chroma is 2 or less. The B2 horizons, as well as their gravelly analogs, range from fine sandy loam to sandy loam in texture. In the IIC horizons hue ranges from 10YR to 5Y, value ranges from 4 to 6, and chroma ranges from 1 to 6. The IIC horizons, as well as their gravelly analogs, range from sand to loamy sand in texture.

Associated with Walpole soils in the landscape are the Deerfield, Hineckley, Scarboro, and Sebago soils. Walpole soils are similar to these soils, but Hineckley soils are excessively drained, Deerfield soils are moderately well drained, and Scarboro soils are very poorly drained. Sebago soils formed in deep organic deposits.

Walpole fine sandy loam (Wc).—This is the only Walpole soil mapped in the county. It is in low-lying areas adjacent to eskers (horsebacks). Included in mapping are small areas of Deerfield and Scarboro soils.

This soil is wet throughout the year. Runoff is slow. Permeability is moderately rapid in the subsoil and rapid in the substratum. Internal drainage is affected by a high water table.

This Walpole soil can be used for row crops, pasture, and hay if artificial drainage is provided. It can also be used as woodland. White pine, white spruce, and white cedar are suitable for planting, but seedling mortality is severe. In addition, equipment limitations are severe because of wetness, and the windthrow hazard is severe because of a shallow root zone. This soil has severe or very severe limitations for all community and recreational uses, principally because of a high water table. It is well suited to habitat for wetland wildlife. Capability unit IIIw-5; woodland group 4w1; wildlife group 3.

Whately Series

The Whately series consists of deep, nearly level, very poorly drained soils. These soils formed in moderately coarse textured sediment of glaciofluvial origin over fine-textured sediment of marine and lacustrine origin. They are in depressions in the coastal part of the county.

A representative profile of a Whately soil in an uncultivated area has an organic mat of very dark grayish brown, 2 inches thick, over a surface layer of very dark grayish-brown fine sandy loam, 7 inches thick, that contains a few gray spots. This layer is underlain by 12 inches of gray, loose sandy loam that has light olive-brown mottles. The upper 7 inches of the subsoil is gray, firm silty clay loam that has light brown mottles. The lower 12 inches of the subsoil is olive-gray, firm silty clay that has yellowish-brown mottles. The substratum, at a depth of 38 inches, is olive-gray, firm clay that has light olive-brown mottles.

A water table is at a depth of 1 foot throughout the year. Depth to bedrock is 5 feet or more.

Nearly all areas of Whately soils are in unproductive woodland and brush. Common species are speckled alder, red maple, American elm, and sedges and wetland brush.

Representative profile of Whately fine sandy loam, along State Route 114 across from Scarboro High School in Scarborough Township:

O2—2 inches to 0, very dark grayish-brown (10YR 3/2) decomposed organic material; very strongly acid; abrupt, smooth boundary.

A1—0 to 7 inches, very dark grayish-brown (10YR 3/2) fine sandy loam; a few gray (10YR 5/1) spots; weak, fine, granular structure; friable when moist; many roots; medium acid; abrupt, smooth boundary.

A2g—7 to 19 inches, gray (5Y 5/1) sandy loam; common, fine, distinct, light olive-brown (2.5Y 5/4) mottles in the lower part; single grain; loose when moist; common roots; medium acid; abrupt, wavy boundary.

IIB21g—19 to 26 inches, gray (10YR 5/1) silty clay loam; many, medium, distinct, light-brown (7.5YR 6/4) mottles; weak, medium, subangular blocky structure; firm when in place, friable when moved; a few roots; slightly acid.

IIB22g—26 to 38 inches, olive-gray (5Y 5/2) silty clay; many, medium, distinct, yellowish-brown (10YR 5/8) mottles; moderate, medium, subangular blocky structure; firm when in place, friable when moved; a few silt films on faces of pedis; slightly acid; clear, wavy boundary.

IICg—38 to 60 inches, olive-gray (5Y 5/2) clay; common, medium, distinct, light olive-brown (2.5Y 5/4) mottles; massive; firm when moist; a few silt films on faces of pedis; neutral.

The moderately coarse textured materials range from 18 to 40 inches in thickness. Reaction ranges from medium acid to slightly acid in the moderately coarse textured material and from slightly acid to neutral in the fine-textured material.

In the A1 horizon hue ranges from 10YR to 5Y, value ranges from 3 to 5, and chroma is 1 or 2. In the IIBg horizons hue ranges from 10YR to 5Y, value ranges from 4 to 6, and chroma is 1 or 2. The IICg horizon ranges from silty clay loam to clay in texture.

Associated with Whately soils in the landscape are Elmwood, Melrose, and Swanton soils. Whately soils are similar to these soils, but Melrose soils are well drained, Elmwood soils are moderately well drained, and Swanton soils are poorly drained to somewhat poorly drained.

Whately fine sandy loam (Wg).—This is the only Whately soil mapped in the county. It is in depressional areas. Included in mapping are small areas of Sebago and Swanton soils. Also included are small areas of soils that are finer textured at a depth of more than 48 inches.

Permeability is moderate to moderately rapid above the fine-textured material and very slow within it. Runoff is very slow, and available water capacity is high. This soil is wet throughout the year, and it receives large quantities of runoff from surrounding soils when it rains.

This Whately soil can be used for limited hay and pasture if drainage is provided. Locating suitable drainage outlets is a concern of management. This soil is too wet for row crops, even if drainage is provided. It is not suited to trees. Limitations are very severe for almost all community uses, principally because of a high water table. Limitations are very severe for most recreational uses, principally because of excess surface water frequently throughout the year, as well as a high water table. This soil is well suited to habitat for wetland wildlife and to small ponds. Capability unit Vw-8; woodland

TABLE 6.—Estimated engineering

Soil series and map symbols	Depth to—		Depth from surface (typical profile)	Classification		
	Bedrock	Seasonal high water table		USDA texture	Unified	AASHTO
Biddesford: Bo.....	Feet >5	Feet 0-1	Feet 0-4 4-33 33-60	Silt loam..... Silty clay..... Silty clay loam.....	ML, CL, OL, CH. CL, CH CL, CH	A-4, A-6, A-7 A-7 A-6, A-7
Buxton: BuB, BuC2.....	>5	1-2½	0-12 12-60	Silt loam..... Silty clay.....	ML, CL MH, CL	A-4, A-6, A-7 A-6, A-7
Canaan: CaB, CaC, CeB, CeC, CeE.....	1-1½	(¹)	0-12 12-18 18	Sandy loam..... Gravelly sandy loam..... Granite.	SM SM	A-2 A-1, A-2
Deerfield: DeA, DeB.....	>5	1-2½	0-15 15-60	Loamy sand..... Sand.....	SM, SP-SM SP, SM, SP-SM	A-2, A-3, A-4 A-1, A-2, A-3
Elmwood: EmB.....	>5	1-2½	0-8 8-25 25-60	Fine sandy loam..... Sandy loam..... Silty clay loam.....	SM SM ML, CL	A-2, A-4 A-2, A-4 A-6
Hartland: HfB, HfC2, HfD2.....	>5	3-5	0-23 23-29 29-60	Silt loam..... Very fine sandy loam..... Loamy very fine sand and silt.	ML, ML-CL ML, ML-CL ML, ML-CL	A-4 A-4 A-4
Hermon: HgB, HgC, HgD, HhB, HhC, HhD, HhE, HhE.	>5	3-5	0-5 5-15 15-60	Sandy loam..... Gravelly sandy loam..... Gravelly loamy sand.....	SM SM, GM SM, GM, SP- SM, GP- GM	A-2, A-4 A-1, A-2 A-1, A-2
*Hinokley: HIB, HIC, HID, HnB, HnC, HnD. For Suffield part of HnB, HnC, and HnD, see Suffield series.	>5	>5	0-10 10-19 19-60	Gravelly sandy loam..... Gravelly loamy sand..... Very gravelly sand.....	SM, ML SM, GM, GP-GM GP-GM, GP, SP, SP-SM	A-1, A-2, A-4 A-1, A-2 A-1
Hollis: HrB, HrC, HrD, HsB, HsC, HsE.	1-1½	(¹)	0-8 8-18 18	Fine sandy loam..... Fine sandy loam..... Schist bedrock.	SM, ML SM, ML	A-2, A-4 A-2, A-4
*Limerick: Ls..... For Saco part, see Saco series.	>5	0-1	0-21 21-60	Silt loam..... Silt loam.....	ML, OL, OH ML	A-4 A-4
Lyman: LyB, LyC, LzB, LzC, LzE.....	1-1½	(¹)	0-8 8-16 16	Fine sandy loam..... Sandy loam..... Schist bedrock.	SM, ML SM, ML, ML-CL	A-2, A-4 A-2, A-4
Melrose: MeC.....	>5	>5	0-23 23-60	Fine sandy loam..... Silty clay.....	SM, ML MH, CL	A-2, A-4 A-7
Merrimac: MkB, MkC.....	>5	>5	0-16 16-24 24-60	Fine sandy loam..... Gravelly sandy loam..... Very gravelly sand.....	SM, ML SM SP, GP	A-2, A-4 A-1, A-2 A-1
Ondawa: On.....	>5	>3	0-9 9-30 30-60	Fine sandy loam..... Fine sandy loam..... Loamy fine sand, sand.....	SM, ML SM, ML SM, ML	A-2, A-4 A-2, A-4 A-2, A-4
Paxton: PbB, PbC, PbD, PfB, PfC, PfD.	>5	>3	0-20 20-60	Fine sandy loam..... Fine sandy loam (fragipan).	SM, ML, SM-SC SM, ML, SM-SC	A-2, A-4 A-2, A-4

See footnotes at end of table.

properties of the soils—Continued

Coarse fraction (greater than 3 inches)	Percentage passing sieve—				Permeability	Available water capacity	Reaction	Shrink-swell potential
	No. 4 (4.7 mm.)	No. 10 (2.0 mm.)	No. 40 (0.42 mm.)	No. 200 (0.074 mm.)				
Percent 0	100	100	100	80-100	Inches per hour 0.20-0.63	Inches per inch of soil 0.12-0.30	pH 5.6-6.5	Low or moderate.
0	100	100	100	95-100	<0.20	0.09-0.17	5.6-7.8	Low or moderate.
0	100	100	100	85-100	<0.20	0.09-0.18	6.6-7.8	Low or moderate.
0	100	100	95-100	80-90	0.20-2.0	0.18-0.25	5.0-6.5	Low or moderate.
0	100	100	95-100	80-100	0.06-0.63	0.13-0.25	5.1-6.5	Low or moderate.
5-10	75-90	70-80	65-75	15-35	2.0-6.3	0.10-0.12	4.5-5.5	Low.
0-15	65-95	55-90	40-70	15-35	2.0-6.3	0.14-0.18	4.5-6.0	Low.
0	95-100	80-100	65-90	5-45	2.0-6.3	0.07-0.25	5.1-5.5	Low.
0	95-100	80-100	40-95	0-30	>6.3	0.01-0.13	5.1-6.0	Low.
0	100	95-100	90-100	35-45	0.63-6.3	0.11-0.25	5.1-6.5	Low.
0	100	95-100	90-100	25-35	2.0-6.3	0.09-0.18	5.1-6.5	Low.
0	100	100	95-100	85-100	<0.20	0.10-0.18	6.1-7.3	Low or moderate.
0	100	100	95-100	70-95	0.63-2.0	0.12-0.30	5.1-6.0	Low.
0	100	100	95-100	65-90	0.63-2.0	0.10-0.26	5.1-6.0	Low.
0	100	100	95-100	65-90	0.02-6.3	0.10-0.26	5.6-7.3	Low.
0-20	70-95	65-85	50-75	20-40	>6.3	0.05-0.20	4.5-5.5	Low.
0-20	50-80	40-70	25-60	15-30	>6.3	0.02-0.14	4.5-5.5	Low.
5-30	45-80	40-70	15-50	0-30	>6.3	0.01-0.10	4.5-5.5	Low.
0-35	70-95	60-90	30-85	15-55	>6.3	0.03-0.23	4.0-6.5	Low.
0-35	60-90	50-80	25-75	10-30	>6.3	0.01-0.11	4.0-6.5	Low.
10-40	30-70	20-60	10-50	0-10	>6.3	0.01-0.06	4.0-6.5	Low.
0-15	85-95	80-95	65-80	30-65	2.0-6.3	0.10-0.24	4.5-5.5	Low.
0-15	75-90	65-80	50-65	20-55	2.0-6.3	0.06-0.18	4.5-5.5	Low.
0	100	95-100	90-100	75-95	0.63-2.0	0.16-0.30	5.6-7.3	Low.
0	100	95-100	80-95	55-95	0.63-2.0	0.14-0.26	5.6-7.3	Low.
0-20	65-95	60-90	50-75	30-55	0.63-6.3	0.14-0.23	4.5-5.5	Low.
0-20	65-95	55-90	45-85	25-70	0.63-6.3	0.05-0.23	4.5-6.0	Low.
0	100	95-100	70-100	25-70	0.63-6.3	0.08-0.18	5.1-6.0	Low.
0	100	100	95-100	85-100	<0.20	0.11-0.18	5.1-7.3	Low or moderate.
0-5	80-100	75-95	60-95	30-65	2.0-6.3	0.07-0.20	4.5-6.0	Low.
0-5	65-95	60-90	40-85	20-35	2.0-6.3	0.03-0.15	4.5-6.0	Low.
10-40	40-85	35-80	5-45	0-10	>6.3	0.01-0.06	4.5-6.0	Low.
0	100	95-100	80-100	30-80	2.0-6.3	0.11-0.30	5.1-6.0	Low.
0	100	95-100	80-90	20-60	2.0-6.3	0.09-0.18	5.1-6.0	Low.
0	85-100	80-100	70-85	10-60	2.0-6.3	0.01-0.13	5.1-6.0	Low.
0-20	70-95	65-90	55-85	25-65	0.63-2.0	0.06-0.25	5.1-6.0	Low.
5-15	70-90	60-85	55-75	15-60	<0.63	0.03-0.12	5.1-6.0	Low.

ATTACHMENT 3

TEST PIT EXCAVATION LOGS

		TEST PIT LOG		Test Pit #	TP-1
		Project: Brunswick Landing Forrestal Drive		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020		Weather: partly cloudy, 65 degrees	
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	TOPSOIL DARK BROWN, LOAMY SAND SOME SILT				
1.0					
1.5					
2.0					
2.5					
3.0	BLACK ORGANIC SAND SEAM POSSIBLE ORIGINAL NATIVE SOIL				
3.5	ORANGE/BROWN, LOOSE MEDIUM SAND IRON STAINING (STREAKING) COMMON TRANSITIONS TO MOIST GRAY SAND AT 3.5'				
4.0	MOTTLING PRESENT AT 4' BELOW GROUND SURFACE (BGS)				
4.5	SEEPAGE (FREE WATER) PRESENT AT 4.5' BGS				
5.0					
5.5					
6.0	BOTTOM OF TEST PT AT 6' BGS				
6.5	SAMPLE COLLECTED AT 4' BGS				
7.0					
7.5					
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-2
		Project: Brunswick Landing Forrestal Drive		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020		Weather: partly cloudy, 65 degrees	
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	TOPSOIL - LOAMY SAND				
1.0	TAN, LOOSE MEDIUM GR SAND (DRY)				
1.5	TRANSITIONS TO LIGHT GRAY MEDIUM SAND AT 3' BGS (MOIST)				
2.0					
2.5					
3.0					
3.5					
4.0	GRAY, FIRM SILT WITH THIN (<1/8") FINE SAND LAMINATIONS				
4.5	MOTTLING AT 4' BGS				
5.0	SATURATED (FREE WATER SEEPAGE) AT 5' BGS				
5.5					
6.0	BOTTOM OF TEST PT AT 6' BGS				
6.5	SAMPLE COLLECTED FROM 1-3' BGS				
7.0					
7.5					
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-3
		Project: Brunswick Landing Forrestal Drive		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020		Weather: partly cloudy, 65 degrees	
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	TOPSOIL - LOAMY SAND TREE ROOTS COMMON				
1.0					
1.5	LT GRAY SAND (GLEY HORIZON) TO ORANGE/BROWN SAND				
2.0	TAN, LOOSE MEDIUM GR SAND (DRY) TRANSITIONS TO LIGHT GRAY MEDIUM SAND AT 3' BGS (MOIST)				
2.5					
3.0					
3.5					
4.0	MOTTLING AT 4' BGS				
4.5	SATURATED (FREE WATER SEEPAGE) AT 4.5' BGS				
5.0					
5.5	GRAY, FIRM SILT WITH THIN (<1/8") FINE SAND LAMINATIONS				
6.0					
6.5	BOTTOM OF TEST PT AT 6' BGS				
7.0					
7.5	SAMPLE COLLECTED FROM 2-3' BGS				
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-4
		Project: Brunswick Landing Forrestal Drive		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor:	Mike Deyling				
Equipment:	Takeuchi TB-135	Reference:	Ground surface		
Staff:	Mike Deyling	Date:	6/9/2020	Weather:	partly cloudy, 65 degrees
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	TOPSOIL - LOAMY SAND				
1.0					
1.5					
2.0	TAN, LOOSE MEDIUM GR SAND (DRY)				
2.5	TRANSITIONS TO LIGHT GRAY MEDIUM SAND AT 4' BGS (MOIST)				
3.0	MINOR CEMENTATION AT 2.5' BGS				
3.5	ROOTLETS COMMON TO 3' BGS				
4.0					
4.5					
5.0	SATURATED (FREE WATER SEEPAGE) AT 5' BGS				
5.5					
6.0					
6.5	BOTTOM OF TEST PT AT 6.5' BGS				
7.0					
7.5	SAMPLE COLLECTED FROM 3' BGS				
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-5
Contractor:		Mike Deyling		Project #:	
Equipment:		Takeuchi TB-135		Groundwater:	
Staff:		Mike Deyling		Date: 6/9/2020	
		Ground Surface Elevation:		NA	
		Reference:		Ground surface	
		Weather:		partly cloudy, 65 degrees	
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	TOPSOIL - DARK BROWN LOAMY SAND				
1.0					
1.5					
2.0	TAN, LOOSE MEDIUM GR SAND (DRY)				
2.5	TRANSITIONS TO LIGHT GRAY MEDIUM SAND AT 5' BGS (MOIST)				
3.0	IRON STREAKING COMMON TO 4' BGS				
3.5					
4.0					
4.5	MOTTLING AT 4.5' BGS				
5.0					
5.5	TRANSITION TO GRAY MED GR. SAND (MOIST)				
6.0					
6.5	SATURATED (FREE WATER SEEPAGE) AT 6' BGS				
7.0	BOTTOM OF TEST PT AT 7' BGS				
7.5	SAMPLE COLLECTED FROM 3-3.5' BGS				
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-6
		Project: Brunswick Landing Intrepid St		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020		Weather: partly cloudy, 65 degrees	
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	TOPSOIL - DARK BROWN LOAMY SAND				
1.0	TAN, LOOSE MEDIUM GR SAND (DRY) IRON STREAKING COMMON TO 3' BGS ROOTS AND ROOTLETS COMON TO 3' BGS				
1.5					
2.0					
2.5					
3.0	MOTTLING AT 3' BGS				
3.5	TRANSITIONS TO LIGHT GRAY MEDIUM SAND AT 3' BGS (MOIST)				
4.0					
4.5					
5.0	SATURATED (FREE WATER SEEPAGE) AT 4.5' BGS (RAPID INFLOW)				
5.5					
6.0					
6.5	BOTTOM OF TEST PT AT 6' BGS				
7.0					
7.5	SAMPLE COLLECTED FROM 1.5-2.5' BGS				
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-7
		Project: Brunswick Landing Intrepid St		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020		Weather: partly cloudy, 65 degrees	
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5			FILL, DARK BROWN GRAVEL, ROCKS AND SILT		
1.0			ORANGE BROWN, LOOSE, MED GR SAND TO		
1.5			TAN, LOOSE MEDIUM GR SAND (DRY) IRON STREAKING COMMON TO 3' BGS		
2.0					
2.5			MOTTLING AT 2.5' BGS		
3.0					
3.5					
4.0			TRANSITIONS TO LIGHT GRAY MEDIUM SAND AT 4' BGS (MOIST)		
4.5			SATURATED (FREE WATER SEEPAGE) AT 4.5' BGS		
5.0					
5.5			BOTTOM OF TEST PT AT 5.5' BGS		
6.0					
6.5					
7.0					
7.5			SAMPLE COLLECTED FROM 2.5-3.0' BGS		
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-8
		Project: Brunswick Landing Intrepid St		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020		Weather: partly cloudy, 65 degrees	
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	FILL, CONSTRUCTION DEBRIS				
1.0					
1.5					
2.0					
2.5	ORANGE BROWN, LOOSE, MED GR SAND TO TAN MED GR SAND (DRY) IRON STREAKING COMMON				
3.0	MOTTLING AT 2.5' BGS				
3.5	TRANSITIONS TO LIGHT GRAY MEDIUM SAND AT 3' BGS (MOIST)				
4.0	SATURATED (FREE WATER SEEPAGE) AT 3.5' BGS				
4.5					
5.0					
5.5	BOTTOM OF TEST PT AT 5.5' BGS				
6.0					
6.5					
7.0					
7.5	NO SAMPLE COLLECTED				
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-9
		Project: Brunswick Landing Intrepid St		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020		Weather: partly cloudy, 65 degrees	
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	TOPSOIL - DARK BROWN SANDY LOAM				
1.0	ORANGE BROWN, LOOSE, MED GR SAND TO TAN MED GR SAND (DRY) IRON STREAKING COMMON				
1.5					
2.0	MOTTLING AT 2.0' BGS				
2.5	TRANSITIONS TO LIGHT GRAY MEDIUM SAND AT 2.5' BGS (MOIST) SATURATED (FREE WATER SEEPAGE) AT 3' BGS				
3.0					
3.5					
4.0					
4.5					
5.0	BOTTOM OF TEST PT AT 5' BGS				
5.5					
6.0	SAMPLE COLLECTED AT 2' BGS				
6.5					
7.0					
7.5					
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-10
		Project: Brunswick Landing Intrepid St		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor:	Mike Deyling				
Equipment:	Takeuchi TB-135	Reference:	Ground surface		
Staff:	Mike Deyling	Date:	6/9/2020	Weather:	partly cloudy, 65 degrees
Depth (ft)	DESCRIPTION				
	ENGINEERING	GEOLOGIC/GENERAL			
0.5		TOPSOIL - DARK BROWN SANDY LOAM			
1.0					
1.5					
2.0		ORANGE BROWN, LOOSE, MED GR SAND TO TAN MED GR SAND (DRY) IRON STREAKING COMMON			
2.5		MOTTLING AT 2.5' BGS			
3.0					
3.5		TRANSITIONS TO LIGHT GRAY MEDIUM SAND AT 3' BGS (MOIST)			
4.0		SATURATED (FREE WATER SEEPAGE) AT 3.5' BGS			
4.5					
5.0					
5.5		BOTTOM OF TEST PT AT 5.5' BGS			
6.0		SAMPLE COLLECTED AT 2-3' BGS			
6.5					
7.0					
7.5					
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-11
		Project: Brunswick Landing Intrepid St - near playground		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor:	Mike Deyling				
Equipment:	Takeuchi TB-135	Reference:	Ground surface		
Staff:	Mike Deyling	Date:	6/9/2020	Weather:	partly cloudy, 65 degrees
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	TOPSOIL - DARK BROWN SANDY LOAM				
1.0					
1.5	LT GRAY, GLEY HORIZON				
	OR/BR MED LOOSE SAND				
2.0	TAN, LOOSE, MEDIUM GR SAND (DRY)				
2.5					
3.0					
3.5					
4.0					
4.5					
5.0	MOTTLING AT 5' BGS				
5.5					
6.0	BOTTOM OF TEST PT AT 6' BGS				
	NO FREE WATER OBSERVED IN PIT				
6.5					
7.0	SAMPLE COLLECTED AT 4' BGS				
7.5					
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-12
		Project: Brunswick Landing Neptune Drive		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor:	Mike Deyling				
Equipment:	Takeuchi TB-135	Reference:	Ground surface		
Staff:	Mike Deyling	Date:	6/9/2020	Weather:	partly cloudy, 65 degrees
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	DISTURBED TOPSOIL AND FILL ROCKS COMMON, ROOTS AND ROOTLETS COMMON				
1.0					
1.5	ORANGE/BROWN LOOSE, MED GR SAND IRON STREAKS, ROOTS COMMON				
2.0					
2.5	TAN, LOOSE, MEDIUM GR SAND (DRY)				
3.0					
3.5					
4.0					
4.5					
5.0	MOTTLING AT 5' BGS				
5.5					
6.0	SATURATED (FREE WATER SEEPAGE) AT 6' BGS				
6.5	BOTTOM OF TEST PT AT 6.5' BGS				
7.0					
7.5	SAMPLE COLLECTED AT 4' BGS				
8.0					
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-13
		Project: Brunswick Landing Neptune Drive		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020	Weather: partly cloudy, 65 degrees		
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	DISTURBED TOPSOIL AND GRAVEL FILL ROCKS COMMON, ROOTS AND ROOTLETS COMMON				
1.0					
1.5					
2.0					
2.5 6" THICK BLACK ORGANIC HORIZON, POSSIBLE NATIVE SOIL SURFACE, ROOTS COMMON				
3.0	TAN, LOOSE, MEDIUM GR SAND (DRY)				
3.5					
4.0					
4.5					
5.0					
5.5	FAINT MOTTLING AT 5.5' BGS				
6.0	SOIL IS MOIST AT 6'				
6.5	NO FREE WATER SEEPAGE OBSERVED				
7.0	BOTTOM OF TEST PT AT 6.0' BGS				
7.5					
8.0					
8.5					
9.0					
9.5					
10.0	SAMPLE COLLECTED AT 4.5' BGS				

		TEST PIT LOG		Test Pit #	TP-14
		Project: Brunswick Landing Neptune Drive		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020		Weather: partly cloudy, 65 degrees	
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5			FILL, ROCKS, GRAVEL, LARGE PIECES OF ASPHALT		
1.0					
1.5					
2.0					
2.5			TAN, LOOSE, MEDIUM GR SAND (DRY) IRON STREAKING		
3.0					
3.5					
4.0					
4.5					
5.0			MOTTLING AT 4.5- 5' BGS		
5.5					
6.0					
6.5			SATURATED (FREE WATER SEEPAGE) AT 5.5' BGS BOTTOM OF TEST PT AT 6' BGS		
7.0					
7.5					
8.0			NO SAMPLE COLLECTED		
8.5					
9.0					
9.5					
10.0					

		TEST PIT LOG		Test Pit #	TP-15
		Project: Brunswick Landing Neptune Drive		Project #:	
		Ground Surface Elevation: NA		Groundwater:	
Contractor: Mike Deyling		Reference: Ground surface			
Equipment: Takeuchi TB-135		Date: 6/9/2020		Weather: partly cloudy, 65 degrees	
Staff: Mike Deyling					
Depth (ft)	DESCRIPTION				
	ENGINEERING		GEOLOGIC/GENERAL		
0.5	FILL, ROCKS, GRAVEL				
1.0					
1.5					
2.0					
2.5	ORANGE/BROWN, DENSE SAND HEAVY IRON STREAKING				
3.0	ROOTS COMMON TO 3.5' BGS				
3.5					
4.0					
4.5	MOTTLING AT 4.5' BGS CEMENTATION COMMON FROM 4-5.5' BGS				
5.0					
5.5	SATURATED (FREE WATER SEEPAGE) AT 5.5' BGS				
6.0					
6.5	GRAY, FIRM SILT (SATURATED)				
7.0	BOTTOM OF TEST PT AT 7' BGS				
7.5	SAMPLE COLLECTED 4-5' BGS				
8.0					
8.5					
9.0					
9.5					
10.0					

ATTACHMENT 4

TEST PIT PHOTOLOG

CLIENT:
PROJECT:

SITELINES
BRUNSWICK LANDING



Photo No. 1

Photo Date:
June 9, 2020

Site Location:
Test Pit 2 off Forrestal Drive

Description:
Thin topsoil layer underlain by loose, tan medium grained Sand. Iron streaking common in Sand. Silt with very thin sand laminations at 3.5' below ground surface (bgs)

Photo By: MAD



Photo No. 2

Photo Date:
June 9, 2020

Site Location:
Test Pit 4 off Forrestal Drive

Description:
Similar sequence to TP-2. However, silt not encountered in this test pit. Water seepage observed at approx. 5' bgs.

Photo By: MAD

CLIENT:
PROJECT:

SITELINES
BRUNSWICK LANDING



Photo No. 3

Photo Date:
June 9, 2020

Site Location:
Test Pit 5 near
intersection of Coral
Sea St and
Guadalcanal St.

Description:
Topsoil layer underlain
by loose, tan medium
grained Sand. Iron
streaking common in
Sand. Color change to
gray caused by
increased moisture
content Seepage @ 6'

Photo By: MAD



Photo No. 4

Photo Date:
June 9, 2020

Site Location:
Test Pit 6 off Intrepid St

Description:
Tan sand with iron
streaking transitions to
gray sand with rapid
water seepage inflow at
4.5' bgs

Photo By: MAD

CLIENT:
PROJECT:

SITELINES
BRUNSWICK LANDING



Photo No. 5

Photo Date:
June 9, 2020

Site Location:
Test Pit 8 off Intrepid St

Description:
Tan to gray sand iron streaking common. Water seepage at 3.5' bgs.

Photo By: MAD



Photo No. 6

Photo Date:
June 9, 2020

Site Location:
Test Pit 10 off Intrepid St

Description:
Tan sand with iron streaking transitions to gray sand with water seepage at 3.5' bgs

Photo By: MAD

CLIENT:
PROJECT:

SITELINES
BRUNSWICK LANDING



Photo No. 7

Photo Date:
June 9, 2020

Site Location:
Test Pit 11 off Intrepid St

Description:
Thin topsoil, gley layer (lt. gray) to orange brown medium grain sand to loose tan med sand, No water seepage to 6' bgs (bottom of pit)

Photo By: MAD



Photo No. 8

Photo Date:
June 9, 2020

Site Location:
Test Pit 13 off Neptune Drive

Description:
Top 2 ft contains Fill consisting of silt, topsoil, rocks and gravel. Possible original surface at 2". Loose tan med grain sand to 6' bgs. No water seepage observed

Photo By: MAD

CLIENT:
PROJECT:

SITELINES
BRUNSWICK LANDING



Photo No. 9
Photo Date: June 9, 2020
Site Location: Test Pit 15 off Intrepid St
Description: Fill underlain by heavily stained orange/brown sand. Cemented seams between 4.5 and 5.5' bgs. Silt encountered at 6.5 bgs. Water seepage at 5.5' bgs.
Photo By: MAD



Photo No.
Photo Date:
Site Location:
Description:
Photo By:



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Colleen Sullivan
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

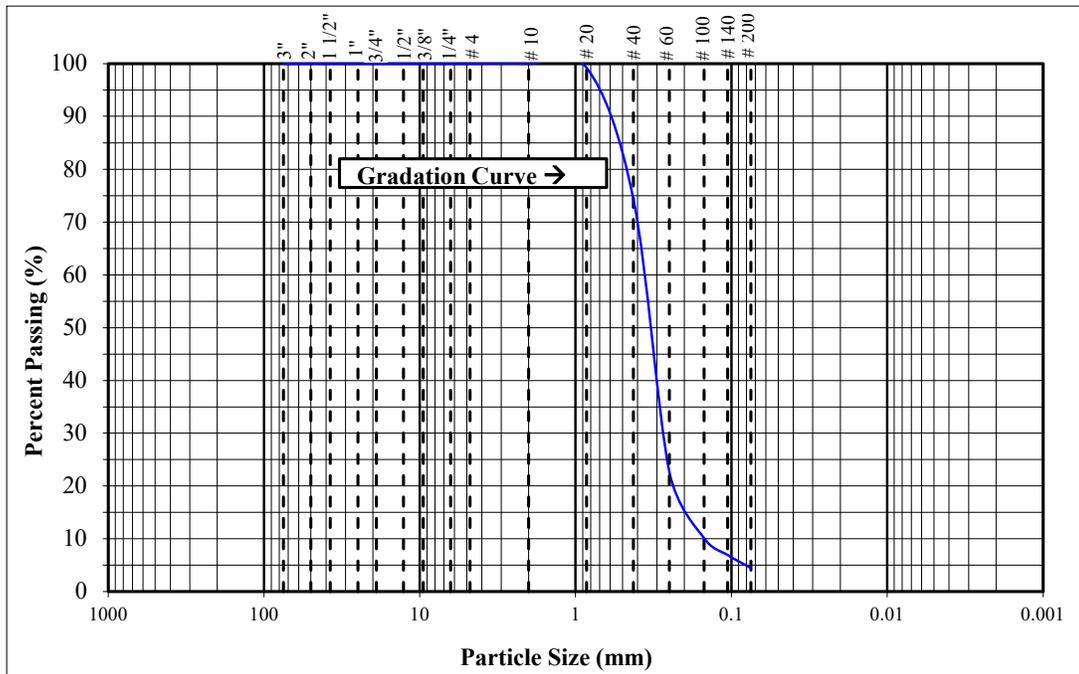
PROJECT #: 20199
 EXPLORATION #: TP-2
 SAMPLE #: S-1
 SAMPLE DEPTH: 1' - 3'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	100.0
0.850	(No. 20)	99.2
0.425	(No. 40)	74.3
0.250	(No. 60)	22.7
0.150	(No. 100)	10.1
0.106	(No. 140)	6.9
0.075	(No. 200)	4.4



REMARKS: Moisture Content = 4.8%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Colleen Sullivan
 SOIL DESCRIPTION: Fine Sand, trace Silt, SP

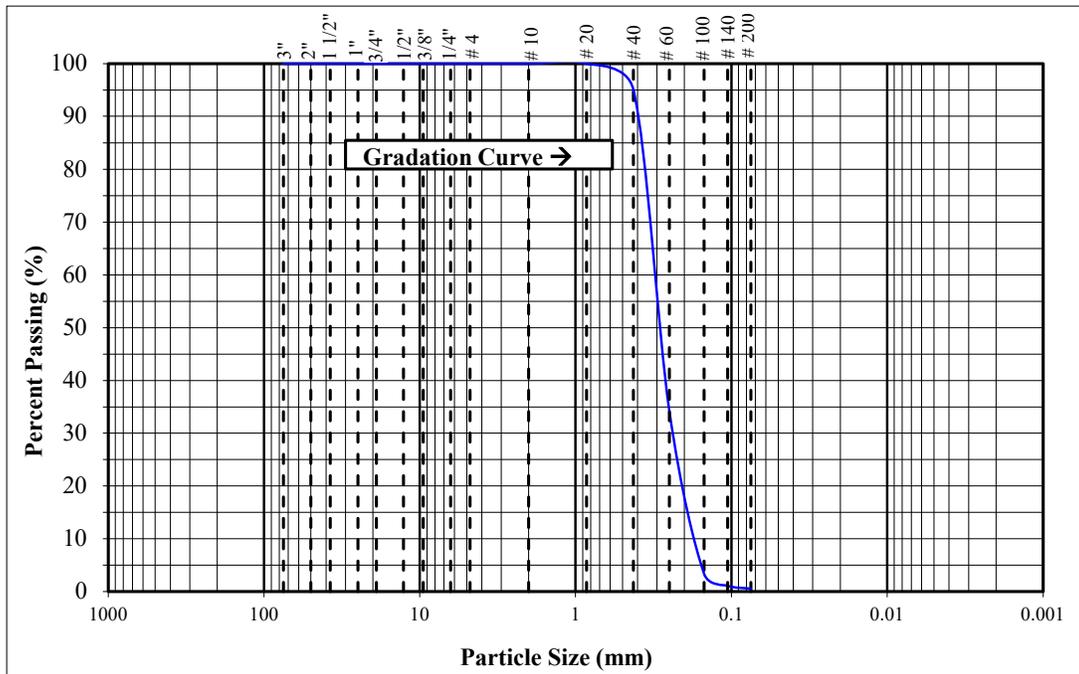
PROJECT #: 20199
 EXPLORATION #: TP-3
 SAMPLE #: S-1
 SAMPLE DEPTH: 2.5'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	100.0
0.850	(No. 20)	100.0
0.425	(No. 40)	95.0
0.250	(No. 60)	34.2
0.150	(No. 100)	3.3
0.106	(No. 140)	1.1
0.075	(No. 200)	0.5



REMARKS: Moisture Content = 8.4%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Colleen Sullivan
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

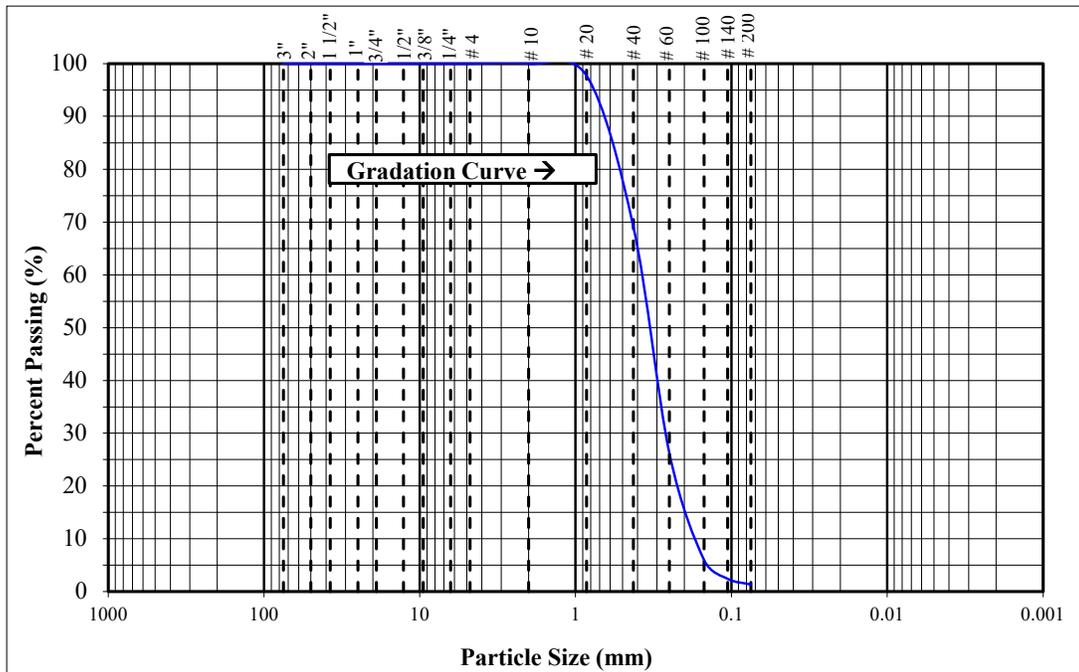
PROJECT #: 20199
 EXPLORATION #: TP-4
 SAMPLE #: S-1
 SAMPLE DEPTH: 3'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	100.0
0.850	(No. 20)	97.7
0.425	(No. 40)	69.1
0.250	(No. 60)	26.2
0.150	(No. 100)	6.0
0.106	(No. 140)	2.4
0.075	(No. 200)	1.3



REMARKS: Moisture Content = 6.8%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Erika Stewart, P.E.
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

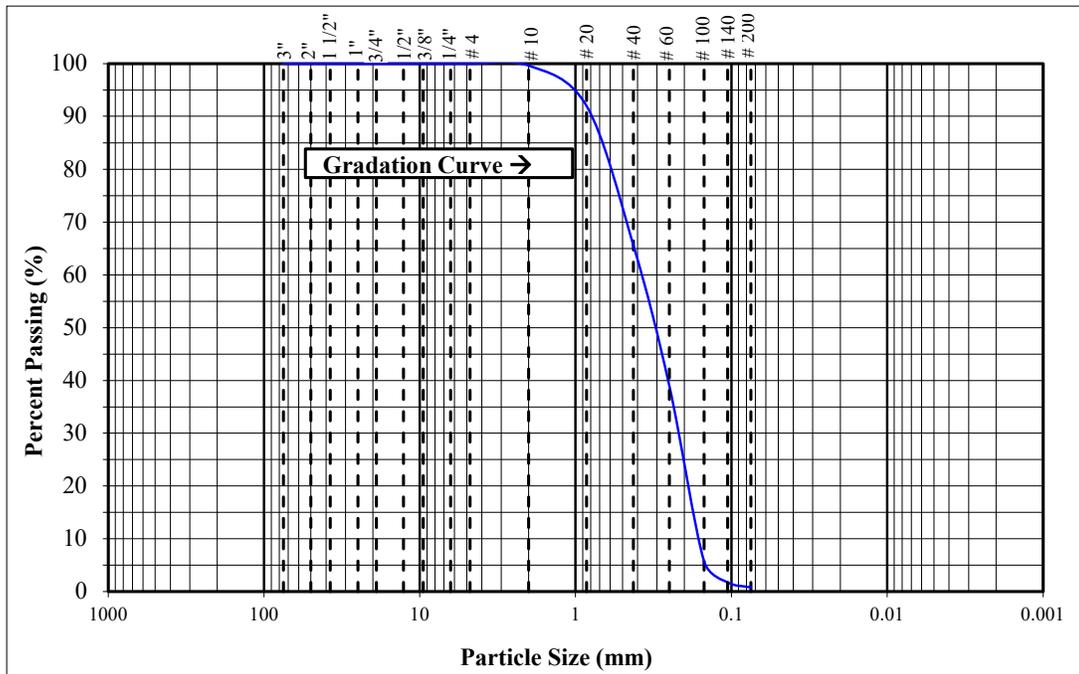
PROJECT #: 20199
 EXPLORATION #: TP-5
 SAMPLE #: S-1
 SAMPLE DEPTH: 3' - 3.5'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	99.6
0.850	(No. 20)	92.0
0.425	(No. 40)	65.6
0.250	(No. 60)	39.0
0.150	(No. 100)	5.7
0.106	(No. 140)	1.7
0.075	(No. 200)	0.8



REMARKS: Moisture Content = 4.1%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Erika Stewart, P.E.
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

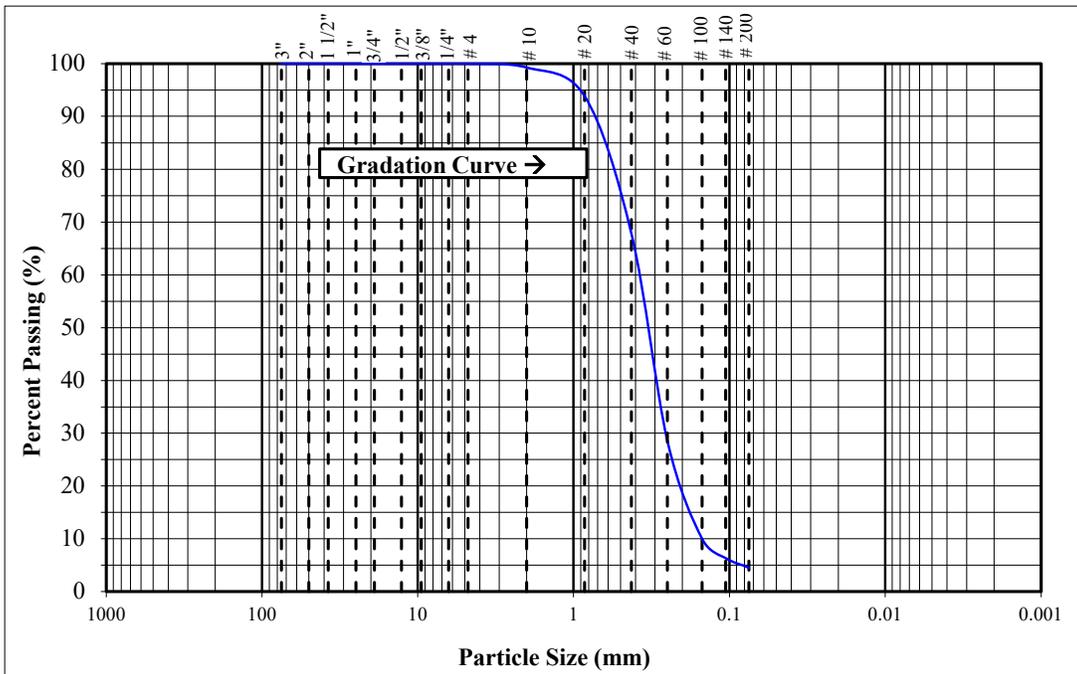
PROJECT #: 20199
 EXPLORATION #: TP-6
 SAMPLE #: S-1
 SAMPLE DEPTH: 1.5' - 2.5'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	99.3
0.850	(No. 20)	93.8
0.425	(No. 40)	67.8
0.250	(No. 60)	28.6
0.150	(No. 100)	10.0
0.106	(No. 140)	6.3
0.075	(No. 200)	4.5



REMARKS: Moisture Content = 8.3%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Erika Stewart, P.E.
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

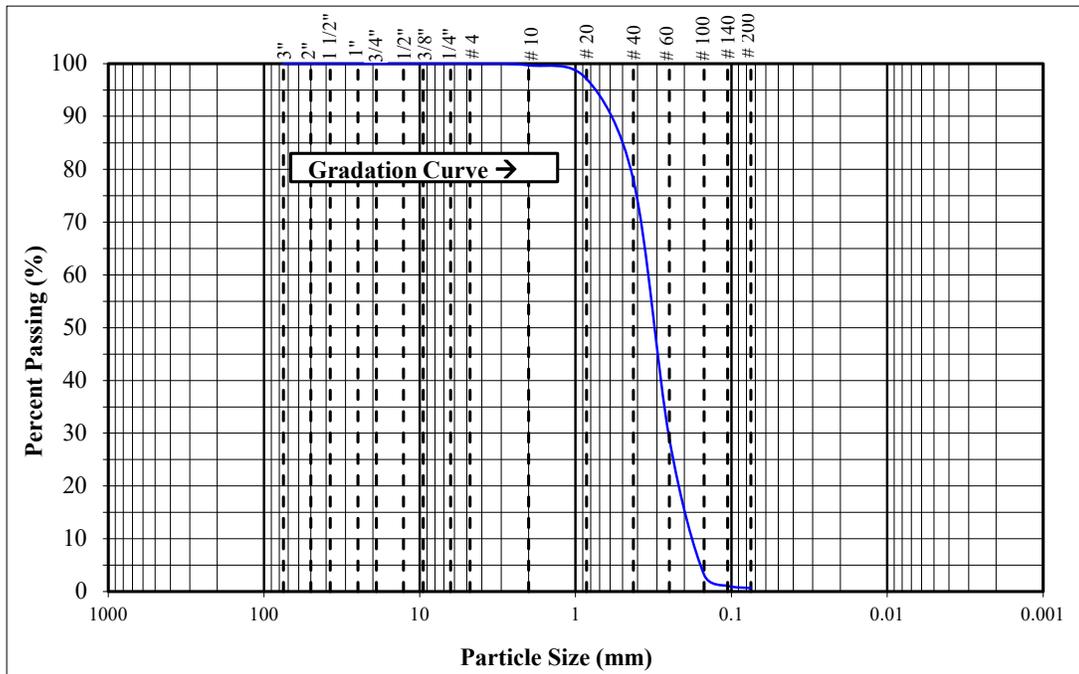
PROJECT #: 20199
 EXPLORATION #: TP-7
 SAMPLE #: S-1
 SAMPLE DEPTH: 2.5' - 3'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	99.7
0.850	(No. 20)	97.1
0.425	(No. 40)	77.9
0.250	(No. 60)	28.9
0.150	(No. 100)	3.2
0.106	(No. 140)	1.1
0.075	(No. 200)	0.6



REMARKS: Moisture Content = 3.4%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Colleen Sullivan
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

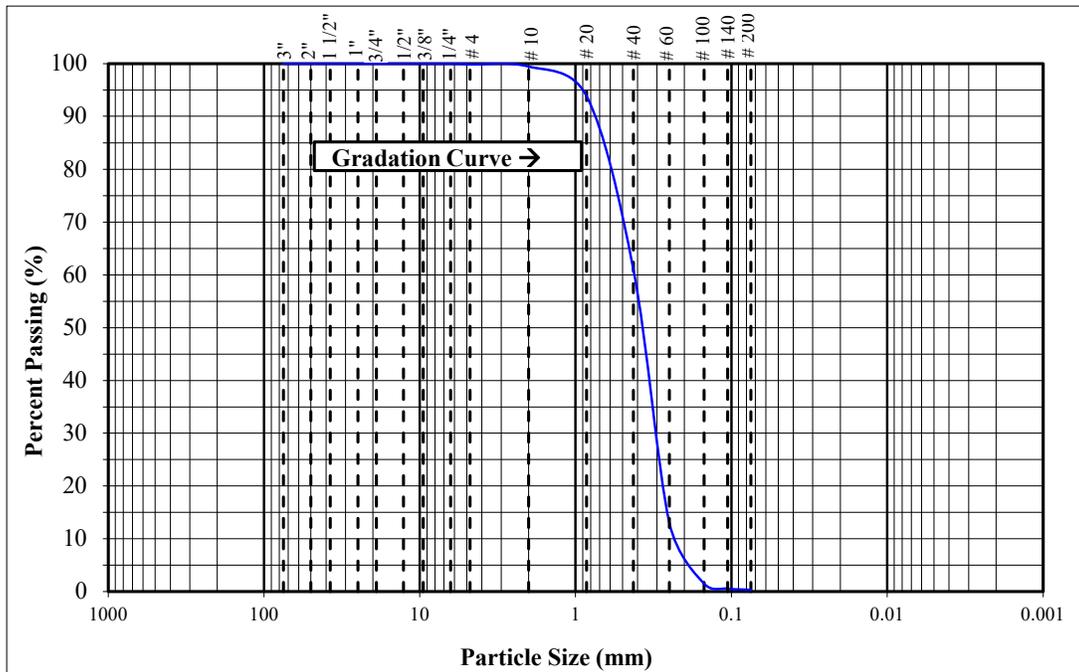
PROJECT #: 20199
 EXPLORATION #: TP-9
 SAMPLE #: S-1
 SAMPLE DEPTH: 2'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	99.9
2.00	(No. 10)	99.5
0.850	(No. 20)	93.9
0.425	(No. 40)	61.0
0.250	(No. 60)	13.0
0.150	(No. 100)	1.5
0.106	(No. 140)	0.6
0.075	(No. 200)	0.3



REMARKS: Moisture Content = 6.5%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Erika Stewart, P.E.
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

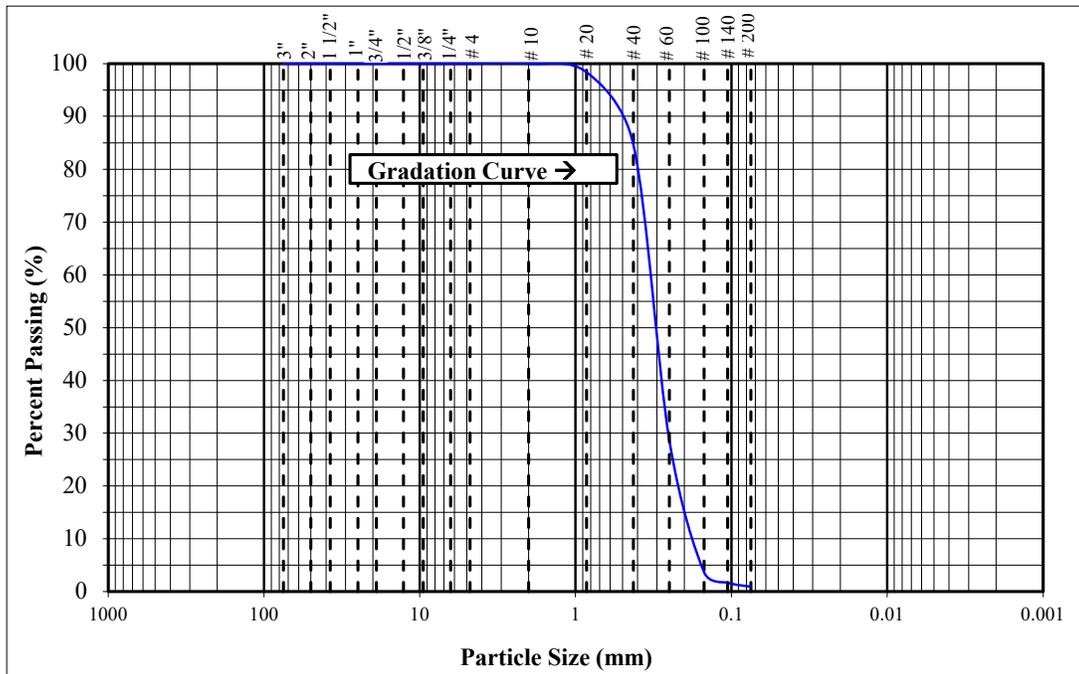
PROJECT #: 20199
 EXPLORATION #: TP-10
 SAMPLE #: S-1
 SAMPLE DEPTH: 2' - 3'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	100.0
0.850	(No. 20)	98.4
0.425	(No. 40)	84.7
0.250	(No. 60)	28.6
0.150	(No. 100)	3.7
0.106	(No. 140)	1.7
0.075	(No. 200)	0.9



REMARKS: Moisture Content = 9.5%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Erika Stewart, P.E.
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

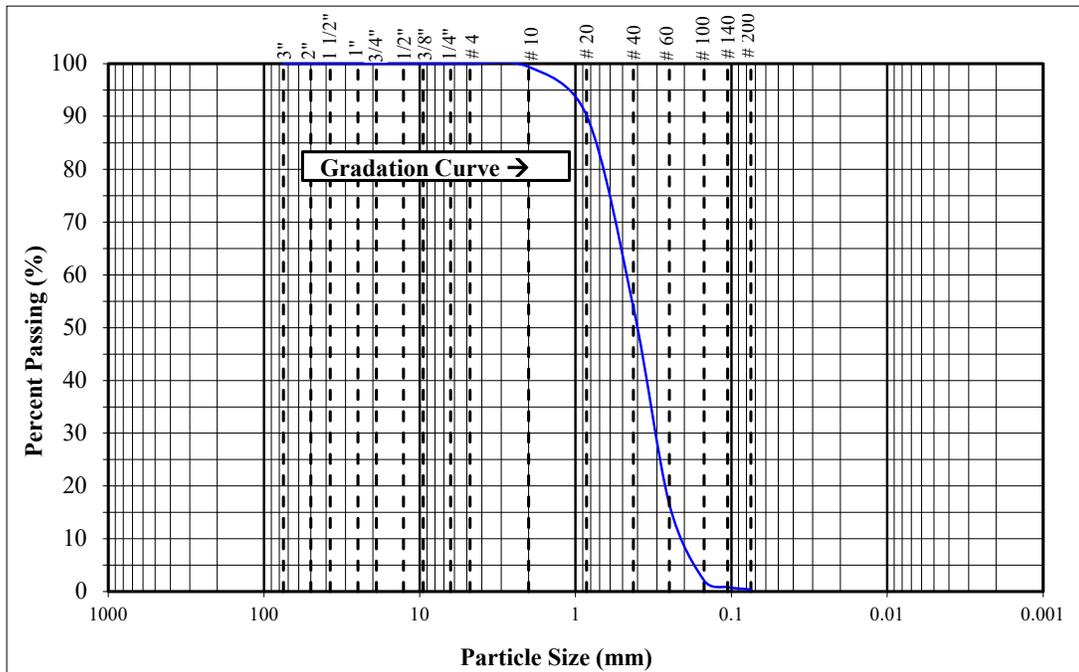
PROJECT #: 20199
 EXPLORATION #: TP-11
 SAMPLE #: S-1
 SAMPLE DEPTH: 4'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	99.4
0.850	(No. 20)	90.2
0.425	(No. 40)	53.8
0.250	(No. 60)	16.5
0.150	(No. 100)	2.1
0.106	(No. 140)	0.8
0.075	(No. 200)	0.4



REMARKS: Moisture Content = 12%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Colleen Sullivan
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

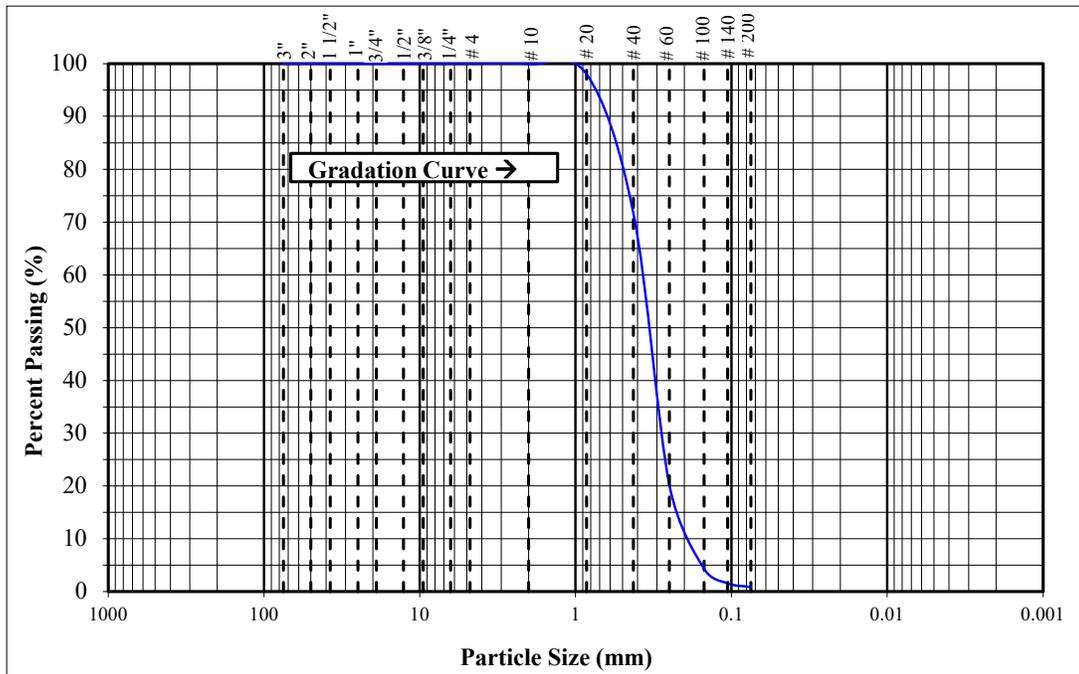
PROJECT #: 20199
 EXPLORATION #: TP-12
 SAMPLE #: S-1
 SAMPLE DEPTH: 4'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	99.9
0.850	(No. 20)	98.0
0.425	(No. 40)	71.7
0.250	(No. 60)	20.2
0.150	(No. 100)	4.3
0.106	(No. 140)	1.5
0.075	(No. 200)	0.8



REMARKS: Moisture Content = 5.4%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Colleen Sullivan
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

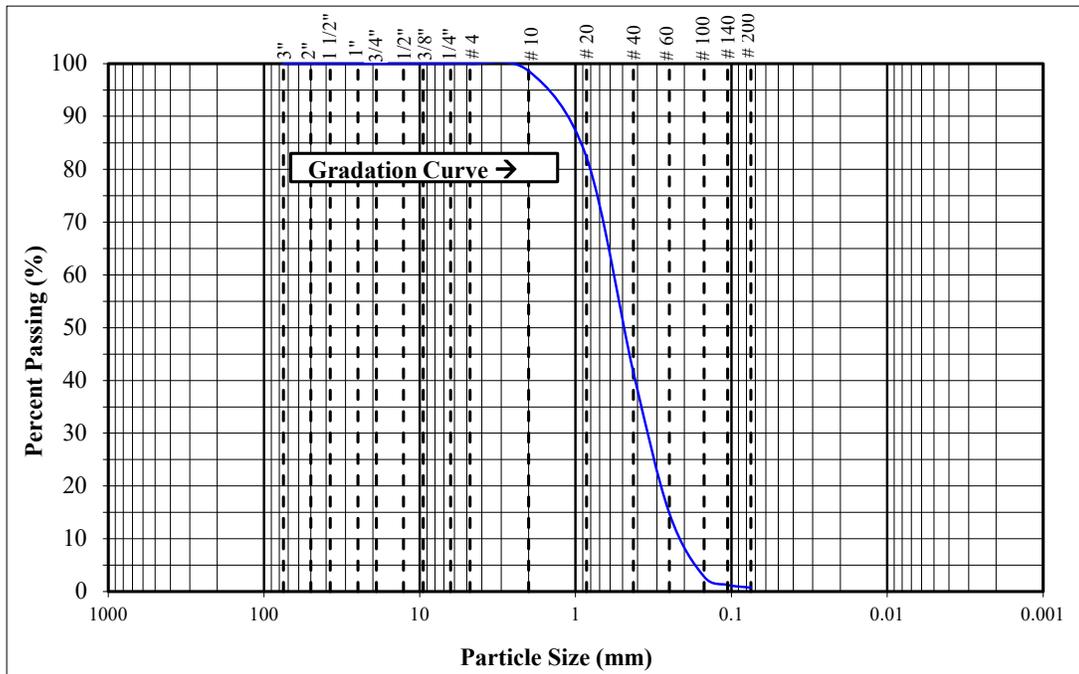
PROJECT #: 20199
 EXPLORATION #: TP-13
 SAMPLE #: S-1
 SAMPLE DEPTH: 4.5'
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	98.6
0.850	(No. 20)	82.2
0.425	(No. 40)	41.5
0.250	(No. 60)	14.8
0.150	(No. 100)	2.8
0.106	(No. 140)	1.3
0.075	(No. 200)	0.7



REMARKS: Moisture Content = 5.9%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Erika Stewart, P.E.
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

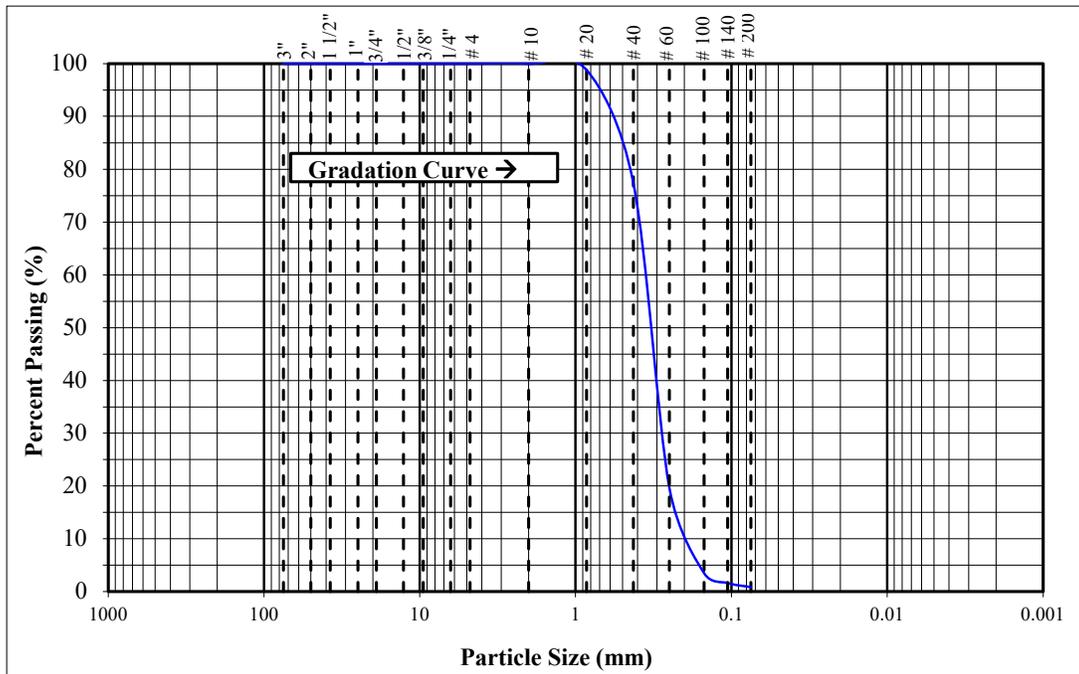
PROJECT #: 20199
 EXPLORATION #: TP-14
 SAMPLE #: S-1
 SAMPLE DEPTH: Unknown
 TEST DATE: 7/16/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Moist
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	100.0
0.850	(No. 20)	98.8
0.425	(No. 40)	77.4
0.250	(No. 60)	19.6
0.150	(No. 100)	3.5
0.106	(No. 140)	1.6
0.075	(No. 200)	0.8



REMARKS: Moisture Content = 13.8%



GRAIN SIZE ANALYSIS - ASTM D6913

PROJECT NAME: Brunswick Landing
 PROJECT LOCATION: Forrestal Drive, Brunswick, Maine
 CLIENT: Sitelines PA
 TECHNICIAN: Erika Stewart, P.E.
 SOIL DESCRIPTION: Medium-fine SAND, trace Silt, SP

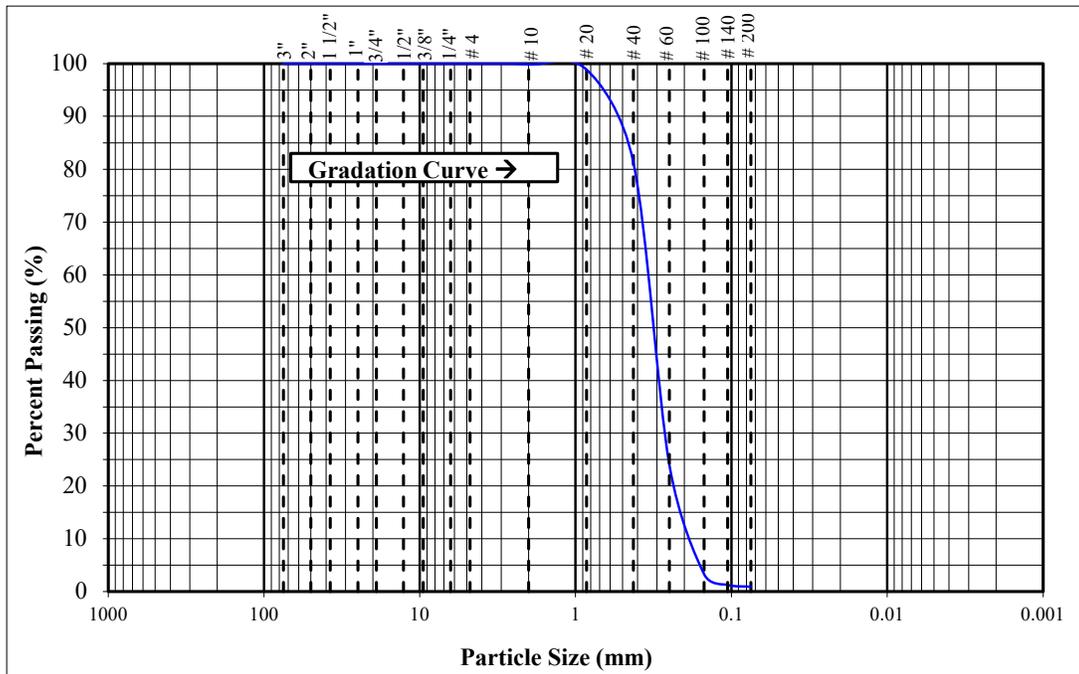
PROJECT #: 20199
 EXPLORATION #: TP-15
 SAMPLE #: S-1
 SAMPLE DEPTH: 4' - 5'
 TEST DATE: 7/20/2020

TEST PROCEDURE

Sample Source: Test Pit	Sieve Stack: Single	Specimen Procedure: Air Dry
Test Method: Method B	Separating Sieve(s): N/A	Dispersion Type: Tap Water

DATA

<u>STANDARD SIEVE</u> DESIGNATION (mm)	<u>ALTERNATIVE SIEVE</u> DESIGNATION (in)	<u>PERCENT</u> PASSING (%)
75	(3 in)	100.0
50	(2 in)	100.0
37.5	(1-1/2 in)	100.0
25.0	(1 in)	100.0
19.0	(3/4 in)	100.0
12.7	(1/2 in)	100.0
9.5	(3/8 in)	100.0
6.35	(1/4 in)	100.0
4.75	(No. 4)	100.0
2.00	(No. 10)	99.9
0.850	(No. 20)	98.9
0.425	(No. 40)	81.3
0.250	(No. 60)	24.0
0.150	(No. 100)	3.3
0.106	(No. 140)	1.2
0.075	(No. 200)	0.9



REMARKS: Moisture Content = 22.6%

Final Subdivision Amendment Application
Brunswick Landing Village, Phase II
Lots 1 & 8 – Brunswick Landing Housing Subdivision

Attachment H
Architecture

Copies of the elevations and floor plans are enclosed for reference.

H

Architecture

David (1848 Sq ft) – Front



David - Rear



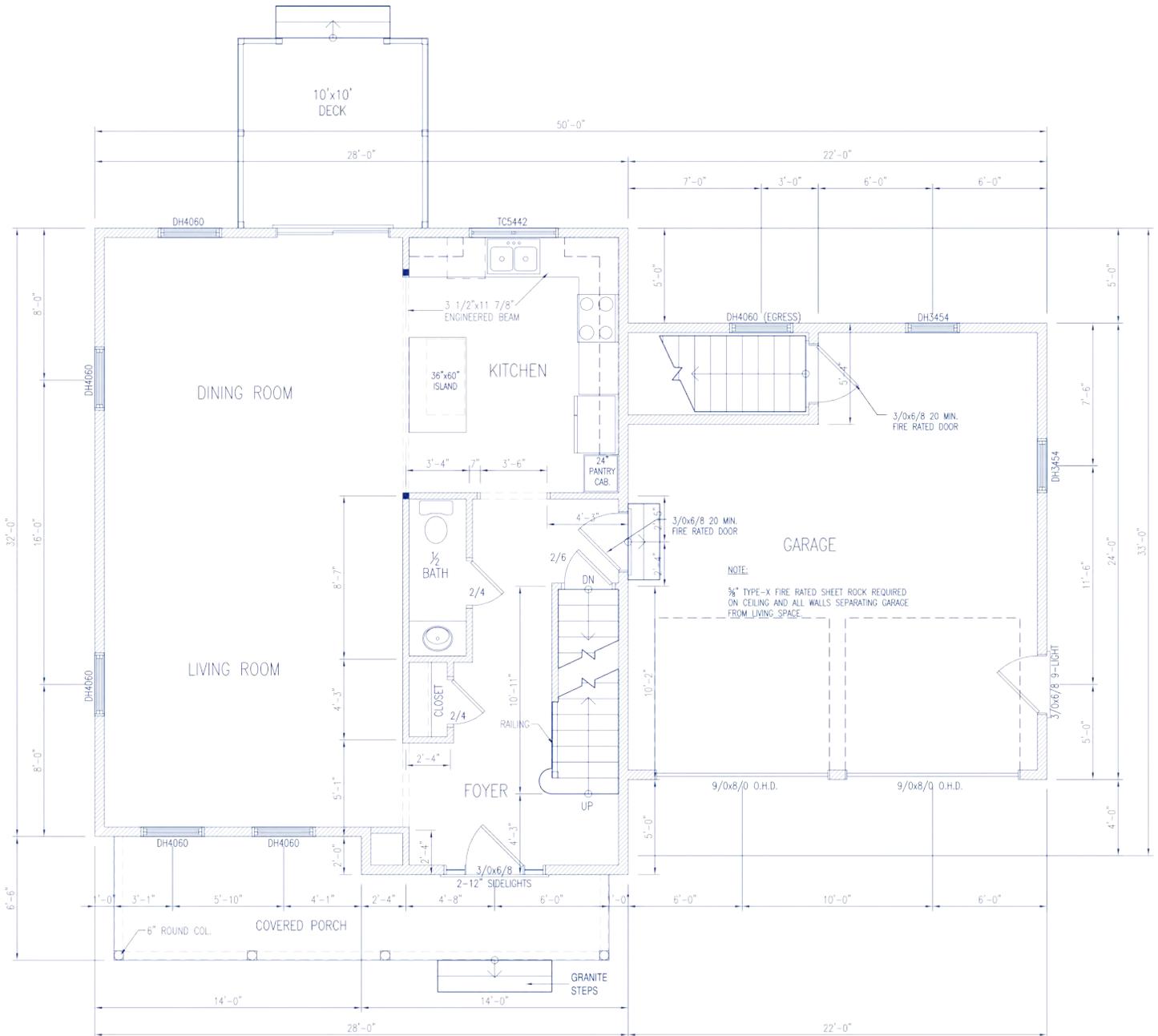
David – Left



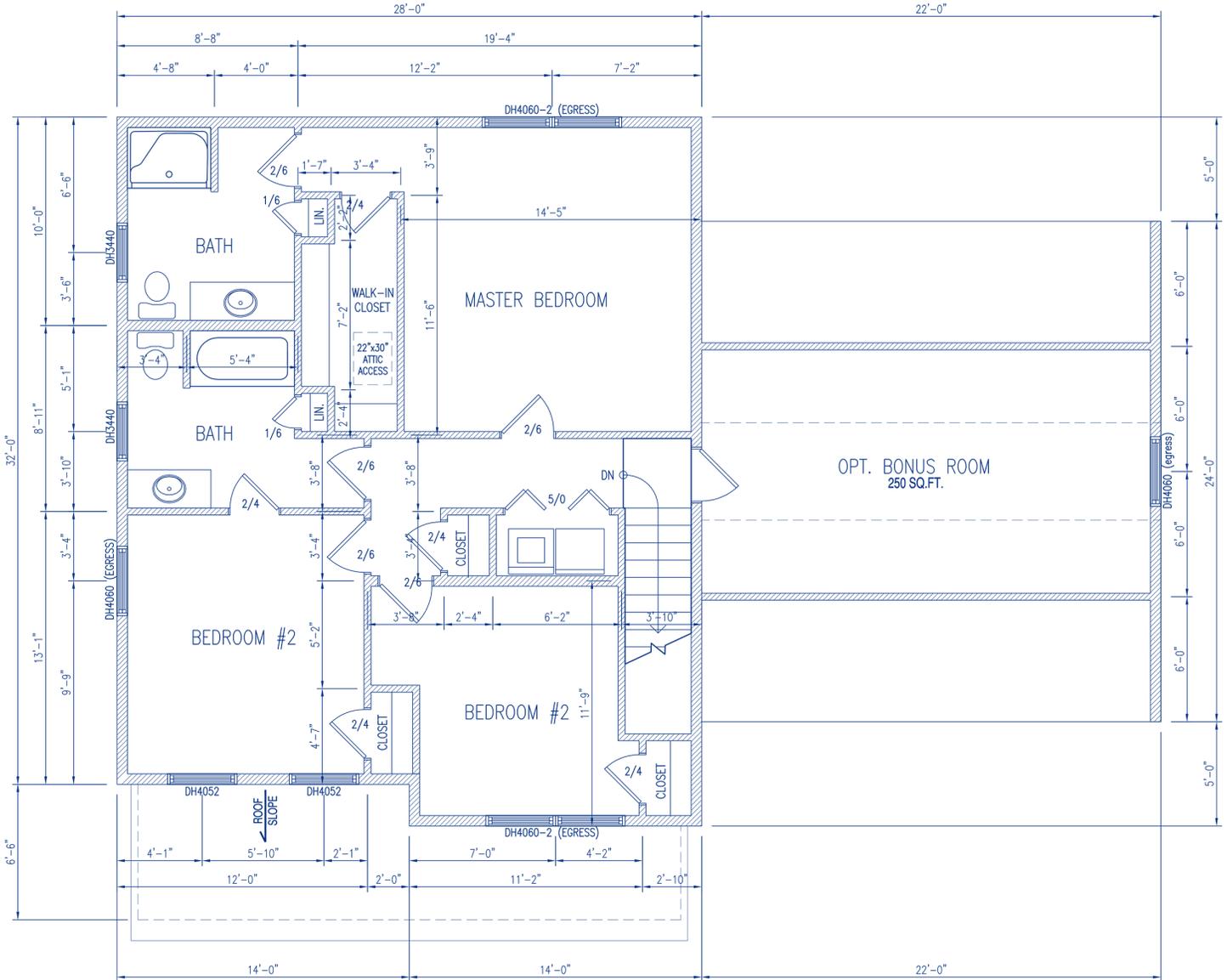
David – Right



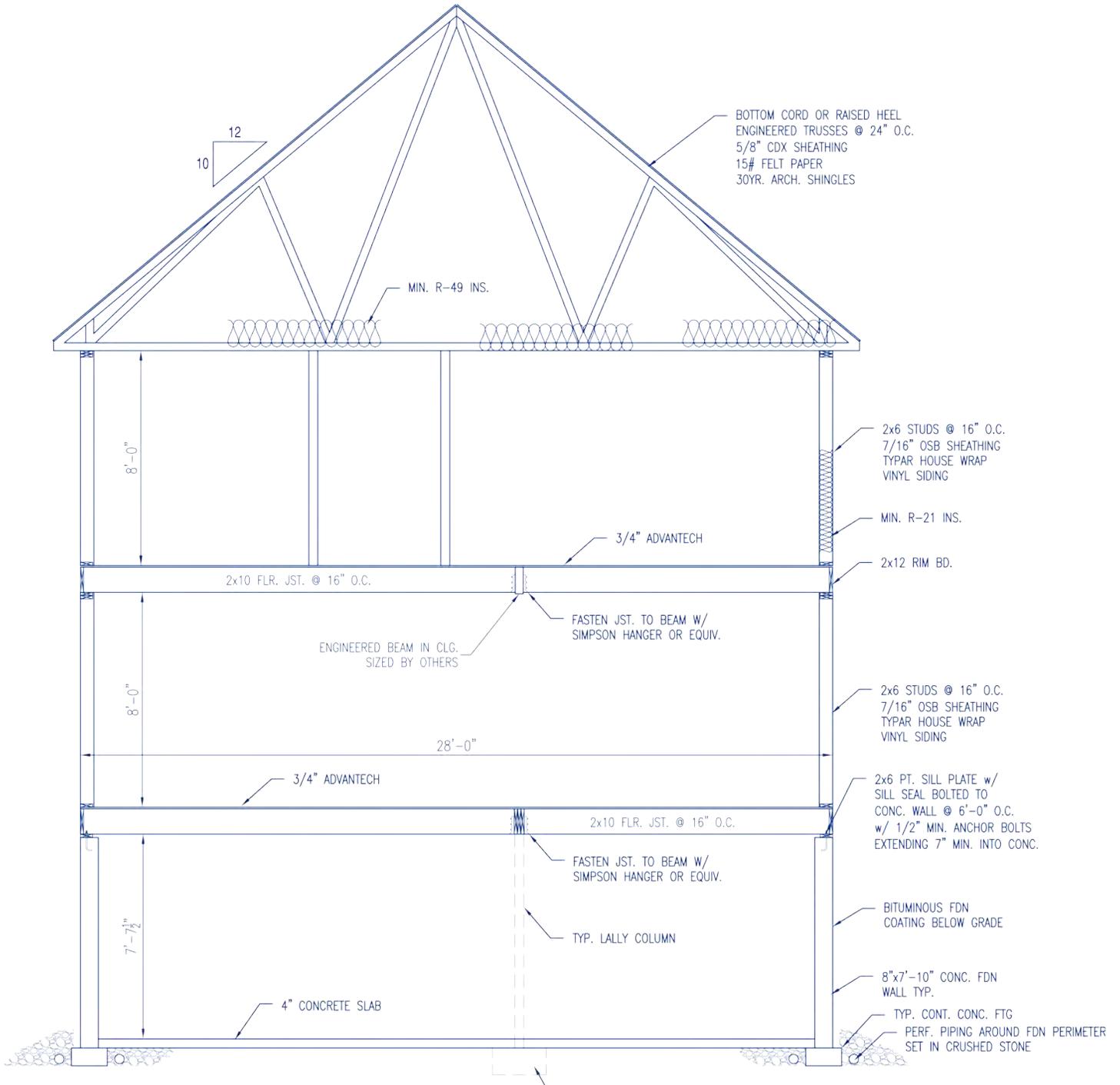
David – First Floor Plan



David – Second Floor Plan



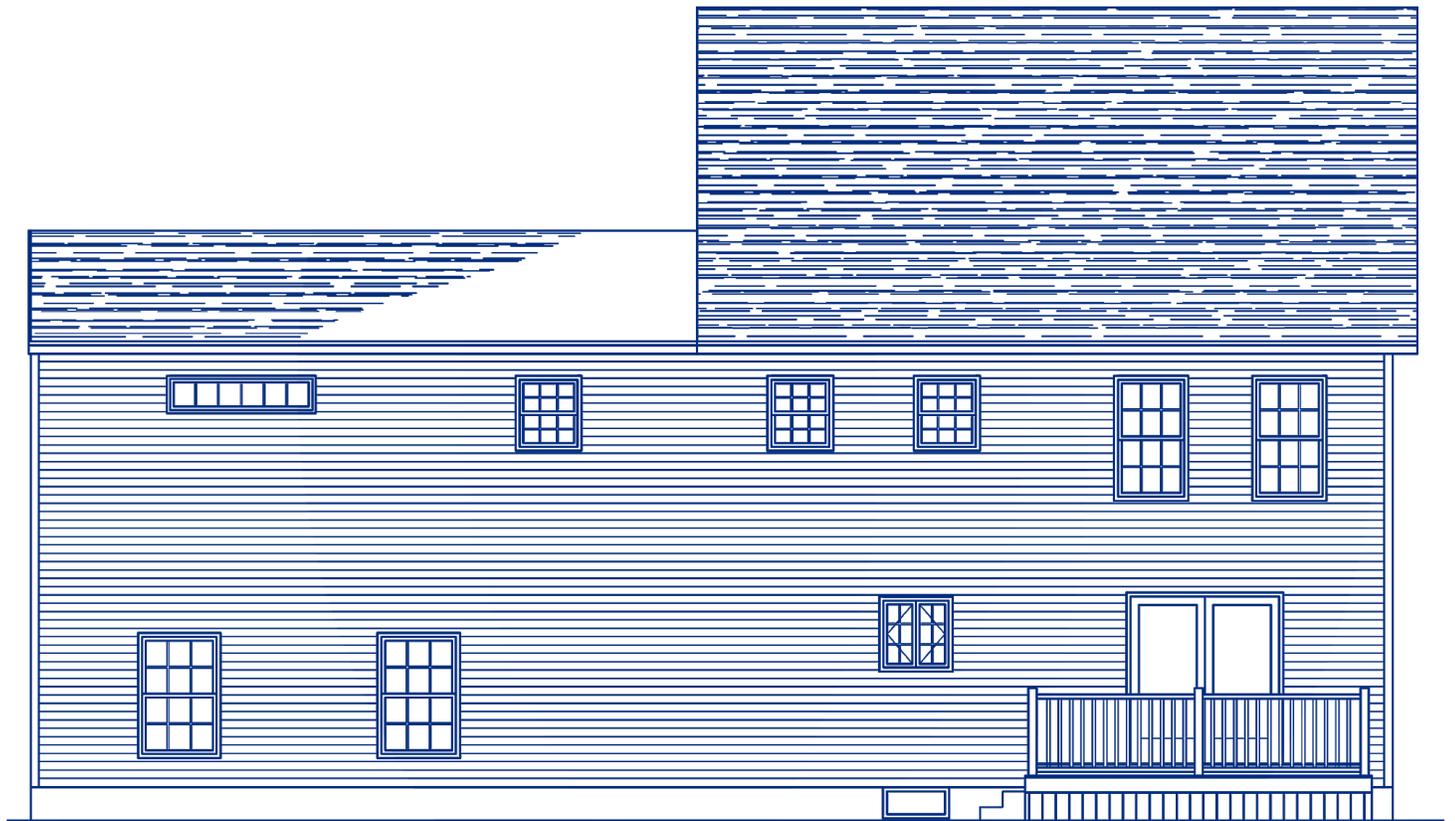
David-Cross Section



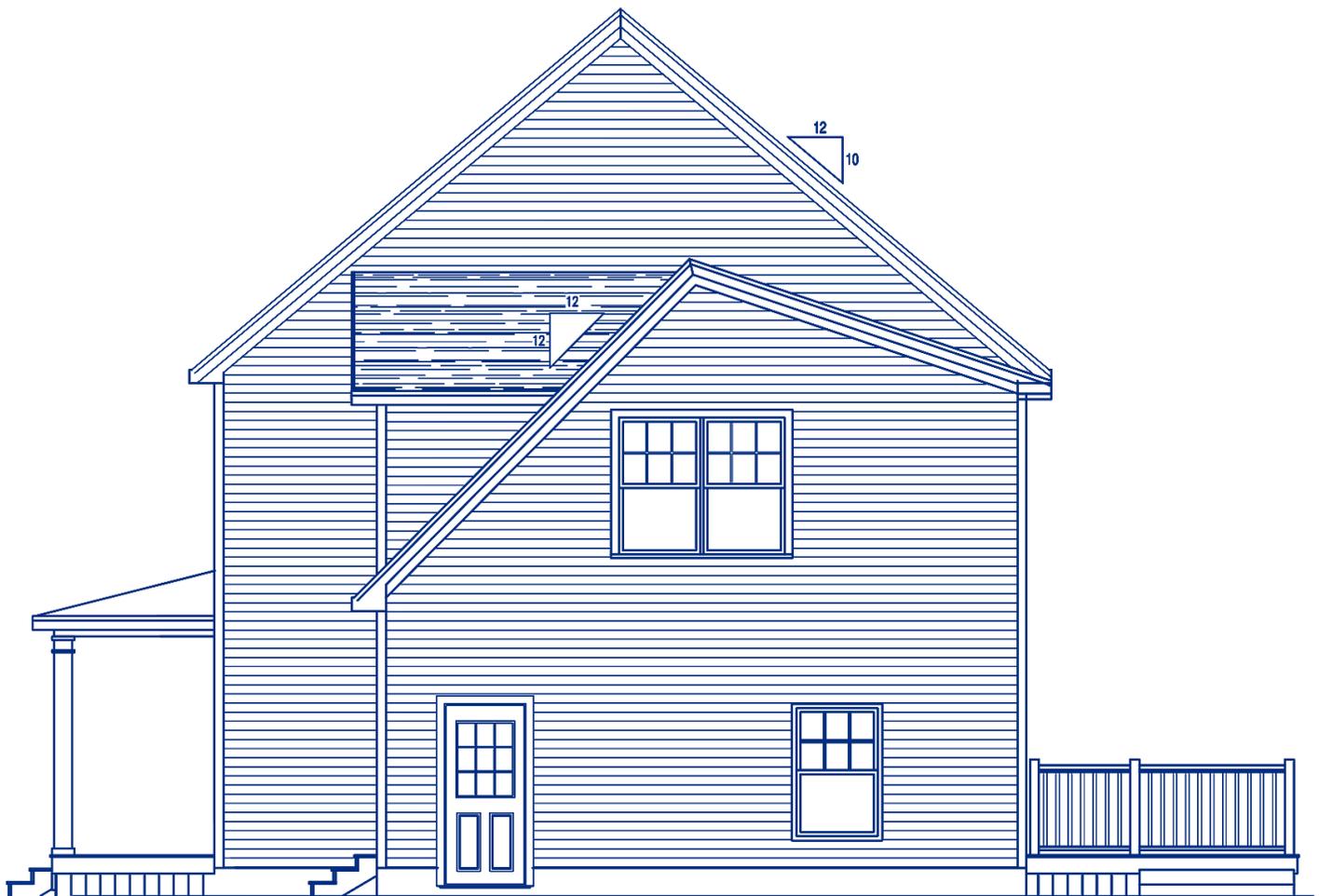
Jackman (2376 Sq ft) – Front



Jackman – Rear



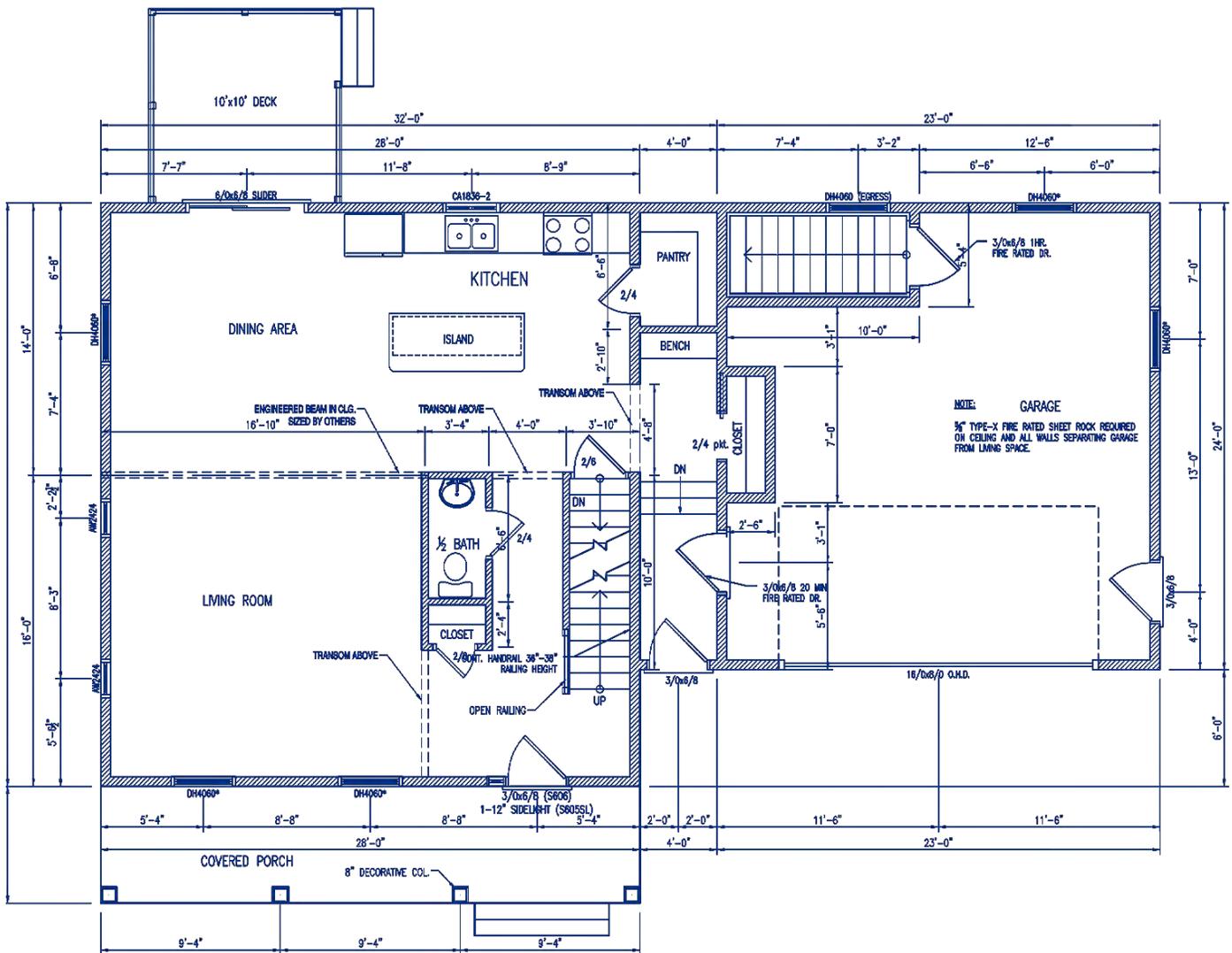
Jackman – Left



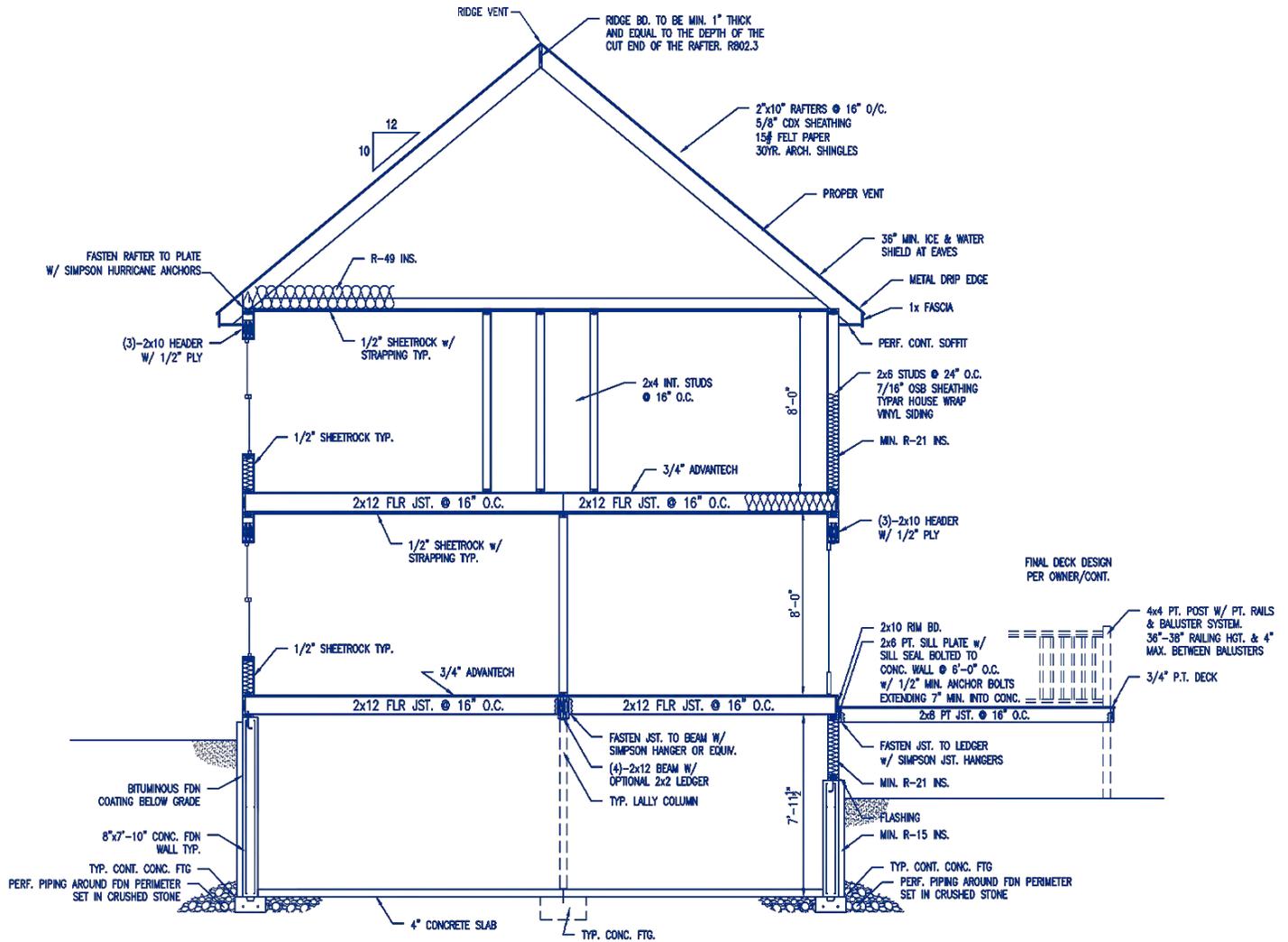
Jackman – Right



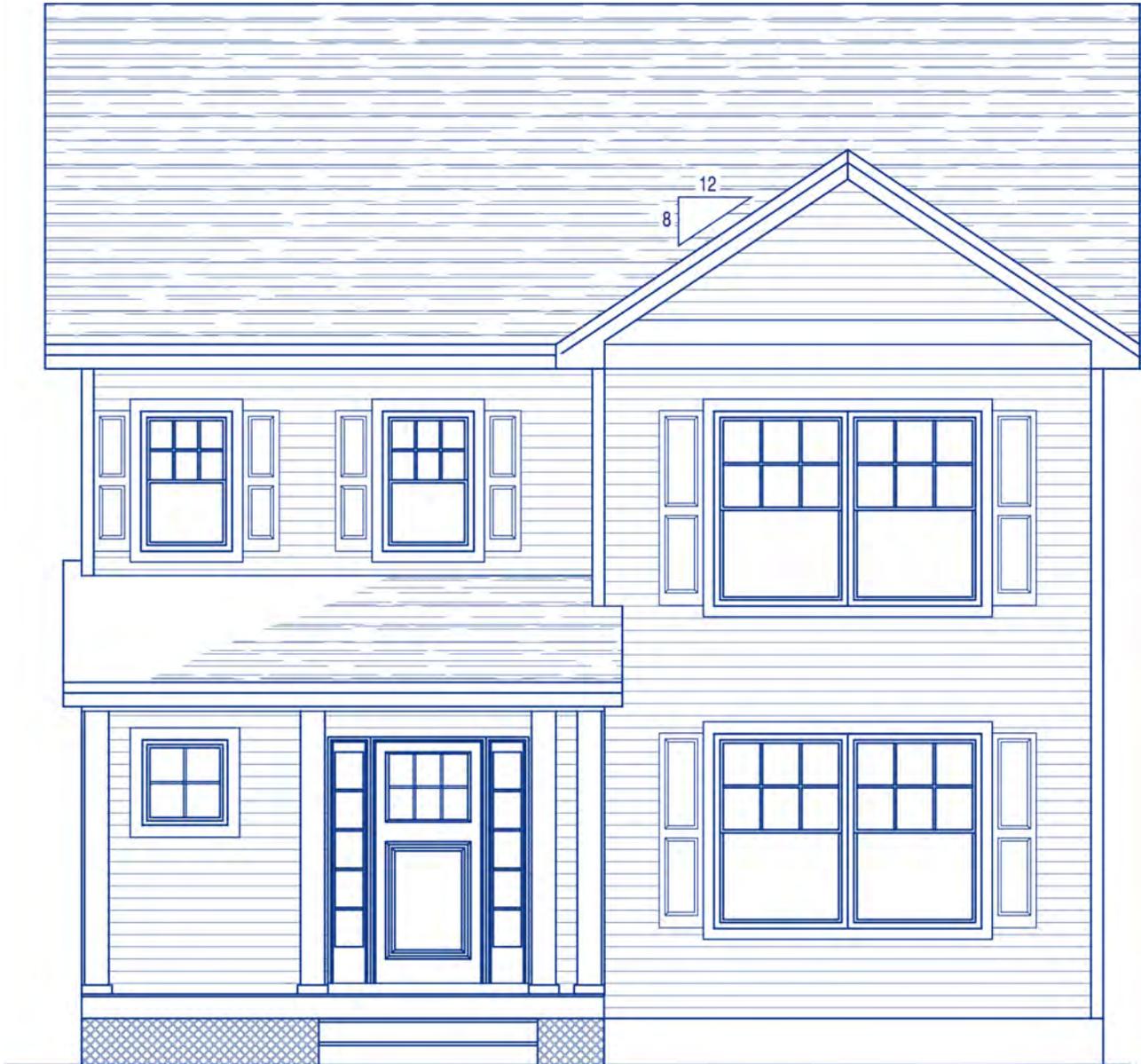
Jackman – First Floor Plan



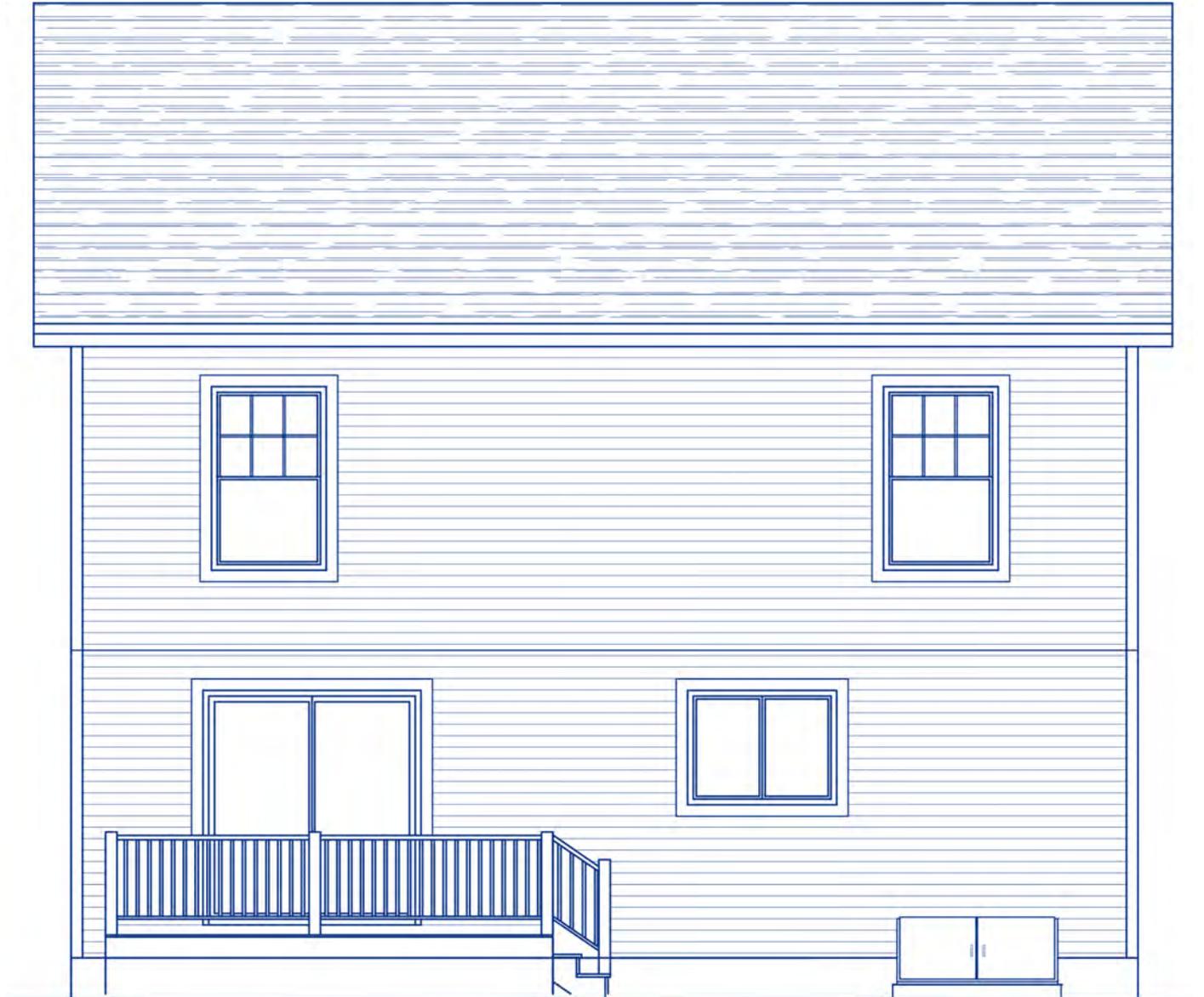
Jackman – Cross Section



The Linwood (1,372 sq ft) – Front



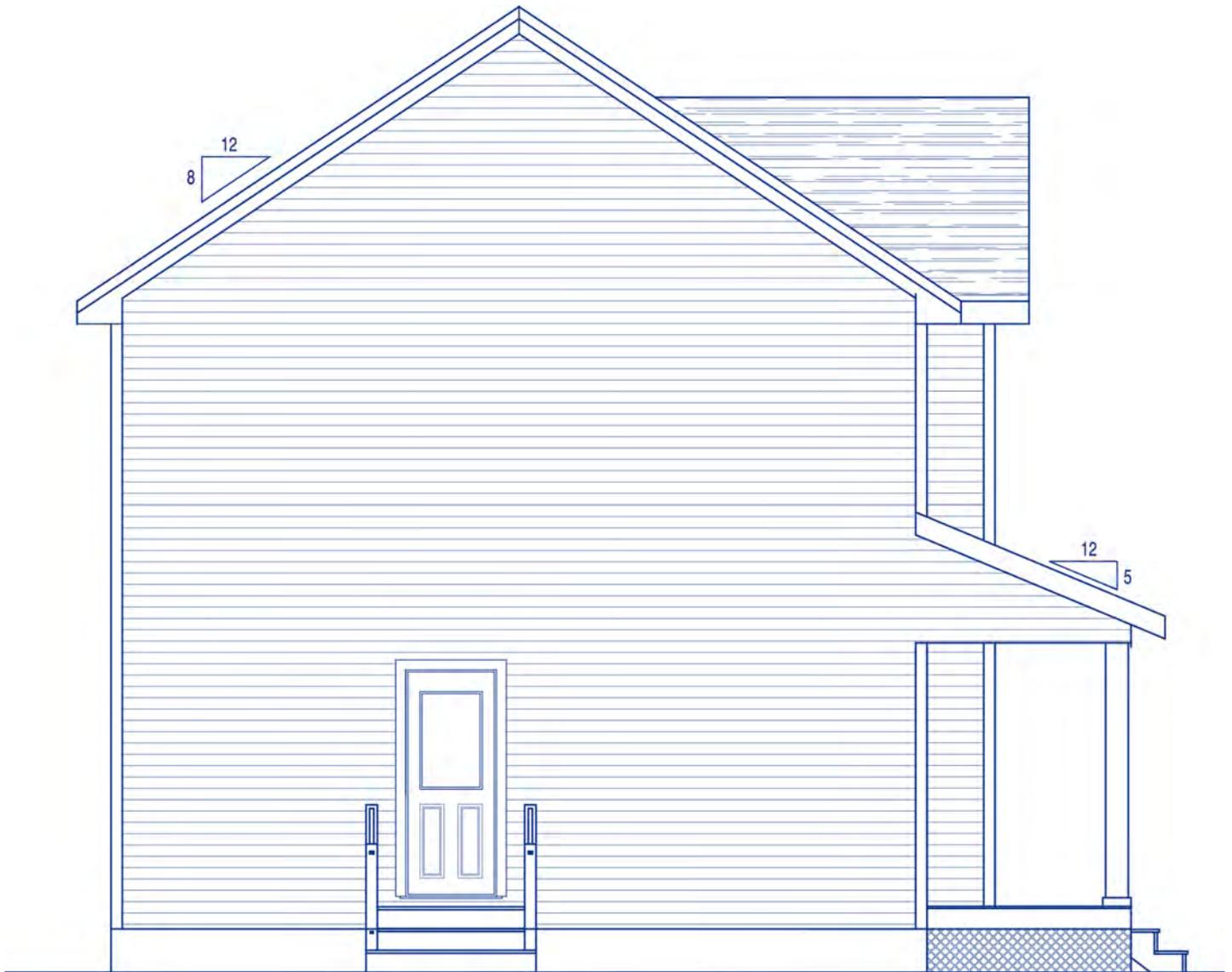
The Linwood – Rear



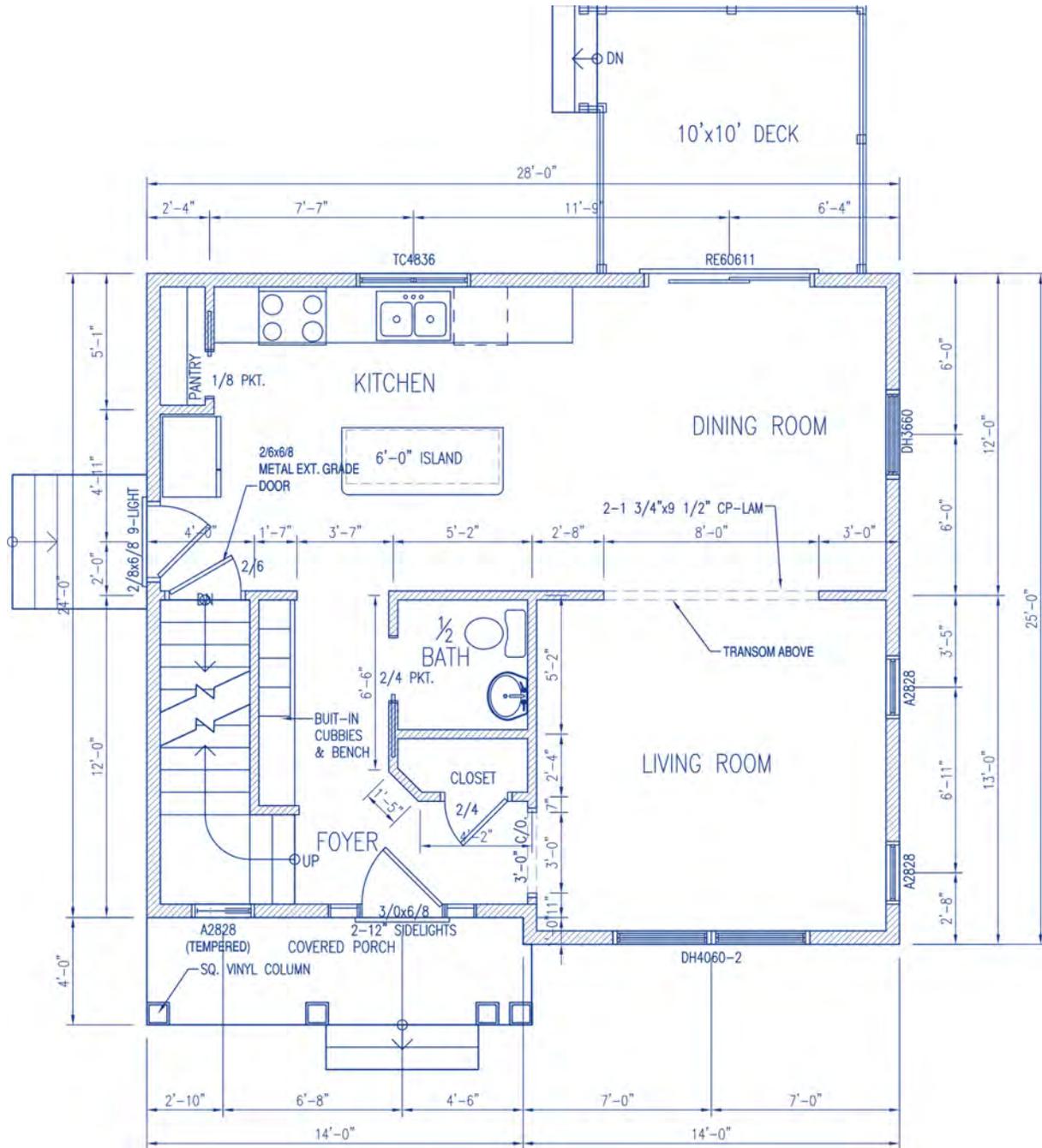
The Linwood – Left



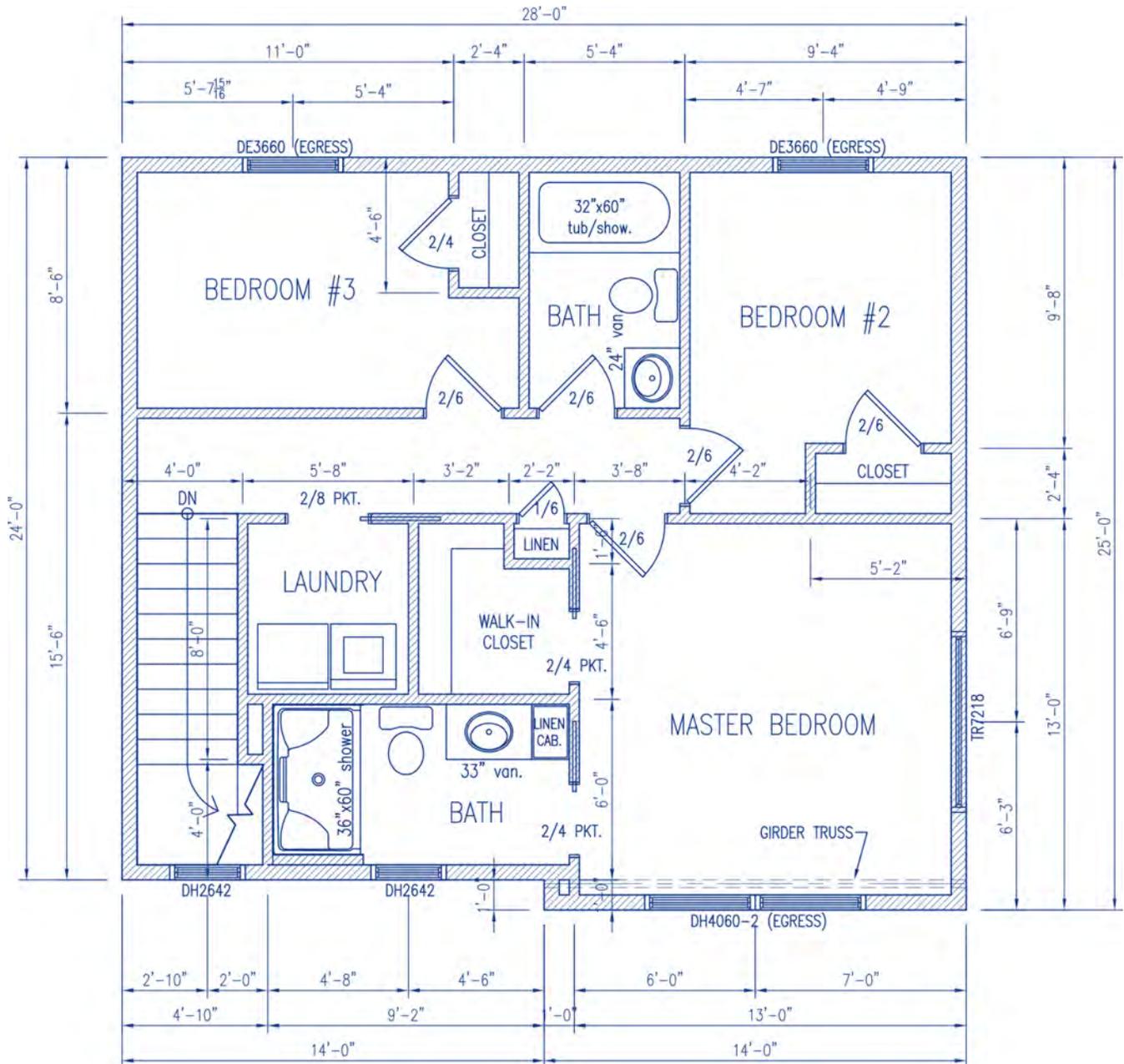
The Linwood – Right



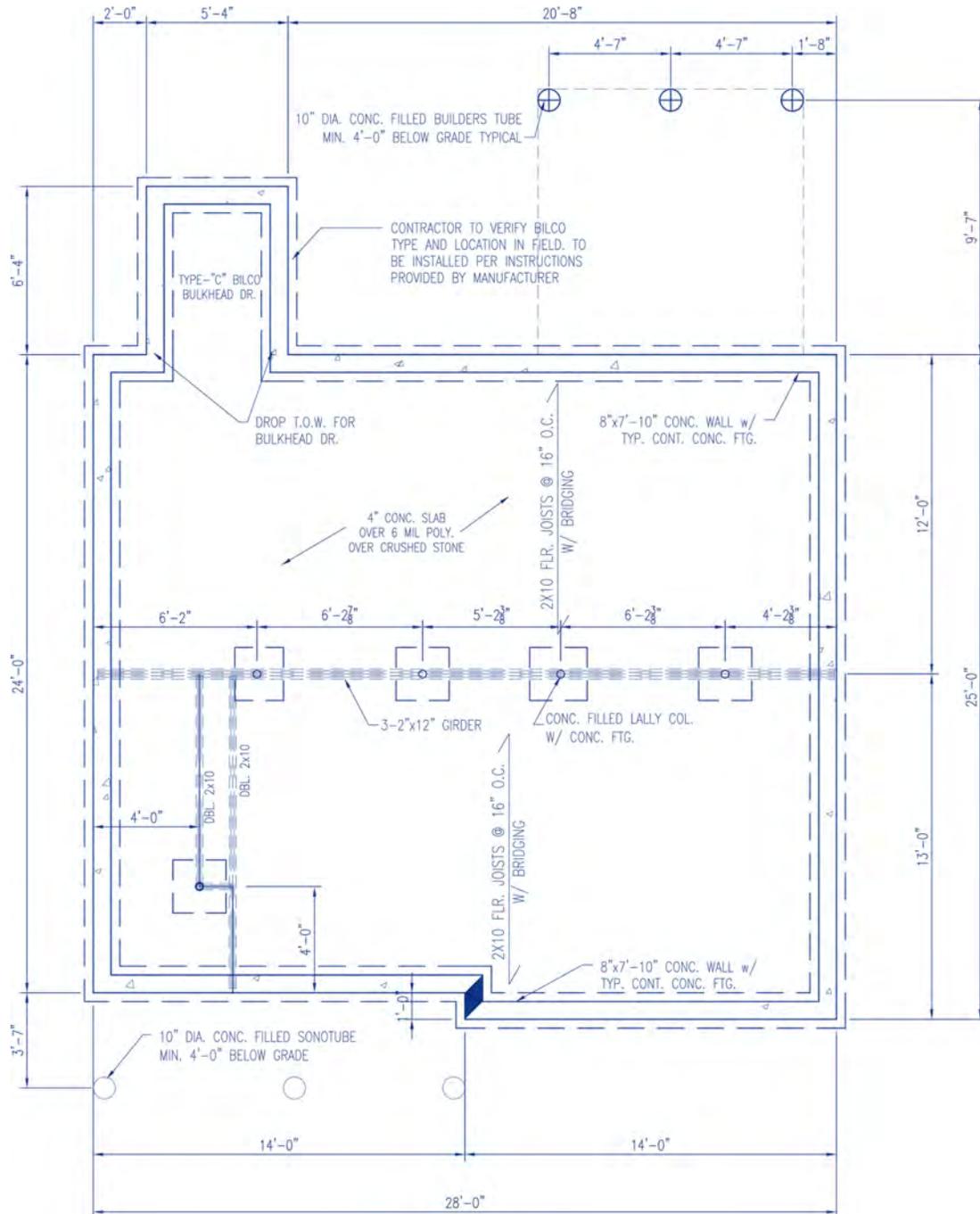
The Linwood – First Floor Plan



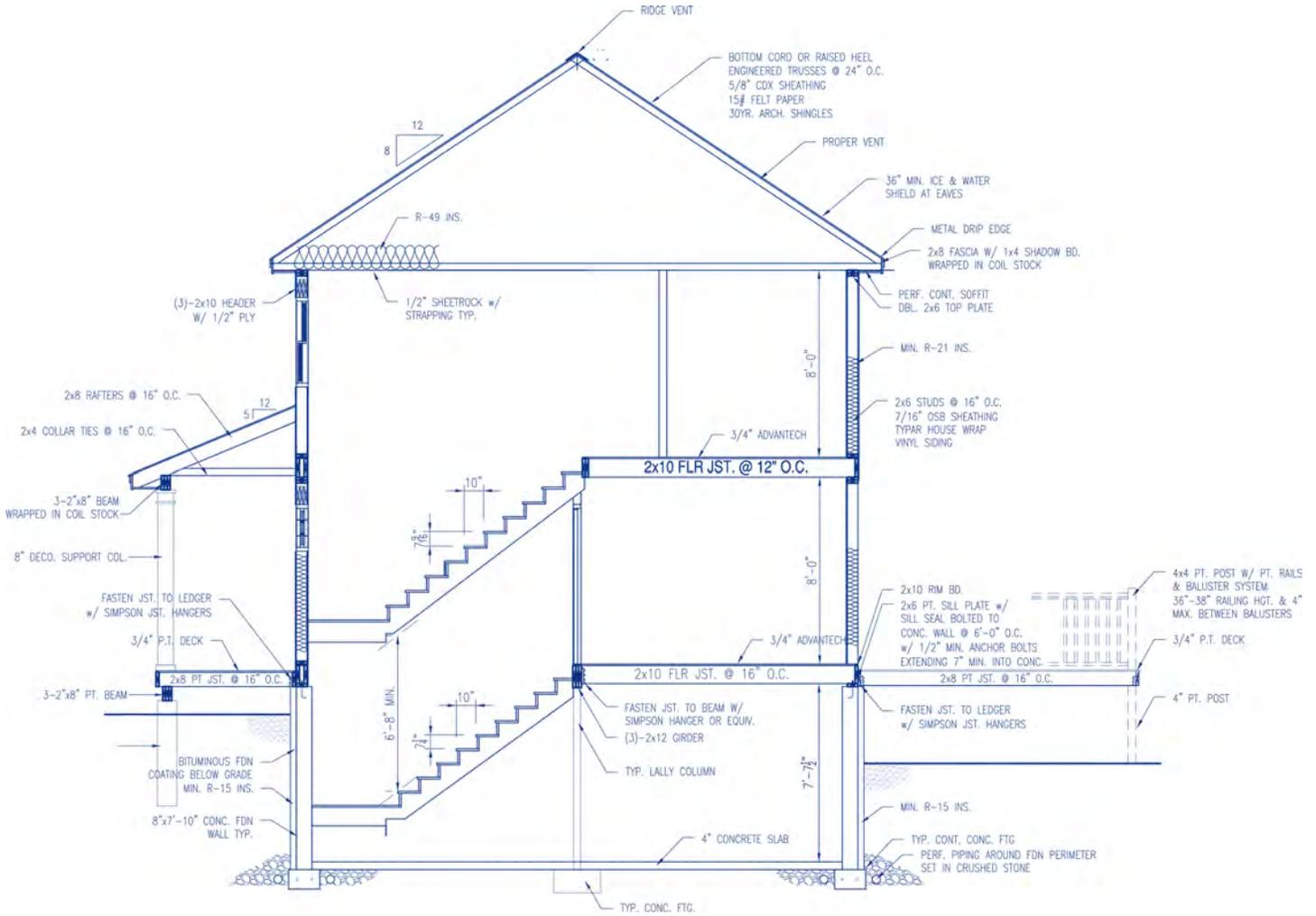
The Linwood – Second Floor Plan



The Linwood – Foundation Plan



The Linwood – Cross-section



The Ari (1644 Sq ft) - Front



The Ari – Rear



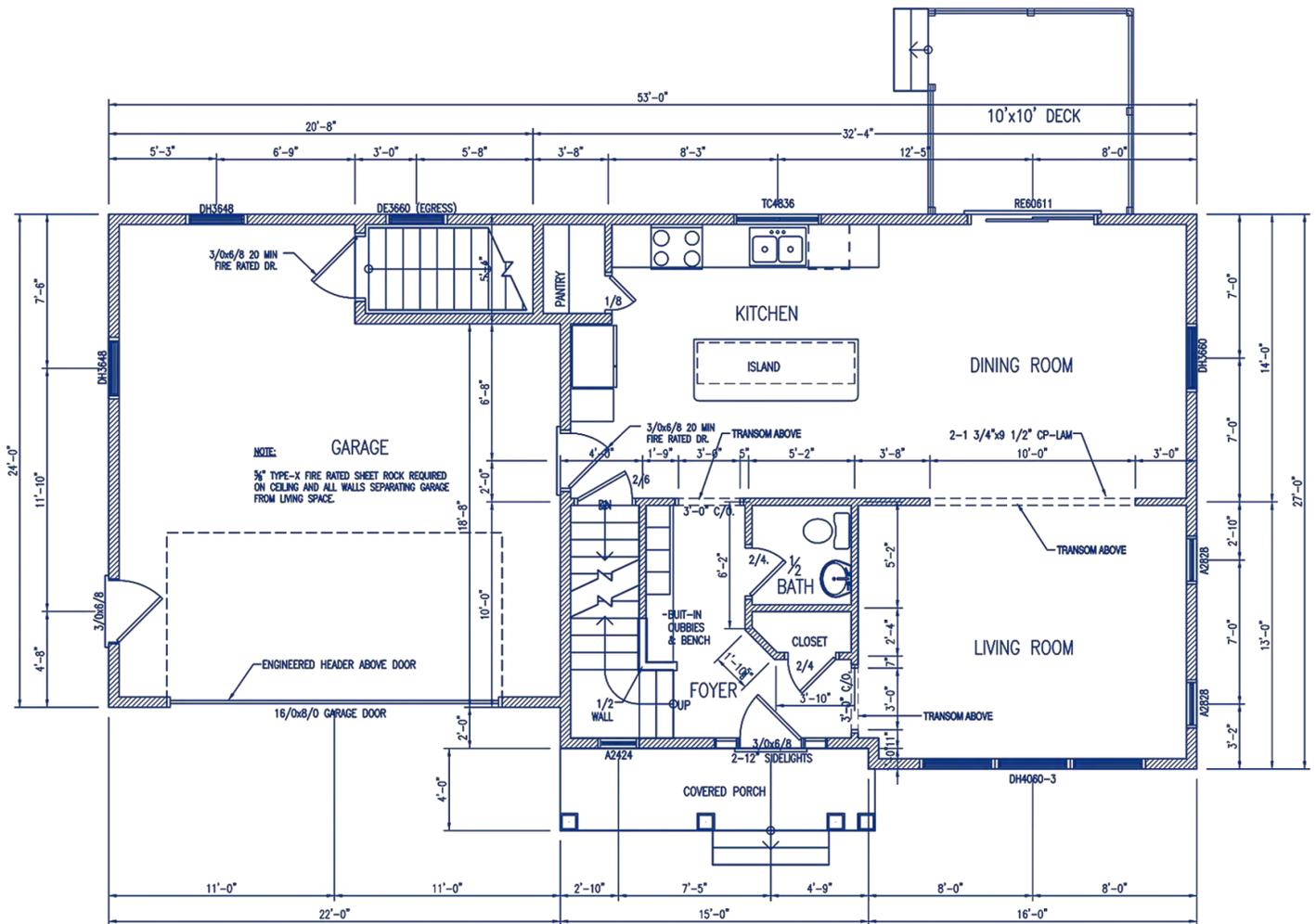
The Ari – Left



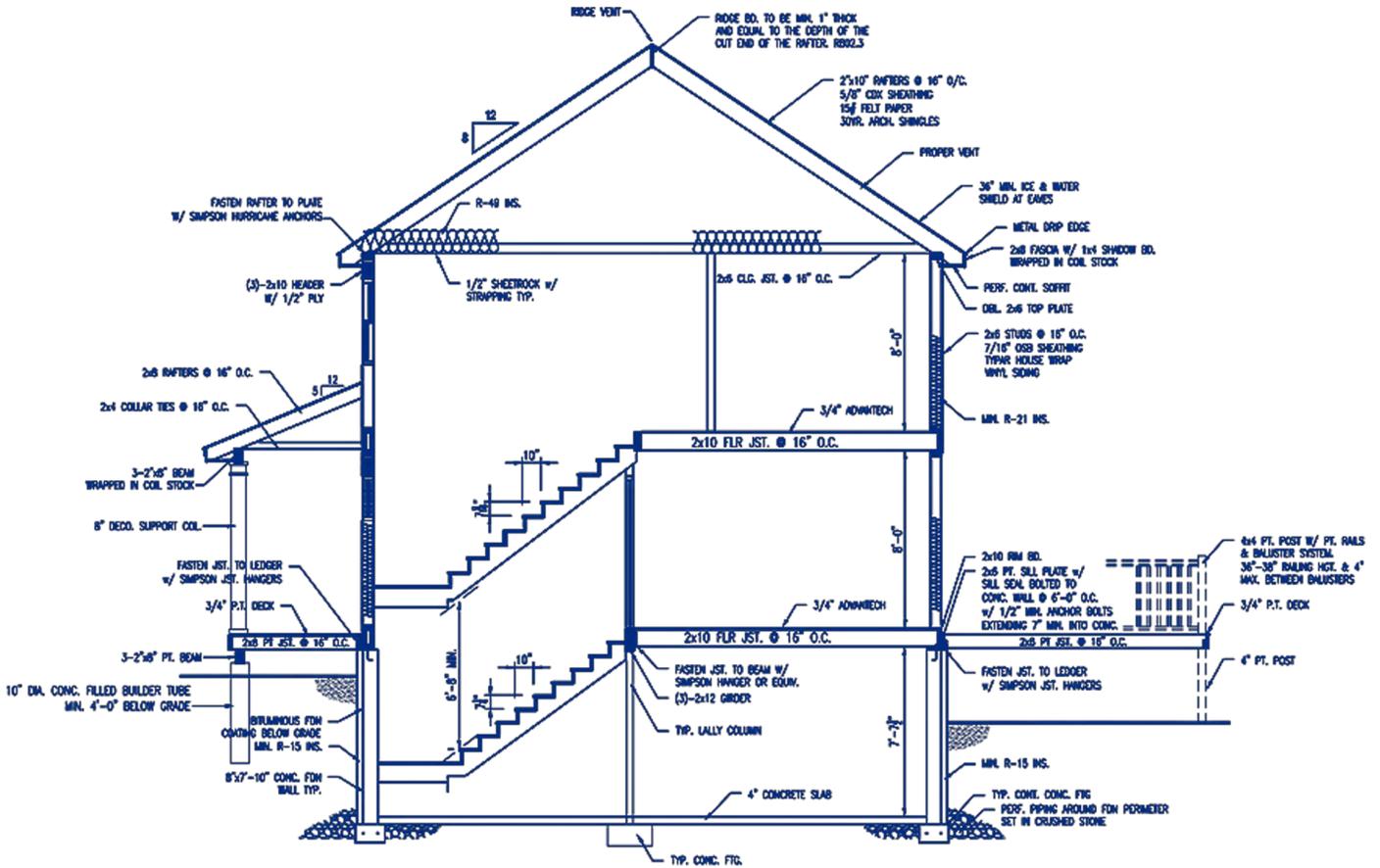
The Ari – Right



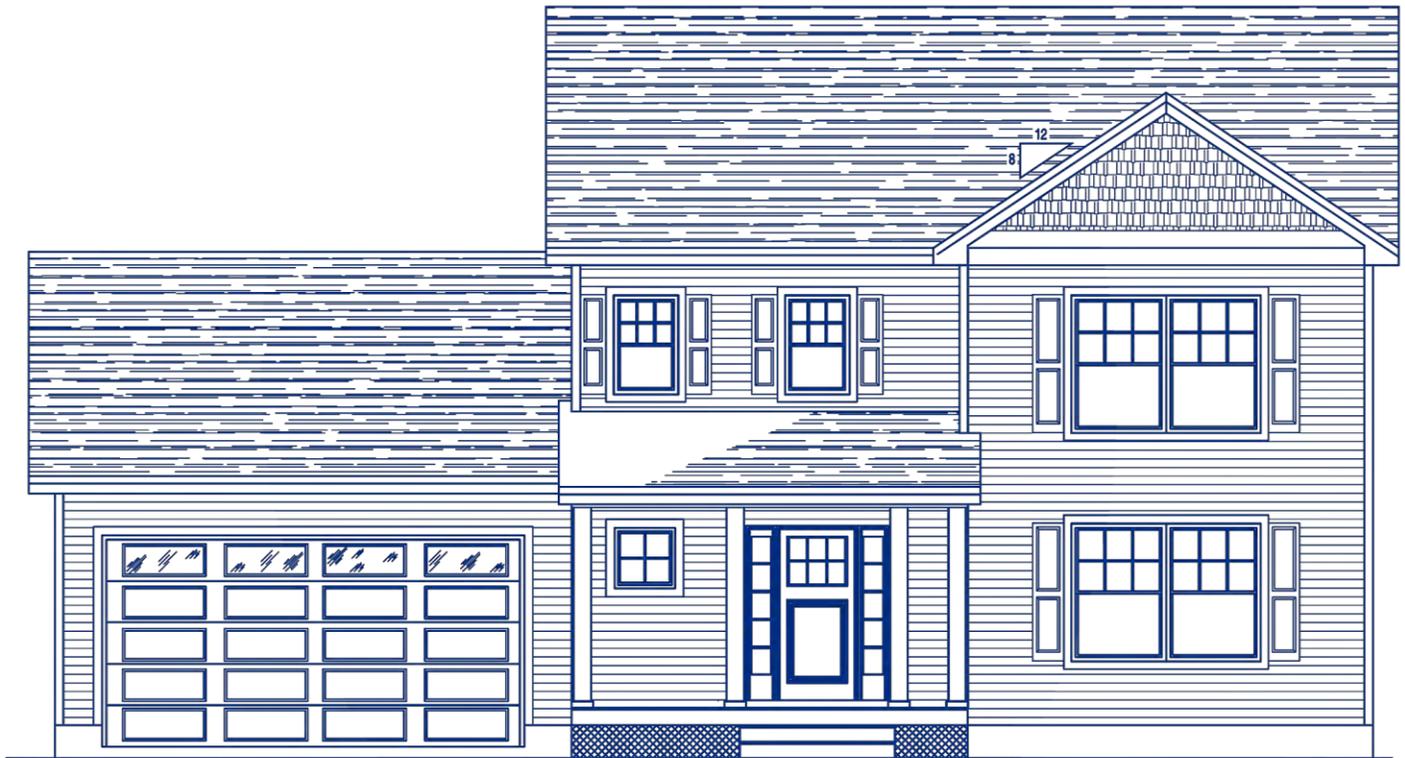
The Ari – First Floor Plan



The Ari – Cross-Section



Holly (1422 Sq ft) – Front



Holly – Rear



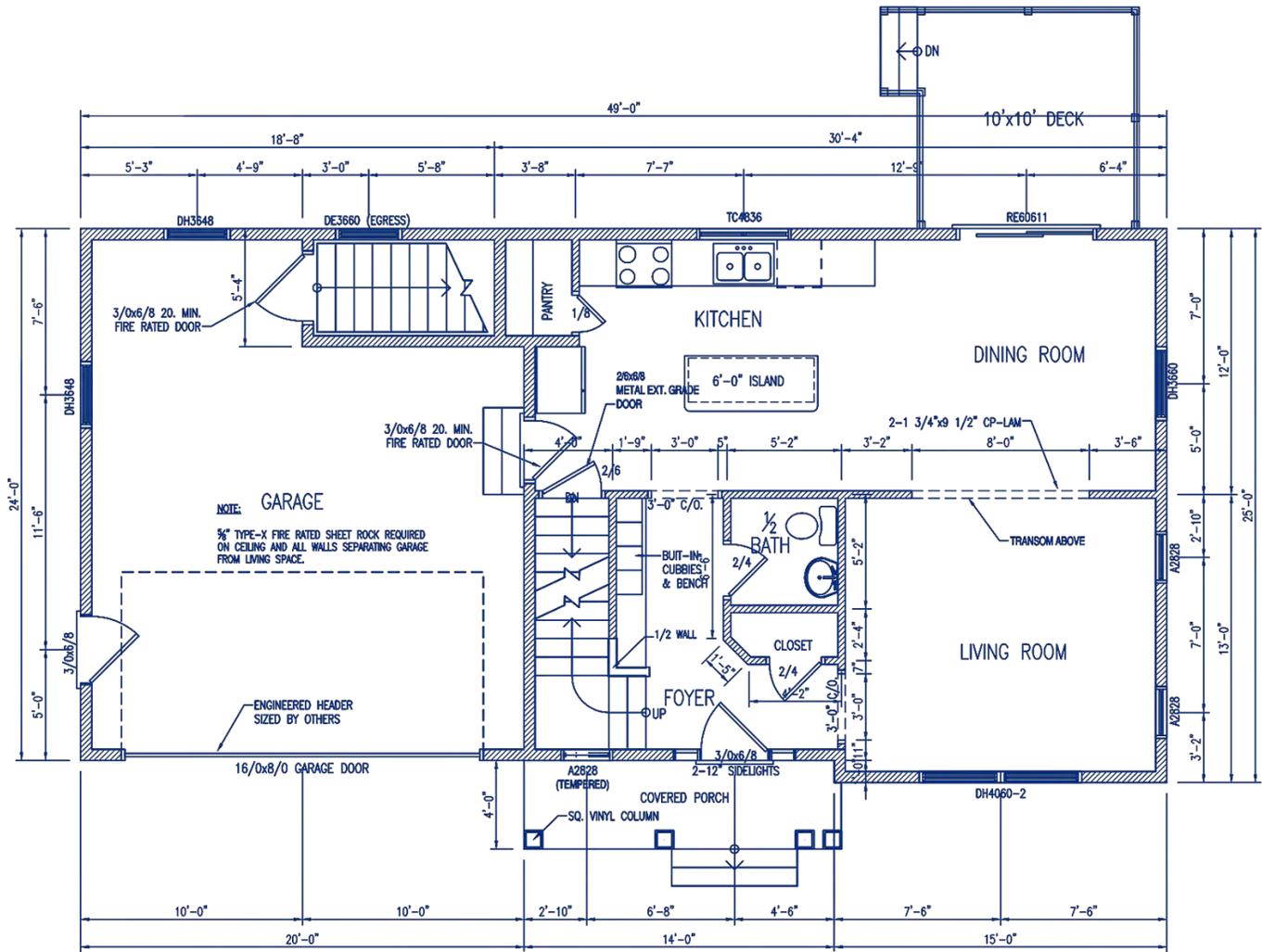
Holly – Left



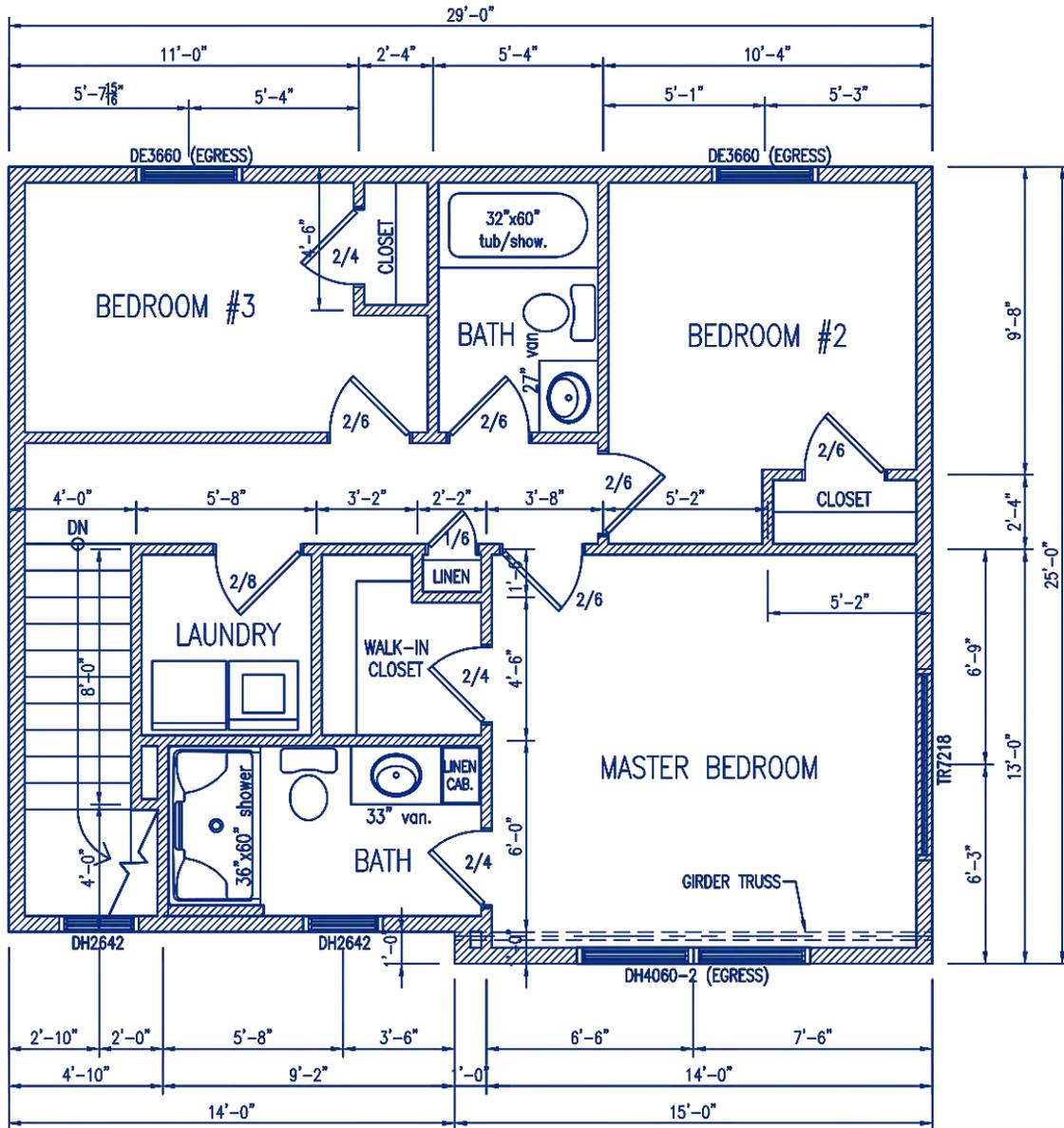
Holly – Right



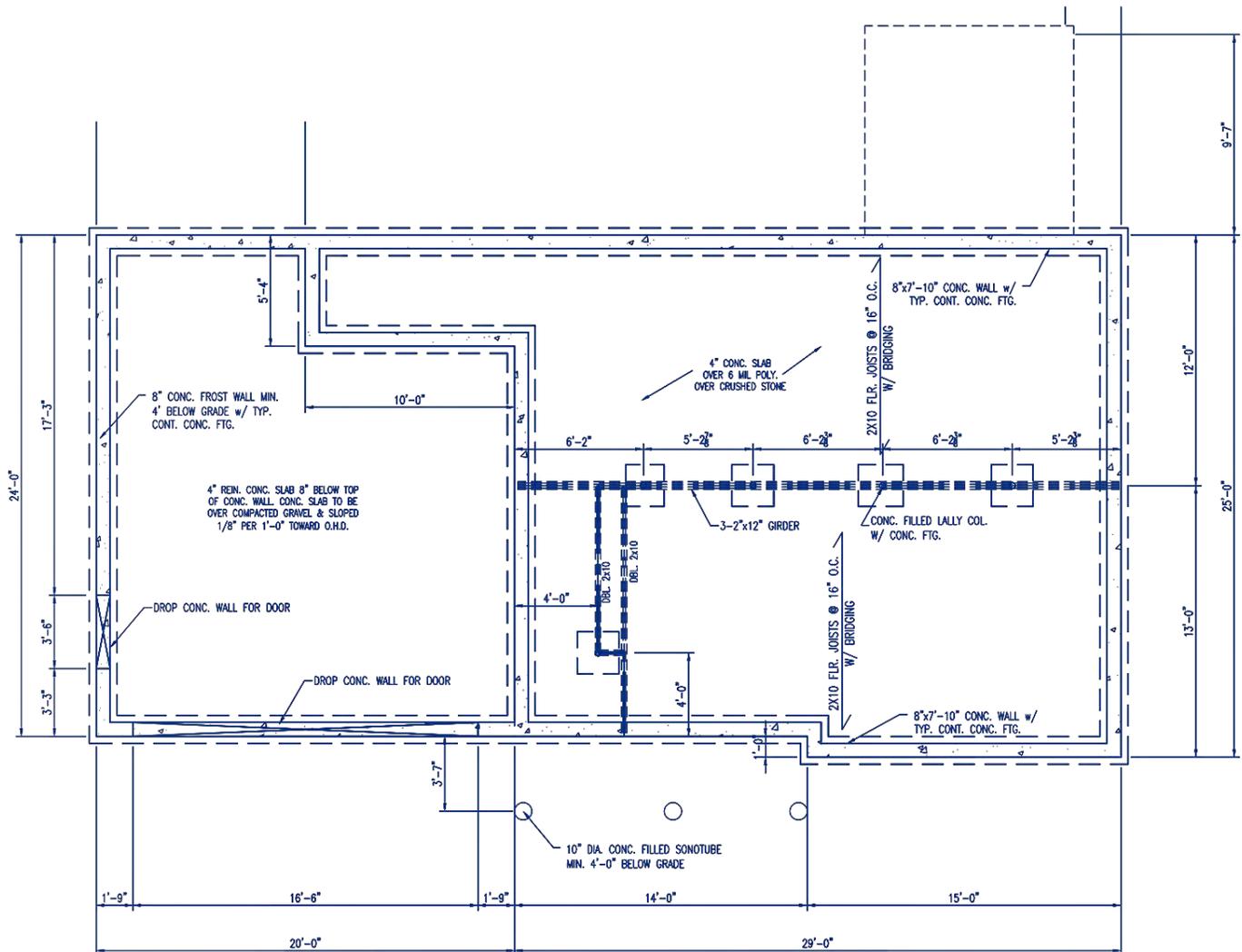
Holly – First Floor Plan



Holly – Second Floor Plan



Holly – First Floor Plan



Final Subdivision Amendment Application
Brunswick Landing Village, Phase II
Lots 1 & 8 – Brunswick Landing Housing Subdivision

Attachment I
Subdivision Plan



The Subdivision Plan Amendment and plan set are included for review as a separate plan set of full-size documents.

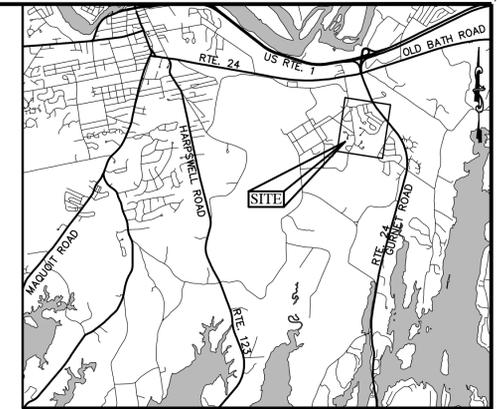
Subdivision Plan

1. DRAWINGS ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FROM MULTIPLE SOURCES BY SITELINES, P.A.
 2. 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.
 3. RIM ELEVATIONS OF PROPOSED SANITARY SEWER 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.
 4. 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.
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 9. 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.
 10. 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.
 11. 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.
 12. 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.
 13. 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.
 14. 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.
 15. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
 16. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 17. 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.
 18. ALL MATERIALS SHALL BE NEW AND PROVIDED BY THE CONTRACTOR.
 LAYOUT NOTES:
 1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
 2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
 3. 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.
 4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
 GRADING AND DRAINAGE NOTES:
 1. 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
 2. 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.
 3. 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.

BRUNSWICK LANDING VILLAGE, PHASE II

BRUNSWICK LANDING, BRUNSWICK, MAINE

PREPARED FOR:
BRUNSWICK LANDING CONDOMINIUMS, LLC
 74 NEPTUNE DRIVE, BRUNSWICK ME 04011



LOCATION MAP
NOT TO SCALE

EXISTING	LEGEND	PROPOSED
●	IRON MARKER FOUND	○
	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	—
	CULVERT	—
	CURB	—
	EDGE OF PAVEMENT	—
	ROAD CENTERLINE	—
	BUILDING	—
	STORM DRAIN(SEE PLAN FOR SIZE)	12"SD
	SEWER LINE(SEE PLAN FOR SIZE)	6"S
	WATER LINE(SEE PLAN FOR SIZE)	8"W
	UNDERDRAIN(SEE PLAN FOR SIZE)	—
	SLOPE ARROW	-1.5%
	CONTOURS	1000
	TEMPORARY INLET PROTECTION	—
	CLEARING LIMIT	—
	TREE LINE	—
	SEDIMENT BARRIER	SB
	RIPRAP	—
	CONSTRUCTION ENTRANCE	—
	PROPOSED PAVEMENT	—
	SPOT GRADE	T100.50 B100.00

UTILITY CONTACTS

CODE ENFORCEMENT

JEFF HUTCHINSON
 TOWN OF BRUNSWICK
 28 FEDERAL STREET
 BRUNSWICK, MAINE 04011
 207-725-6651

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

SANITARY SEWER

BRUNSWICK SEWER DISTRICT
 LEONARD BLANCHETTE, GENERAL MANAGER
 10 PINE TREE ROAD
 BRUNSWICK, MAINE 04011
 207-729-0148

PUBLIC WORKS DEPARTMENT

JAY ASTLE, PUBLIC WORKS DIRECTOR
 9 INDUSTRY ROAD
 BRUNSWICK, MAINE 04011
 207-725-6654

BRUNSWICK FIRE DEPARTMENT

KENNETH BRILLANT, FIRE CHIEF
 21 TOWN HALL PLACE
 BRUNSWICK, MAINE 04011
 207-725-5541

PROJECT TEAM

CIVIL ENGINEER

SITELINES P.A.
 ATTN: CURTIS Y. NEUFELD, P.E.
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, MAINE 04011
 207-725-1200
 WWW.SITELINESPA.COM

SURVEYOR

SITELINES P.A.
 ATTN: KEVIN CLARK, PLS
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, MAINE 04011
 207-725-1200
 WWW.SITELINESPA.COM

BUILDER

GRAIVER HOMES, INC.
 ATTN: LONI GRAIVER
 207-329-7355
 WWW.GRAIVERHOMES.COM

SHEET INDEX		
SHEET #	SHEET TITLE:	SCALE:
C1	COVER SHEET	NTS
C2	EXISTING CONDITION AND DEMOLITION PLAN	1" = 100'
C3	OVERALL SITE PLAN	1" = 100'
C4	SITE DEVELOPMENT PLAN	1" = 40'
C5	UTILITY PLAN	1" = 40'
C6	UTILITY PLAN	1" = 40'
C7	EROSION CONTROL PLAN	1" = 50'
C8	SITE DEVELOPMENT DETAILS, SHEET 1 OF 2	NTS
C9	SITE DEVELOPMENT DETAILS, SHEET 2 OF 2	NTS
C10	STORMWATER DETAILS	NTS
C11	EROSION CONTROL NOTES	NTS
1 OF 2	SUBDIVISION AMENDMENT #5	1" = 100'
2 OF 2	SUBDIVISION AMENDMENT #5	1" = 100'

PERMITTING REQUIREMENTS:

AGENCY:	PERMIT:	STATUS:
TOWN OF BRUNSWICK	SITE PLAN APPROVAL BUILDING	PENDING (BY CONTRACTOR)
MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION	SITE LOCATION OF DEVELOPMENT ACT PERMIT AMENDMENT (L-20116-87-L-A)	PENDING



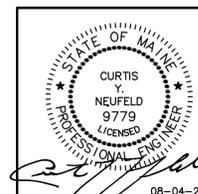
CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
 STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE: **COVER SHEET**

PROJECT: **BRUNSWICK LANDING VILLAGE PHASE II
BRUNSWICK LANDING, BRUNSWICK, MAINE**

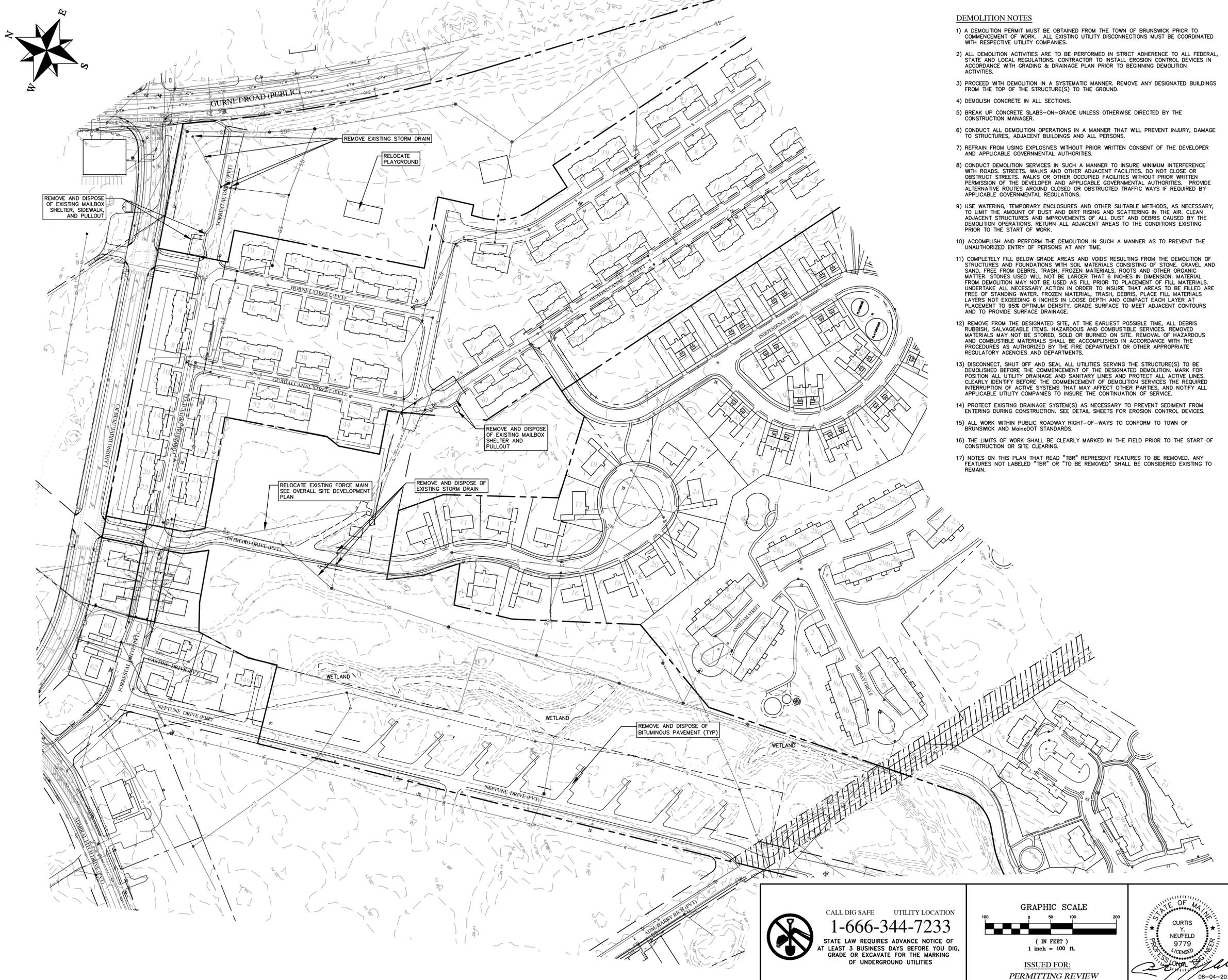
PREPARED FOR: **BRUNSWICK LANDING CONDOMINIUMS, LLC
74 NEPTUNE DRIVE, BRUNSWICK ME 04011**



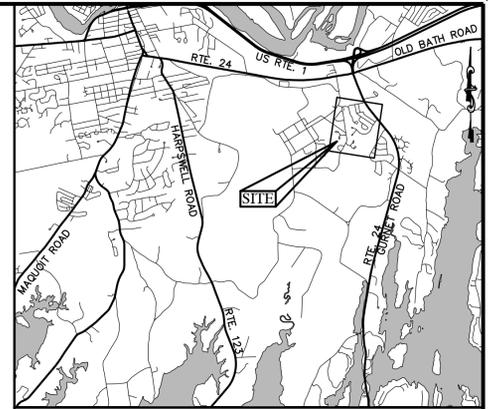
SITELINES
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, MAINE 04011
 207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/CH	SCALE: NTS	SHEET: C1
DRN BY: RPL	JOB #: 3230.06	
CH'D BY: CYN	MAP/LOT: 40 / 131 & 138	
DATE: 03-20-2020	FILE: 3230.06 COV-DET	

X:\LAND PROJECTS\2020\08\HELLOS BRUNSWICK DESIGN PHASE (ID\08\2020\08 SITE\DWG. EX COND-DEM).DWG, 3/16/2020 2:47:30 PM, CURT
 10/2020. THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINE PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINE PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINE PA. IS AT THE USER'S RISK.



- DEMOLITION NOTES**
- 1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF BRUNSWICK PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
 - 2) 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.
 - 3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER. REMOVE ANY DESIGNATED BUILDINGS FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
 - 4) DEMOLISH CONCRETE IN ALL SECTIONS.
 - 5) BREAK UP CONCRETE SLABS-ON-GRADE UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
 - 6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
 - 7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
 - 8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS OR OTHER OCCUPIED 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.
 - 9) 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.
 - 10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
 - 11) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
 - 12) 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.
 - 13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
 - 14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
 - 15) ALL WORK WITHIN PUBLIC ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN OF BRUNSWICK AND MOINEDOT STANDARDS.
 - 16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
 - 17) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.



LOCATION MAP
SCALE: 1" = 500'

1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**

PROJECT: **BRUNSWICK LANDING VILLAGE PHASE II
BRUNSWICK LANDING, BRUNSWICK, MAINE**

PREPARED FOR: **BRUNSWICK LANDING CONDOMINIUMS, LLC
74 NEPTUNE DRIVE, BRUNSWICK ME 04011**

CALL DIG SAFE UTILITY LOCATION
1-666-344-7233
 STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

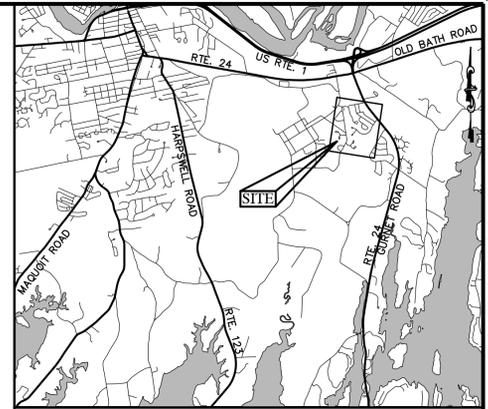
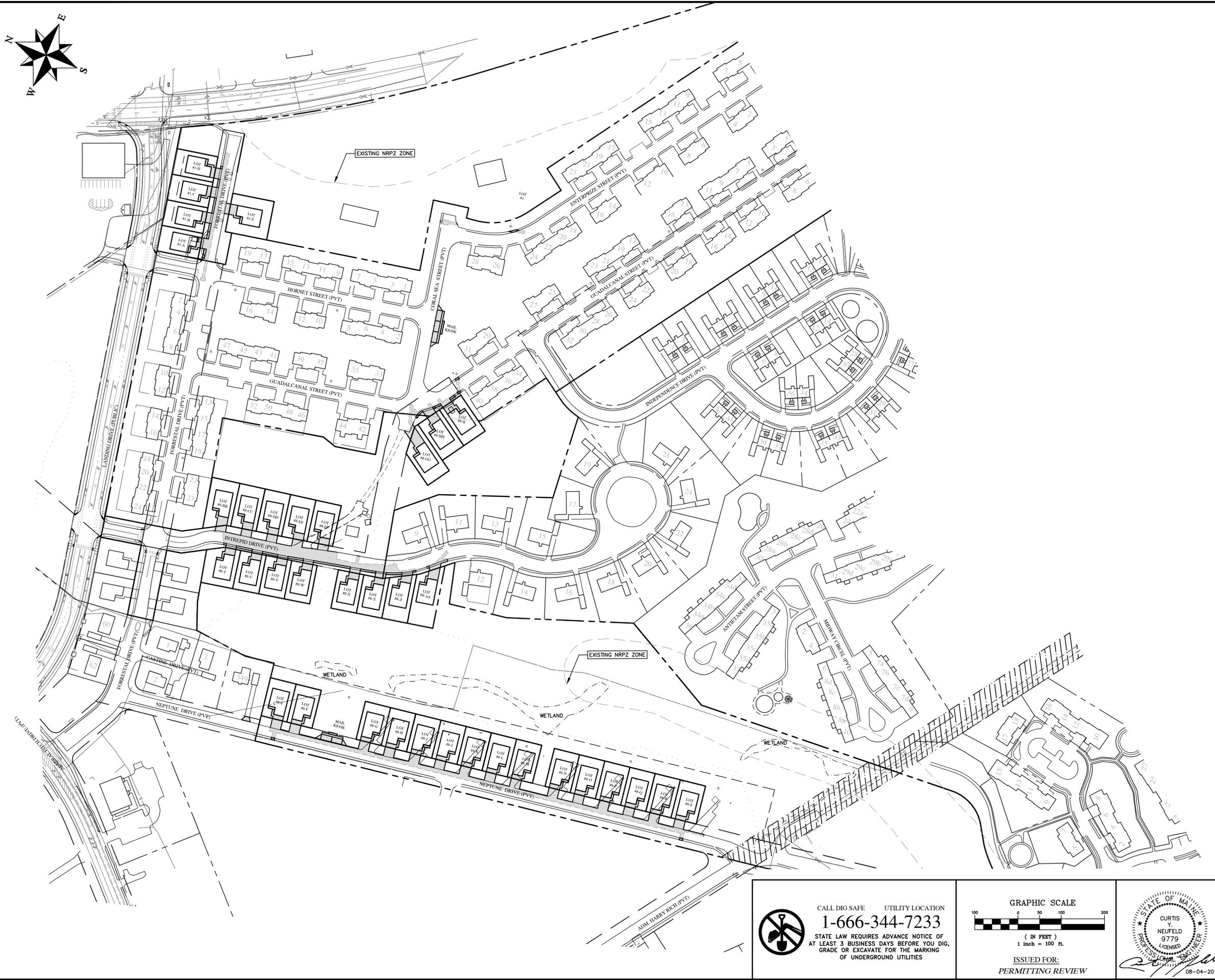
GRAPHIC SCALE
 0 50 100 200
 (IN FEET)
 1 inch = 100 ft.
 ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
 CURTIS Y. NEUFELD
 9779
 PROFESSIONAL ENGINEER
 08-04-20

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

FIELD WK: MC/CH	SCALE: 1" = 100'	SHEET:
DRN BY: RPL	JOB #: 3230.06	C2
CHD BY: CYN	MAP/LOT: 40 / 138 & 139	
DATE: 03-20-2020	FILE: 3230.03-SITE	

X:\LAND PROJECTS\2020\08\HELIOS BRUNSWICK DESIGN PHASE II\DWG\2020.08 SITE.DWG, CO. OVERALL SITE, 07/16/2020 2:47:30 PM, CURT. 13200. THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITES/PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES/PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITES/PA IS UNLAWFUL AND IS AT THE USER'S RISK.



LOCATION MAP
SCALE: 1" = 5000'

PLAN REFERENCE:
 o) "ALTA/NSPS LAND TITLE SURVEY OF LAND OF MULTI-UNIT RESIDENTIAL PROPERTIES, BRUNSWICK, LANDING, BRUNSWICK MAINE" PREPARED FOR HELIOS SERVICES, BY SITES/PA ON JUNE 29, 2017.

GENERAL NOTES:
 1. AREA OF EXISTING LOTS = 115.82 AC.
 2. ORDINANCE STANDARDS:
 ZONE: GR1 (GROWTH RESIDENTIAL 1)
 MINIMUM LOT SIZE: 0.0 ACRES
 DIMENSION REQUIREMENTS:
 1.) MINIMUM LOT WIDTH: 40'
 2.) YARD DEPTHS
 A) FRONT = 0'
 B) REAR = 0'
 C) SIDE = 0'
 3.) MINIMUM BUILDING HEIGHT = 24'
 MAXIMUM BUILDING HEIGHT = 50'
 MAXIMUM DENSITY = 8 UNITS PER ACRE
 MAXIMUM IMPERVIOUS SURFACE COVERAGE = 45%
 MAXIMUM BUILDING FOOTPRINT PER STRUCTURE = 20,000 S.F.
 3. TAX MAP REFERENCE:
 LOT 8: TAX MAP 40, LOT 138
 LOT 9: TAX MAP 40, LOT 139
 4. WETLANDS:
 WETLANDS DELINEATED BY ATLANTIC ENVIRONMENTAL, BATH, ME.

1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE: **OVERALL SITE PLAN**

PROJECT: **BRUNSWICK LANDING VILLAGE PHASE II
BRUNSWICK LANDING, BRUNSWICK, MAINE**

PREPARED FOR: **BRUNSWICK LANDING CONDOMINIUMS, LLC
74 NEPTUNE DRIVE, BRUNSWICK ME 04011**

CALL DIG SAFE UTILITY LOCATION
1-666-344-7233
 STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

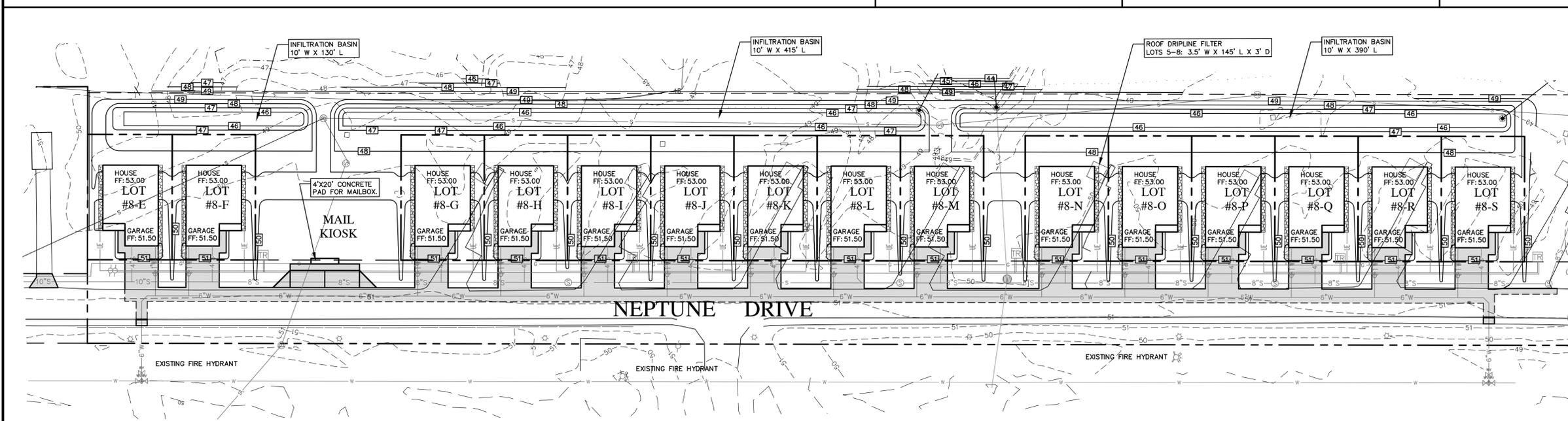
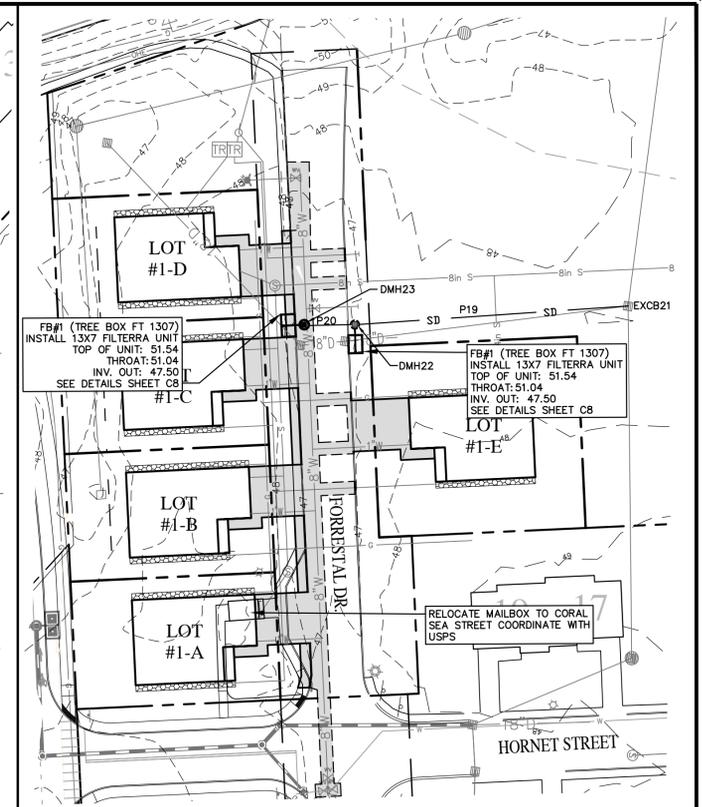
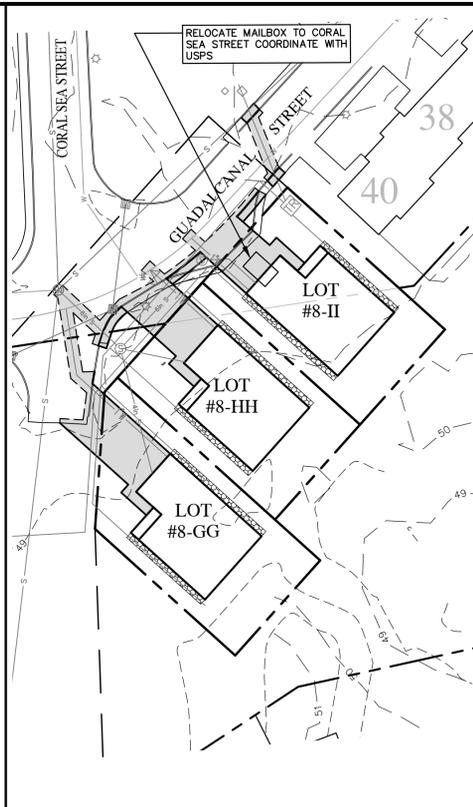
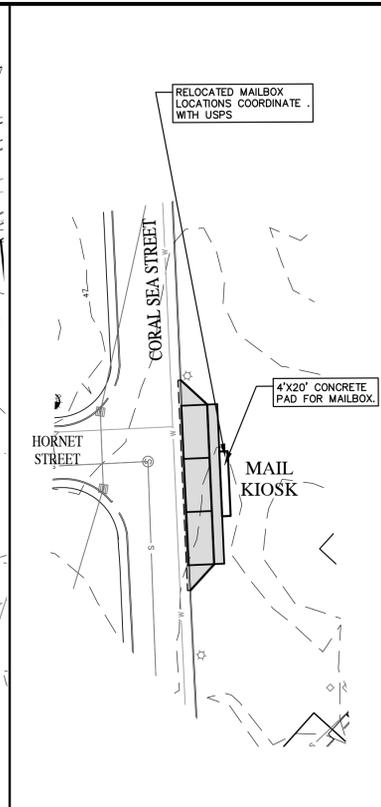
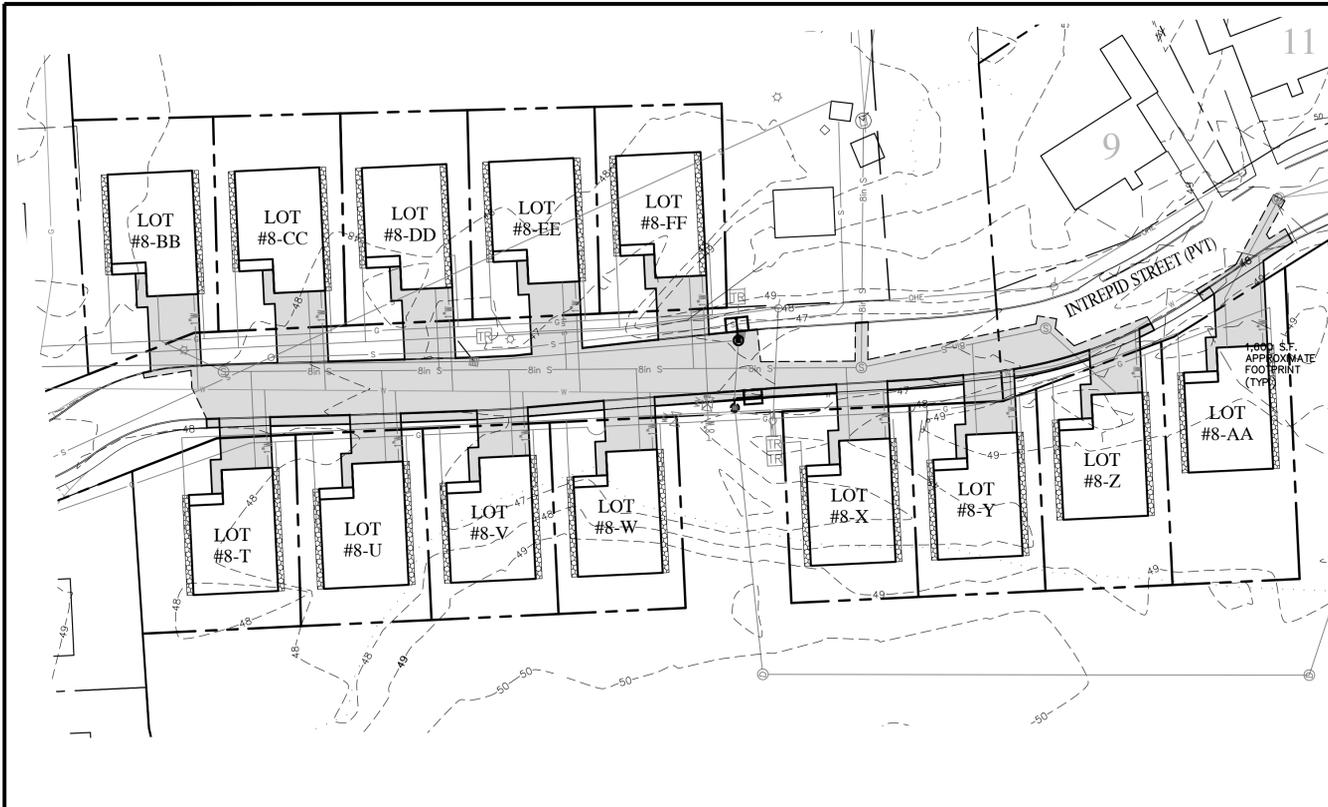
GRAPHIC SCALE
 0 50 100 200
 (IN FEET)
 1 inch = 100 ft.
 ISSUED FOR:
 PERMITTING REVIEW

STATE OF MAINE
 CURTIS Y. NEUFELD
 9779
 LICENSED PROFESSIONAL SURVEYOR
 08-04-20

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

FIELD WK: MC/CH	SCALE: 1" = 100'	SHEET:
DRN BY: RPL	JOB #: 3230.06	C3
CHD BY: CYN	MAP/LOT: 40 / 131 & 138	
DATE: 03-20-2020	FILE: 3230.06-SITE	

03/20/2020 08:46:00 HELIOS BRUNSWICK DESIGN PHASE II (REVISED) 06 SITE PLAN, CA SITE, 3/16/2020 2:47:30 PM, CURT



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.

GROWTH RESIDENTIAL 1 ZONING DISTRICT (GR1) & BLV CDP		
ZONING STANDARD	REQUIRED	PROPOSED
MIN. LOT SIZE:	N/A	
MIN. LOT WIDTH:	40'	61.66
YARD DEPTH:		
FRONT:	0'	0'+
REAR:	0'	0'+
SIDE:	0'	0'+
MIN/MAX. HEIGHT:	1-4 STORIES	1 STORY
MAX. FOOTPRINT:	20,000 S.F.	1,600 S.F.
MAX. IMPERVIOUS COVERAGE:	55%	<55%
PARKING REQUIRED	2 PER D.U. = 16 SPACES	16 SPACES

- GRADING AND DRAINAGE NOTES:**
- 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.
 - ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.
 - 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.
 - ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.
 - STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.
 - 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.
 - UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT 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
 - BENCHMARK INFORMATION: SEE PLAN
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.
 - RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
 - TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.

SEE UTILITY SHEETS FOR DRAINAGE STRUCTURE DATA

CALL DIG SAFE UTILITY LOCATION

1-666-344-7233

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 = 40 ft.

ISSUED FOR:
PERMITTING REVIEW

CURTIS V. NEUFELD
9779
REGISTERED PROFESSIONAL ENGINEER

1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE: **SITE DEVELOPMENT PLAN**

PROJECT: **BRUNSWICK LANDING VILLAGE PHASE II
BRUNSWICK LANDING, BRUNSWICK, MAINE**

PREPARED FOR: **BRUNSWICK LANDING CONDOMINIUMS, LLC
74 NEPTUNE DRIVE, BRUNSWICK ME 04011**

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

FIELD WK: MC/CH SCALE: 1" = 40'

DRN BY: RPL JOB #: 3230.06

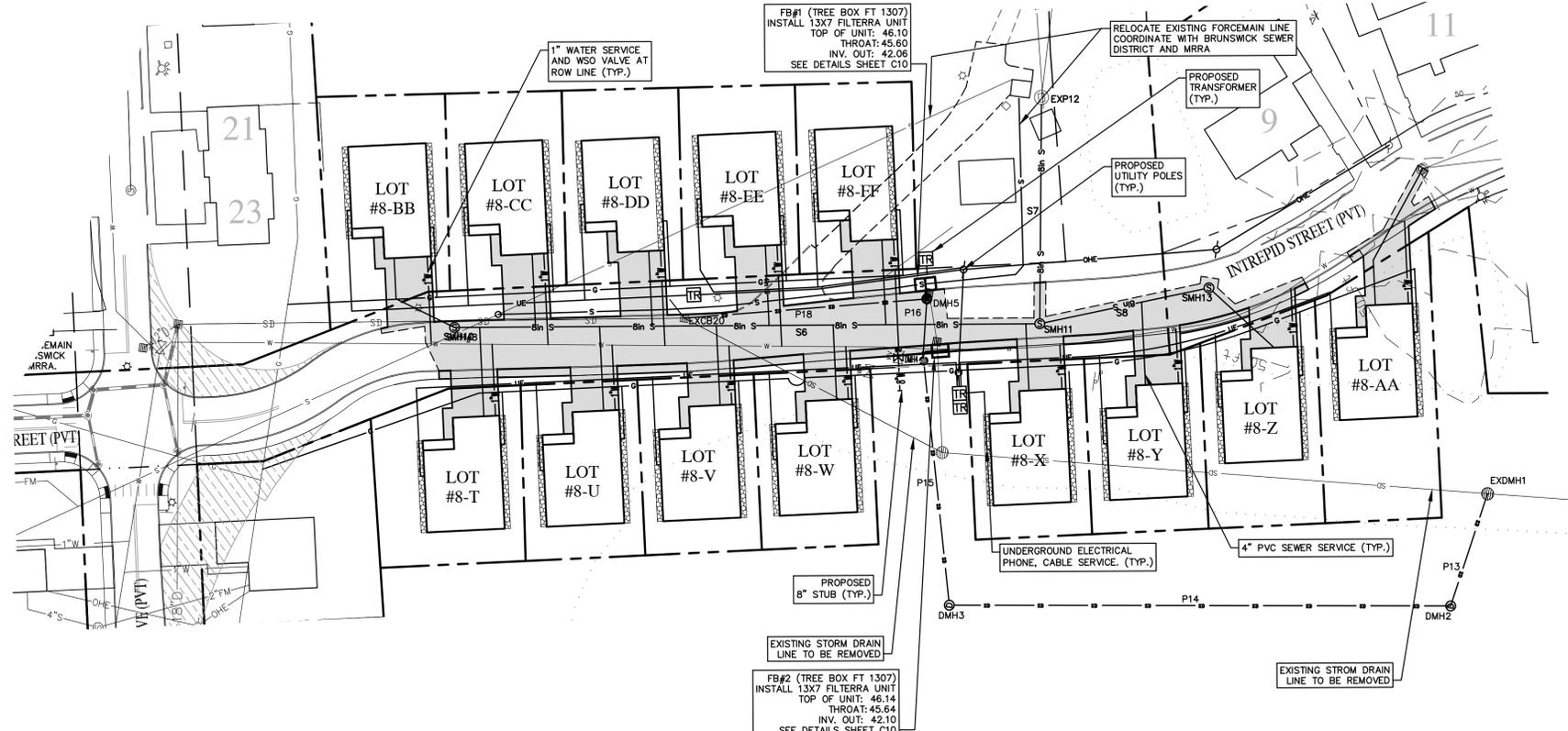
CHD BY: CYN MAP/LOT: 40 / 131 & 138

DATE: 03-20-2020 FILE: 3230.06 SITE

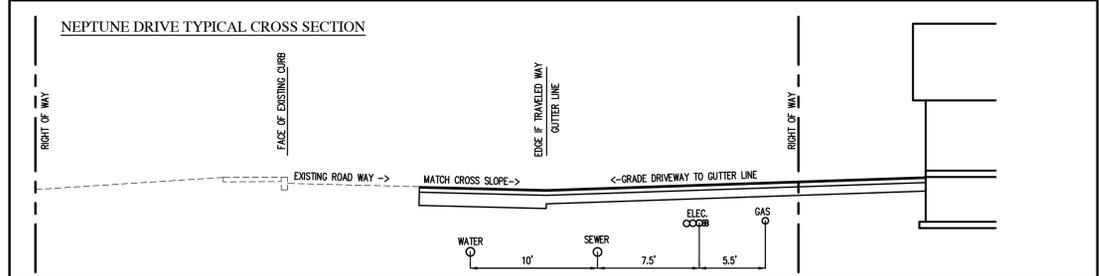
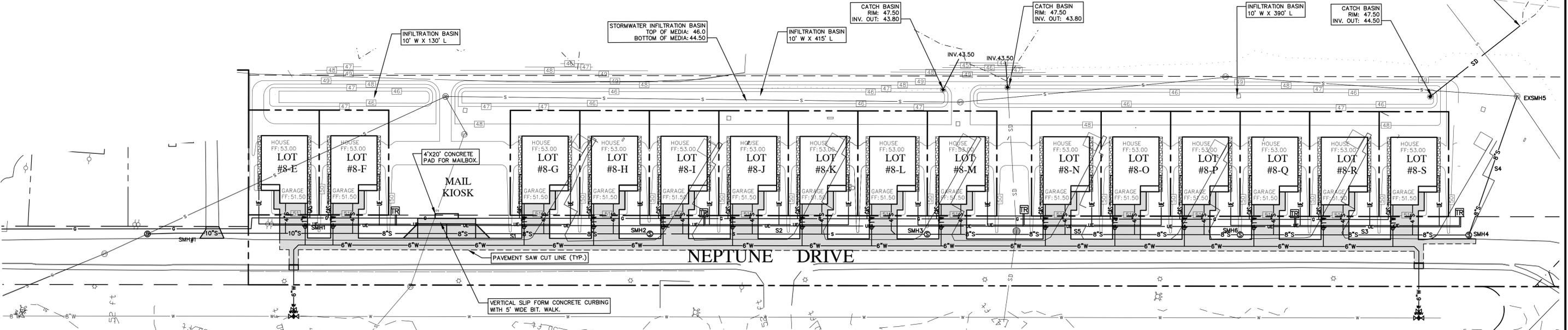
SHEET:

C4

1. ALL TERMINATIONS AND CONNECTIONS OF SERVICES SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE UTILITY DISTRICT. ALL BACKFILLING AND COMPACTION OF WATER AND SEWER LINE TRENCHES SHALL BE AS APPROVED BY THE LOCAL UTILITY DISTRICT.



- UTILITY NOTES:**
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 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. DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA C150 AND C151, CLASS 52, AND HAVE PUSH ON OR FLANGED JOINTS AS REQUIRED. FITTINGS SHALL HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.
 10. SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR-35 PVC.
 11. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
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 15. 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.
 16. 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.
 17. ANY CURB BOXES LOCATED WITHIN PAVEMENT SHALL BE INSTALLED INSIDE A GATE BOX TOP.
 18. 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.



NAME	RIM	INV. IN	INV. IN	INV. OUT
DMH6	48.85	N/A	N/A	41.64
EXCB20	48.57	N/A	N/A	44.31
DMH5	47.23	43.70	43.70	43.60
DMH4	46.73	43.46	N/A	43.36
DMH3	50.26	42.75	N/A	42.65
DMH2	49.47	41.38	N/A	41.28
EXDMH1	47.95	42.05	N/A	41.00
SMH1	50.82	N/A	N/A	46.15
SMH2	50.59	45.02	N/A	44.92
SMH3	50.74	43.98	N/A	43.88
SMH6	50.89	42.82	N/A	42.72
SMH4	50.70	41.94	N/A	41.84
EXSMH5	50.00	41.45	N/A	N/A
SMH10	48.00	N/A	N/A	43.28
SMH13	47.76	N/A	N/A	42.53
SMH11	46.39	40.50	40.50	40.40
EXP12	48.96	38.84	N/A	N/A
SMH19	47.50	N/A	N/A	43.75
SMH18	48.50	43.23	N/A	43.13
SMH17	47.80	42.07	N/A	41.97
SMH16	48.50	43.91	N/A	40.81
EXSMH15	48.00	40.10	N/A	N/A
EXCB21	46.50	40.96	40.96	40.93
DMH22	46.95	42.65	42.65	42.65
DMH23	46.29	42.71	N/A	42.71

NAME	DOWN	UP	DN INV.	UP INV.	LEN.	SLOPE(%)	MATERIAL	SIZE (IN)
P18	DMH5	EXCB20	43.70	44.31	121.13	0.500	HDPE	12.0
P16	DMH4	DMH5	43.46	43.60	27.70	0.500	HDPE	18.0
P15	DMH3	DMH4	42.65	42.65	121.85	0.000	HDPE	24.0
P14	DMH2	DMH3	42.65	42.65	253.81	0.000	HDPE	24.0
P13	EXDMH1	DMH2	42.05	42.65	56.54	0.500	HDPE	18.0
P19	EXCB21	DMH22	40.96	42.65	125.00	1.352	HDPE	18.0
P20	DMH22	DMH23	42.65	42.71	19.45	0.003	HDPE	18.0
S1	SMH2	SMH1	45.02	46.15	281.92	0.400	PVC	8.0
S2	SMH3	SMH2	43.98	44.92	235.36	0.400	PVC	8.0
S5	SMH6	SMH3	42.82	43.88	266.18	0.400	PVC	8.0
S3	SMH4	SMH6	41.94	42.72	193.35	0.400	PVC	8.0
S4	EXSMH5	SMH4	41.45	41.84	122.29	0.318	PVC	8.0
S8	SMH11	SMH13	40.50	42.53	84.90	2.393	PVC	8.0
S6	SMH11	SMH10	40.50	43.28	296.97	0.936	PVC	8.0
S7	SMH12	SMH11	38.84	40.40	111.86	1.394	PVC	8.0
S12	SMH18	SMH19	43.23	43.75	130.54	0.400	PVC	8.0
S11	SMH17	SMH18	42.07	43.13	266.78	0.400	PVC	8.0
S10	SMH16	SMH17	40.91	41.97	264.28	0.400	PVC	8.0
S9	EXSMH15	SMH16	40.10	40.81	177.11	0.400	PVC	8.0

1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE: **UTILITY PLAN**

PROJECT: **BRUNSWICK LANDING VILLAGE PHASE II
BRUNSWICK LANDING, BRUNSWICK, MAINE**

PREPARED FOR: **BRUNSWICK LANDING CONDOMINIUMS, LLC
74 NEPTUNE DRIVE, BRUNSWICK ME 04011**

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FIELD WK: MC/CH	SCALE: 1" = 40'	SHEET:
DRN BY: RPL	JOB #: 3230.06	C5
CHD BY: CYN	MAP/LOT: 40 / 138 & 139	
DATE: 03-20-2020	FILE: 3230.03-SITE	

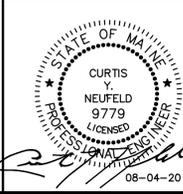
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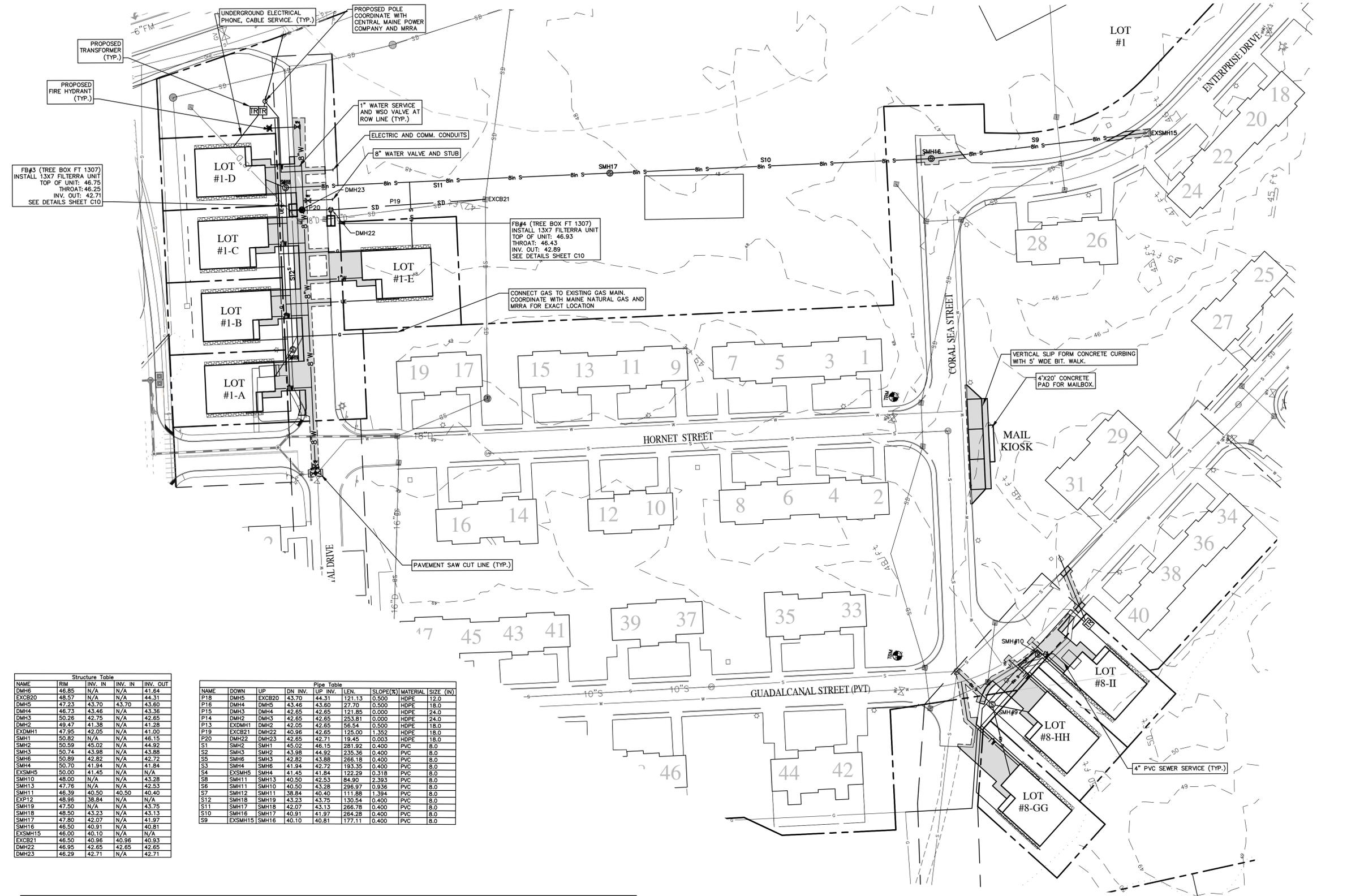
GRAPHIC SCALE
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(IN FEET)
1 inch = 40 ft

ISSUED FOR:
PERMITTING REVIEW

08-04-20



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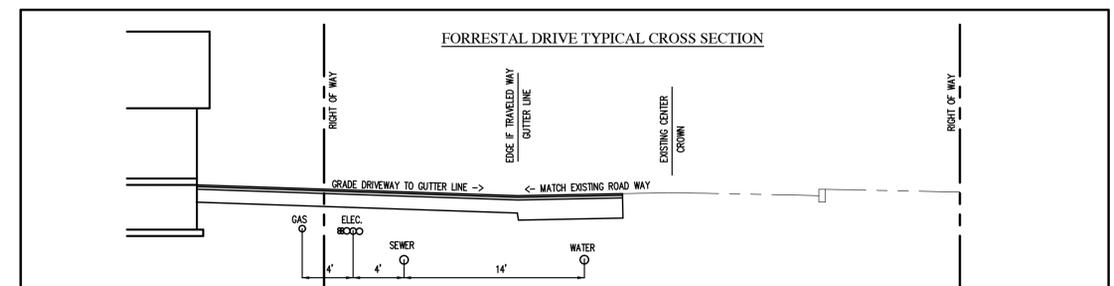
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Structure Table

NAME	R/W	INV. IN	INV. IN	INV. OUT
DMH6	48.85	N/A	N/A	41.64
EXCB20	48.57	N/A	N/A	44.31
DMH5	47.23	43.70	43.70	43.60
DMH4	46.75	43.46	N/A	43.36
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SMH19	47.50	N/A	N/A	43.75
SMH18	48.50	43.23	N/A	43.13
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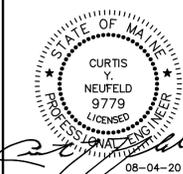
Pipe Table

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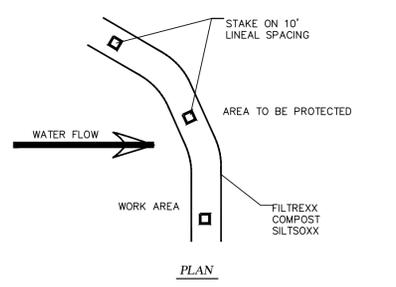
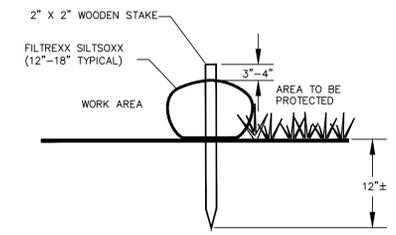
1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE: UTILITY PLAN
PROJECT: BRUNSWICK LANDING VILLAGE PHASE II
 BRUNSWICK LANDING, BRUNSWICK, MAINE
PREPARED FOR: BRUNSWICK LANDING CONDOMINIUMS, LLC
 74 NEPTUNE DRIVE, BRUNSWICK ME 04011

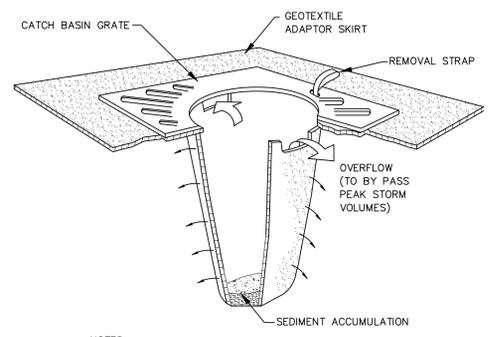
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CHD BY: CYN	MAP/LOT: 40 / 131 & 138	
DATE: 03-20-2020	FILE: 3230.06-SITE	

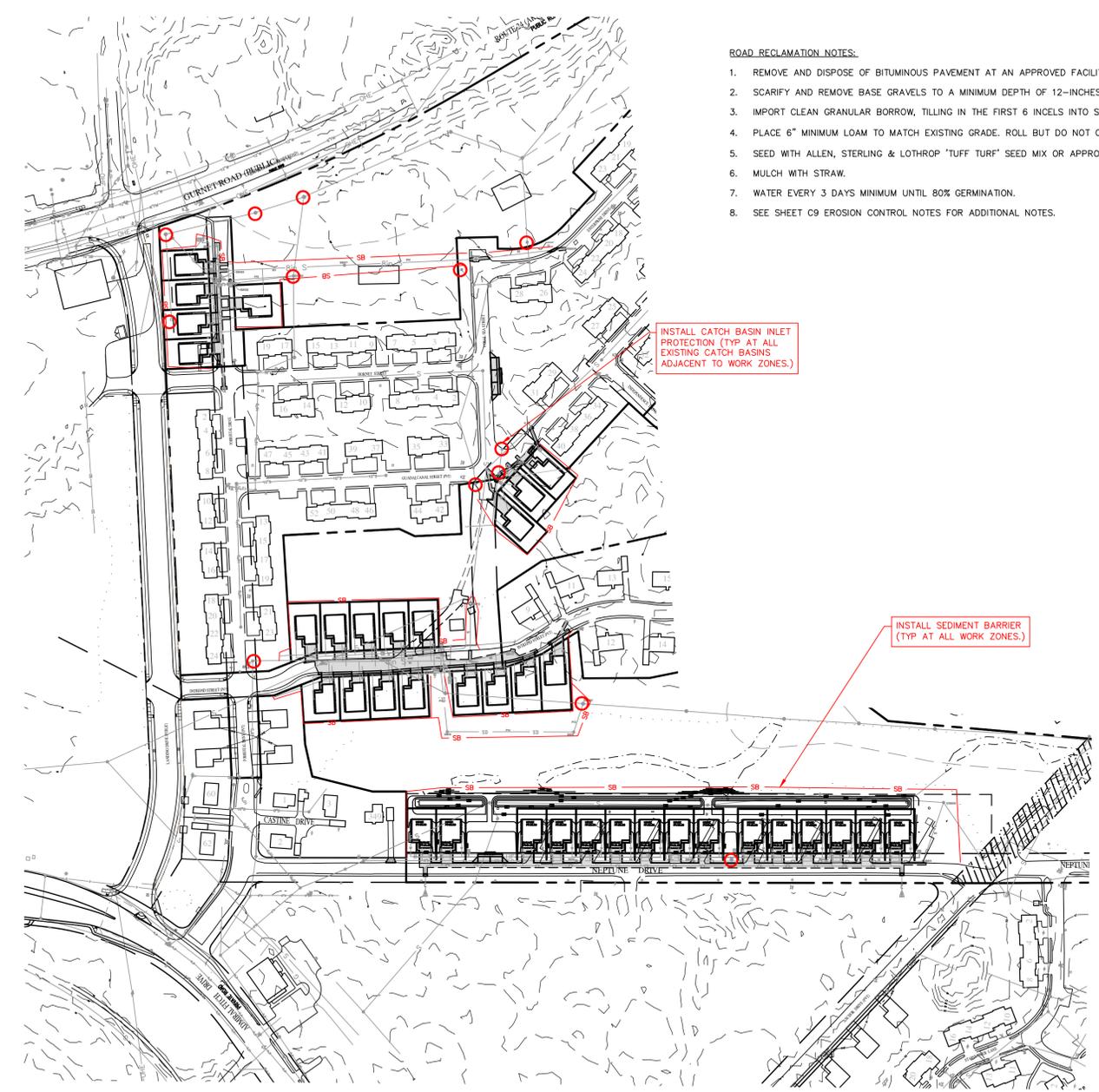
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
 2. SILT SOCKS COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
 3. SILT SOCKS DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 5. SILT FENCE MAY BE USED IN LIEU.



- NOTES:**
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
 2. SILT SOCKS COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
 3. SILT SOCKS DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
 5. SILT FENCE MAY BE USED IN LIEU.



- NOTES:**
1. CATCH BASIN PROTECTION TO BE "SILT SACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).
 2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
 3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.



- ROAD RECLAMATION NOTES:**
1. REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT AT AN APPROVED FACILITY.
 2. SCARIFY AND REMOVE BASE GRAVELS TO A MINIMUM DEPTH OF 12-INCHES BELOW GRADE.
 3. IMPORT CLEAN GRANULAR BORROW, TILLING IN THE FIRST 6 INCHES INTO SUBGRADE.
 4. PLACE 6" MINIMUM LOAM TO MATCH EXISTING GRADE. ROLL BUT DO NOT COMPACT.
 5. SEED WITH ALLEN, STERLING & LOTHROP 'TUFF TURF' SEED MIX OR APPROVED EQUAL.
 6. MULCH WITH STRAW.
 7. WATER EVERY 3 DAYS MINIMUM UNTIL BOX GERMINATION.
 8. SEE SHEET C9 EROSION CONTROL NOTES FOR ADDITIONAL NOTES.

INSTALL CATCH BASIN INLET PROTECTION (TYP AT ALL EXISTING CATCH BASINS ADJACENT TO WORK ZONES.)

INSTALL SEDIMENT BARRIER (TYP AT ALL WORK ZONES.)

- LEGEND**
- CATCH BASIN INLET PROTECTION
 - SB — SEDIMENT BARRIER

- EROSION & SEDIMENT CONTROL (ESC) NOTES:**
1. ESC BMPs SHALL BE INSTALLED PRIOR TO START OF WORK.
 2. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT DISTURBED AREAS AND REVIEW BMPs PRIOR TO FORECAST PRECIPITATION OF MORE THAN 0.5 INCHES.
 3. CONTRACTOR TO SWEEP EXISTING PAVED ACCESS AS NEEDED TO REMOVE TRACKED SOILS.
 4. CONTRACTOR SHALL KEEP THE WRITTEN STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE PLAN ON SITE.
 5. SEE ADDITIONAL NOTES ON SHEET C10, EROSION CONTROL NOTES.

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.

1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE:	EROSION CONTROL PLAN	
PROJECT:	BRUNSWICK LANDING VILLAGE PHASE II BRUNSWICK LANDING, BRUNSWICK, MAINE	
PREPARED FOR:	BRUNSWICK LANDING CONDOMINIUMS, LLC 74 NEPTUNE DRIVE, BRUNSWICK ME 04011	

CALL DIG SAFE UTILITY LOCATION
1-666-344-7233
 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 25 50 100
 (IN FEET)
 1 inch = 50 ft.
 ISSUED FOR:
PERMUTTING REVIEW

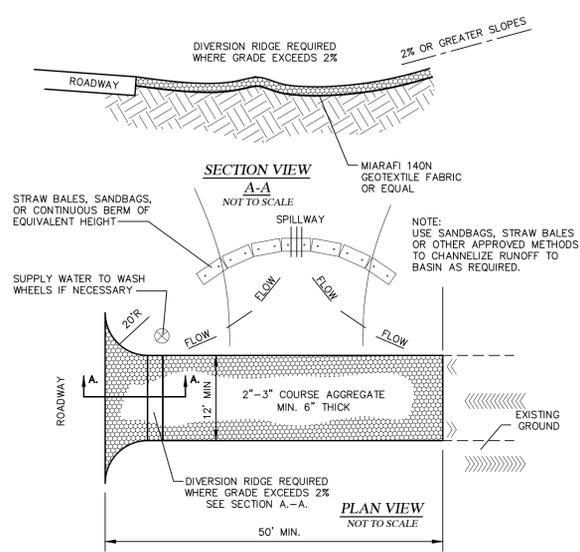
STATE OF MAINE
 CURTIS Y. NEUFELD
 9779
 PROFESSIONAL ENGINEER
 08-04-20

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

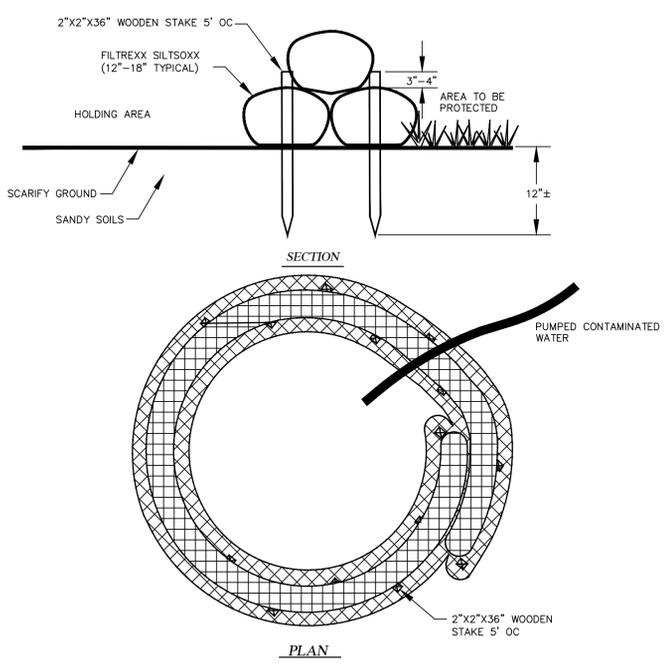
FIELD WK: MC/CH	SCALE: 1"=50'	SHEET:
DRN BY: RPL	JOB #: 3230.06	C7
CHD BY: CYN	MAP/LOT: 40 / 138 & 139	
DATE: 03-20-2020	FILE: 3230.06 SITE	

A FILTREXX SILT SOCK DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.

B TEMPORARY INLET PROTECTION DETAIL
N.T.S.



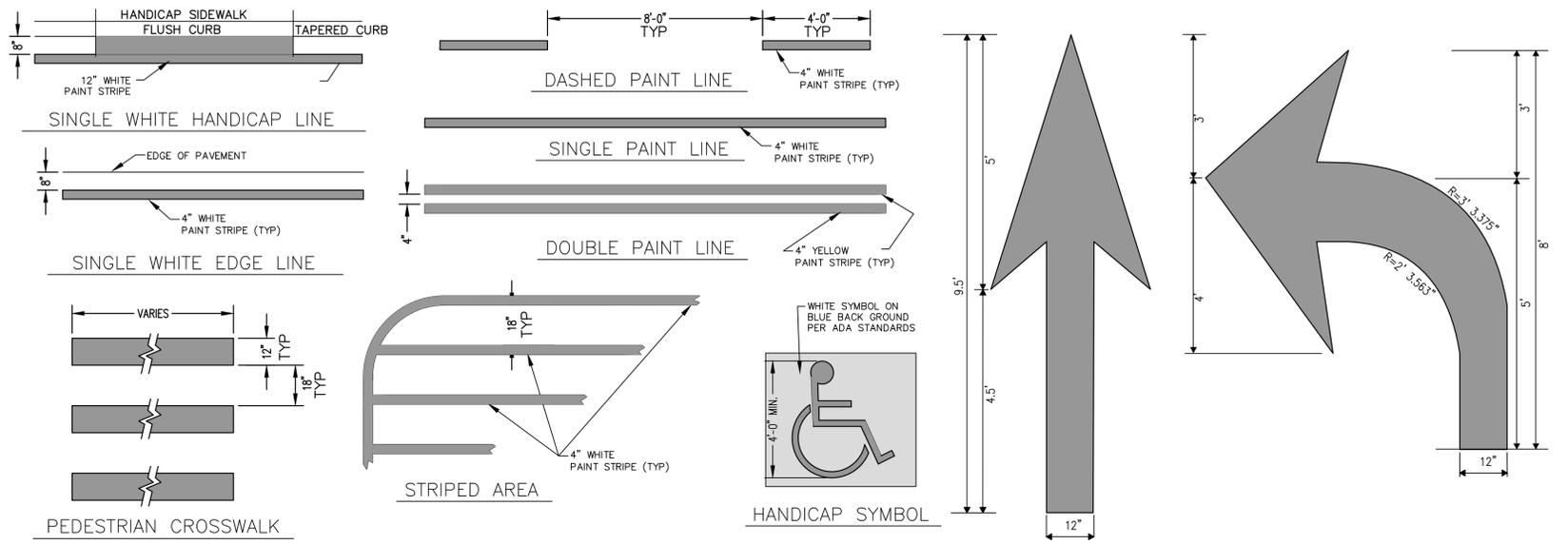
- NOTE:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.
 4. TRACKED MUD OR SEDIMENT SHALL BE REMOVED PRIOR TO THE NEXT STORM EVENT. "REMOVED" SHALL MEAN VACUUM SWEEPING, MECHANICAL BROOM/SWEEPING SEDIMENT INTO DITCHES OR STRUCTURES IS NOT ACCEPTABLE.



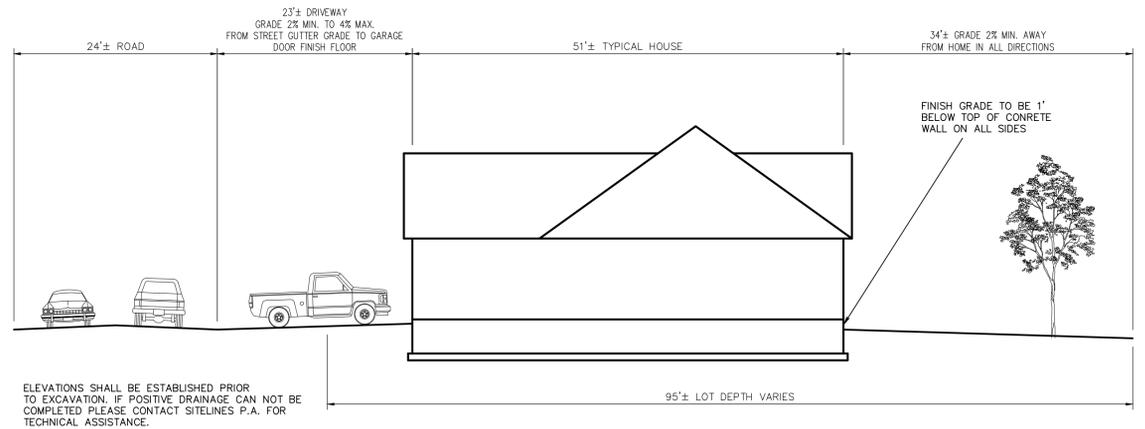
D SEDIMENT TRAP DETAIL
N.T.S.

C STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

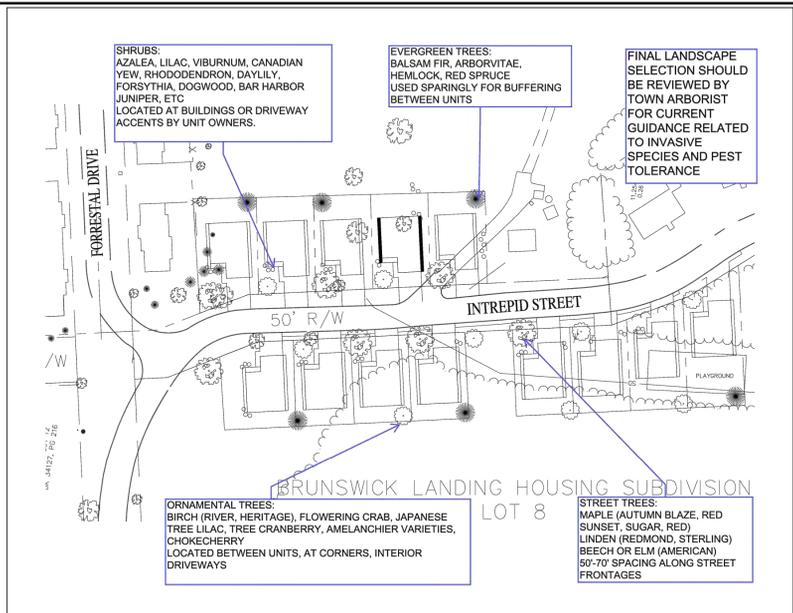
1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN
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A PAVEMENT MARKINGS
N.T.S.



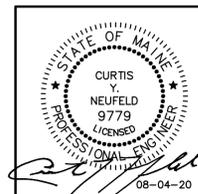
B TYPICAL LOT GRADING DETAIL
N.T.S.



C MASTER LANDSCAPE CONCEPT
N.T.S.

1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE:	SITE DEVELOPMENT DETAILS SHEET 2 OF 2	
PROJECT:	BRUNSWICK LANDING VILLAGE PHASE II BRUNSWICK LANDING, BRUNSWICK, MAINE	
OWNER:	BRUNSWICK LANDING CONDOMINIUMS, LLC 74 NEPTUNE DRIVE, BRUNSWICK ME 04011	



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

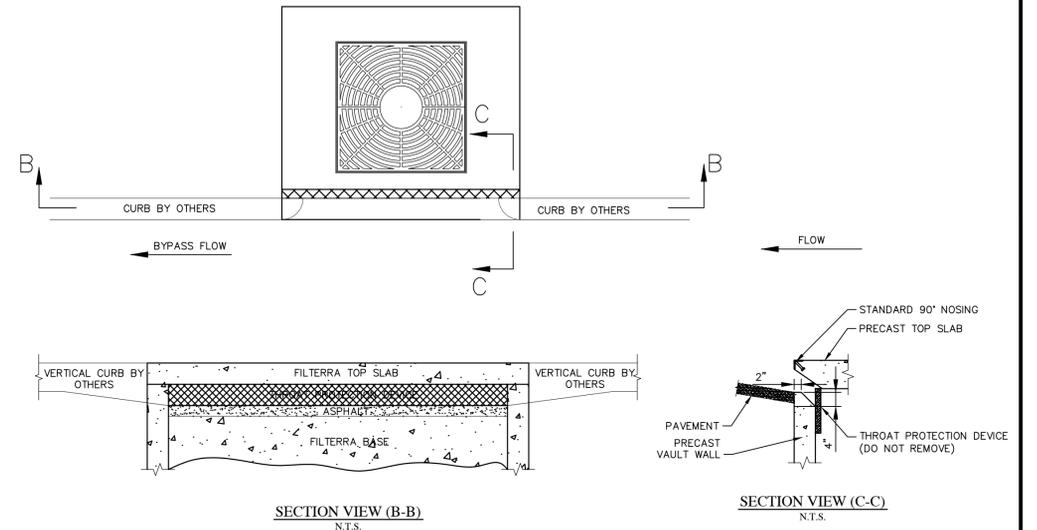
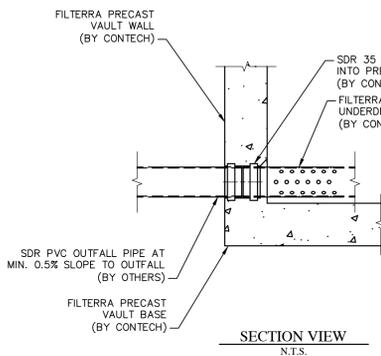
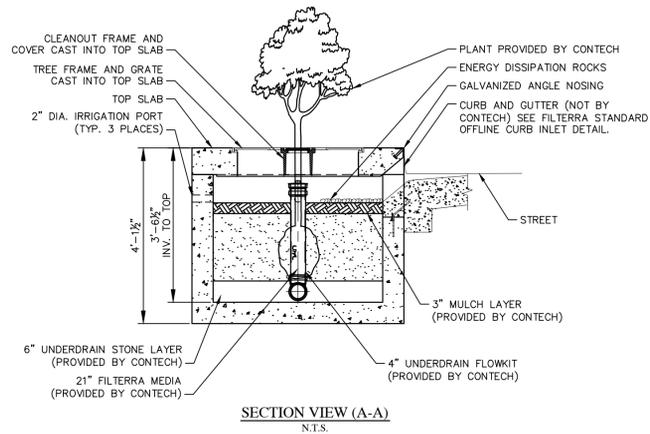
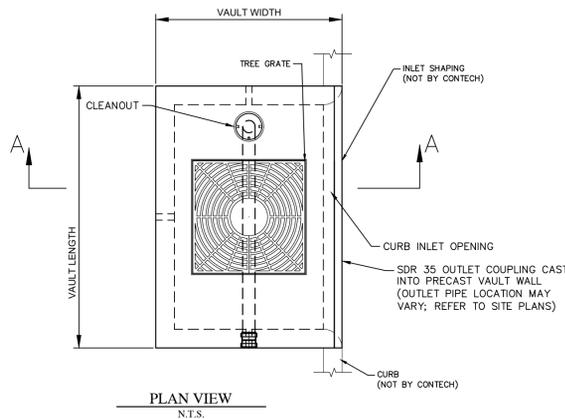
FIELD WK: MC/CH	SCALE: NTS	SHEET:
DRN BY: RPL	JOB #: 3230.06	C9
CHD BY: CYN	MAP/PLOT: 40 / 131 & 138	
DATE: 03-20-2020	FILE: 3230.06 COV-DET	

PERMITTING REVIEW

FT LONG SIDE INLET CONFIGURATION				
DESIGNATION	SIZE	LENGTH	WIDTH	OUTLET PIPE TREE GRATE QTY & SIZE
FT1307	13 x 7	13'-0"	7'-0"	6" SDR 35 (2) 4" x 4"

INTERNAL PIPE CONFIGURATION MAY VARY DEPENDING UPON OUTLET LOCATION

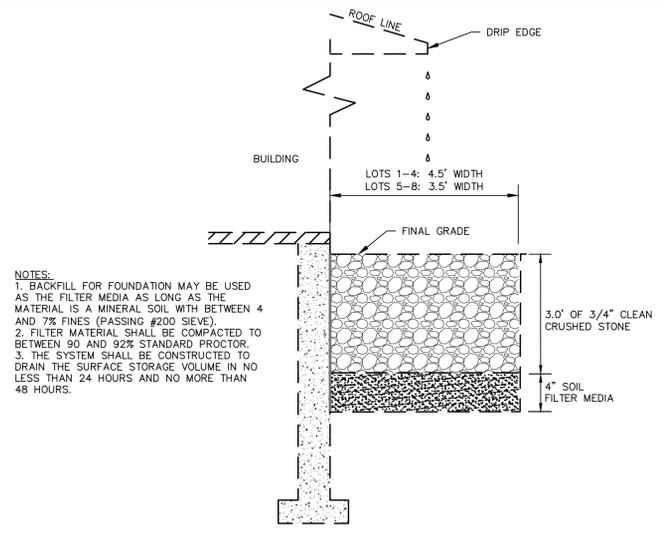
SYSTEM MUST BE INSTALLED UNDER CONTECH SUPERVISION. FOR INSTALLATION QUESTIONS, CONTACT CONTECH (207-892-0348)



A FILTERRA OFF-LINE CURB INLET CONFIGURATION
N.T.S.

B FILTERRA OUTFALL PIPE CONNECTION
N.T.S.

C FILTERRA MODIFIED THROAT OPENING
N.T.S.



CONSTRUCTION OVERSIGHT: THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES TO BE BUILT AS PART OF THE PROJECT. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A COPY OF THE TEST RESULTS FOR ANY SOIL FILL, AGGREGATE, OR MULCH MATERIALS USED IN THE CONSTRUCTION OF THE STORMWATER MANAGEMENT STRUCTURES AND A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT.

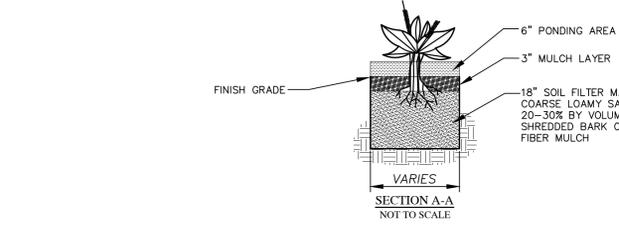
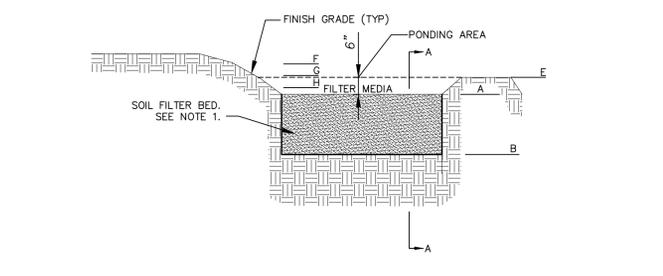
ROOF DRIPLINE FILTRATION: CONSTRUCTION INSPECTIONS: AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION WILL OCCUR AFTER FOUNDATION SOIL PREPARATION BUT PRIOR TO PLACEMENT OF THE GEOTEXTILE LINING, AFTER THE FOUNDATION DRAIN PIPE IS INSTALLED BUT NOT YET BACKFILLED, AFTER THE PIPE BEDDING GRAVEL IS PLACED BUT PRIOR TO THE PLACEMENT OF THE GRAVEL FILTER MEDIA, AFTER THE GRAVEL FILTER MEDIA HAS BEEN PLACED BUT PRIOR TO INSTALLING THE CRUSHED STONE SURFACE LAYER, AND AFTER THE SURFACE CRUSHED STONE SURFACE LAYER IS INSTALLED.

TESTING AND SUBMITTALS: THE GRAVEL FILTER MEDIA IN THE ROOF DRIPLINE FILTRATION BMP MUST BE CONFIRMED AS SUITABLE BY TESTING. THE CONTRACTOR SHALL IDENTIFY THE SOURCE OF THESE GRAVELS AND OBTAIN SAMPLES FOR TESTING. ALL TESTING MUST BE DONE BY A CERTIFIED LABORATORY. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLETION OF THE FOLLOWING SAMPLING AND TESTING BEFORE THE GRAVEL IS PLACED AS PART OF THE DRIPLINE FILTER'S CONSTRUCTION.

- OBTAIN A SAMPLE OF THE GRAVEL FILTER MEDIA. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE GRAVEL STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) OF THE SAND FILTER MEDIA SHOWING IT MEETS THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
3	100
#200	4-7

D ROOF DRIPLINE FILTER DETAIL
N.T.S.



ELEVATION TABLE	
	BASIN
A - TOP OF BED	46.00
B - TOP OF BEDDING	44.50
E - OVERFLOW BERM	47.50
F - 25YR WATER SURFACE ELEVATION	TBD
G - 10YR WATER SURFACE ELEVATION	TBD
H - 2YR WATER SURFACE ELEVATION	TBD

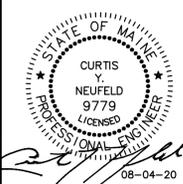
NOTES:

- THE SOIL FILTER BED SHALL CONSIST OF A SILTY SAND SOIL OR SOIL MIXTURE COMBINED WITH 20% TO 25% BY VOLUME (NO LESS THAN 10% BY DRY WEIGHT) OF A MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH. THE RESULTING MIXTURE SHALL HAVE MORE THAN 8% PASSING THE 200 SIEVE AND A CLAY CONTENT OF LESS THAN 2%.
- THE FILTER MEDIA SHALL BE PLANTED WITH PLANTS THAT ARE TOLERANT OF WELL DRAINED SOILS AND FREQUENT INUNDATION. NATIVE PLANTS SHALL BE CHOSEN FOR THEIR TOLERANCE OF WELL DRAINED MOISTURE FLUCTUATION, POLLUTANT LOADING, LIGHT AMOUNT, TEMPERATURE, AND PH. THE PLANTS SPACING SHALL BE NO MORE THAN 18 INCHES TO 3 FEET ON CENTER. FULL PLANT COVER SHALL BE ACHIEVED WITHIN THE FIRST YEAR FROM CONSTRUCTION.
- THE CONTRACTOR SHALL NOT ACCESS, PRE-LOAD, OR DISTURB THE AREAS PROPOSED FOR INFILTRATION DURING CONSTRUCTION.

E BIORETENTION FILTER DETAIL
N.T.S.

CONSTRUCTION OVERSIGHT:

- THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES TO BE BUILT AS PART OF THE PROJECT. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR.
- ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED.
- ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A COPY OF THE TEST RESULTS FOR ANY SOIL FILL, AGGREGATE, OR MULCH MATERIALS USED IN THE CONSTRUCTION OF THE STORMWATER MANAGEMENT STRUCTURES AND A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT.
- CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE. 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
- COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
- CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES BUT NOT BACKFILLED,
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
 - AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDING, BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
 - ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
- TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
 - SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 - PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 - PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.



1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE: **STORMWATER DETAILS**

PROJECT: **BRUNSWICK LANDING VILLAGE PHASE II
BRUNSWICK LANDING, BRUNSWICK, MAINE**

OWNER: **BRUNSWICK LANDING CONDOMINIUMS, LLC
74 NEPTUNE DRIVE, BRUNSWICK ME 04011**

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

FIELD WK: MC/CH SCALE: NTS SHEET: **C10**

DRN BY: RPL JOB #: 3230.06

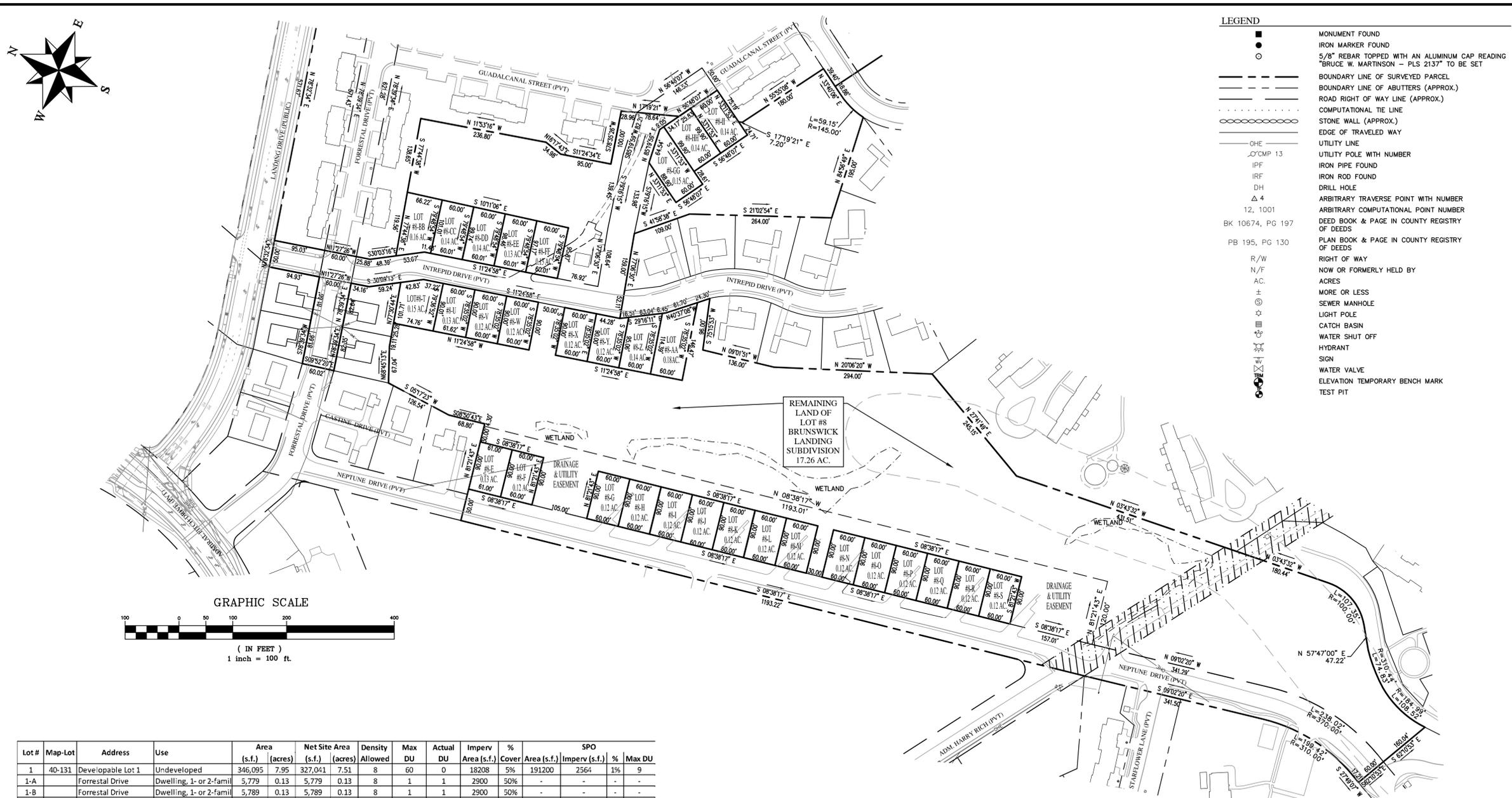
CHD BY: CYN MAP/PLOT: 40/131 & 138

DATE: 03-20-2020 FILE: 3230.06 COV-DET

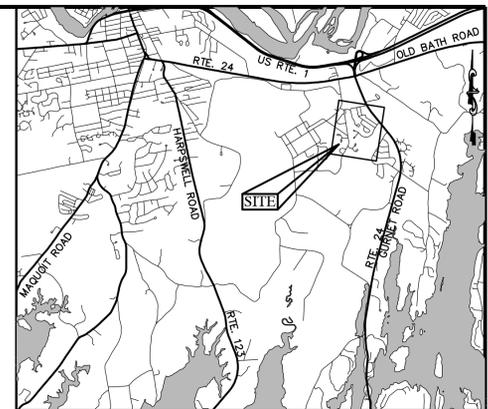
PERMITTING REVIEW

08-04-20

X:\LAND PROJECTS\2020-08 HELIOS BRUNSWICK DESIGN PHASE\16050320.06 SITE.DWG - SUBDIVISION AMEND 5 (1) 3/16/2020 2:47:20 PM - CURT



LEGEND	
■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
---	BOUNDARY LINE OF SURVEYED PARCEL
- - - -	BOUNDARY LINE OF ADJUTERS (APPROX.)
---	ROAD RIGHT OF WAY LINE (APPROX.)
---	COMPUTATIONAL TIE LINE
---	STONE WALL (APPROX.)
---	EDGE OF TRAVELED WAY
---	UTILITY LINE
---	UTILITY POLE WITH NUMBER
---	IRON PIPE FOUND
---	IRON ROD FOUND
---	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
⊙	SEWER MANHOLE
⊙	LIGHT POLE
⊙	CATCH BASIN
⊙	WATER SHUT OFF
⊙	HYDRANT
⊙	SIGN
⊙	WATER VALVE
⊙	ELEVATION TEMPORARY BENCH MARK
⊙	TEST PIT



LOCATION MAP
SCALE: 1" = 5000'

- PLAN REFERENCE:**
- "ALTA/NSPS LAND TITLE SURVEY OF LAND OF MULTI-UNIT RESIDENTIAL PROPERTIES, BRUNSWICK, LANDING, BRUNSWICK MAINE" PREPARED FOR HELIOS SERVICES, BY SITELINES PA ON JUNE 29, 2017.
 - "SUBDIVISION AMENDMENT BRUNSWICK LANDING HOUSING, MULTI-UNIT MULTI-UNIT RESIDENTIAL PROPERTIES, BRUNSWICK, LANDING, BRUNSWICK MAINE" PREPARED FOR BRUNSWICK LANDING VENTURE, BY SITELINES PA ON OCTOBER 11, 2017 RECORDED IN BOOK: 218 PAGE 294
 - "SUBDIVISION AMENDMENT 2, WOODLAND VILLAGE - LOT 10, MULTI-UNIT RESIDENTIAL PROPERTIES, BRUNSWICK, LANDING, BRUNSWICK MAINE" PREPARED FOR BRUNSWICK LANDING VENTURE, BY SITELINES PA ON OCTOBER 11, 2017
 - "SUBDIVISION AMENDMENT 3, WOODLAND VILLAGE - LOT 9 & 10, STARFLOWER LANE & CHIPMUNK COURT, BRUNSWICK, LANDING, BRUNSWICK MAINE" PREPARED FOR BRUNSWICK LANDING VENTURE, SHEET 2 OF 3 BY SITELINES PA REVISED ON SEPTEMBER 19, 2018
- 3. TAX MAP REFERENCE:**
LOT 8: TAX MAP 40, LOT 138
LOT 9: TAX MAP 40, LOT 139
- 4. WETLANDS:**
WETLANDS DELINEATED BY ATLANTIC ENVIRONMENTAL, BATH, ME.
- 5. SUBDIVISION NOTE:**
THE BRUNSWICK GARDENS SINGLE-FAMILY RESIDENTIAL LOTS ARE EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS. PURSUANT TO 30-A M.R.S.A. §4401(4)(E), THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND UPON EACH OF WHICH LOTS PERMANENT DWELLING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. BASED ON INFORMATION IN THE TOWN ASSESSOR'S RECORDS, THE BRUNSWICK GARDENS HOMES WERE CONSTRUCTED IN 1959. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. SEE ALSO LEGAL OPINION OF COUNSEL OF THE TOWN OF BRUNSWICK, MAINE, DATED AUGUST 14, 2008 ON FILE WITH THE DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE TOWN OF BRUNSWICK, MAINE. IN ADDITION, THE CODE ENFORCEMENT OFFICER OF THE TOWN OF BRUNSWICK, MAINE, HAS CONCLUDED THAT RECORDING OF THIS PLAN DOES NOT REQUIRE AN AMENDMENT OF THE SUBDIVISION PLAN RECORDED IN PLAN BOOK 218, PAGE 294 REFERENCED ABOVE, WHICH DIVIDED CERTAIN NEIGHBORHOODS INTO SEPARATE LOTS, AS SUCH SUBDIVISION PLAN DID NOT IN ANY WAY ALTER THE EXISTING EXEMPT STATUS OF THE BRUNSWICK GARDEN HOMES, OR ALTER ANY OF THE LOT LINES CREATED IN THE PLAN IN PLAN BOOK 218, PAGE 294. SEE LETTER FROM THE TOWN CODE ENFORCEMENT OFFICER DATED DECEMBER 5, 2018 ON FILE WITH THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF BRUNSWICK.
- 6. ORDINANCE STANDARDS:**
ZONE: GR1 (GROWTH RESIDENTIAL 1)
MINIMUM LOT SIZE: 0.0 ACRES
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 40'
2.) YARD DEPTHS
A) FRONT = 0'
B) REAR = 0'
C) SIDE 0'
3.) MINIMUM BUILDING HEIGHT = 15'
MAXIMUM BUILDING HEIGHT = 50'
MAXIMUM DENSITY = 8 UNITS PER ACRE
MAXIMUM IMPERVIOUS SURFACE COVERAGE = 45%
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE = 20,000 S.F.

Lot #	Map-Lot	Address	Use	Area		Net Site Area		Density Allowed	Max DU	Actual DU	Imperv Area (s.f.)	% Cover	SPO			
				(s.f.)	(acres)	(s.f.)	(acres)						Area (s.f.)	Imperv (s.f.)	%	Max DU
1	40-131	Developable Lot 1	Undeveloped	346,095	7.95	327,041	7.51	8	60	0	18208	5%	191200	2564	1%	9
1-A		Forrestral Drive	Dwelling, 1- or 2-famil	5,779	0.13	5,779	0.13	8	1	1	2900	50%	-	-	-	-
1-B		Forrestral Drive	Dwelling, 1- or 2-famil	5,789	0.13	5,789	0.13	8	1	1	2900	50%	-	-	-	-
1-C		Forrestral Drive	Dwelling, 1- or 2-famil	5,797	0.13	5,797	0.13	8	1	1	2900	50%	-	-	-	-
1-D		Forrestral Drive	Dwelling, 1- or 2-famil	5,799	0.13	5,799	0.13	8	1	1	2900	50%	-	-	-	-
1-E		Forrestral Drive	Dwelling, 1- or 2-famil	8,771	0.20	8,771	0.20	8	2	1	2900	33%	-	-	-	-
2	40-12	Mariner Landing	Dwellings, multifamil	875,575	20.10	761,400	17.48	8	140	126	211120	24%	4800	300	6%	22
8	40-138	Developable Lot 4	Undeveloped	751,872	17.26	564,789	12.97	8	104	0	98283	13%	134400	2000	1%	19
8-E		Neptune Drive	Dwelling, 1- or 2-famil	5,490	0.13	5,490	0.13	8	1	1	2900	53%	-	-	-	-
8-F		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-G		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-H		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-I		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-J		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-K		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-L		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-M		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-N		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-O		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-P		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-Q		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-R		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-S		Neptune Drive	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-T		Intrepid Street	Dwelling, 1- or 2-famil	6,600	0.15	6,600	0.15	8	1	1	2900	44%	-	-	-	-
8-U		Intrepid Street	Dwelling, 1- or 2-famil	5,473	0.13	5,473	0.13	8	1	1	2900	53%	-	-	-	-
8-V		Intrepid Street	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-W		Intrepid Street	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-X		Intrepid Street	Dwelling, 1- or 2-famil	5,400	0.12	5,400	0.12	8	1	1	2900	54%	-	-	-	-
8-Y		Intrepid Street	Dwelling, 1- or 2-famil	5,440	0.12	5,440	0.12	8	1	1	2900	53%	-	-	-	-
8-Z		Intrepid Street	Dwelling, 1- or 2-famil	6,284	0.14	6,284	0.14	8	1	1	2900	46%	-	-	-	-
8-AA		Intrepid Street	Dwelling, 1- or 2-famil	7,787	0.18	7,787	0.18	8	1	1	2900	37%	-	-	-	-
8-BB		Intrepid Street	Dwelling, 1- or 2-famil	6,984	0.16	6,984	0.16	8	1	1	2900	42%	-	-	-	-
8-CC		Intrepid Street	Dwelling, 1- or 2-famil	6,021	0.14	6,021	0.14	8	1	1	2900	48%	-	-	-	-
8-DD		Intrepid Street	Dwelling, 1- or 2-famil	5,943	0.14	5,943	0.14	8	1	1	2900	49%	-	-	-	-
8-EE		Intrepid Street	Dwelling, 1- or 2-famil	5,866	0.13	5,866	0.13	8	1	1	2900	49%	-	-	-	-
8-FF		Intrepid Street	Dwelling, 1- or 2-famil	5,789	0.13	5,789	0.13	8	1	1	2900	50%	-	-	-	-
8-GG		Guadalcanal Street	Dwelling, 1- or 2-famil	6,702	0.15	6,702	0.15	8	1	1	2900	43%	-	-	-	-
8-HH		Guadalcanal Street	Dwelling, 1- or 2-famil	5,994	0.14	5,994	0.14	8	1	1	2900	48%	-	-	-	-
8-II		Guadalcanal Street	Dwelling, 1- or 2-famil	5,994	0.14	5,994	0.14	8	1	1	2900	48%	-	-	-	-

CUMBERLAND
COUNTY REGISTRY OF DEEDS:

RECEIVED _____

AT _____ HRS _____ MIN _____ M, AND

FILED IN PLAN BOOK _____ PAGE _____

ATTESTED: _____ REGISTER

SURVEYOR'S CERTIFICATION:

THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

DATE _____

KEVIN P. CLARK, PLS #2245



1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN

TITLE: **SUBDIVISION AMENDMENT #5
BRUNSWICK LANDING HOUSING**

PROJECT: **BRUNSWICK LANDING VILLAGE PHASE II
BRUNSWICK LANDING, BRUNSWICK, MAINE**

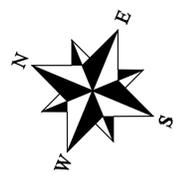
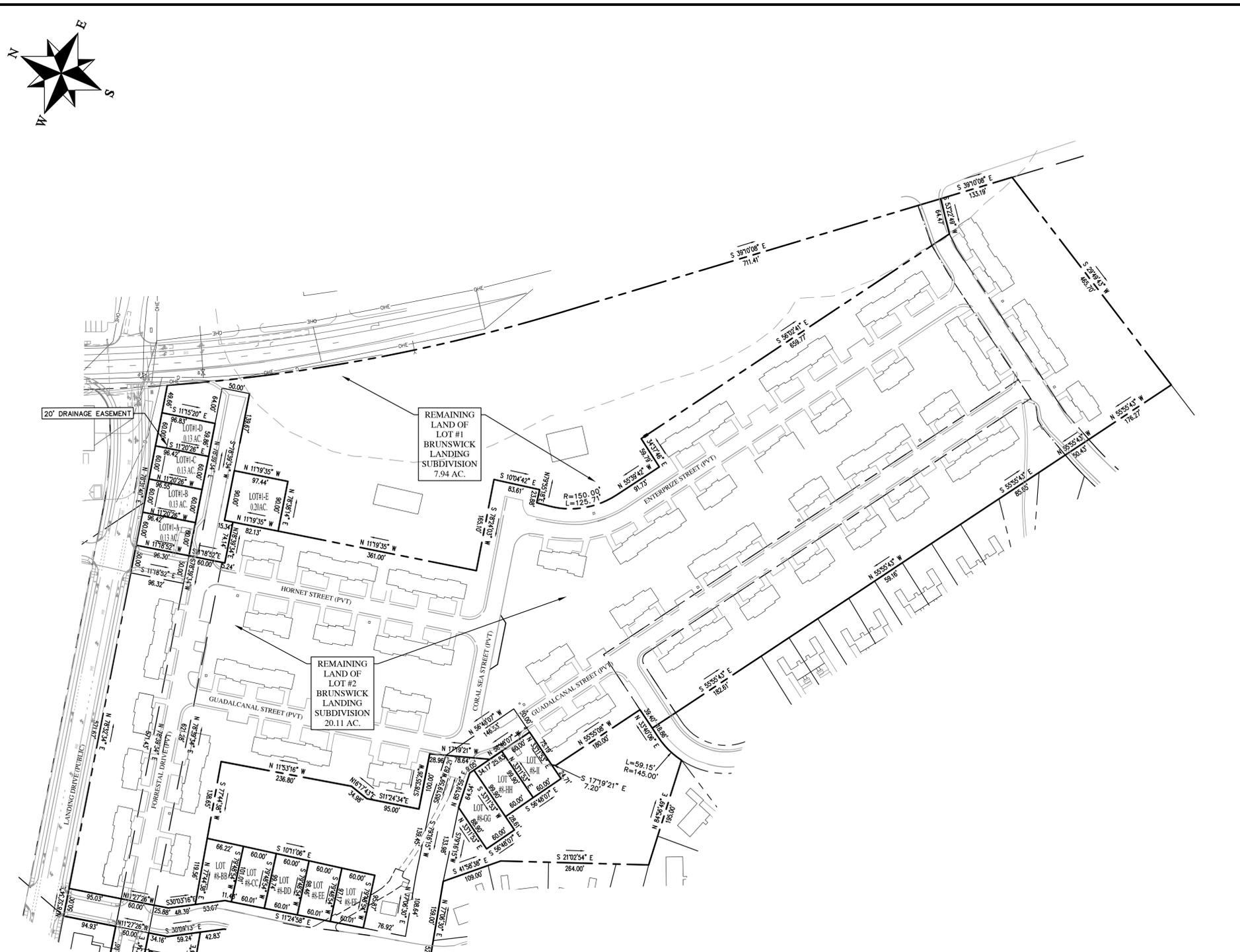
RECORD OWNER: **BRUNSWICK LANDING CONDOMINIUMS, LLC
74 NEPTUNE DRIVE, BRUNSWICK ME 04011**

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200

CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

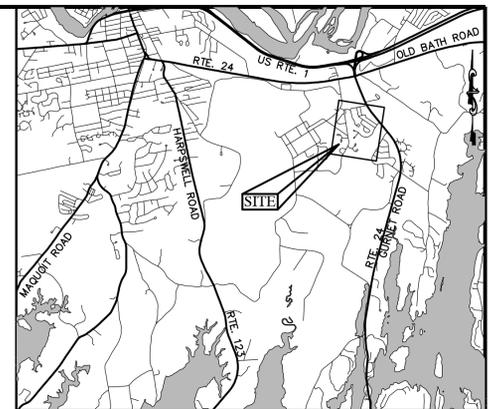
FIELD WK: MC/CH	SCALE: 1" = 100'	SHEET:
DRN BY: RPL	JOB #: 3230.06	1 of 2
CHD BY: CYN	MAP/LOT: 40 / 131 & 138	
DATE: 03-20-2020	FILE: 3230.06-SITE	

X:\LAND PROJECTS\2020-08 HELIOS BRUNSWICK DESIGN PHASE\INDOCS\2020.08 SITE\DWG - SUBDIVISION AMEND 5_211602020.247.30 PM_CURT



LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
---	BOUNDARY LINE OF SURVEYED PARCEL
- - - -	BOUNDARY LINE OF ABUTTERS (APPROX.)
---	ROAD RIGHT OF WAY LINE (APPROX.)
---	COMPUTATIONAL TIE LINE
---	STONE WALL (APPROX.)
---	EDGE OF TRAVELED WAY
---	UTILITY LINE
---	UTILITY POLE WITH NUMBER
---	IRON PIPE FOUND
---	IRON ROD FOUND
---	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
△ 12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
⊙	SEWER MANHOLE
⊙	LIGHT POLE
⊙	CATCH BASIN
⊙	WATER SHUT OFF
⊙	HYDRANT
⊙	SIGN
⊙	WATER VALVE
⊙	ELEVATION TEMPORARY BENCH MARK
⊙	TEST PIT



LOCATION MAP
SCALE: 1" = 5000'

PLAN REFERENCE:

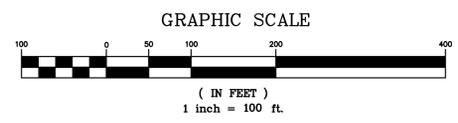
- "ALTA/NSPS LAND TITLE SURVEY OF LAND OF MULTI-UNIT RESIDENTIAL PROPERTIES, BRUNSWICK, LANDING, BRUNSWICK MAINE" PREPARED FOR HELIOS SERVICES, BY SITELINES PA ON JUNE 29, 2017.
- "SUBDIVISION AMENDMENT BRUNSWICK LANDING HOUSING, MULTI-UNIT MULTI-UNIT RESIDENTIAL PROPERTIES, BRUNSWICK, LANDING, BRUNSWICK MAINE" PREPARED FOR BRUNSWICK LANDING VENTURE, BY SITELINES PA ON OCTOBER 11, 2017 RECORDED IN BOOK: 218 PAGE 294
- "SUBDIVISION AMENDMENT 2, WOODLAND VILLAGE - LOT 10, MULTI-UNIT RESIDENTIAL PROPERTIES, BRUNSWICK, LANDING, BRUNSWICK MAINE" PREPARED FOR BRUNSWICK LANDING VENTURE, BY SITELINES PA ON OCTOBER 11, 2017
- "SUBDIVISION AMENDMENT 3, WOODLAND VILLAGE - LOT 9 & 10, STARFLOWER LANE & CHIPMUNK COURT, BRUNSWICK, LANDING, BRUNSWICK MAINE" PREPARED FOR BRUNSWICK LANDING VENTURE, SHEET 2 OF 3 BY SITELINES PA REVISED ON SEPTEMBER 19, 2018

3. TAX MAP REFERENCE:
LOT 8: TAX MAP 40, LOT 138
LOT 9: TAX MAP 40, LOT 139

4. WETLANDS:
WETLANDS DELINEATED BY ATLANTIC ENVIRONMENTAL, BATH, ME.

5. SUBDIVISION NOTE:
THE BRUNSWICK GARDENS SINGLE-FAMILY RESIDENTIAL LOTS ARE EXEMPT FROM STATE AND LOCAL SUBDIVISION LAWS. PURSUANT TO 30-A M.R.S.A. §4401(4)(E), THE DIVISION OF A TRACT OR PARCEL OF LAND INTO THREE OR MORE LOTS AND UPON EACH OF WHICH LOTS PERMANENT DWELLING STRUCTURES LEGALLY EXISTED BEFORE SEPTEMBER 23, 1971 IS NOT A SUBDIVISION. BASED ON INFORMATION IN THE TOWN ASSESSOR'S RECORDS, THE BRUNSWICK GARDENS HOMES WERE CONSTRUCTED IN 1959. AS A RESULT, NO SUBDIVISION REVIEW IS REQUIRED. SEE ALSO LEGAL OPINION OF COUNSEL OF THE TOWN OF BRUNSWICK, MAINE, DATED AUGUST 14, 2008 ON FILE WITH THE DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE TOWN OF BRUNSWICK, MAINE. IN ADDITION, THE CODE ENFORCEMENT OFFICER OF THE TOWN OF BRUNSWICK HAS CONCLUDED THAT RECORDING OF THIS PLAN DOES NOT REQUIRE AN AMENDMENT OF THE SUBDIVISION PLAN RECORDED IN PLAN BOOK 218, PAGE 294 REFERENCED ABOVE, WHICH DIVIDED CERTAIN NEIGHBORHOODS INTO SEPARATE LOTS, AS SUCH SUBDIVISION PLAN DID NOT IN ANY WAY ALTER THE EXISTING EXEMPT STATUS OF THE BRUNSWICK GARDEN HOMES, OR ALTER ANY OF THE LOT LINES CREATED IN THE PLAN IN PLAN BOOK 218, PAGE 294. SEE LETTER FROM THE TOWN CODE ENFORCEMENT OFFICER DATED DECEMBER 5, 2018 ON FILE WITH THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF BRUNSWICK.

6. ORDINANCE STANDARDS:
ZONE: GR1 (GROWTH RESIDENTIAL 1)
MINIMUM LOT SIZE: 0.0 ACRES
DIMENSION REQUIREMENTS:
1.) MINIMUM LOT WIDTH: 40'
2.) YARD DEPTHS
A) FRONT = 0'
B) REAR = 0'
C) SIDE = 0'
3.) MINIMUM BUILDING HEIGHT = 15'
MAXIMUM BUILDING HEIGHT = 50'
MAXIMUM DENSITY = 8 UNITS PER ACRE
MAXIMUM IMPERVIOUS SURFACE COVERAGE = 45%
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE = 20,000 S.F.



CUMBERLAND
COUNTY REGISTRY OF DEEDS:

RECEIVED _____

AT _____ HRS _____ MIN _____ M, AND

FILED IN PLAN BOOK _____ PAGE _____

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DATE _____
KEVIN P. CLARK, PLS #2245

1. 08-04-20 SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN	
TITLE: SUBDIVISION AMENDMENT #5 BRUNSWICK LANDING HOUSING	
PROJECT: BRUNSWICK LANDING VILLAGE PHASE II BRUNSWICK LANDING, BRUNSWICK, MAINE	
RECORD OWNER: BRUNSWICK LANDING CONDOMINIUMS, LLC 74 NEPTUNE DRIVE, BRUNSWICK ME 04011	
SITELINES 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200	
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS	
FIELD WK: MC/CH	SCALE: 1" = 100'
DRN BY: RPL	JOB #: 3230.06
CH'D BY: CYN	MAP/LOT: 40 / 131 & 138
DATE: 03-20-2020	FILE:
2 of 2	

**MINOR MODIFICATION, CHANGE OF USE, AND
CONDITIONAL USE APPLICATION**

ANIMAL SHELTER & OFFICE BUILDING

5 INDUSTRIAL PARKWAY
BRUNSWICK, MAINE

August 4, 2020

Prepared For

MIDCOAST HUMANE

190 Pleasant Street
Brunswick, Maine 04011

Prepared By



Minor Modification, Change of Use, and Conditional Use Application
Animal Shelter & Office Building
5 Industrial Parkway

Table of Contents

Cover Letter	
Attachment A	Application Form & Checklist
Attachment B	Right, Title, & Interest
Attachment C	Abutting Property Owners
Attachment D	Photographs
Attachment E	Supporting Documents
Attachment F	Supporting Graphics
Attachment G	Site Plan



August 4, 2020

4090-7

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

**RE: Minor Modification Application
Change of Use and Conditional Use Application
Animal Shelter and Office Building
5 Industrial Parkway
Tax Map 17, Lot 43**

Dear Jared:

On behalf of Midcoast Humane, Sitelines, PA is pleased to submit the enclosed Minor Modification Application, Change of Use Application, Conditional Use Permit Application, drawings, and supporting materials for the conversion of the existing building located at 5 Industrial Parkway from a call center to an animal center and office building. This letter is intended to summarize the project in order to facilitate the review process. The fee in the amount of \$610 is enclosed.

PROPERTY

Midcoast Humane has a purchase and sale agreement on the parcel identified as Tax Map 17, Lot 43 on the Town of Brunswick Tax Assessors Map. A copy of the deed for the subject parcel is enclosed. The site is located in the Growth Industrial (GI) Zoning district. The site has frontage on Industrial Parkway and is occupied by an approximately 24,000 s.f. office building, and associated parking lot and infrastructure.

PROJECT DESCRIPTION

The proposed project consists of the renovation of the existing building from a call center into an animal shelter and office. The project also includes the removal of approximately 25,850 s.f. of the existing parking lot. The demolished portion of the parking lot will be re-purposed as an outdoor recreation area for the animals. The recreation area will be composed of a mix of grass, pea gravel, and artificial turf areas. These areas will be designed to infiltrate or be collected by new inlets connected to the existing stormwater collection system. The recreation area will be surrounded by an 8' metal fence with matts or a wood fence to provide for adequate acoustical and visual screening from adjacent properties.

Offices are a permitted use and kennels are a conditional use in the GI Zone. The project will require a Conditional Use Permit and a Change of Use permit in addition to the Minor Modification.

SITELINES • CIVIL ENGINEERS • LAND SURVEYORS
119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 • www.sitelinespa.com

The Midcoast Humane Center Animal Shelter operates from 8:00 A.M. to 4:00 P.M. Monday to Friday, from 8:00 A.M. to 12:00 P.M. on Saturday, and is closed on Sunday. The offices are open from 9:00 A.M. to 5:00 P.M. on Monday through Friday. The Shelter and Office employ approximately 35 full-time employees and have approximately 50 active volunteers.

The existing parking lot will retain 180 parking spaces to provide for employees, volunteers, visitors and occasional classes open to the public. The demolition of the identified parking areas will reduce the amount of impervious area on site by approximately 25,600 s.f. (0.59 acres). No changes to access are proposed and the site will be accessed from Industrial Parkway via the existing curb cut.

The existing building is already connected to public water, sewer, and natural gas utilities. There are no changes proposed to any of the existing services for this project.

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 the GI Zoning District. 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 Protection, 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. There are no changes proposed to the existing sewer service.

4.5.2 The existing building is serviced by the Brunswick & Topsham Water District public water system. There are no changes proposed to the existing water service.

4.5.3 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 collection system in place for the existing development and there are no known flooding or other stormwater issues on the property. The site work proposed as part of the change of use is within currently developed areas and will reduce the impervious area by approximately 25,850 s.f. (0.59 acre), which will reduce the runoff going to the stormwater collection system.

4.6 LANDSCAPING REQUIREMENTS

There is fairly extensive and mature landscaping located along Industrial 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 as a call center, it is not anticipated that the change of use will result in any significant increases to the traffic generation at the property.

4.8.2 There is one (1) existing entrance from Industrial 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 Industrial Parkway or in the vicinity of the project, no sidewalks have been extended to the site. A waiver is requested for the requirement of a sidewalk extended along the frontage of the property. There are no sidewalks located within the Industrial Park or on any adjacent roads to the Industrial Park including Greenwood Road and Church Road.

Two 2 hoop-style bike racks are 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 nine (9) ADA compliant parking spaces and adequate accessible routes to the building.

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 a kennel, which require that a parking space shall be provided for every 300 s.f. For this project, with a space of approximately 24,000 s.f., that would result in 80 required parking spaces for the animal shelter.

The project will include the removal of 57 parking spaces to provide for an animal recreation area. A total of 180 parking spaces will remain, nine (9) of which area ADA compliant.

4.9.2 As mentioned previously, a bike rack with two (2) hoops to provide for 4 bicycles is proposed within the development to facilitate 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 There are no off-street loading areas proposed.

4.10 LIGHTING

The existing parking area has pole mounted lighting fixtures that are intended to remain. Unfortunately, the owner does not have the records of what light fixtures or the illumination levels that were installed; however, it is assumed that these were reviewed and approved as part of the prior Town approvals for the building addition. We would request the requirement for a Lighting Plan be found to be met since the lighting is in place.

4.11 ARCHITECTURAL COMPATIBILITY

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 Industrial 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 (70 dBA day and 60 dBA night in the G1 zone).

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

A copy of the current deed is enclosed with this submission. The applicant has a purchase and sale agreement with the current landowner but has requested that it not be submitted as part of this submission for confidentially reasons. A copy of the purchase and sale agreement may be submitted to the Town under separate cover, if necessary. The project will be funded by a combination of fundraising efforts and owner self-financing.

The design team, led by Sitelines, PA, and architect Mike Steitzer of MSA Veterinary Architecture has extensive experience planning, designing, and gaining approvals for



commercial development projects throughout the state, including multiple projects located in Brunswick such as the Sunray Animal Hospital and other projects at Brunswick Landing.

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.

As part of a conditional use, the project is also subject to the following criteria as listed in *Section 5.2 -Specific Procedures* of the Ordinance, specifically section 5.2.2 B:

5.2.2.B Criteria for Approval

- 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 project will repurpose and existing building with primarily internal changes and is already in accordance with the Town of Brunswick Zoning ordinance to the greatest extent possible. The site was previously approved as a Major Development and complies with all dimensional and density standards within the GI Zoning District.

- 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 of structure that generates that most vehicular traffic.*

The use will operate during normal business hours, has modest traffic generation, and few service deliveries. As the adjacent uses are mostly industrial, it is not anticipated that the animal shelter and office building will have an impact on traffic. A traffic memo prepared for a previous considered location is enclosed. The previous use of the building as a call center generated much higher traffic during peak hours than the proposed use. The LL Bean facility across Industrial Parkway currently generates higher traffic during peak hours.

- 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.*

It is not anticipated that the animal shelter will require any deliveries from semi-trucks.

- 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*

It is not anticipated that the animal shelter or offices will create any more adverse impacts on any use or structure within 300 feet of the lot. The animal recreation area will be shielded from adjacent properties visually and acoustically by the proposed 8' metal fence with matts or a wood fence. A sound study was completed as part of this application and is enclosed for reference with a photograph of a wood fence similar to what would be installed.

- 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 to property is located.*

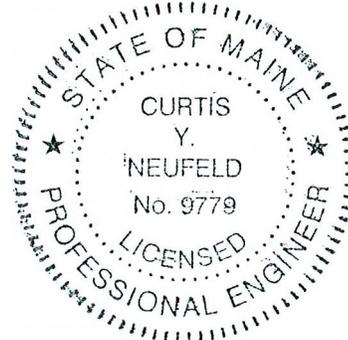
The Comprehensive Plan identifies the business park as a multi-use area and the use is being proposed in one of the few areas allowed by Zoning Ordinance. While not specifically furthering the goals, the use is consistent with the Comprehensive Plan and Zoning Ordinance.

We look forward to presenting the project at the Planning Board at their August 25 meeting to obtain their feedback prior to final design. Should you have any questions, please call or contact me at cneufeld@sitelinespa.com.

Very truly yours,



Curtis Y. Neufeld, P.E.
Vice President



Enclosure

cc: Mary Sundeen, Midcoast Humane
Mike Steitzer, MSA Veterinary Architecture



Minor Modification, Change of Use, and Conditional Use Application
Animal Shelter & Office Building
5 Industrial Parkway

Attachment A
Application Forms & Checklists

A completed copy of the Minor Modification, Change of Use, and Conditional Use Application Forms and the Checklists are enclosed.

A

Application Form & Checklist

Case #: _____

**MINOR MODIFICATION
APPLICATION**

1. Project Applicant:

Name: _____
Address: _____
Phone Number: _____

2. Project Property Owner:

Name: _____
Address: _____
Phone Number: _____

3. Authorized Representative: (If Different Than Applicant)

Name: _____
Address: _____
Phone Number: _____

4. Physical Location of Property Being Affected:

Address: _____

5. Tax Assessor's Map # _____ Lot # _____ of subject property.

6. Underlying Zoning District _____

7. Describe nature of the proposed change (use separate sheet if necessary):

Applicant's Signature Curtis Y. Pahl (AGENT)



Town of Brunswick

CHANGE OF USE PERMIT APPLICATION

CODES ENFORCEMENT OFFICE

85 UNION STREET BRUNSWICK, MAINE 04011 (207) 725-6651 FAX (207) 725-6663

For Office Use

Appl # _____ Date _____ Fee \$35.00 MAP _____ LOT _____ Village Rev _____ Appr By: _____ Permit # _____

LOCATION ADDRESS

APPLICANT NAME ADDRESS CITY, STATE, & ZIP TELEPHONE MAIL PERMIT TO: [] APPLICANT [] CONTRACTOR [] OWNER

OWNER [] SAME AS APPLICANT NAME ADDRESS CITY, STATE & ZIP TELEPHONE

USES & HOURS OF OPERATION MOST RECENT USE GROSS FLOOR AREA PROPOSED USE GROSS FLOOR AREA OLD DAYS/HRS OF OPERATION NEW DAYS/HRS OF OPERATION

PLEASE SUBMIT PLOT PLAN IF ANY EXTERIOR CHANGES ARE PROPOSED FOR THE PROPERTY (ie: parking)

SIGNATURE OF OWNER / APPLICANT

DATE

SHADED AREA TO BE COMPLETED BY THE CODES ENFORCEMENT OFFICE.

PROCESSING INFORMATION

_____ REQUIRES CODES OFFICER APPROVAL ONLY
_____ CHANGE FROM SINGLE/TWO-FAMILY TO OTHER PERMITTED USE (R OR TR ZONE)
_____ CHANGE IN PARKING OR TRAFFIC CIRCULATION
_____ EXTENSION OF HOURS OF OPERATION
_____ INVOLVES LESS THAN 10,000 SF GROSS FLOOR AREA
_____ INVOLVES MORE THAN 10,000 SF GROSS FLOOR AREA
_____ REVIEW REQUIRED MAJOR _____ MINOR _____ NONE _____

DATE _____

Codes Enforcement Officer Signature

DATE _____

Planning Director/Town Planner

Subsection 5.2.9.B(2) Review Thresholds

- A. Any Change of Use from a single or two family home to any other permitted use in a Growth Residential zoning district shall require Major Development Review.
- B. Any Change of Use that converts a non-medical use to a medical office use in all zoning districts shall require Minor Development Review
- C. Any Change of Use affecting more than 10,000 square feet of gross floor area shall require Development Review
- D. The initial non-military re-occupancy of a building on Brunswick Landing shall not be considered a Change of Use even if it does not meet the vacancy time limits of Subsection 5.2.1.B(1). All subsequent re-occupancy of buildings in the Growth Districts applied to Brunswick Landing properties shall be subject to the Change of Use review requirements of Subsection 5.2.1.B as applicable.
- E. The change of a building in the Brunswick Landing area with less than 10,000 square feet of floor area is not considered a Change of Use, provided that the new use does not significantly intensify the use of the property compared to its previous use. A new use that increases the required off-street parking required by Section 4.9 (Parking and Loading) by more than 20 percent, or that increases the number of peak hour vehicle trips based upon the current edition of the ITE Trip Generation Manual, as amended, by more than 20 percent, or that meets any of the review thresholds of Subsection 5.2.9.B(2) shall be considered to significantly intensify the use. If the Codes Enforcement Officer determines that there will be a significant intensification of the use, the activity shall be a Change of Use and be deemed to be a minor development subject to Development Review.

**CONDITIONAL USE PERMIT
APPLICATION**

1. Project Name: _____

2. 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: _____

14. Describe specific physical improvements to be done: _____

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	
	Name of development	
	Existing zoning district and overlay designations	
	Location map	
	Names of current owner(s) of subject parcel and abutting parcels	
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	
	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	
	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	
	Draft performance guarantee or conditional agreement	
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	
	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	
	Existing easements associated with the development	
Infrastructure - Proposed	Proposed easements associated with the development	
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	
	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	
	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	
	Reference to special conditions stipulated by the Review Authority	

**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.	
	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	
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	
	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	
	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	

Minor Modification, Change of Use, and Conditional Use Application
Animal Shelter & Office Building
5 Industrial Parkway

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

BRACEBRIDGE CORPORATION (formerly MBNA Properties, Inc.), a Delaware corporation with an address of C/O Bank of America, One Federal Street, Boston, Massachusetts, 02110, FOR CONSIDERATION PAID, grants to 5 INDUSTRIAL PARKWAY, LLC, a Maine limited liability company having an address of 100 Silver Street, Portland, Maine 04101, with QUITCLAIM COVENANTS, that certain real property located in Brunswick, Cumberland County, Maine all as more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made and accepted subject to all matters (the Permitted Exceptions") set forth in Exhibit "B", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Bracebridge Corporation has caused this instrument to be executed under seal by Terence J. Farrell, its President thereunto duly authorized, on the date set forth in the acknowledgement attached hereto, TO BE EFFECTIVE as of this 27th day of September, 2007.

MAINE REAL ESTATE TAX PAID

Signed, Sealed and Delivered
in the Presence of:

[Signature]
Witness

BRACEBRIDGE CORPORATION

By: [Signature]
Terence J. Farrell
Its: President

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK, SS.

Dated: 9/24, 2007

Personally appeared before me the above-named Terence J. Farrell, in his capacity as President of Bracebridge Corporation and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of Bracebridge Corporation.

[Signature]
Notary Public

My commission expires:

 **JOAN ARRIA**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 18, 2012

SEAL

EXHIBIT "A" TO SHORT FORM QUITCLAIM DEED WITH COVENANT

Exhibit A Property Description

A certain lot or parcel of land situated on and northwesterly of Church Road, Brunswick, Maine, and bounded and described as follows:

Lot #3 as depicted on a survey plan entitled "Subdivision Plan of Brunswick Industrial Park for Town of Brunswick" prepared by Wright-Pierce Architects and Engineers, dated June 26, 1980, and revised July 20, 1982, and further revised March 4, 1983, and originally recorded in the Cumberland County Registry of Deeds in Plan Book 130, Page 16, and revised version recorded in Plan Book 144, Page 35 of said Registry to which Plan reference is made for a more complete description.

This conveyance is subject to the following:

(1) Covenants and restrictions set forth in Brunswick Industrial Park, Brunswick, Maine, Declaration of Covenants and Restriction dated February 12, 1981 and recorded in Book 4739, Page 302, of the Cumberland County Registry of Deeds, the Amendment to Declaration of Covenants and Restrictions of Brunswick Industrial Park, Brunswick, Maine dated May 30, 1984 and recorded in Book 6561, Page 179, and further Amendments to Declaration of Covenants and Restrictions of Brunswick Industrial Park recorded in the Cumberland County Registry of Deeds in Book 7053, Page 252, Book 8526, Page 23, and Book 8558, Page 92, as may be further amended; (2) easement granted by William Slattery to Central Maine Power Company and New England Telephone and Telegraph company dated October 22, 1987 and recorded in said Registry of Deeds in Book 8123, Page 220; and (3) easement granted by William F. Slattery to New England Telephone and Telegraph Company dated October 22, 1987 and recorded in Book 8123, Page 221.

MEANING and intending to describe and to convey herein the same premises conveyed by deed of the Town of Brunswick to MBNA Properties, Inc., dated June 1, 1995, and recorded at the Cumberland County Registry of Deeds in Book 11947, Page 91.

EXHIBIT "B" TO SHORT FORM QUITCLAIM DEED WITH COVENANT

PERMITTED EXCEPTIONS

1. The lien of current taxes and assessments not yet due and payable.
2. Special taxes and assessments becoming a lien on or after the date hereof.
3. The state of facts shown on an accurate survey of the property, but only to the extent valid and enforceable.

Deed.doc
8/29/2007 1:42 PM

Received
Recorded Register of Deeds
Sep 27, 2007 02:57:26P
Cumberland County
Pamela E. Lovley

Minor Modification, Change of Use, and Conditional Use Application
Animal Shelter & Office Building
5 Industrial Parkway

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



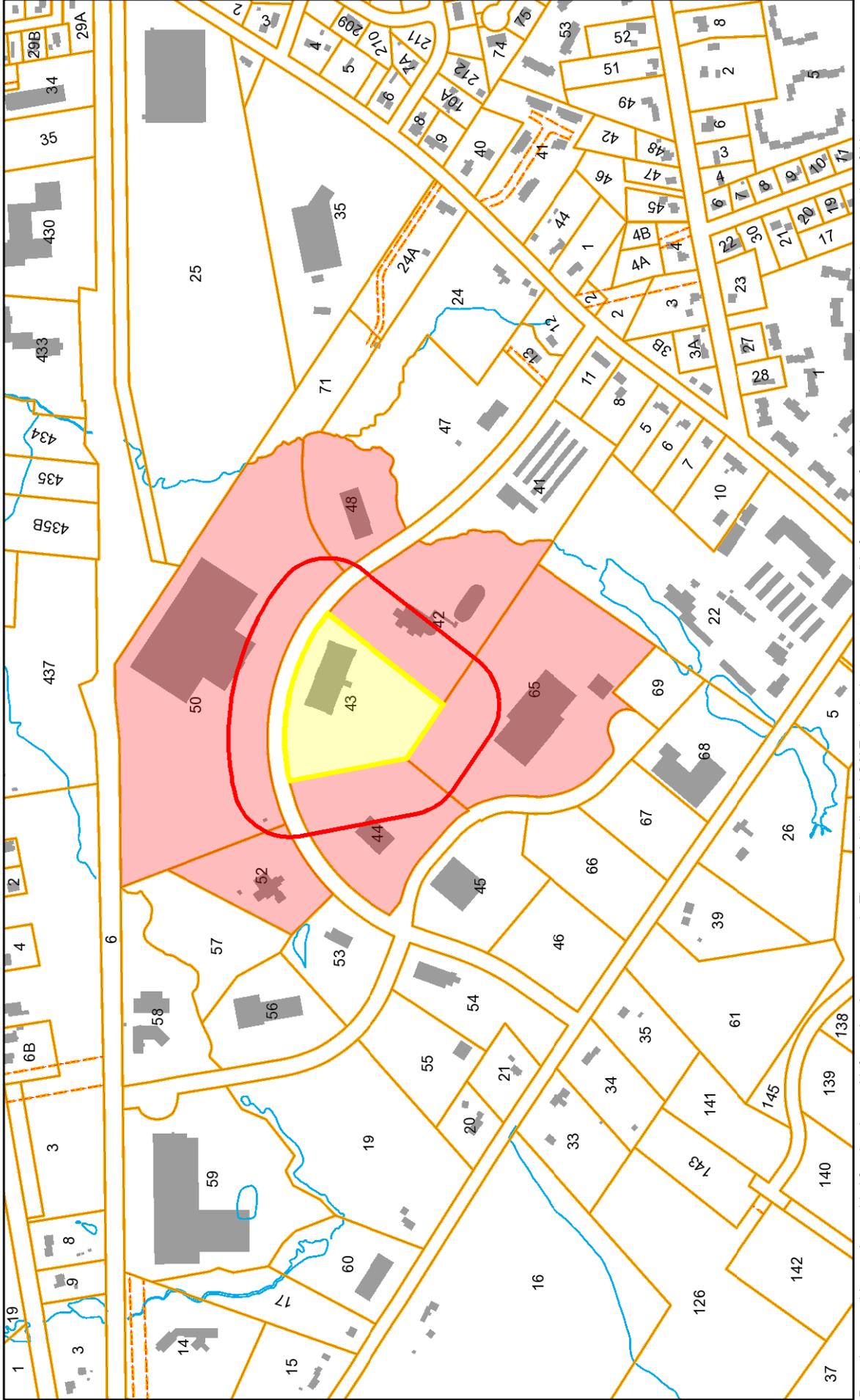
5 Industrial Parkway Abutters

Brunswick, ME

1 inch = 500 Feet



July 22, 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.



200 foot Abutters List Report

Brunswick, ME

July 22, 2020

Subject Property:

Parcel Number: 17-43
CAMA Number: 17-43
Property Address: 5 INDUSTRIAL PKWY

Mailing Address: 5 INDUSTRIAL PARKWAY LLC
C/O COMMERCIAL PROPERTIES MGMT
P O BOX 66749
FALMOUTH, ME 04105

Abutters:

Parcel Number: 17-42
CAMA Number: 17-42
Property Address: 3 INDUSTRIAL PKWY

Mailing Address: INDEPENDENCE ASSOCIATION, INC
87 BARIBEAU DR
BRUNSWICK, ME 04011

Parcel Number: 17-44
CAMA Number: 17-44
Property Address: 7 INDUSTRIAL PKWY

Mailing Address: DOMIZI, SUSAN FREEMAN TRUSTEE
SUSAN FREEMAN DOMIZI REV LIV
TRUST
2814 LONG HILL RD
GUILFORD, CT 06437

Parcel Number: 17-48
CAMA Number: 17-48
Property Address: 4 INDUSTRIAL PKWY

Mailing Address: FOUR INDUSTRIAL LLC
19 LONGFELLOW LANE
WINTHROP, ME 04364

Parcel Number: 17-50
CAMA Number: 17-50-1
Property Address: 8 INDUSTRIAL PKWY

Mailing Address: L L BEAN INC
1 CASCO ST
FREEPORT, ME 04033

Parcel Number: 17-50
CAMA Number: 17-50-2
Property Address: 6 INDUSTRIAL PKWY

Mailing Address: NO NE TELEPHONE OPERATIONS LLC
C/O FAIRPOINT
ATTN: ROY DRUKKER 770 ELM ST
MANCHESTER, NH 03101

Parcel Number: 17-52
CAMA Number: 17-52
Property Address: 12 INDUSTRIAL PKWY

Mailing Address: OMEGA WELLNESS GROUP
C/O COMMERCIAL PROPERTIES MGMT
P O BOX 66749
FALMOUTH, ME 04105

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



www.cai-tech.com

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7/22/2020

Page 1 of 1

Minor Modification, Change of Use, and Conditional Use Application
Animal Shelter & Office Building
5 Industrial Parkway

Attachment D
Photographs

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

D

Photographs



Photo 1 – Looking South on Industrial Parkway



Photo 2 – Looking North on Industrial Parkway



Photo 3 – Existing Site Conditions



Photo 4 – General Area of Site Improvements



Photo 5 – Proposed Animal Recreation Area

Minor Modification, Change of Use, and Conditional Use Application
Animal Shelter & Office Building
5 Industrial Parkway

Attachment E
Supporting Documents

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

E

Supporting Documents

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-third day of July 2020.



Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
MIDCOAST HUMANE	Registered Agent	LORRAINE SNYDER	19650042ND	GOOD STANDING
Home Office Address (of foreign entity)	Other Mailing Address	Address in Maine		

Property Card: 5 INDUSTRIAL PKWY

Town of Brunswick, ME



Parcel Information	
Parcel ID: 17-43 Vision ID: 940 Owner: 5 INDUSTRIAL PARKWAY LLC Co-Owner: Mailing Address: C/O COMMERCIAL PROPERTIES MGMT P O BOX 66749 FALMOUTH, ME 04105	Map: 017 Lot: 043 Sub: 000 Type: 000 Use Description: Office Building Land Area in Acres: 4.96
Sale History	Assessed Value
Book/Page: 25500/0330 Sale Date: 9/24/2007 Sale Price: \$1,900,000	Land: \$253,900 Buildings: \$2,052,100 Total: \$2,306,000

Building Photograph



www.cai-tech.com

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25 Vine Street Gardiner, ME 04345
 (207) 582-5252 FAX (207) 582-1677
 mainetrafficresources.com

SUMMARY MEMORANDUM

TO: Mr. Curtis Neufeld, P.E.
 Vice President
 Sitelines PA
 8 Cumberland Street
 Brunswick, ME 04011

DATE: January 16, 2019

RE: Trip Generation Analysis for Proposed New Midcoast Humane Society Building on Orion Street in Brunswick, Maine

The purpose of this memorandum is to summarize trip generation analysis for the proposed new Midcoast Humane Society building in Brunswick, Maine, as you requested. It is understood that the new facility will be 25,004 square feet in size. The humane society expects to employ 30 persons. In addition, the humane society has approximately 10 volunteers. They generally serve 50 to 75 persons a day for adoptions and surrender purposes. It is understood that the facility only opens to the public for adoptions and surrenders at noon. They anticipate the most intense use of the site will occur when they have meetings in their Community Space, which is expected to be fewer than 50 people.

Trip Generation Analysis

Trip generation for the proposed humane society was estimated using the newest 10th edition Institute of Transportation Engineers (ITE) “Trip Generation” manual. The closest land use code to the proposed use is 640 – Animal Hospital/Veterinary Clinic, which is described as a facility that specializes in the medical care and treatment of animals. This use is considered conservative as the proposed facilities will not have scheduled appointments running all day as would a veterinary clinic. Calculations were performed on the basis of 25,000 S.F. and 30 employees. The results are summarized as follows:

<u>Time Period</u>	ITE Trip Generation (one-way trip-ends)	
	<u>S.F.</u>	<u>Employees</u>
Weekday	538	380
AM Peak Hour – Generator	93	66
Entering	49	35
Exiting	44	31
AM Peak Hour – Adjacent Street	91	55
Entering	61	32
Exiting	30	23

<u>Time Period</u>	<u>S.F.</u>	<u>Employees</u>
PM Peak Hour – Generator	96	68
Entering	50	35
Exiting	46	33
PM Peak Hour – Adjacent Street	88	37
Entering	35	16
Exiting	53	21

As seen in the preceding table, the employee basis generated fewer trips than the square footage basis. Given the projected number of public visitors and employees and volunteers, the preceding peak hour estimates based upon square footage do not appear representative of the proposed humane society, especially when one considers that it will not be open to the public during morning hours. Additionally, based upon their highest expected use during meetings, with a maximum of 50 people on site, one would project a peak of 50 one-way trips, either arriving or departing a meeting. Even the employee basis estimates appear high given that the 66 AM peak hour trips are projected by the ITE data and there will only be 30 employees and 10 volunteers, and they will certainly not all arrive within the same hour and not all employees will work on the same days. Similarly, the PM estimates also appear high since peak visitor trips would be expected to be 25 in a peak hour, with a maximum of 30 employee trips and a few volunteer trips, resulting in fewer than 60 PM peak hour trips whereas the ITE data suggest 68 trips during the PM peak hour of the facility. Based upon this review, with consideration of the information provided by the humane society, it is my professional opinion that the employee basis best represents the trip making potential for the proposed Midcoast Humane Society. While the ITE employee basis best represents the proposed facility, as opposed to the square footage basis, these estimates are still expected to be high for the proposed use.

Peak hour trip generation will be under 100 trips so a Traffic Movement Permit (TMP) should not be required by the Maine Department of Transportation, provided no other developments or expansions have recently occurred on the Brunswick Landing campus which should have been considered for traffic permitting purposes and would be considered additive to the proposed Midcoast Humane Society trips, thus tripping the 100-trip threshold.

As always, please do not hesitate to contact me if you or the Town of Brunswick have any questions regarding my analysis or if you need any additional information.



Sincerely,

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

Diane W. Morabito, P.E. PTOE

MIDCOAST HUMANE
5 INDUSTRIAL PARKWAY
CUMBERLAND COUNTY
BRUNSWICK, MAINE

SOUND LEVEL STUDY

Prepared by:

Resource Systems Engineering
30 Parkers Way, P.O. Box K
Brunswick, Maine 04011-0835
207 725-7896 / Fax 207 729-6245
E-Mail rse@rsemaine.com

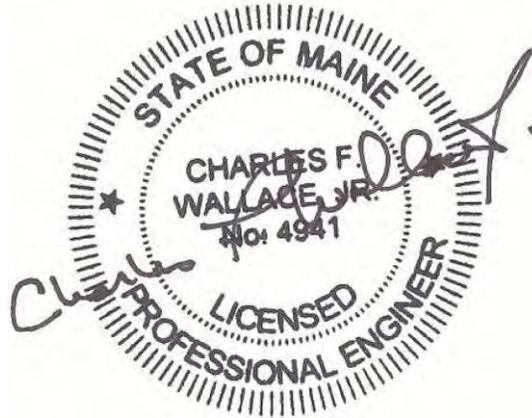


File 200611/2.5.5.2

July 31, 2020

ACKNOWLEDGMENTS

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MIDCOAST HUMANE
5 INDUSTRIAL PARKWAY
CUMBERLAND COUNTY
BRUNSWICK, MAINE

SOUND LEVEL STUDY

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LIST OF ACRONYMS

ANSI	American National Standards Institute
dB	Decibel (Unit of Sound Pressure or Sound Power Level)
dBA	Decibel A-weighted
DEP	Maine Department of Environmental Protection
ISO	International Organization for Standardization
L _{A1}	Sound Level Exceeded 1% of a Measurement Period (dBA)
L _{A10}	Sound Level Exceeded 10% of a Measurement Period (dBA)
L _{A50}	Sound Level Exceeded 50% of a Measurement Period (dBA)
L _{A90}	Sound Level Exceeded 90% of a Measurement Period (dBA)
L _{Aeq}	Equivalent Sound Level
L _{Aeq-Hr}	Hourly Equivalent Sound Level
MCH	Midcoast Humane
mph	Miles per hour
MRSA	Maine Revised Statutes Annotated
PDA	Pre-Development Ambient
R	Receiver Point at a Protected Location
RSE	Resource Systems Engineering
SLM	Sound Level Meter

MIDCOAST HUMANE
5 INDUSTRIAL PARKWAY
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BRUNSWICK, MAINE

SOUND LEVEL STUDY

1.0 INTRODUCTION

Resource Systems Engineering (RSE) completed measurements and analysis of sound pressure levels (SPLs) for the Midcoast Humane Project (Project or MCH), a proposed new location for the animal rescue facility to be located at 5 Industrial Parkway, Brunswick, Maine, (Figure 1-1). The objectives of the sound level study were to determine the expected sound levels from routine Project Operations and to compare Project SPLs with applicable environmental noise standards.

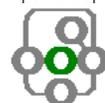
The Town of Brunswick has a quantitative noise control standard with which the Project must comply. The Project does not require compliance with State of Maine Department of Environmental Protection (MDEP) Sound Regulations because the Site Law does not apply to the new location.

The following report provides a description of the Project, land uses in the project vicinity, applicable Town of Brunswick sound level limits, and sound level estimates for the Project operations. The sound level estimates are compared to Brunswick's sound level limits to demonstrate that the Midcoast Humane Project will meet applicable regulatory limits.

**Figure 1-1
Project Site Plan**



DATE	
REVISION	
MISA ARCHITECTS 448 FORESIDE ROAD TOPSHAM, MAINE 04086 PH: 207-664-0081 WWW.MISAARCH.COM	
MIDCOAST HUMANE SOCIETY 6 INDUSTRIAL ROAD BRUNSWICK, ME 04011	

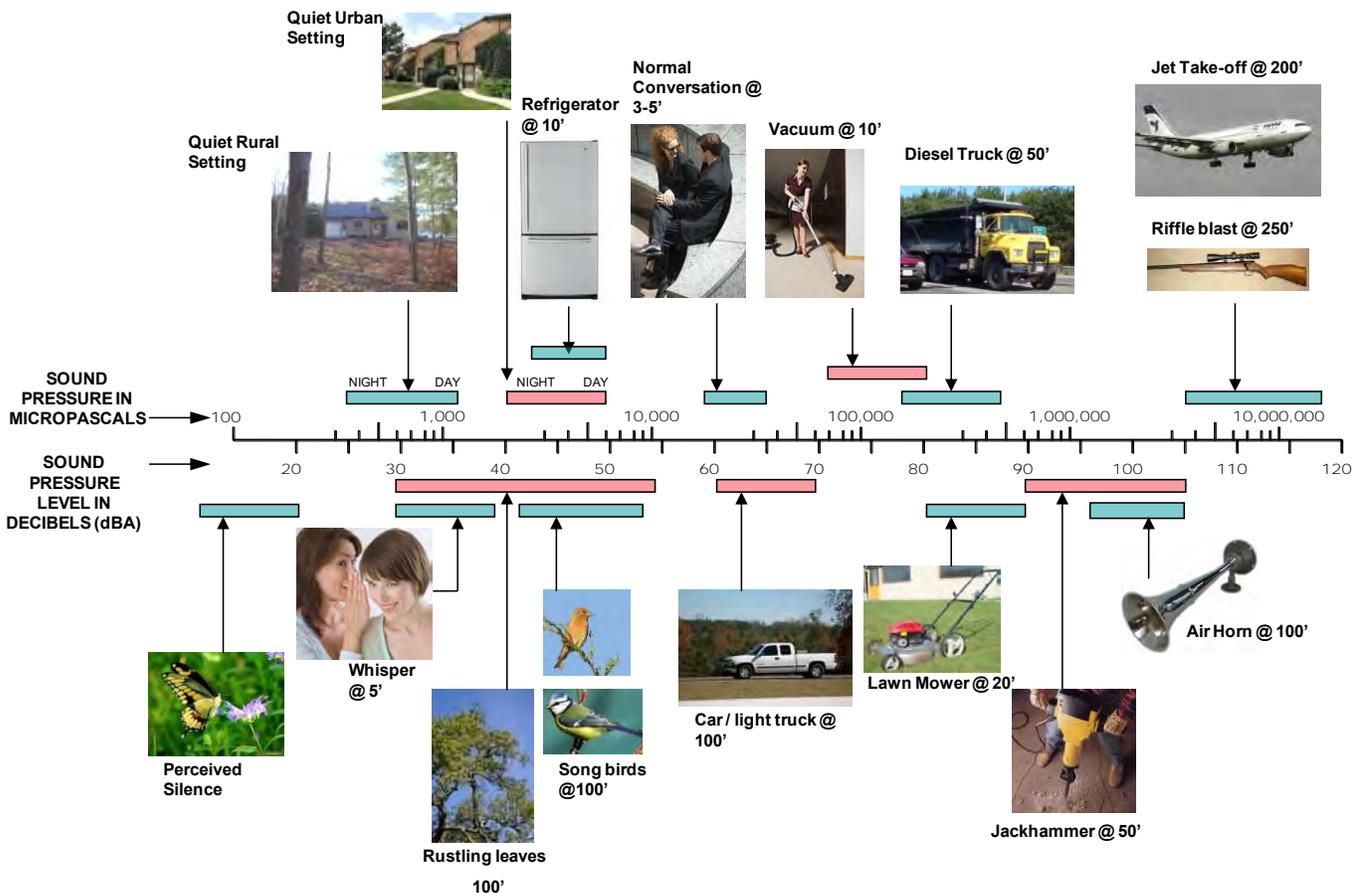


2.0 SOUND AND DECIBELS

Sound is a rapid fluctuation in pressure that the human ear has the potential to detect. The decibel or dB is the unit of measurement for sound. The decibel scale is logarithmic to avoid large unmanageable numbers normally associated with pressure change. Noise is defined by the American National Standard Institute as unwanted sound. Figure 2-1 shows a comparison of sound pressure and decibel levels for some typical sound environments. Further explanation of sound basics can be found in Appendix I.

Figure 2-1

RELATION BETWEEN SOUND PRESSURE IN PASCALS AND TYPICAL SOUND PRESSURE LEVELS IN DECIBELS



Compiled by RSE from Multiple Sources Including: RSE measurements; U.S.E.P.A., "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances," Dec. 1971.; Handbook of Acoustical Measurements and Noise Control, Third Edition, edited by C.M. Harris, McGraw-Hill, 1991.; "FHWA Highway Traffic Noise Prediction Model," U.S. Dept. of Transportation, Federal Highway Admin, Washington D.C., FHWA-RD-77-108, December 1978.; U.S.E.P.A., "Information on Levels Noise Requisite to Protect Health and Welfare with an Adequate Margin of Safety," March 1974.; Handbook of Environmental Acoustics, J.P.Cowan, Van Norstrand Reinhold, 1994.



3.0 SOUND LEVEL LIMITS

Sound level limits applicable to the Project are presented in the following section.

3.1 Midcoast Humane Project Sound Level Limits

**Figure 3-1
Town of Brunswick Noise Ordinance**

C. Specific Standard: Noise

- (1) The following activities are exempt from the requirements of this section: parades, farming, forestry, emergency signals, watercraft, aircraft and automobile traffic.
- (2) The equivalent sound level measured in dBA (decibels-day/night average) resulting from any activity shall not exceed at any point on or beyond the lot line the maximum levels as set forth in the following table:

Table 4.14.1.B: Maximum Equivalent Sound Level Measured in dBA ^{[1],[2]}		
Districts	Day	Night
Rural Area districts, GO, GN	50	40
Growth Residential (GR)	55	45
GM1, GM2, GM3, GM6, GM8, GC1, GC2, GC3, GC4, GC5	60	50
GM4, GM5, GM7, GA, GI	70	60

Range Rd

Industrial Park

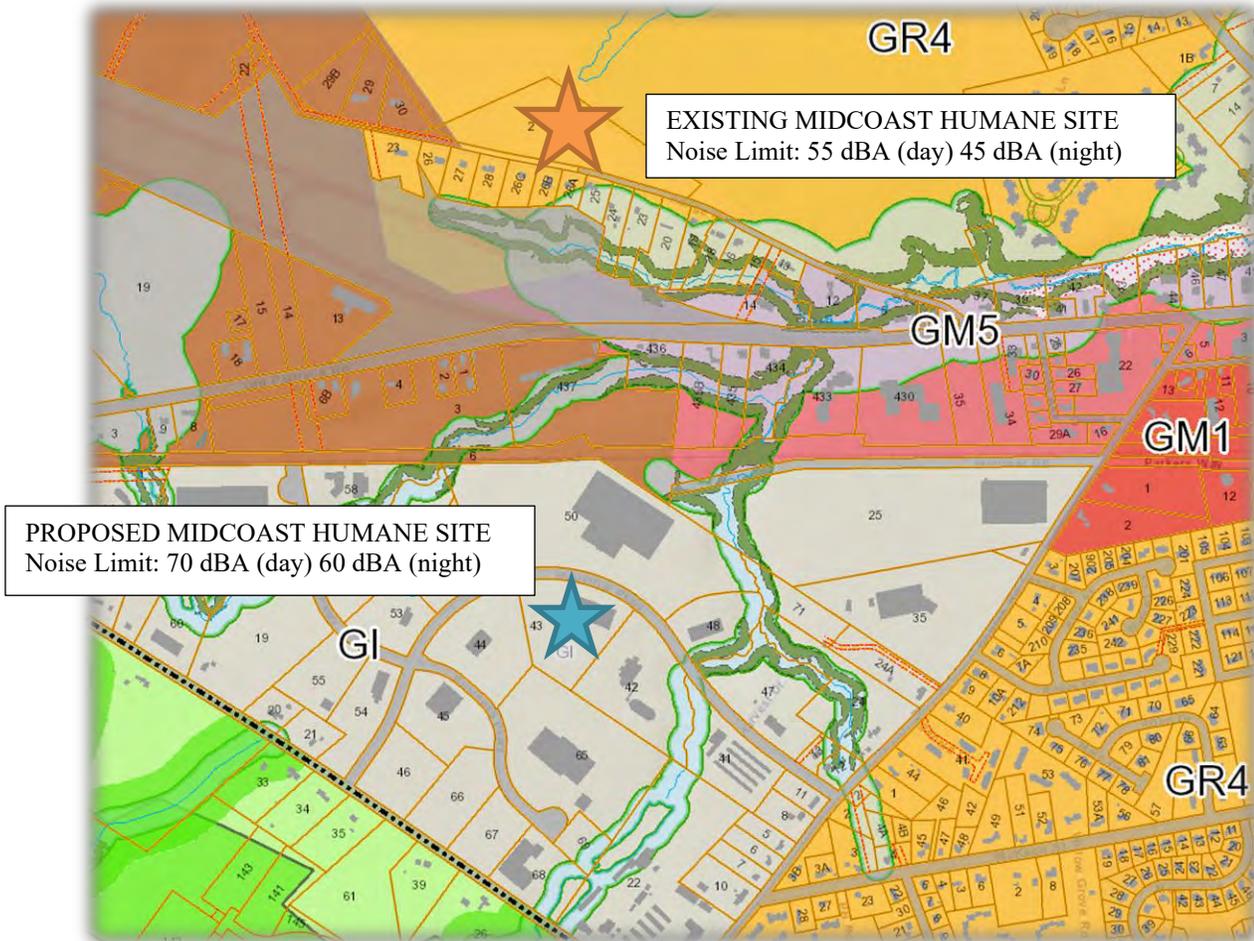
NOTES:

- [1] The maximum equivalent sound level measured in dBA for any activity shall be computed based on representative samples during hours of operation over a one hour period. Daytime hours extend from 6:00 am to 8:00 pm.
- [2] The sound level meter must be calibrated using manufacturing standards before and after conducting the measurement. The meter shall meet Type I or Type II specifications for ANSC standards.

- (3) If a lot abuts a district requiring a lower noise level, the maximum permitted level for the lot shall be reduced by five (5) dBA, provided, however, that the sound level shall not exceed 55 dBA or whichever is lower at the affected lot boundaries.
- (4) Adequate provisions shall be made to control unnecessary noise from and at the development site. The Review Authority may require the developer to establish pre-and post-development noise levels.
- (5) Noise associated with construction may achieve a maximum equivalent sound level measured in dBA of 75 between the hours of 7:00 am and 7:00 pm.



**Figure 3-2
Town of Brunswick Zoning and Noise Limits for Midcoast Humane**



4.0 SITE/PROJECT DESCRIPTION

Currently Midcoast Humane is located in the Town of Brunswick at 30 Range Road. It is currently in the GR4 zone. The current location has served the MCH for 70 years. MCH is proposing a new location that will expand their space by two times. The proposed Midcoast Humane Project will be located in the Town of Brunswick Industrial Park at 5 Industrial Parkway. It will be in the GI zone surrounded by other commercial properties in the same zone.

5.0 MIDCOAST HUMANE SOUND LEVELS

This section describes existing sound and sound expected from the operation of Midcoast Humane at 5 Industrial Parkway.

5.1 Existing Operation

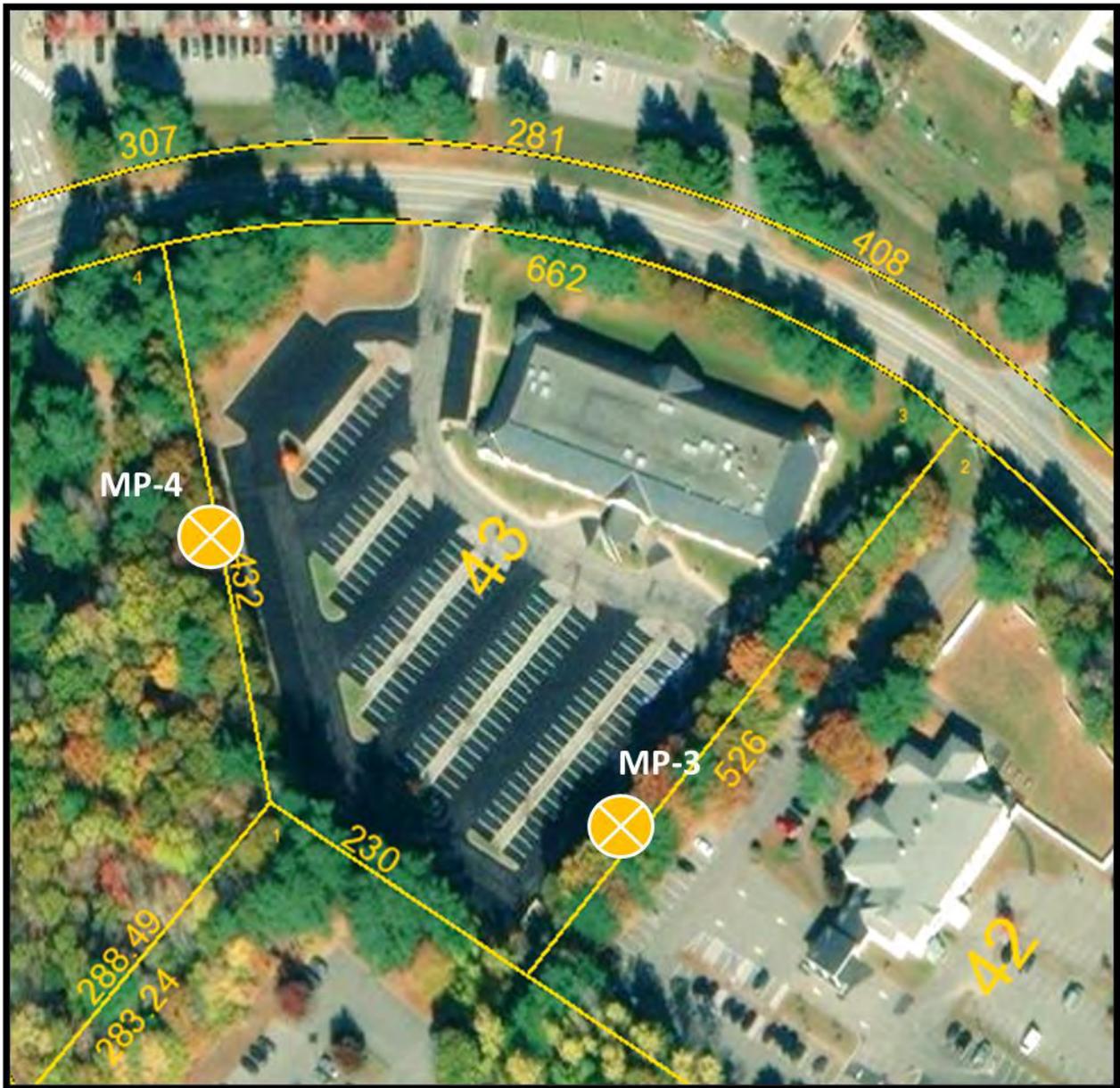
On July 21 from approximately 0900 to approximately 1000 July 22, 2020, RSE simultaneously measured existing sound levels at Midcoast Humane on Range Road and at the proposed location at 5 Industrial Parkway in Brunswick, Maine. Instrumentation consisted of one Larson Davis Model 824 and one Larson Davis Model 831

Sound Level Meters and Real Time Analyzers at each location. The LD831's also record audio sounds. The instruments meet Type 1 (precision) performance requirements of American National Standard Institute Specifications, ANSI Standard S1.4-1983 Specifications for Sound Level Meters. Meter positions are shown in Figures 5-1 and 5-2. The meters were set on fast response to record sound level measurements continuously every 1/8 of one second and reported at 10-minute and 1-hour intervals. The microphones were fitted with a "secondary" windscreen and mounted on tripods at a height of approximately five feet above the ground. A "secondary" wind screen reduces "wind noise" better than standard manufacturers wind screens. All measurements were generally in accordance with Maine Department of Environmental Protection regulations in Chapter 375.10 and American National Standards Institute (ANSI) Acoustical Standards S12.9 - Methods for Measurement of Environmental Sound Outdoors. Meters were field calibrated per manufacturer's specifications before and after each measurement period. Results of the calibrations are available upon request.

Figure 5-1
Meter Positions, Range Road



**Figure 5-2
Meter Positions, Industrial Parkway**



Weather conditions during the sound level measurements were supplied by weather data recorded in Brunswick, Maine (ref. wunderground.com) (Appendix II). On July 21 to July 22, 2020, temperatures ranged from 63 to 89 degrees F and relative humidity ranged from 41% to 93%. Winds were calm to 5 mph from variable directions.

Sound level measurements recorded are presented in Appendix III. The measurements include hourly L_{Aeq} and L_{A90} values for each measurement position. The L_{Aeq} represents the average energy level of all sounds present during the measurement period. The L_{Aeq} is the parameter specified for use by the Town of Brunswick Noise Ordinance. The L_{A90} is the sound level exceeded 90% of the time during the measurement period and represents the “background” noise levels not including intermittent sound such as traffic and barking dogs.

At the existing location, position MP-1 during Brunswick’s daytime hours (6 a.m. to 8 p.m.), L_{Aeq} ranged from 45 to 56 dBA with an arithmetic average of 49 dBA. During Brunswick’s nighttime hours (8 p.m. to 6 a.m.), L_{Aeq} ranged from 40 to 55 dBA, with an arithmetic average of 44 dBA. The L_{Aeq} day/night arithmetic average was 46 dba. The L_{A90} during daytime hours ranged from 42 to 46 dBA with an arithmetic average of 44 dBA. The L_{A90} during nighttime hours ranged from 38 to 43 dBA with an arithmetic average of 40 dBA. The L_{A90} day/night arithmetic average was 42 dBA. Observed daytime sound sources at position MP-1 were residential activity, traffic, rustling leaves, birds and BGC’s nighttime watering system.

At position MP-2 during Brunswick’s daytime hours (6 a.m. to 8 p.m.), L_{Aeq} ranged from 45 to 51 dBA with an arithmetic average of 47 dBA. During Brunswick’s nighttime hours (8 p.m. to 6 a.m.), L_{Aeq} ranged from 42 to 48 dBA, with an arithmetic average of 44 dBA. The L_{Aeq} day/night arithmetic average was 46 dBA. The L_{A90} during daytime hours ranged from 42 to 46 dBA with an arithmetic average of 44 dBA. The L_{A90} during nighttime hours ranged from 39 to 45 dBA with an arithmetic average of 41 dBA. The L_{A90} day/night arithmetic average was 42 dBA. Observed daytime sound sources at position MP-2 were traffic, rustling leaves, birds, golfers, an occasional bark and BGC’s watering system.

At the Industrial Park site, position MP-3 during Brunswick’s daytime hours (6 a.m. to 8 p.m.), L_{Aeq} ranged from 45 to 53 dBA with an arithmetic average of 47 dBA. During Brunswick’s nighttime hours (8 p.m. to 6 a.m.), L_{Aeq} ranged from 39 to 47 dBA, with an arithmetic average of 43 dBA. The L_{Aeq} day/night arithmetic average was 45 dBA. The L_{A90} during daytime hours ranged from 41 to 46 dBA with an arithmetic average of 44 dBA. The L_{A90} during nighttime hours ranged from 36 to 42 dBA with an arithmetic average of 39 dBA. The L_{A90} day/night arithmetic average was 41 dBA. Observed daytime sound sources at position MP-3 were traffic, rustling leaves, lawn mowing and talking from neighboring parking lot.

At the Industrial Park site, position MP-4 during Brunswick’s daytime hours (6 a.m. to 8 p.m.), L_{Aeq} ranged from 43 to 50 dBA with an arithmetic average of 47 dBA. During Brunswick’s nighttime hours (8 p.m. to 6 a.m.), L_{Aeq} ranged from 39 to 46 dBA, with an arithmetic average of 43 dBA. The L_{Aeq} day/night arithmetic average was 45 dBA. The L_{A90} during daytime hours ranged from 40 to 45 dBA with an arithmetic average of 43 dBA. The L_{A90} during nighttime hours ranged from 34 to 43 dBA with an arithmetic average of 38 dBA. The L_{A90} day/night arithmetic average was 41 dBA. Observed daytime sound sources at position MP-4 were traffic, rustling leaves, lawn mowing and talking from neighboring parking lot.

Table 5-1
Measured Existing Sound Level Results
30 Range Road vs. 5 Industrial Parkway vs. Town of Brunswick Sound Level Limits

Meter Position	30 Range Rd. Day / Night Avg. L_{Aeq} , dBA	5 Industrial Parkway Day / Night Avg. L_{Aeq} , dBA	Town of Brunswick Sound Level Limits Day / Night, dBA	Compliance?	
				DAY	NIGHT
MP-1	49 / 44	-	55 / 45	Y	Y
MP-2	47 / 44	-	55 / 45	Y	Y
MP-3	-	47 / 43	70 / 60	Y	Y
MP-4	-	47 / 43	70 / 60	Y	Y

5.2 Proposed Operation

RSE developed a sound level prediction model to estimate sound levels from operation of the proposed MCH Project. The acoustic model was developed using the CADNA/A software program performing calculations in accordance with the generally recognized standard for estimating the propagation of sound in the environment promulgated by the International Standards Organization (ISO) as Chapter 9613-2, *Attenuation of Sound During Propagation Outdoors*. CADNA/A uses three dimensional terrain and proposed sounds (dog barking) plus environmental factors to calculate outdoor sound propagation from the operations. For entry into CADNA/A,



area topography was imported from the Maine GIS website and the site plan and dog play yard area were supplied by MSA Veterinary Architecture.

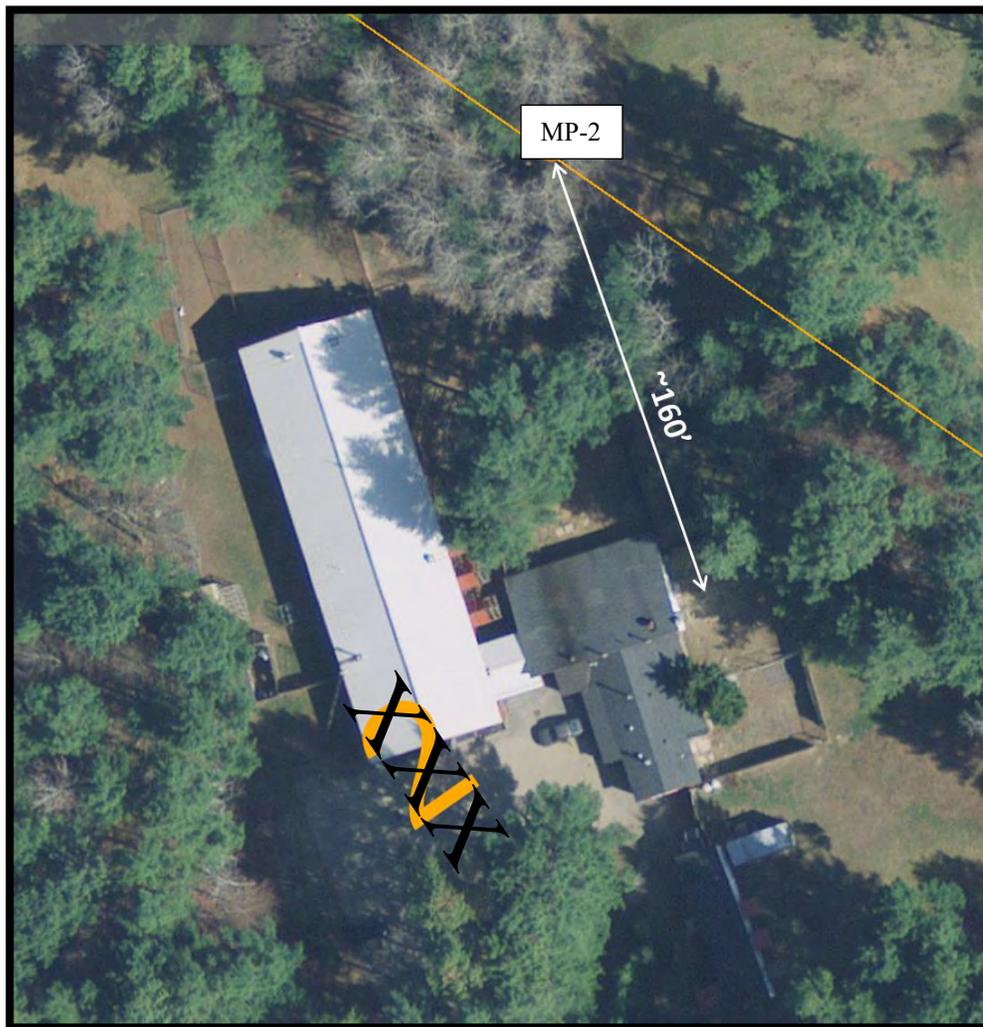
With the assistance from Mary Sundeen, President and the LD831 audio records, RSE was able to identify a dog bark at 0916 on July 21, 2020. The dog was located approximately 160 feet from MP-2 (Figure 5-3). The sound levels from a dog barking are dependent on distance, type of dog that is barking, the environment and surrounding landscape. For example, a measured sound level of 60 dBA at a distance of 160 feet would be 84 dBA at 10 feet and 90 dBA at 5 feet.

July 21, 2020 at 0916 is the data point RSE used to create the 3D Model. Table 5-2 presents the L_{Aeq} , L_{Zeq} and the one-third octave data for this time which was the data used for the Cadna/A 3D Model.

Table 5-2
Sound Level Data from a Dog Bark

dBA	dB	Hz (dB)													
		8	16	31.5	63	125	250	500	1K	2K	4K	8K	16K		
L_{Aeq}	L_{Zeq}	59.5	66.8	56.3	59.5	56.0	54.3	59.7	58.5	59.2	54.7	48.4	41.8	32.0	26.1

Figure 5-3
Location of barking dog in relation to MP-2



RSE imported the one-third octaves and measured distance into Cadna/A, added receivers (Rⁿ) at each compass point on the property line around the proposed MCH and added three barking dogs in the designated play yard. In order to produce a “worst case” scenario RSE chose three barking dogs and used a ground absorption of 0.0 which is equivalent to a parking lot or hard packed snow (non-absorbing).

According to Ms. Sundeen the dogs go out between 8:30 and 9:30 am individually and accompanied by a MCH associate. This procedure is repeated between 3 and 3:45 pm. Throughout the day each dog, that can be taken out, is given attended play time in the yard or taken for a walk around the property. Occasionally, a dog may escape into the play yard and become rambunctious and be barking. The protocol is no dog is outside unattended.

Cadna/A calculated the estimated future sound levels from three continuous barking dogs. RSE modeled one scenario without a fence around the play area and one scenario with an 8’ barrier (fence) around the play area. Table 5-3 and Figures 5-4 and 5-5 present the estimated sound levels to the property lines of the proposed MCH project at 5 Industrial Parkway.

Table 5-3
Modeled Sound Level Results
5 Industrial Parkway vs. Town of Brunswick Sound Level Limits

Receiver Position	NO Fence 5 Industrial Parkway L_{Aeq}, dBA	With 8 ft. Fence 5 Industrial Parkway L_{Aeq}, dBA	Town of Brunswick Sound Level Limits Day / Night, dBA	Compliance? NO Fence Day / Night	Compliance? With Fence Day / Night
R1	57	47	70 / 60	Y / Y	Y / Y
R2	54	50	70 / 60	Y / Y	Y / Y
R3	65	59	70 / 60	Y / N	Y / Y
R4	59	51	70 / 60	Y / Y	Y / Y



FIGURE 5-4.
Estimated (Modeled) Sound Level Contours
NO FENCE AROUND DOG PLAY AREA

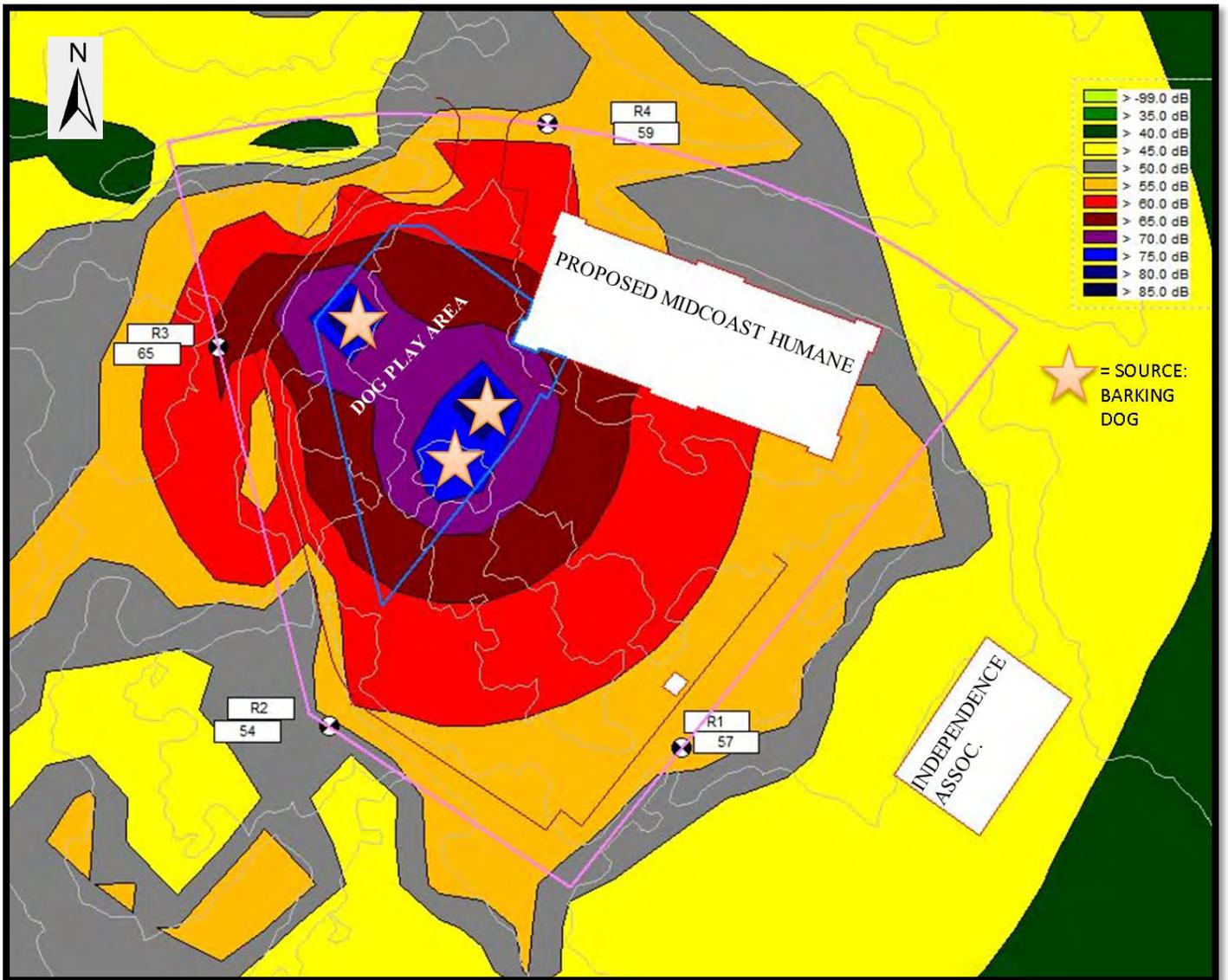
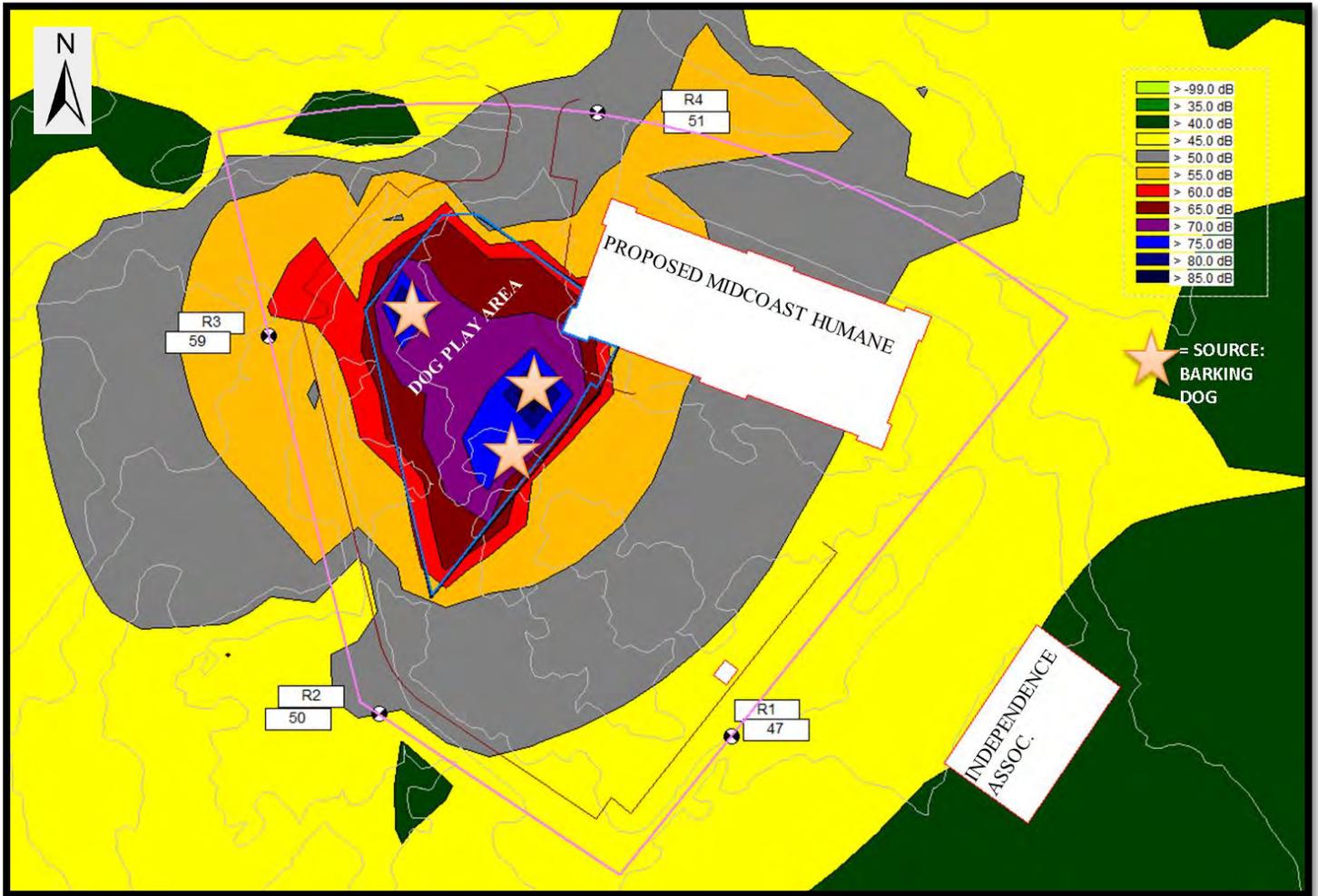


FIGURE 5-5.
 Estimated (Modeled) Sound Level Contours
 8 FOOT FENCE AROUND DOG PLAY AREA



6.0 CONCLUSIONS AND RECOMMENDATIONS

The primary objectives of the Sound Level Assessment were to estimate future sound levels from the proposed MCH project and evaluate compliance with applicable sound level limits. Sound level estimates of future MCH operations were calculated using a terrain-based acoustic model, CADNA/A.

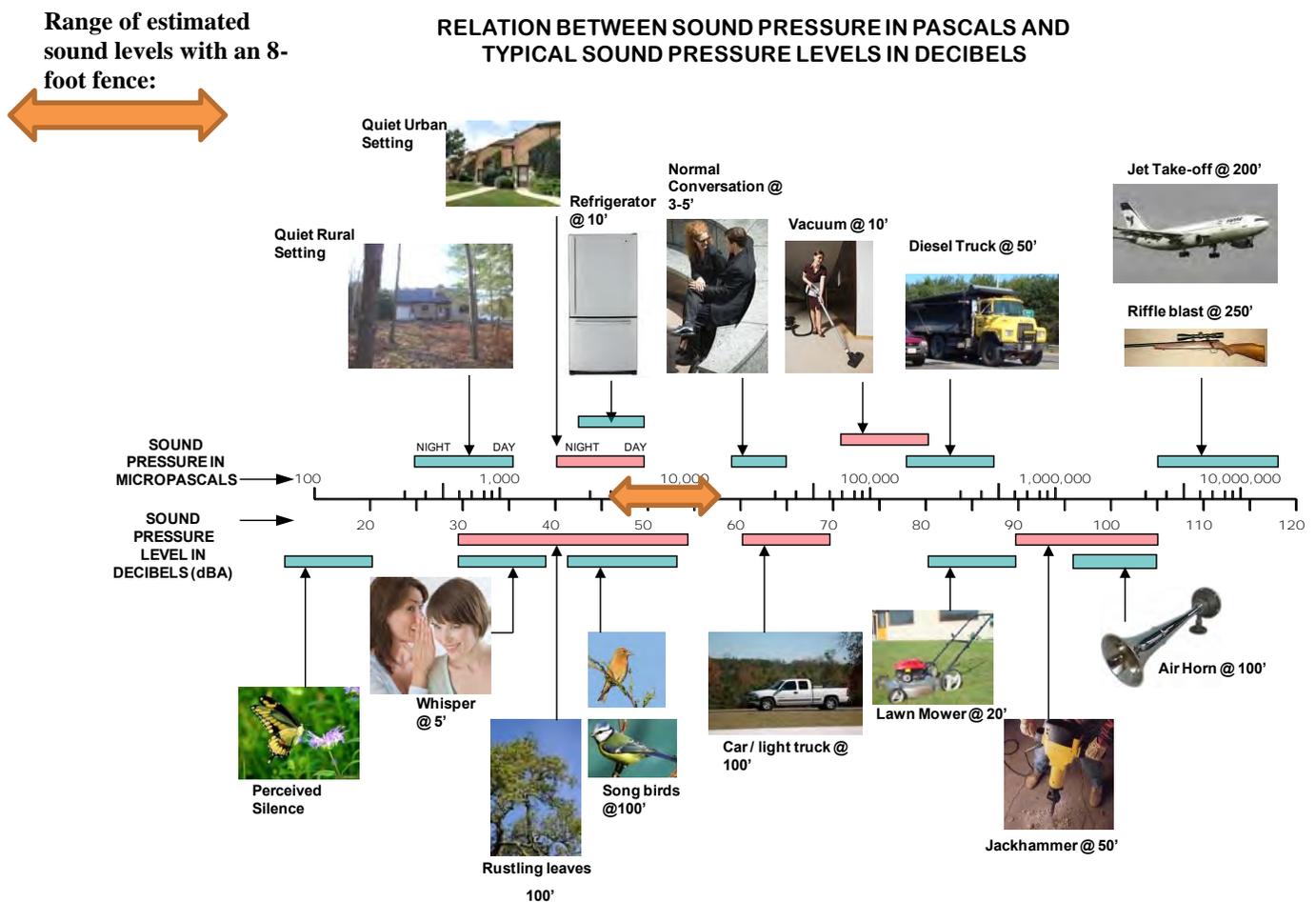
Results of model, with three barking dogs, demonstrate that without additional acoustical sound barrier in the play area MCH will meet Town of Brunswick's daytime limit of 70 dBA at all property lines. MCH will not meet Town of Brunswick's nighttime sound level limit of 60 dBA at the west property line but will meet the limit at all other property lines.

According to Ms. Sundeen, President, "Under no condition will an animal be let outside, or able to get outside, between 4:00 PM and 8:00AM 7-days/week".

The existing Range Road MCH operation sound levels as measured on July 21 to 22, 2020 would meet the Town of Brunswick's Noise Ordinance in the GI zone of 70 dBA daytime and 60 dBA nighttime.

Results of model using an 8-foot barrier (fence) MCH will be in compliance with the Town of Brunswick's daytime and nighttime sound level limits at all property lines.

Figure 6-1



Compiled by RSE from Multiple Sources Including: RSE measurements; U.S.E.P.A., "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances," Dec. 1971.; Handbook of Acoustical Measurements and Noise Control, Third Edition, edited by C.M. Harris, McGraw-Hill, 1991.; "FHWA Highway Traffic Noise Prediction Model," U.S. Dept. of Transportation, Federal Highway Admin, Washington D.C., FHWA-RD-77-108, December 1978.; U.S.E.P.A., "Information on Levels Noise Requisite to Protect Health and Welfare with an Adequate Margin of Safety," March 1974.; Handbook of Environmental Acoustics, J.P.Cowan, Van Nostrand Reinhold, 1994.

APPENDIX I
SOUND BASICS

SOUND BASICS

Sound is a rapid fluctuation in pressure that the human ear has the potential to detect. The decibel or dB is the unit of measurement for sound. The decibel scale is logarithmic to avoid large unmanageable numbers normally associated with pressure change. The following figure shows a comparison of sound pressure and decibel levels for some typical sound environments.

Undesirable sound is generally referred to as *noise*. The effects of noise depend both on its frequency (or pitch), decibel level, and duration, particularly in relationship to changes in existing sound levels. The frequency of a sound generally refers to the number of vibrations per second, measured in hertz (Hz). The frequencies of sounds audible to humans range from about 20 Hz to 20,000 Hz, with greater sensitivity to frequencies above 1,000 Hz.

Sound may consist of a single frequency known as a pure tone, but is generally a disorderly mixture of many frequencies. When measuring sound, the A-weighted sound levels are typically used in order to simulate the hearing response of the human ear to varying sound level frequencies. A-weighted sound levels are expressed as dBA or L_A .

Sound propagation in air can be compared to ripples on the surface of a pond. The ripples spread out uniformly in all directions of the pond surface decreasing in amplitude as they move further from the source. For every doubling of distance from a stationary hemispherical noise source, the sound level drops by 6 dB. Thus if the sound level is 50 dBA at 500 feet, the sound level at 1000 feet will be 44 dBA, and will be 38 dBA at 2000 feet. With an obstacle in the sound path, such as intervening terrain or a building, part of the sound is reflected, part is absorbed and the remainder is transmitted through or around the object. The amount of sound that is reflected, absorbed or transmitted depends on the properties of the object, its size, and the frequency (Hz) of the sound. Properties of an object and its effect on sound propagation are primary considerations in the design of noise control measures.

For constant sounds, a brief measurement close to the source can generally quantify the level of sound over both long and short periods. However, when sound sources vary, longer sampling periods are needed to accurately quantify the sound levels. Integrating sound level meters are commonly used to measure fluctuating sound sources. These meters record the sound level every 1/8 of a second when set to fast response and every one-second on slow response. When set to fast, the instrument measures 480 sound level readings every minute and over 28,000 readings in an hour. Due to the large number of readings, statistical parameters are used for analysis and comparison of measurement data.

The most commonly used parameter is the equivalent sound level or L_{Aeq} . The L_{Aeq} is used to represent the sound energy during a given sampling period as a constant decibel level. The L_{Aeq} takes all sound level fluctuations into account similar to an averaging technique; however, this is accomplished mathematically to deal with decibels as logarithmic expressions. At a site influenced by variable sounds such as vehicle or aircraft traffic, the L_{Aeq} distributes the traffic sound energy over the entire measurement period to calculate a single decibel level. Short periods of elevated sound levels can significantly increase L_{Aeq} over a measurement period. For

example, if the sound level over an hour were 30 dBA except for five minutes when traffic noise measured 60 dBA, the L_{Aeq} for the hour would be 49 dBA.

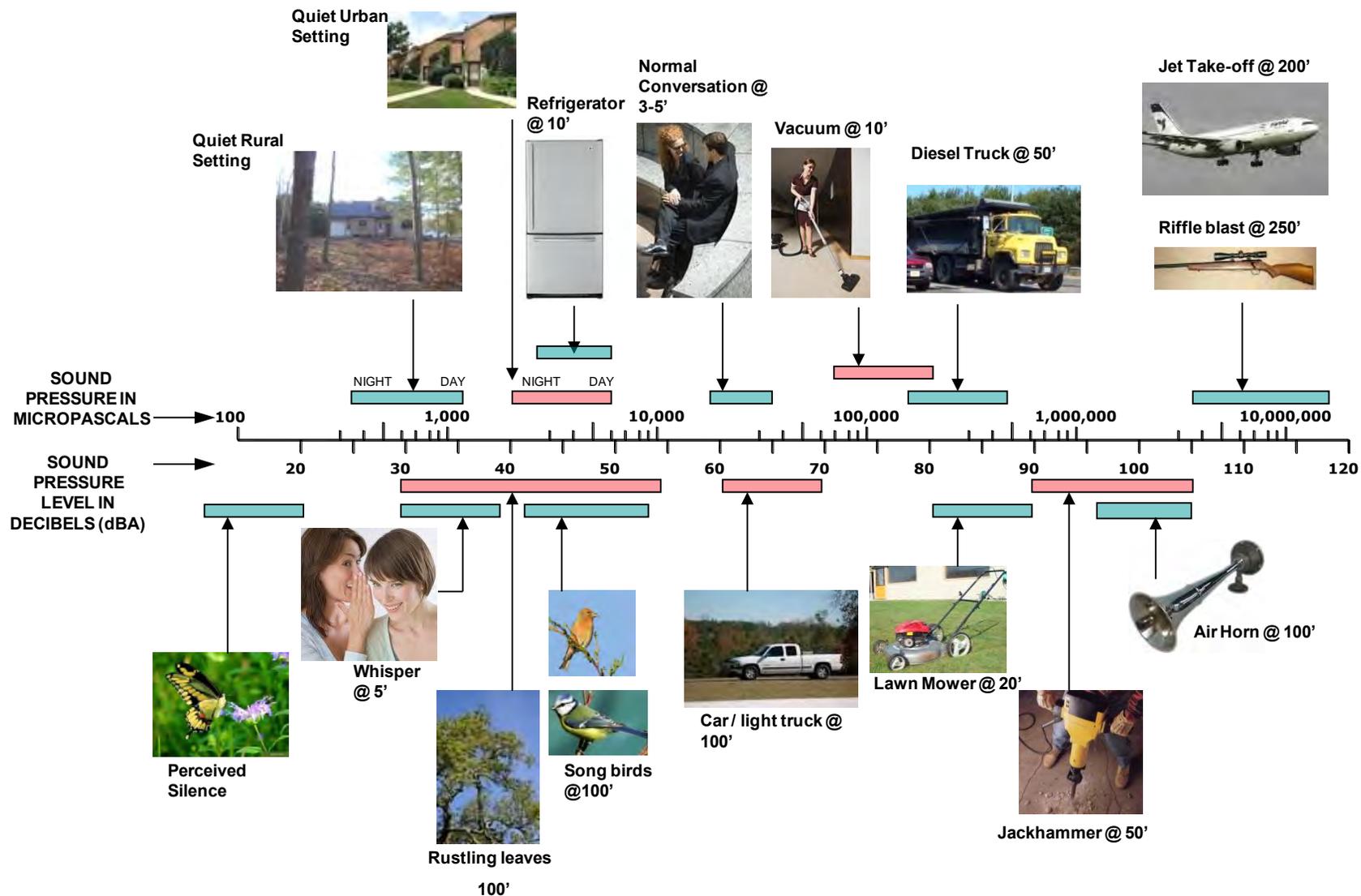
Other common statistical parameters include L_{A1} , L_{A10} , L_{A50} and L_{A90} , which represent the sound level exceeded 1%, 10%, 50%, and 90% of the time during the measurement, respectively. The L_{A10} is used to describe the average of the maximum sound levels during a measurement. The L_{A90} excludes most transient or intermittent noise sources and therefore, is commonly used to determine the value of constant or *background* sound during a measurement.

In order to calculate sound levels resulting from multiple noise sources it is necessary to combine decibel levels from each source. Decibel levels must be added mathematically to reflect the logarithmic nature of the decibel unit. When two sounds of the same decibel level are combined, the resulting combined sound level is just 3 dB higher than the individual sound levels (i.e. 50 dB + 50 dB = 53 dB). The instruments used by Resource Systems Engineering are designed to integrate all sounds received at a particular location and report the combined result.

The American National Standards Institute (ANSI S1.1-1994) and the Maine DEP have similar definitions of **ambient sound level**. The ANSI definition is: “*All-encompassing sound at a given place, usually a composite of sounds from many sources near and far.*” The Maine DEP definition is found in Chapter 375.10, Control of Noise, Section G (1): “*At a specified time, the all-encompassing sound associated with a given environment, being usually a composite of sounds from many sources at many directions, near and far, including the specific development.*” The DEP definition of **pre-development ambient sound level** is: “*The ambient sound at a specified location in the vicinity of a development site prior to the construction and operation of the proposed development or expansion.*” [Ref. 375.10 G (15)].

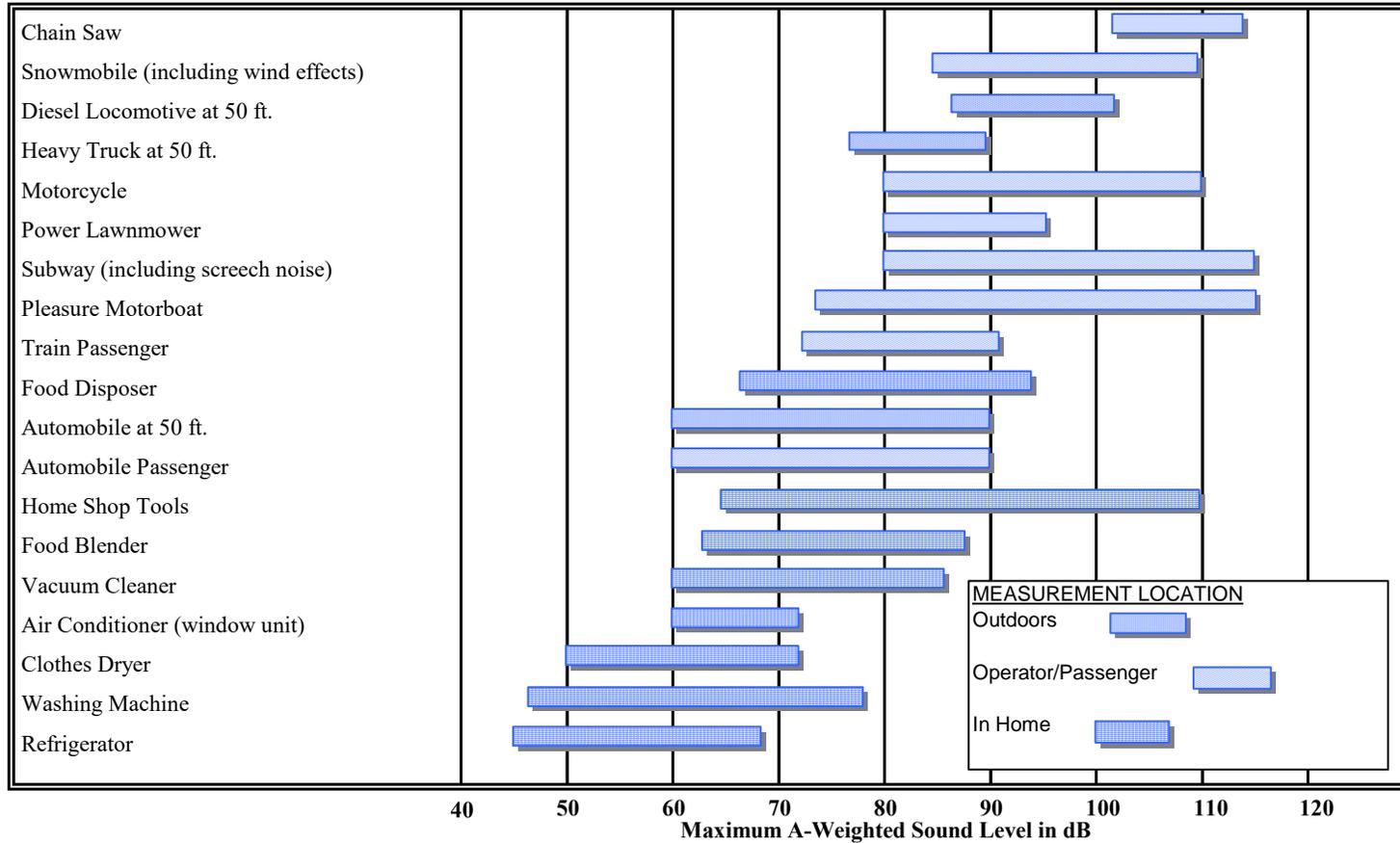
The following figures and tables present sound levels associated with common sounds.

FIGURE 1
RELATION BETWEEN SOUND PRESSURE IN PASCALS AND
TYPICAL SOUND PRESSURE LEVELS IN DECIBELS
SOUND PRESSURE LEVEL IN DECIBELS



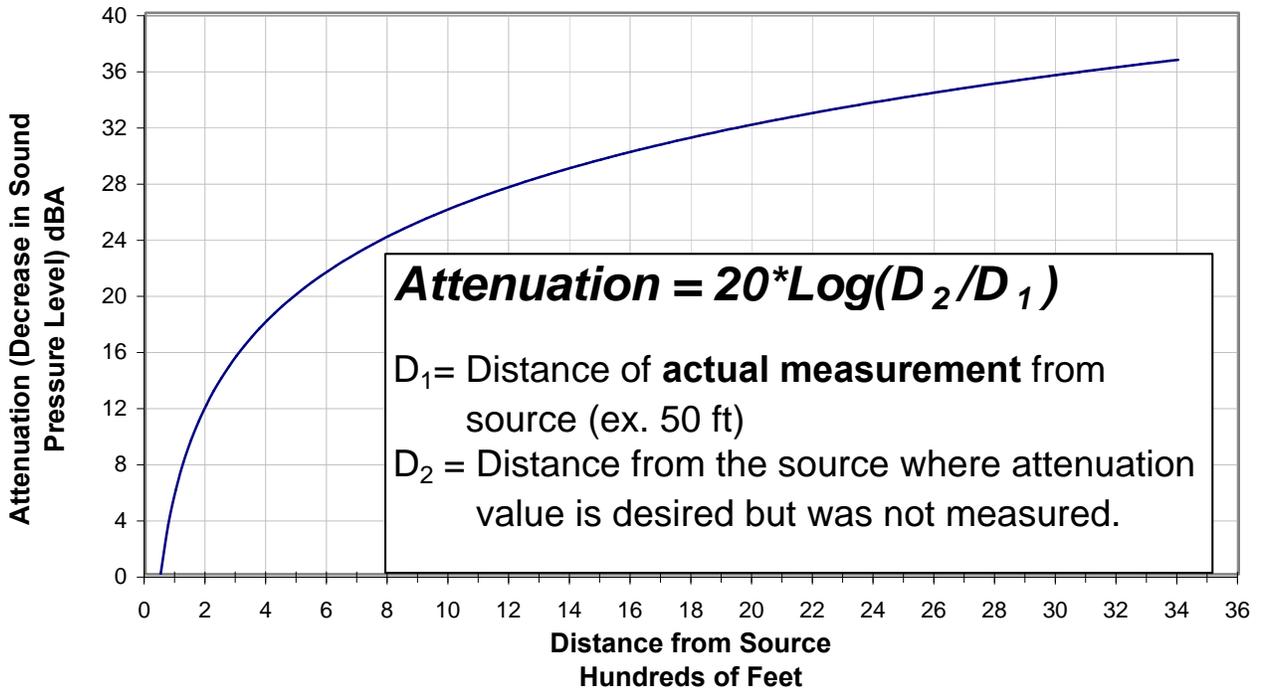
Compiled by RSE from Multiple Sources Including: RSE measurements; U.S.E.P.A., "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances," Dec. 1971.; *Handbook of Acoustical Measurements and Noise Control*, Third Edition, edited by C.M. Harris, McGraw-Hill, 1991.; "FHWA Highway Traffic Noise Prediction Model," U.S. Dept. of Transportation, Federal Highway Admin, Washington D.C., FHWA-RD-77-108, December 1978.; U.S.E.P.A., "Information on Levels Noise Requisite to Protect Health and Welfare with an Adequate Margin of Safety," March 1974.; *Handbook of Environmental Acoustics*, J.P.Cowan, Van Nostrand Reinhold, 1994.

Typical Range of Common Sounds

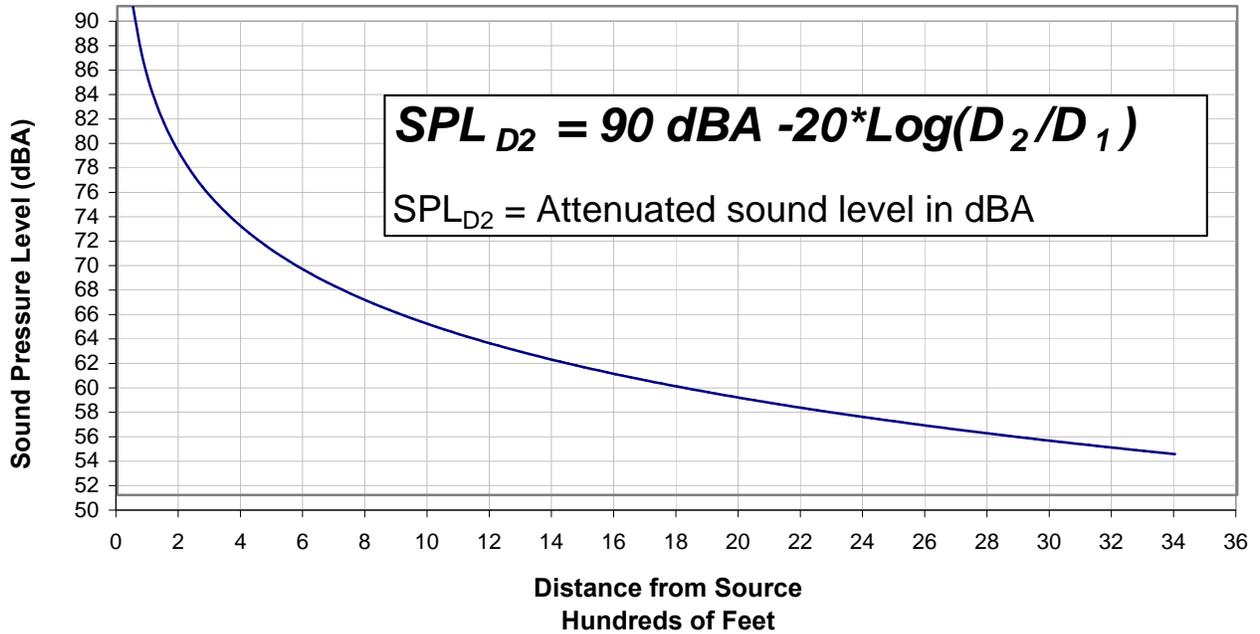


Source: USEPA Protective Noise Levels - Condensed Version of EPA Levels Document, November 1978; EPA550/9-79-100

Sound Level Attenuation Over Distance

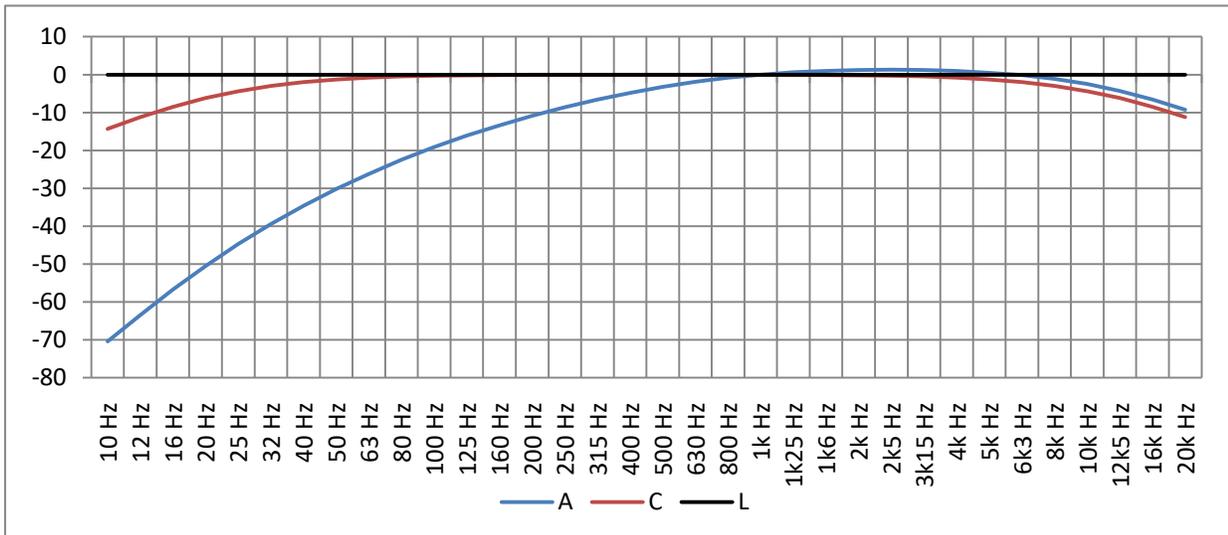


Sound Level Attenuation Over Distance



Linear (un-weighted) Scale Conversion Factors

Frequency	A-Correction Factor from Linear	C-Correction Factor from Linear
10 Hz	-70	-14
12 Hz	-63	-11
16 Hz	-57	-9
20 Hz	-51	-6
25 Hz	-45	-4
32 Hz	-39	-3
40 Hz	-35	-2
50 Hz	-30	-1
63 Hz	-26	-1
80 Hz	-23	-1
100 Hz	-19	0
125 Hz	-16	0
160 Hz	-13	0
200 Hz	-11	0
250 Hz	-9	0
315 Hz	-7	0
400 Hz	-5	0
500 Hz	-3	0
630 Hz	-2	0
800 Hz	-1	0
1k Hz	0	0
1k25 Hz	1	0
1k6 Hz	1	0
2k Hz	1	0
2k5 Hz	1	0
3k15 Hz	1	-1
4k Hz	1	-1
5k Hz	1	-1
6k3 Hz	0	-2
8k Hz	-1	-3
10k Hz	-3	-4
12k5 Hz	-4	-6
16k Hz	-7	-9
20k Hz	-9	-11



Human Perception of dBs

Change in Sound Level (dB)	Change in Perceived Loudness
3	Just perceptible
5	Noticeable difference
10	Twice (or 1/2) as loud
15	Large change
20	Four times (or 1/4) as loud

APPENDIX II

WEATHER

by [www.wunderground .com](http://www.wunderground.com)

JULY 21 TO 22, 2020

MIDCOAST HUMANE
WEATHER DATA
JULY 21-22, 2020

21-Jul-20

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
8:59 AM	82.0 F	67.3 F	60 %	West	1.3 mph	2.7 mph	30.07 in	--	0.00 in
9:04 AM	82.8 F	66.1 F	58 %	West	2.0 mph	2.6 mph	30.07 in	--	0.00 in
9:09 AM	83.3 F	66.9 F	58 %	NW	1.9 mph	3.0 mph	30.07 in	--	0.00 in
9:14 AM	83.7 F	67.0 F	57 %	NW	2.0 mph	2.8 mph	30.06 in	--	0.00 in
9:19 AM	83.3 F	66.3 F	56 %	WNW	2.3 mph	3.1 mph	30.07 in	--	0.00 in
9:24 AM	83.6 F	66.3 F	55 %	WSW	2.1 mph	4.2 mph	30.07 in	--	0.00 in
9:29 AM	83.7 F	66.6 F	56 %	WNW	2.3 mph	4.5 mph	30.07 in	--	0.00 in
9:34 AM	84.0 F	66.1 F	55 %	West	2.2 mph	3.8 mph	30.07 in	--	0.00 in
9:39 AM	84.8 F	65.4 F	53 %	West	2.8 mph	3.8 mph	30.07 in	--	0.00 in
9:44 AM	84.6 F	64.5 F	52 %	SW	2.4 mph	5.9 mph	30.07 in	--	0.00 in
9:49 AM	84.2 F	65.1 F	53 %	WSW	2.9 mph	5.9 mph	30.07 in	--	0.00 in
9:54 AM	84.6 F	65.2 F	52 %	West	1.6 mph	5.2 mph	30.07 in	--	0.00 in
9:59 AM	85.0 F	65.6 F	53 %	West	1.9 mph	3.3 mph	30.07 in	--	0.00 in
10:04 AM	85.1 F	65.9 F	52 %	NNW	2.6 mph	4.0 mph	30.07 in	--	0.00 in
10:09 AM	85.2 F	64.4 F	50 %	NW	3.6 mph	5.6 mph	30.07 in	--	0.00 in
10:14 AM	84.9 F	64.7 F	51 %	NW	2.8 mph	7.4 mph	30.07 in	--	0.00 in
10:19 AM	85.4 F	65.0 F	49 %	SW	2.8 mph	3.8 mph	30.07 in	--	0.00 in
10:24 AM	85.9 F	65.3 F	50 %	SSW	2.6 mph	4.9 mph	30.07 in	--	0.00 in
10:29 AM	86.0 F	65.0 F	50 %	SSW	2.5 mph	3.0 mph	30.07 in	--	0.00 in
10:34 AM	86.0 F	64.9 F	50 %	SW	3.1 mph	5.9 mph	30.07 in	--	0.00 in
10:39 AM	85.8 F	65.1 F	50 %	SSW	2.5 mph	4.1 mph	30.07 in	--	0.00 in
10:44 AM	85.8 F	65.1 F	50 %	SW	3.9 mph	6.3 mph	30.06 in	--	0.00 in
10:49 AM	85.8 F	65.3 F	51 %	WSW	2.9 mph	6.7 mph	30.07 in	--	0.00 in
10:54 AM	86.4 F	65.5 F	50 %	SW	2.8 mph	4.6 mph	30.07 in	--	0.00 in
10:59 AM	87.0 F	65.2 F	47 %	West	2.5 mph	3.8 mph	30.07 in	--	0.00 in
11:04 AM	86.9 F	64.6 F	48 %	East	2.6 mph	4.9 mph	30.06 in	--	0.00 in
11:09 AM	87.0 F	64.5 F	47 %	SW	2.9 mph	4.2 mph	30.07 in	--	0.00 in
11:14 AM	87.0 F	64.6 F	47 %	SSW	4.1 mph	6.0 mph	30.07 in	--	0.00 in
11:19 AM	87.1 F	64.6 F	47 %	West	4.1 mph	4.5 mph	30.07 in	--	0.00 in
11:24 AM	87.0 F	64.9 F	47 %	WSW	2.4 mph	3.6 mph	30.07 in	--	0.00 in

MIDCOAST HUMANE
WEATHER DATA

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
11:29 AM	88.3 F	64.5 F	46 %	WSW	2.9 mph	5.0 mph	30.07 in	--	0.00 in
11:34 AM	87.5 F	64.2 F	46 %	West	2.9 mph	4.9 mph	30.07 in	--	0.00 in
11:39 AM	88.0 F	65.1 F	47 %	West	1.9 mph	3.4 mph	30.07 in	--	0.00 in
11:44 AM	89.0 F	66.1 F	46 %	WNW	2.8 mph	3.3 mph	30.07 in	--	0.00 in
11:49 AM	88.7 F	64.3 F	45 %	South	3.7 mph	5.8 mph	30.07 in	--	0.00 in
11:54 AM	88.1 F	62.7 F	44 %	SW	4.1 mph	5.8 mph	30.07 in	--	0.00 in
11:59 AM	88.0 F	62.9 F	44 %	WSW	2.7 mph	4.1 mph	30.07 in	--	0.00 in
12:04 PM	87.8 F	63.6 F	45 %	SSW	2.7 mph	3.5 mph	30.07 in	--	0.00 in
12:09 PM	88.8 F	63.2 F	43 %	SSW	4.1 mph	6.1 mph	30.07 in	--	0.00 in
12:14 PM	88.8 F	62.5 F	42 %	South	3.8 mph	6.6 mph	30.07 in	--	0.00 in
12:19 PM	88.9 F	63.7 F	43 %	SW	3.6 mph	5.9 mph	30.07 in	--	0.00 in
12:24 PM	89.1 F	63.4 F	42 %	West	2.6 mph	4.9 mph	30.07 in	--	0.00 in
12:29 PM	89.1 F	62.9 F	41 %	NNW	3.0 mph	4.4 mph	30.07 in	--	0.00 in
12:34 PM	89.5 F	63.0 F	42 %	West	2.4 mph	5.3 mph	30.07 in	--	0.00 in
12:39 PM	89.6 F	63.5 F	42 %	West	2.6 mph	4.5 mph	30.07 in	--	0.00 in
12:44 PM	89.8 F	63.6 F	42 %	NNW	2.4 mph	3.3 mph	30.07 in	--	0.00 in
12:49 PM	87.4 F	62.8 F	44 %	NNW	2.0 mph	3.0 mph	30.07 in	--	0.00 in
12:54 PM	86.6 F	62.7 F	45 %	NNW	1.4 mph	2.7 mph	30.06 in	--	0.00 in
12:59 PM	86.8 F	62.9 F	45 %	WNW	2.5 mph	3.1 mph	30.06 in	--	0.00 in
1:04 PM	86.0 F	63.7 F	48 %	West	2.2 mph	3.6 mph	30.06 in	--	0.00 in
1:09 PM	88.5 F	64.6 F	45 %	NNW	1.7 mph	3.9 mph	30.06 in	--	0.00 in
1:14 PM	88.3 F	62.8 F	43 %	WNW	3.0 mph	4.2 mph	30.06 in	--	0.00 in
1:19 PM	85.8 F	62.0 F	46 %	NNW	2.0 mph	3.7 mph	30.06 in	--	0.00 in
1:24 PM	86.2 F	62.9 F	46 %	NW	2.4 mph	3.2 mph	30.06 in	--	0.00 in
1:29 PM	85.5 F	62.0 F	45 %	WNW	1.7 mph	3.6 mph	30.06 in	--	0.00 in
1:34 PM	85.5 F	62.9 F	47 %	WNW	1.6 mph	3.8 mph	30.06 in	--	0.00 in
1:39 PM	85.7 F	63.1 F	47 %	WSW	2.2 mph	3.2 mph	30.06 in	--	0.00 in
1:44 PM	85.8 F	63.0 F	46 %	NW	1.8 mph	3.0 mph	30.06 in	--	0.00 in
1:49 PM	86.2 F	62.2 F	46 %	West	2.8 mph	4.3 mph	30.06 in	--	0.00 in
1:54 PM	86.0 F	63.3 F	47 %	ESE	1.7 mph	3.7 mph	30.06 in	--	0.00 in
1:59 PM	88.3 F	64.7 F	46 %	NW	2.1 mph	2.8 mph	30.06 in	--	0.00 in
2:04 PM	87.3 F	63.5 F	46 %	NW	2.5 mph	3.9 mph	30.06 in	--	0.00 in
2:09 PM	88.7 F	64.9 F	46 %	West	2.4 mph	4.0 mph	30.06 in	--	0.00 in

MIDCOAST HUMANE
WEATHER DATA

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
2:14 PM	87.7 F	63.8 F	45 %		1.9 mph	2.8 mph	30.06 in	--	0.00 in
2:19 PM	88.7 F	64.5 F	44 %	WSW	2.8 mph	3.4 mph	30.06 in	--	0.00 in
2:24 PM	89.1 F	63.8 F	43 %	South	4.7 mph	6.7 mph	30.06 in	--	0.00 in
2:29 PM	87.4 F	63.6 F	45 %	SSW	2.4 mph	5.6 mph	30.06 in	--	0.00 in
2:34 PM	87.0 F	63.9 F	46 %	North	2.3 mph	4.6 mph	30.06 in	--	0.00 in
2:39 PM	88.4 F	64.2 F	45 %	NNW	2.0 mph	4.0 mph	30.06 in	--	0.00 in
2:44 PM	86.9 F	63.5 F	47 %	NW	1.6 mph	2.9 mph	30.06 in	--	0.00 in
2:49 PM	86.8 F	63.7 F	47 %	NNW	2.1 mph	3.0 mph	30.06 in	--	0.00 in
2:54 PM	86.3 F	63.5 F	48 %	NW	2.0 mph	2.9 mph	30.06 in	--	0.00 in
2:59 PM	87.6 F	64.0 F	46 %	WSW	3.1 mph	4.5 mph	30.06 in	--	0.00 in
3:04 PM	88.1 F	63.4 F	44 %	WNW	2.3 mph	4.3 mph	30.06 in	--	0.00 in
3:09 PM	88.4 F	64.0 F	45 %	WNW	2.8 mph	3.4 mph	30.06 in	--	0.00 in
3:14 PM	87.2 F	64.5 F	46 %	WNW	2.0 mph	3.1 mph	30.06 in	--	0.00 in
3:19 PM	86.5 F	63.9 F	47 %	ENE	1.9 mph	3.0 mph	30.06 in	--	0.00 in
3:24 PM	85.6 F	64.7 F	49 %		1.9 mph	2.8 mph	30.06 in	--	0.00 in
3:29 PM	85.6 F	63.8 F	48 %	SSE	2.6 mph	3.4 mph	30.06 in	--	0.00 in
3:34 PM	86.1 F	65.5 F	51 %		2.1 mph	3.9 mph	30.06 in	--	0.00 in
3:39 PM	88.1 F	64.4 F	46 %	NW	2.4 mph	3.2 mph	30.06 in	--	0.00 in
3:44 PM	88.5 F	64.2 F	45 %	NNW	2.1 mph	3.6 mph	30.06 in	--	0.00 in
3:49 PM	87.4 F	64.6 F	46 %	SW	2.6 mph	4.3 mph	30.06 in	--	0.00 in
3:54 PM	87.9 F	63.8 F	45 %	SSW	3.5 mph	5.6 mph	30.06 in	--	0.00 in
3:59 PM	87.0 F	63.9 F	46 %	West	2.6 mph	5.3 mph	30.06 in	--	0.00 in
4:04 PM	86.3 F	63.4 F	47 %	SSW	3.1 mph	5.8 mph	30.06 in	--	0.00 in
4:09 PM	87.6 F	63.4 F	45 %	SSW	3.7 mph	6.5 mph	30.06 in	--	0.00 in
4:14 PM	88.3 F	62.7 F	44 %	SW	3.3 mph	5.0 mph	30.06 in	--	0.00 in
4:19 PM	88.6 F	63.4 F	44 %	SW	2.9 mph	3.9 mph	30.07 in	--	0.00 in
4:24 PM	89.0 F	63.6 F	43 %	WNW	1.9 mph	2.4 mph	30.07 in	--	0.00 in
4:29 PM	88.4 F	63.0 F	44 %	NW	2.2 mph	3.3 mph	30.07 in	--	0.00 in
4:34 PM	88.0 F	63.7 F	45 %	WNW	1.8 mph	3.6 mph	30.06 in	--	0.00 in
4:39 PM	87.9 F	64.2 F	46 %	NNW	1.9 mph	2.7 mph	30.06 in	--	0.00 in
4:44 PM	86.5 F	62.8 F	45 %	SW	2.4 mph	3.4 mph	30.06 in	--	0.00 in
4:49 PM	84.9 F	64.1 F	49 %	North	1.6 mph	3.5 mph	30.06 in	--	0.00 in
4:54 PM	85.6 F	64.5 F	49 %	NNE	0.7 mph	2.1 mph	30.06 in	--	0.00 in

MIDCOAST HUMANE
WEATHER DATA

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
4:59 PM	86.2 F	62.6 F	46 %	SE	1.3 mph	3.8 mph	30.06 in	--	0.00 in
5:04 PM	87.0 F	63.7 F	46 %	SW	2.4 mph	4.3 mph	30.06 in	--	0.00 in
5:09 PM	87.7 F	64.3 F	46 %	WNW	2.3 mph	3.9 mph	30.06 in	--	0.00 in
5:14 PM	88.2 F	63.7 F	45 %	ENE	2.8 mph	3.6 mph	30.06 in	--	0.00 in
5:19 PM	89.0 F	65.0 F	45 %	ENE	2.4 mph	3.9 mph	30.06 in	--	0.00 in
5:24 PM	88.4 F	63.4 F	44 %	East	2.9 mph	4.3 mph	30.06 in	--	0.00 in
5:29 PM	87.0 F	63.4 F	45 %	ESE	2.2 mph	3.7 mph	30.06 in	--	0.00 in
5:34 PM	86.8 F	63.4 F	46 %	WSW	2.7 mph	6.5 mph	30.06 in	--	0.00 in
5:39 PM	86.3 F	63.3 F	46 %	NNW	1.8 mph	3.5 mph	30.06 in	--	0.00 in
5:44 PM	86.0 F	65.1 F	50 %	South	2.1 mph	3.6 mph	30.06 in	--	0.00 in
5:49 PM	86.0 F	65.4 F	51 %	WSW	2.4 mph	3.9 mph	30.06 in	--	0.00 in
5:54 PM	84.9 F	65.4 F	53 %	WNW	0.9 mph	2.1 mph	30.06 in	--	0.00 in
5:59 PM	83.5 F	66.5 F	56 %	SSW	1.5 mph	3.0 mph	30.06 in	--	0.00 in
6:04 PM	82.3 F	65.8 F	57 %	West	1.5 mph	3.5 mph	30.06 in	--	0.00 in
6:09 PM	81.4 F	65.2 F	58 %	East	0.1 mph	2.8 mph	30.06 in	--	0.00 in
6:14 PM	81.0 F	65.7 F	61 %	SSW	0.3 mph	0.7 mph	30.06 in	--	0.00 in
6:19 PM	80.5 F	66.2 F	62 %	South	0.9 mph	2.0 mph	30.06 in	--	0.00 in
6:24 PM	80.0 F	66.4 F	62 %	South	1.9 mph	3.0 mph	30.07 in	--	0.00 in
6:29 PM	80.2 F	66.4 F	62 %	SW	1.2 mph	2.1 mph	30.07 in	--	0.00 in
6:34 PM	80.7 F	65.9 F	61 %	NW	1.7 mph	2.9 mph	30.07 in	--	0.00 in
6:39 PM	80.2 F	66.4 F	62 %	South	1.1 mph	2.0 mph	30.07 in	--	0.00 in
6:44 PM	80.0 F	67.0 F	64 %	SW	0.7 mph	1.8 mph	30.07 in	--	0.00 in
6:49 PM	81.0 F	66.9 F	63 %	WSW	1.3 mph	1.8 mph	30.07 in	--	0.00 in
6:54 PM	80.5 F	67.5 F	64 %	SSW	1.2 mph	1.6 mph	30.07 in	--	0.00 in
6:59 PM	80.0 F	66.7 F	64 %	SW	2.1 mph	2.9 mph	30.07 in	--	0.00 in
7:04 PM	79.0 F	66.0 F	64 %	SW	1.3 mph	2.1 mph	30.08 in	--	0.00 in
7:09 PM	79.0 F	65.8 F	64 %	SSW	1.5 mph	2.9 mph	30.08 in	--	0.00 in
7:14 PM	79.0 F	65.1 F	63 %	SW	0.9 mph	2.1 mph	30.08 in	--	0.00 in
7:19 PM	79.7 F	66.0 F	63 %	SSW	0.3 mph	0.6 mph	30.08 in	--	0.00 in
7:24 PM	80.0 F	65.4 F	60 %	SSW	0.1 mph	1.7 mph	30.09 in	--	0.00 in
7:29 PM	79.5 F	65.3 F	62 %	SSW	0.4 mph	1.3 mph	30.09 in	--	0.00 in
7:34 PM	79.0 F	65.4 F	64 %	South	0.0 mph	1.0 mph	30.09 in	--	0.00 in
7:39 PM	79.0 F	66.0 F	65 %	South	0.0 mph	0.0 mph	30.09 in	--	0.00 in

MIDCOAST HUMANE
WEATHER DATA

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
7:44 PM	78.8 F	66.1 F	66 %	South	0.0 mph	0.0 mph	30.09 in	--	0.00 in
7:49 PM	78.0 F	67.0 F	67 %	South	0.0 mph	0.0 mph	30.09 in	--	0.00 in
7:54 PM	78.0 F	66.2 F	68 %	NE	0.0 mph	0.0 mph	30.09 in	--	0.00 in
7:59 PM	77.3 F	66.0 F	69 %	ENE	0.5 mph	1.1 mph	30.09 in	--	0.00 in
8:04 PM	76.5 F	66.6 F	71 %	NE	0.1 mph	1.3 mph	30.09 in	--	0.00 in
8:09 PM	76.0 F	66.4 F	73 %	East	0.0 mph	0.7 mph	30.09 in	--	0.00 in
8:14 PM	75.0 F	67.0 F	75 %	East	0.2 mph	0.8 mph	30.09 in	--	0.00 in
8:19 PM	75.0 F	67.0 F	75 %	East	0.0 mph	0.2 mph	30.09 in	--	0.00 in
8:24 PM	74.2 F	65.9 F	76 %	East	0.0 mph	0.0 mph	30.09 in	--	0.00 in
8:29 PM	73.4 F	66.0 F	77 %	South	0.0 mph	0.0 mph	30.08 in	--	0.00 in
8:34 PM	73.0 F	66.0 F	78 %	South	0.0 mph	0.0 mph	30.09 in	--	0.00 in
8:39 PM	73.0 F	66.0 F	78 %	SSE	0.0 mph	0.0 mph	30.09 in	--	0.00 in
8:44 PM	72.3 F	65.4 F	80 %	SSE	0.0 mph	0.0 mph	30.09 in	--	0.00 in
8:49 PM	72.0 F	65.8 F	82 %	SSE	0.0 mph	0.0 mph	30.10 in	--	0.00 in
8:54 PM	72.0 F	66.0 F	82 %	SSE	0.0 mph	0.0 mph	30.10 in	--	0.00 in
8:59 PM	71.8 F	66.0 F	82 %	East	0.0 mph	0.0 mph	30.10 in	--	0.00 in
9:04 PM	71.0 F	65.9 F	84 %	East	0.0 mph	0.0 mph	30.10 in	--	0.00 in
9:09 PM	70.6 F	65.0 F	85 %	ESE	0.0 mph	0.0 mph	30.11 in	--	0.00 in
9:14 PM	70.0 F	65.0 F	86 %	SE	0.0 mph	0.0 mph	30.11 in	--	0.00 in
9:19 PM	70.0 F	65.0 F	86 %	SE	0.0 mph	0.0 mph	30.11 in	--	0.00 in
9:24 PM	70.0 F	65.0 F	85 %	SE	0.0 mph	0.0 mph	30.11 in	--	0.00 in
9:29 PM	69.5 F	65.8 F	87 %	West	0.0 mph	0.0 mph	30.11 in	--	0.00 in
9:34 PM	69.0 F	66.0 F	88 %	SSW	0.1 mph	1.3 mph	30.11 in	--	0.00 in
9:39 PM	69.0 F	66.0 F	88 %	NW	0.0 mph	0.7 mph	30.12 in	--	0.00 in
9:44 PM	69.0 F	66.0 F	89 %	South	0.0 mph	0.0 mph	30.12 in	--	0.00 in
9:49 PM	69.0 F	65.5 F	89 %	SSW	0.0 mph	0.0 mph	30.11 in	--	0.00 in
9:54 PM	69.0 F	64.9 F	89 %	SSW	0.0 mph	0.0 mph	30.11 in	--	0.00 in
9:59 PM	68.0 F	64.6 F	89 %	South	0.0 mph	0.0 mph	30.11 in	--	0.00 in
10:04 PM	68.0 F	65.0 F	89 %	South	0.0 mph	0.0 mph	30.11 in	--	0.00 in
10:09 PM	68.0 F	65.0 F	89 %	South	0.0 mph	0.0 mph	30.11 in	--	0.00 in
10:14 PM	68.0 F	65.0 F	89 %	South	0.0 mph	0.0 mph	30.12 in	--	0.00 in
10:19 PM	68.0 F	65.0 F	89 %	South	0.0 mph	0.0 mph	30.12 in	--	0.00 in
10:24 PM	68.0 F	65.0 F	89 %	South	0.0 mph	0.0 mph	30.12 in	--	0.00 in

MIDCOAST HUMANE
WEATHER DATA

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
10:29 PM	68.0 F	64.6 F	89 %	South	0.0 mph	0.0 mph	30.12 in	--	0.00 in
10:34 PM	68.0 F	65.0 F	89 %	South	0.0 mph	0.0 mph	30.12 in	--	0.00 in
10:39 PM	68.0 F	65.0 F	89 %	South	0.0 mph	0.0 mph	30.12 in	--	0.00 in
10:44 PM	68.0 F	65.0 F	89 %	South	0.0 mph	0.0 mph	30.12 in	--	0.00 in
10:49 PM	68.0 F	65.0 F	89 %	SSW	0.0 mph	0.0 mph	30.12 in	--	0.00 in
10:54 PM	68.0 F	64.6 F	89 %	South	0.0 mph	0.0 mph	30.12 in	--	0.00 in
10:59 PM	68.0 F	64.8 F	90 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:04 PM	68.0 F	65.0 F	90 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:09 PM	68.0 F	65.0 F	90 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:14 PM	68.0 F	65.0 F	90 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:19 PM	68.0 F	65.0 F	90 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:24 PM	68.0 F	65.0 F	90 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:29 PM	68.0 F	63.1 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:34 PM	68.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:39 PM	67.1 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:44 PM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:49 PM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:54 PM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
11:59 PM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in

22-Jul-20

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
12:04 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
12:09 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
12:14 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
12:19 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
12:24 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
12:29 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
12:34 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
12:39 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in

MIDCOAST HUMANE
WEATHER DATA

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
12:44 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
12:49 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
12:54 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
12:59 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:04 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.13 in	--	0.00 in
1:09 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:14 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:19 AM	67.0 F	63.0 F	84 %	East	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:24 AM	66.2 F	61.4 F	84 %	ESE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:29 AM	66.0 F	61.7 F	85 %	ESE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:34 AM	66.0 F	62.0 F	85 %	ESE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:39 AM	65.7 F	62.0 F	85 %	WNW	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:44 AM	65.0 F	61.8 F	86 %	South	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:49 AM	65.0 F	60.0 F	86 %	SSE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
1:54 AM	65.0 F	60.0 F	86 %	SSE	0.0 mph	0.0 mph	30.13 in	--	0.00 in
1:59 AM	64.9 F	60.0 F	86 %	South	0.0 mph	0.0 mph	30.13 in	--	0.00 in
2:04 AM	64.0 F	60.0 F	87 %	South	0.0 mph	0.0 mph	30.13 in	--	0.00 in
2:09 AM	64.0 F	60.3 F	87 %	NW	0.0 mph	0.0 mph	30.13 in	--	0.00 in
2:14 AM	64.0 F	60.8 F	88 %	WSW	0.0 mph	0.0 mph	30.13 in	--	0.00 in
2:19 AM	64.0 F	61.0 F	89 %	South	0.0 mph	0.0 mph	30.13 in	--	0.00 in
2:24 AM	64.0 F	61.0 F	88 %	SE	0.0 mph	0.0 mph	30.13 in	--	0.00 in
2:29 AM	64.0 F	61.0 F	89 %	SE	0.0 mph	0.0 mph	30.13 in	--	0.00 in
2:34 AM	63.5 F	60.2 F	89 %	SE	0.0 mph	0.0 mph	30.13 in	--	0.00 in
2:39 AM	63.0 F	59.8 F	90 %	SE	0.0 mph	0.0 mph	30.13 in	--	0.00 in
2:44 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
2:49 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
2:54 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
2:59 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
3:04 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
3:09 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.13 in	--	0.00 in
3:14 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
3:19 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
3:24 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in

MIDCOAST HUMANE
WEATHER DATA

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
3:29 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
3:34 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
3:39 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
3:44 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
3:49 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
3:54 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.13 in	--	0.00 in
3:59 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:04 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:09 AM	63.0 F	60.0 F	91 %	SE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:14 AM	63.0 F	60.0 F	91 %	West	0.0 mph	0.0 mph	30.13 in	--	0.00 in
4:19 AM	62.8 F	60.0 F	91 %	SSW	0.0 mph	0.0 mph	30.13 in	--	0.00 in
4:24 AM	63.0 F	60.0 F	93 %	WSW	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:29 AM	63.0 F	60.0 F	92 %	West	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:34 AM	63.0 F	60.0 F	92 %	West	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:39 AM	63.0 F	60.0 F	91 %	West	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:44 AM	63.0 F	60.0 F	90 %	West	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:49 AM	63.0 F	60.0 F	90 %	SW	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:54 AM	63.0 F	60.0 F	90 %	SSW	0.0 mph	0.0 mph	30.14 in	--	0.00 in
4:59 AM	63.0 F	60.0 F	90 %	SSW	0.0 mph	0.0 mph	30.14 in	--	0.00 in
5:04 AM	63.0 F	60.0 F	90 %	SSW	0.0 mph	0.0 mph	30.14 in	--	0.00 in
5:09 AM	63.0 F	60.0 F	90 %	SSE	0.0 mph	0.0 mph	30.14 in	--	0.00 in
5:14 AM	63.0 F	60.0 F	90 %	SW	0.0 mph	0.0 mph	30.14 in	--	0.00 in
5:19 AM	63.8 F	60.8 F	89 %	SW	0.0 mph	0.0 mph	30.14 in	--	0.00 in
5:24 AM	64.0 F	61.0 F	89 %	West	0.0 mph	0.0 mph	30.15 in	--	0.00 in
5:29 AM	64.0 F	61.0 F	89 %	SSW	0.0 mph	0.0 mph	30.15 in	--	0.00 in
5:34 AM	64.0 F	61.0 F	88 %	SSW	0.0 mph	0.0 mph	30.15 in	--	0.00 in
5:39 AM	64.0 F	61.0 F	88 %	SSW	0.0 mph	0.0 mph	30.15 in	--	0.00 in
5:44 AM	64.0 F	60.7 F	88 %	South	0.0 mph	0.0 mph	30.15 in	--	0.00 in
5:49 AM	64.0 F	60.0 F	87 %	NNW	0.0 mph	0.0 mph	30.15 in	--	0.00 in
5:54 AM	64.0 F	60.0 F	87 %	South	0.0 mph	0.0 mph	30.15 in	--	0.00 in
5:59 AM	64.0 F	60.7 F	88 %	SSW	0.0 mph	0.0 mph	30.15 in	--	0.00 in
6:04 AM	64.5 F	60.4 F	87 %	SSE	0.2 mph	1.3 mph	30.15 in	--	0.00 in
6:09 AM	64.7 F	60.0 F	87 %	NE	0.0 mph	0.8 mph	30.15 in	--	0.00 in

MIDCOAST HUMANE
WEATHER DATA

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
6:14 AM	65.0 F	60.0 F	87 %	SW	0.0 mph	0.0 mph	30.15 in	--	0.00 in
6:19 AM	65.0 F	60.0 F	87 %	South	0.0 mph	0.0 mph	30.15 in	--	0.00 in
6:24 AM	65.0 F	59.0 F	84 %	East	0.0 mph	0.0 mph	30.15 in	--	0.00 in
6:29 AM	65.0 F	60.0 F	85 %	WNW	0.0 mph	0.0 mph	30.15 in	--	0.00 in
6:34 AM	65.7 F	62.0 F	85 %	NNW	0.0 mph	0.0 mph	30.14 in	--	0.00 in
6:39 AM	66.0 F	61.8 F	85 %	WNW	0.0 mph	0.0 mph	30.15 in	--	0.00 in
6:44 AM	66.0 F	61.0 F	84 %	North	0.0 mph	0.0 mph	30.15 in	--	0.00 in
6:49 AM	66.9 F	60.1 F	82 %	ENE	0.0 mph	0.0 mph	30.15 in	--	0.00 in
6:54 AM	67.0 F	60.9 F	82 %	East	0.5 mph	0.7 mph	30.15 in	--	0.00 in
6:59 AM	67.0 F	62.6 F	83 %	ENE	0.1 mph	1.4 mph	30.15 in	--	0.00 in
7:04 AM	67.0 F	62.1 F	82 %	ENE	0.5 mph	1.9 mph	30.15 in	--	0.00 in
7:09 AM	67.8 F	62.4 F	82 %	ENE	0.0 mph	0.0 mph	30.15 in	--	0.00 in
7:14 AM	67.8 F	62.0 F	81 %	WNW	0.0 mph	0.0 mph	30.15 in	--	0.00 in
7:19 AM	67.0 F	62.3 F	82 %	NE	0.0 mph	0.0 mph	30.15 in	--	0.00 in
7:24 AM	67.9 F	62.8 F	82 %	NE	0.0 mph	0.0 mph	30.15 in	--	0.00 in
7:29 AM	69.4 F	62.6 F	78 %	North	0.5 mph	1.3 mph	30.15 in	--	0.00 in
7:34 AM	69.1 F	63.0 F	79 %	NE	0.0 mph	0.6 mph	30.15 in	--	0.00 in
7:39 AM	69.9 F	62.5 F	78 %	ESE	0.6 mph	1.7 mph	30.15 in	--	0.00 in
7:44 AM	70.1 F	61.5 F	76 %	South	1.0 mph	2.0 mph	30.15 in	--	0.00 in
7:49 AM	70.0 F	61.5 F	75 %	NNE	0.8 mph	2.0 mph	30.15 in	--	0.00 in
7:54 AM	70.0 F	61.1 F	75 %	WNW	0.4 mph	0.7 mph	30.15 in	--	0.00 in
7:59 AM	69.9 F	61.2 F	75 %	SSE	1.0 mph	2.3 mph	30.16 in	--	0.00 in
8:04 AM	70.9 F	61.9 F	73 %	ENE	1.2 mph	2.6 mph	30.16 in	--	0.00 in
8:09 AM	72.1 F	61.5 F	69 %	WNW	1.5 mph	2.0 mph	30.16 in	--	0.00 in
8:14 AM	73.0 F	61.5 F	67 %	East	1.6 mph	2.9 mph	30.16 in	--	0.00 in
8:19 AM	72.6 F	61.1 F	67 %	SSW	1.9 mph	3.6 mph	30.16 in	--	0.00 in
8:24 AM	72.3 F	59.7 F	65 %	ESE	1.7 mph	3.5 mph	30.16 in	--	0.00 in
8:29 AM	73.8 F	60.1 F	63 %	ENE	1.9 mph	3.1 mph	30.16 in	--	0.00 in
8:34 AM	74.0 F	60.2 F	63 %	SSE	2.2 mph	4.8 mph	30.16 in	--	0.00 in
8:39 AM	73.5 F	60.5 F	65 %	ESE	2.6 mph	4.2 mph	30.16 in	--	0.00 in
8:44 AM	73.9 F	60.0 F	64 %	NE	2.2 mph	3.0 mph	30.15 in	--	0.00 in
8:49 AM	73.4 F	60.8 F	65 %	SE	1.9 mph	2.9 mph	30.16 in	--	0.00 in
8:54 AM	74.0 F	61.1 F	66 %	ESE	2.2 mph	3.0 mph	30.16 in	--	0.00 in

MIDCOAST HUMANE
WEATHER DATA

Time	Temperature	Dew Point	Humidity	Wind	Speed	Gust	Pressure	Precip. Rate.	Precip. Accum.
8:59 AM	74.0 F	60.7 F	65 %	SSE	1.7 mph	2.7 mph	30.16 in	--	0.00 in
9:04 AM	74.8 F	60.9 F	62 %	NW	0.9 mph	1.4 mph	30.15 in	--	0.00 in
9:09 AM	75.2 F	60.7 F	61 %	NNW	1.5 mph	2.9 mph	30.15 in	--	0.00 in
9:14 AM	75.2 F	61.0 F	61 %	NE	1.8 mph	3.0 mph	30.15 in	--	0.00 in
9:19 AM	75.0 F	60.8 F	61 %	East	1.1 mph	1.8 mph	30.15 in	--	0.00 in
9:24 AM	75.1 F	59.8 F	59 %	ESE	2.3 mph	3.3 mph	30.15 in	--	0.00 in
9:29 AM	75.0 F	60.0 F	59 %	NE	1.8 mph	3.5 mph	30.15 in	--	0.00 in
9:34 AM	75.0 F	60.6 F	60 %	East	1.3 mph	2.7 mph	30.15 in	--	0.00 in
9:39 AM	74.7 F	60.1 F	61 %	East	0.9 mph	2.9 mph	30.15 in	--	0.00 in
9:44 AM	74.9 F	60.3 F	60 %	ENE	2.0 mph	3.2 mph	30.15 in	--	0.00 in
9:49 AM	75.0 F	59.4 F	59 %	East	2.3 mph	3.6 mph	30.16 in	--	0.00 in
9:54 AM	75.0 F	59.0 F	58 %	NNE	2.5 mph	3.7 mph	30.16 in	--	0.00 in
9:59 AM	75.3 F	59.2 F	58 %	East	1.3 mph	2.9 mph	30.16 in	--	0.00 in
10:04 AM	75.5 F	58.9 F	57 %	North	1.8 mph	2.7 mph	30.15 in	--	0.00 in

APPENDIX III
HOURLY SOUND LEVEL RESULTS
JULY 21 TO 22, 2020

PARAMETER DEFINITIONS

L_{Aeq}

- Takes all sound level fluctuations into account like an averaging technique.
- At a site influenced by variable sounds such as vehicle or aircraft traffic, the L_{Aeq} distributes the traffic sound energy over the entire measurement period to calculate a single decibel level.
- Short periods of elevated sound levels can significantly increase L_{Aeq} over a measurement period.
- For example, if the sound level over an hour were 30 dBA except for five minutes when traffic noise measured 60 dBA, the L_{Aeq} for the hour would be 49 dBA.

L_{A90}

- Excludes most transient or intermittent noise sources.
- Is commonly used to determine the value of constant or *background* sound during a measurement.



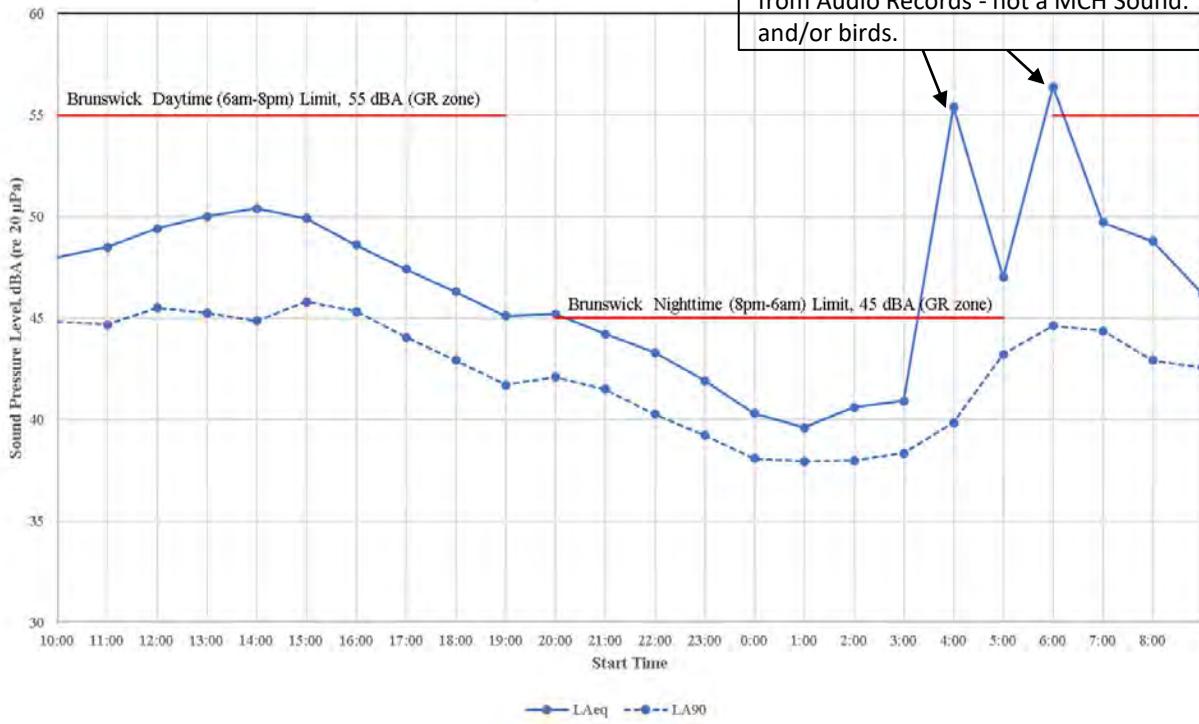
MIDCOAST HUMANE 30 RANGE ROAD

MP-1

JULY 21-22, 2020

Date	Start Time	Measured Sound Levels (dBA)	
		L _{Aeq}	L _{A90}
21-Jul-20	10:00	48	45
	11:00	49	45
	12:00	49	46
	13:00	50	45
	14:00	50	45
	15:00	50	46
	16:00	49	45
	17:00	47	44
	18:00	46	43
	19:00	45	42
	20:00	45	42
	21:00	44	41
	22:00	43	40
22-Jul-20	23:00	42	39
	0:00	40	38
	1:00	40	38
	2:00	41	38
	3:00	41	38
	4:00	55	40
	5:00	47	43
	6:00	56	45
	7:00	50	44
	8:00	49	43
	9:00	46	43
Brunswick daytime (6am-8pm) Avg.		49	44
Brunswick Nighttime (8pm-6am) Avg.		44	40
Day/Night Average		46	42

Unknown - Golf Course Sprinkler System was heard at MP-2 from Audio Records - not a MCH Sound. Possible traffic and/or birds.





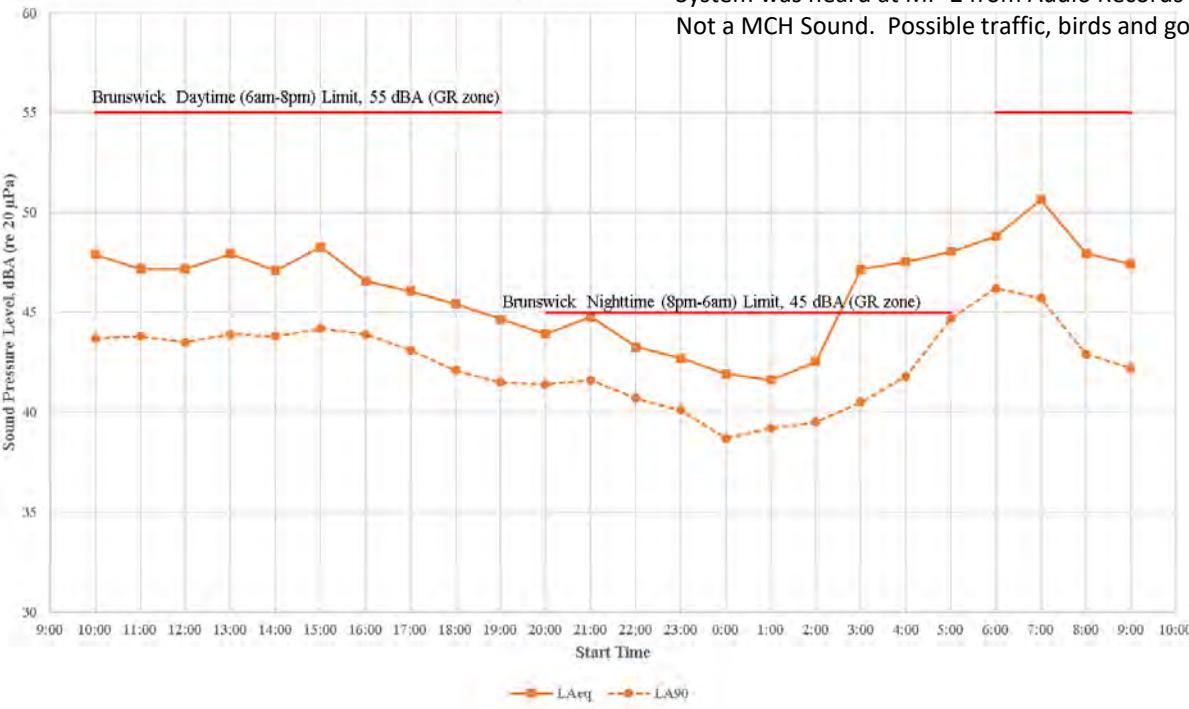
MIDCOAST HUMANE 30 RANGE ROAD

MP-2

JULY 21-22, 2020

Date	Start Time	Measured Sound Levels (dBA)		
		L _{Aeq}	L _{A90}	
21-Jul-20	10:00	48	44	
	11:00	47	44	
	12:00	47	44	
	13:00	48	44	
	14:00	47	44	
	15:00	48	44	
	16:00	47	44	
	17:00	46	43	
	18:00	45	42	
	19:00	45	42	
	20:00	44	41	
	21:00	45	42	
	22:00	43	41	
	23:00	43	40	
	22-Jul-20	0:00	42	39
		1:00	42	39
		2:00	43	40
		3:00	47	41
		4:00	48	42
		5:00	48	45
		6:00	49	46
		7:00	51	46
		8:00	48	43
	9:00	47	42	
Brunswick daytime (6am-8pm) Avg.		47	44	
Brunswick Nighttime (8pm-6am) Avg.		44	41	
Day/Night Average		46	42	

Unknown Increase starting at 3:00 am Golf Course Sprinkler System was heard at MP-2 from Audio Records – Not a MCH Sound. Possible traffic, birds and golfers. 22-Jul-20



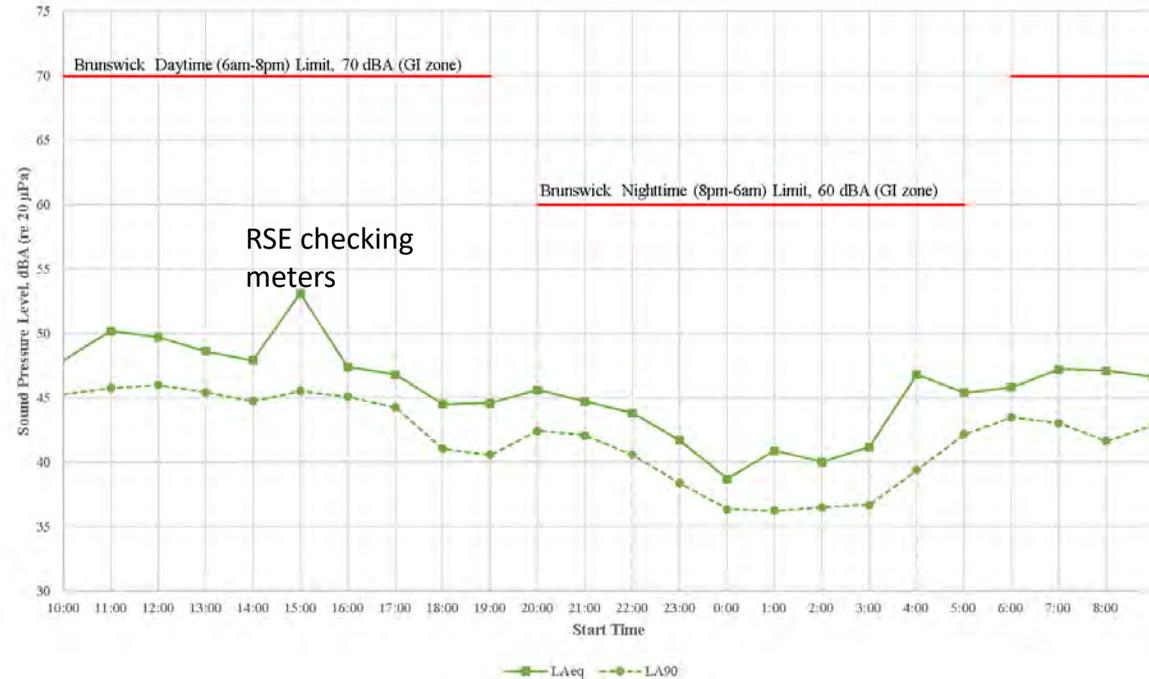
MIDCOAST HUMANE 5 INDUSTRIAL PARKWAY

MP-3

JULY 21-22, 2020



Date	Start Time	Measured Sound Levels (dBA)	
		L _{Aeq}	L _{A90}
21-Jul-20	10:00	48	45
	11:00	50	46
	12:00	50	46
	13:00	49	45
	14:00	48	45
	15:00	53	46
	16:00	47	45
	17:00	47	44
	18:00	45	41
	19:00	45	41
	20:00	46	42
	21:00	45	42
	22:00	44	41
	23:00	42	38
22-Jul-20	0:00	39	36
	1:00	41	36
	2:00	40	36
	3:00	41	37
	4:00	47	39
	5:00	45	42
	6:00	46	43
	7:00	47	43
	8:00	47	42
	9:00	47	43
Brunswick daytime (6am-8pm) Avg.*		47	44
Brunswick Nighttime (8pm-6am) Avg.		43	39
Day/Night Average		45	41



*Does not include the 1500 hour when RSE was onsite



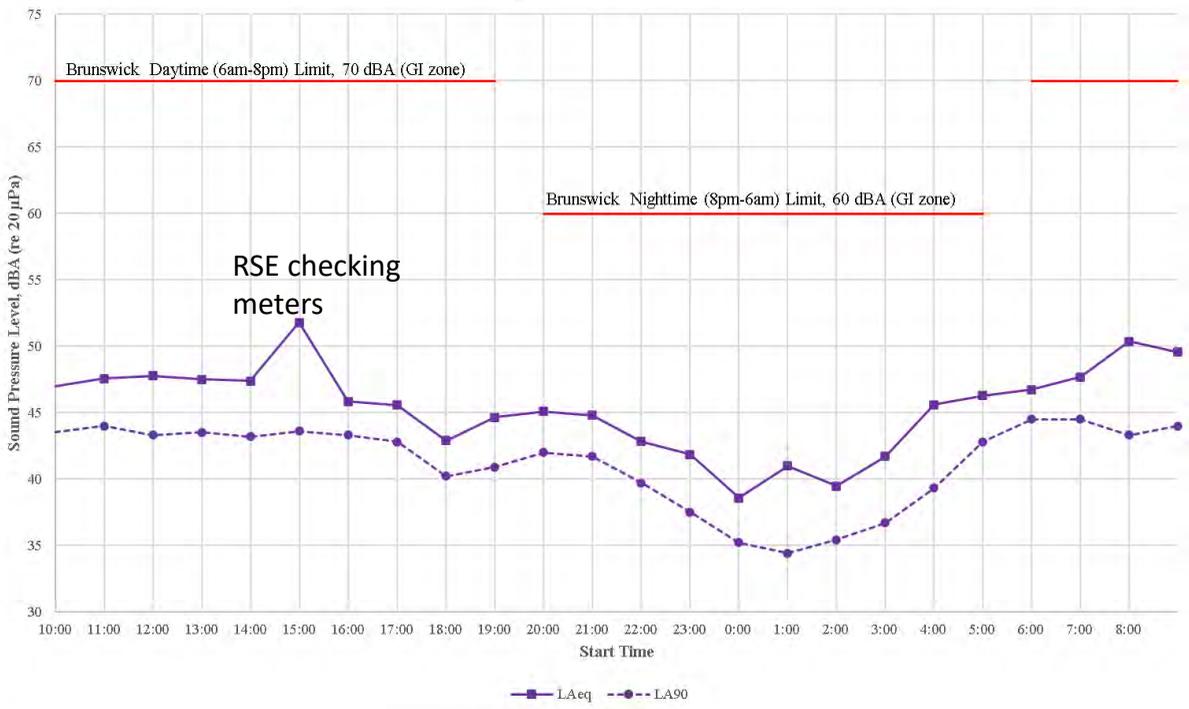
MIDCOAST HUMANE 5 INDUSTRIAL PARKWAY

MP-4

JULY 21-22, 2020



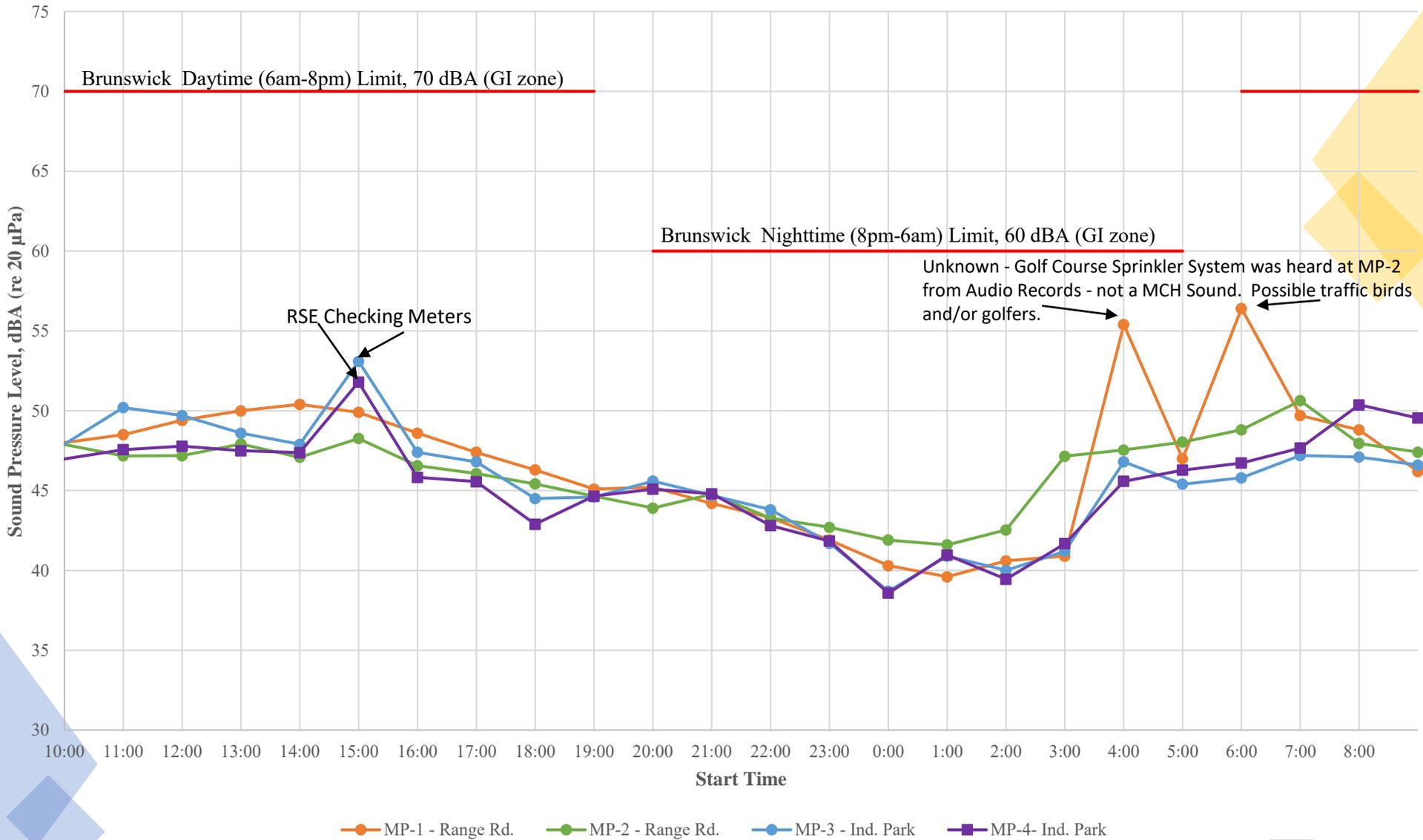
Date	Start Time	Measured Sound Levels (dBA)	
		L _{Aeq}	L _{A90}
21-Jul-20	10:00	47	44
	11:00	48	44
	12:00	48	43
	13:00	47	44
	14:00	47	43
	15:00	52	44
	16:00	46	43
	17:00	46	43
	18:00	43	40
	19:00	45	41
	20:00	45	42
	21:00	45	42
	22:00	43	40
22-Jul-20	23:00	42	38
	0:00	39	35
	1:00	41	34
	2:00	39	35
	3:00	42	37
	4:00	46	39
	5:00	46	43
	6:00	47	45
	7:00	48	45
	8:00	50	43
9:00	50	44	
Brunswick Daytime (6am-8pm) Avg.*		47	43
Brunswick Nighttime (8pm-6am) Avg.		43	38
Day/Night Average		45	41



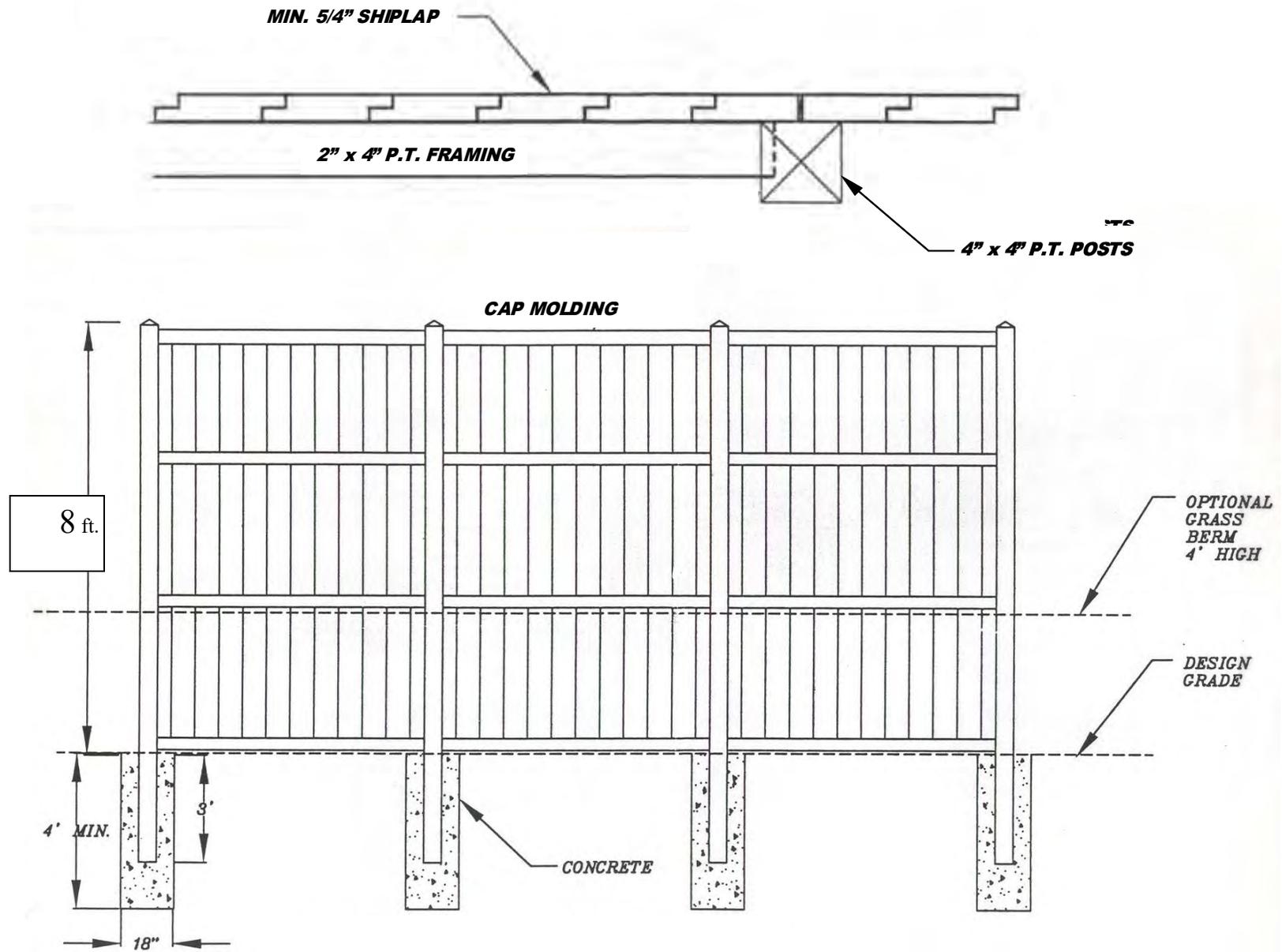
*Does not include the 1500 hour when RSE was onsite

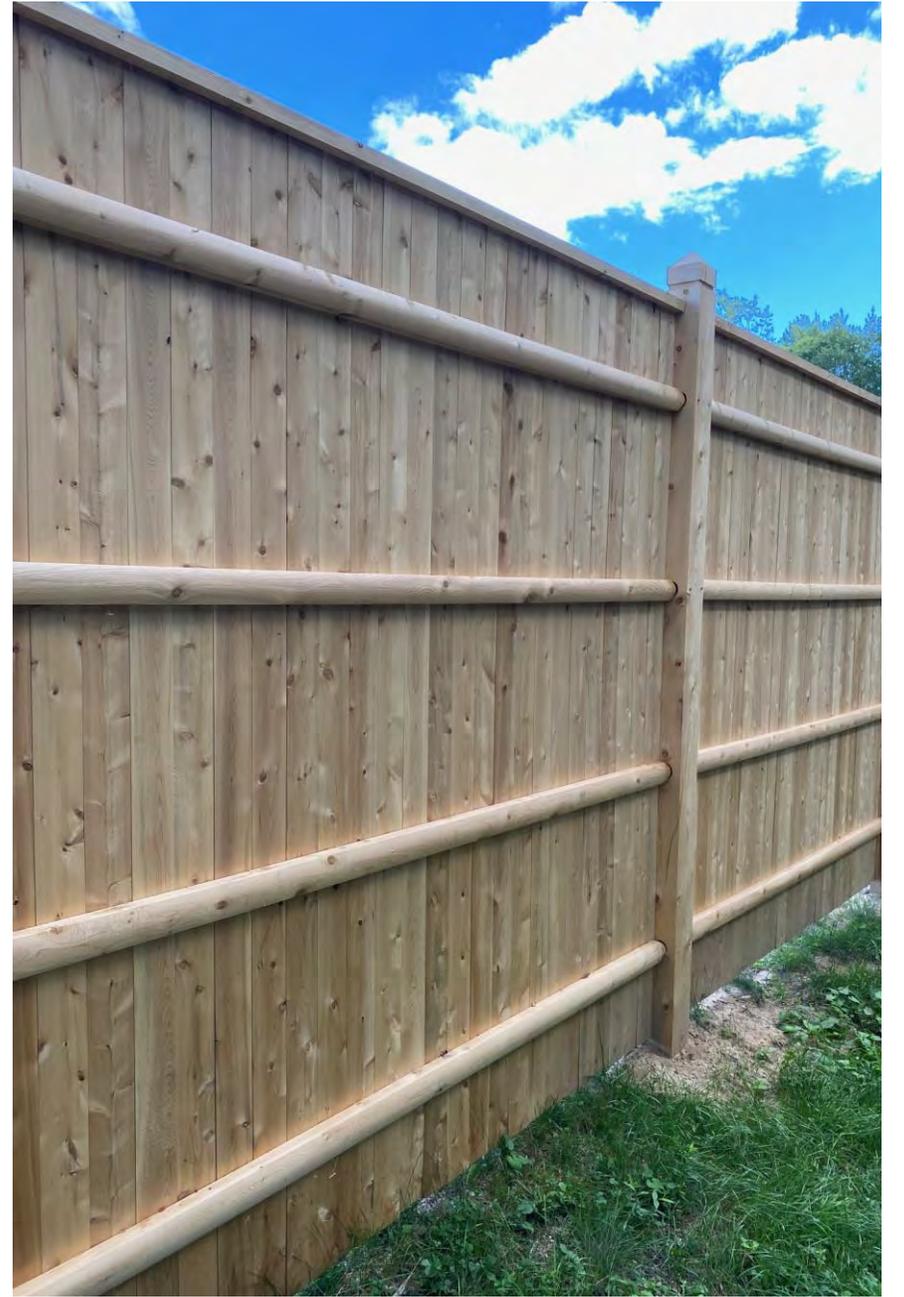


Midcoast Humane, Existing Range Road Operation set in GI Zone Measured Hourly Sound Level Results (L_{Aeq})



Typical Plan View and Section of Proposed Sound Barrier Fence





Attachment F **Supporting Graphics**

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



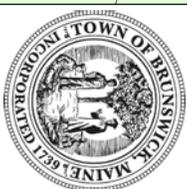
SITELINES
 119 PURINTON ROAD, SUITE A
 BRUNSWICK, ME 04011
 207.725.1200
CIVIL ENGINEERS • LAND SURVEYORS

USGS LOCATION MAP
 ANIMAL SHELTER / OFFICE
 5 INDUSTRIAL PARKWAY
 BRUNSWICK, MAINE 04011

DATE: 07-23-20
SCALE: 1"=2000'±
JOB: 4090
FILE: 4090 USGS

SHEET: 1 OF 1

Town of
BRUNSWICK
Maine



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

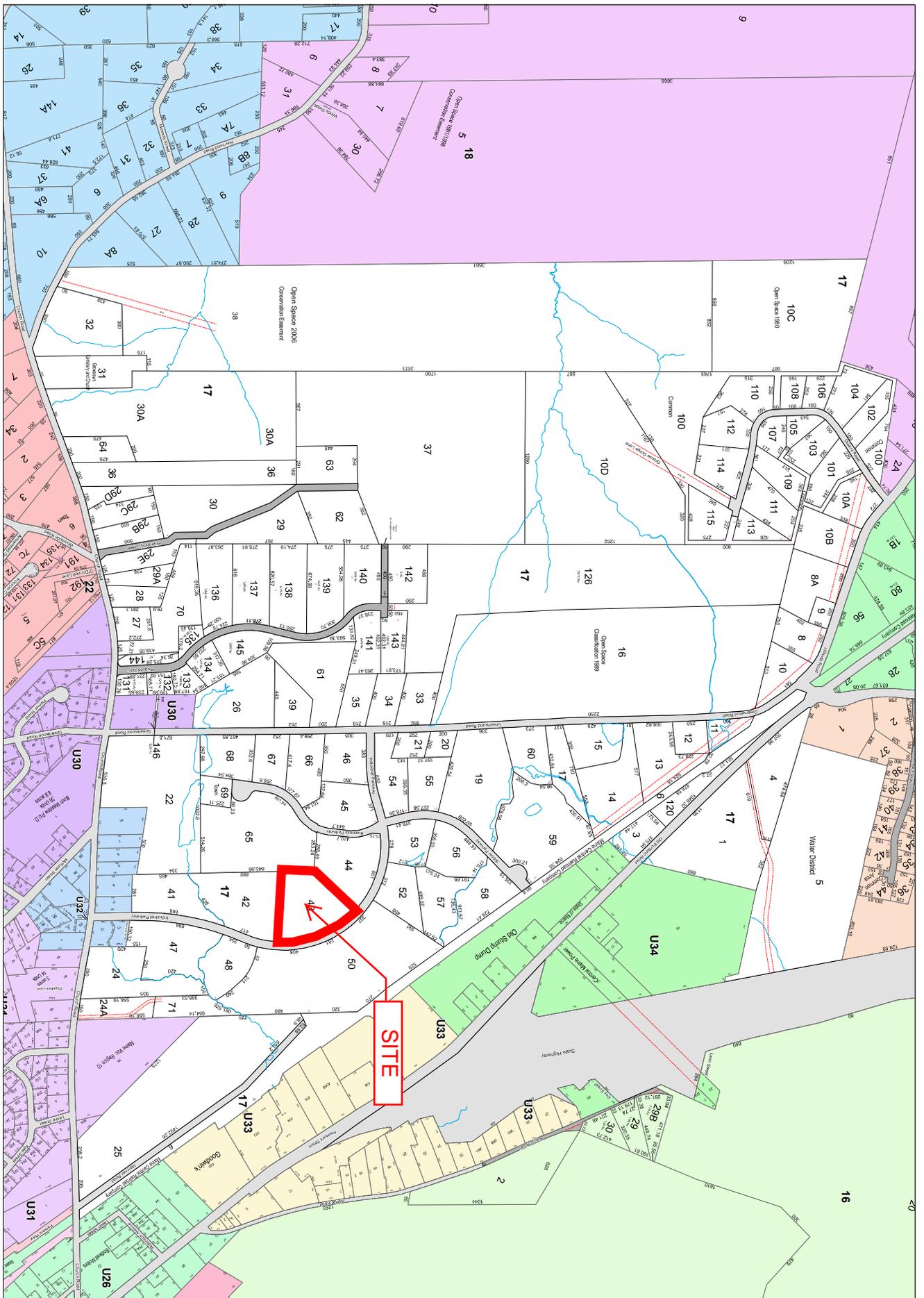
Disclaimer: This plan was prepared by a reasonably accurate point of reference, but is not guaranteed to be correct. The Town of Brunswick shall not be liable for any errors or omissions on the part of this plan. Copyright Town of Brunswick.



1 inch = 300 feet
 Revised To: April 1, 2019
 Maps Prepared by:
 Town of Brunswick
 Revised and Reprinted By:

CAI Technologies
 Computer Aided Information Technologies

MAP
17





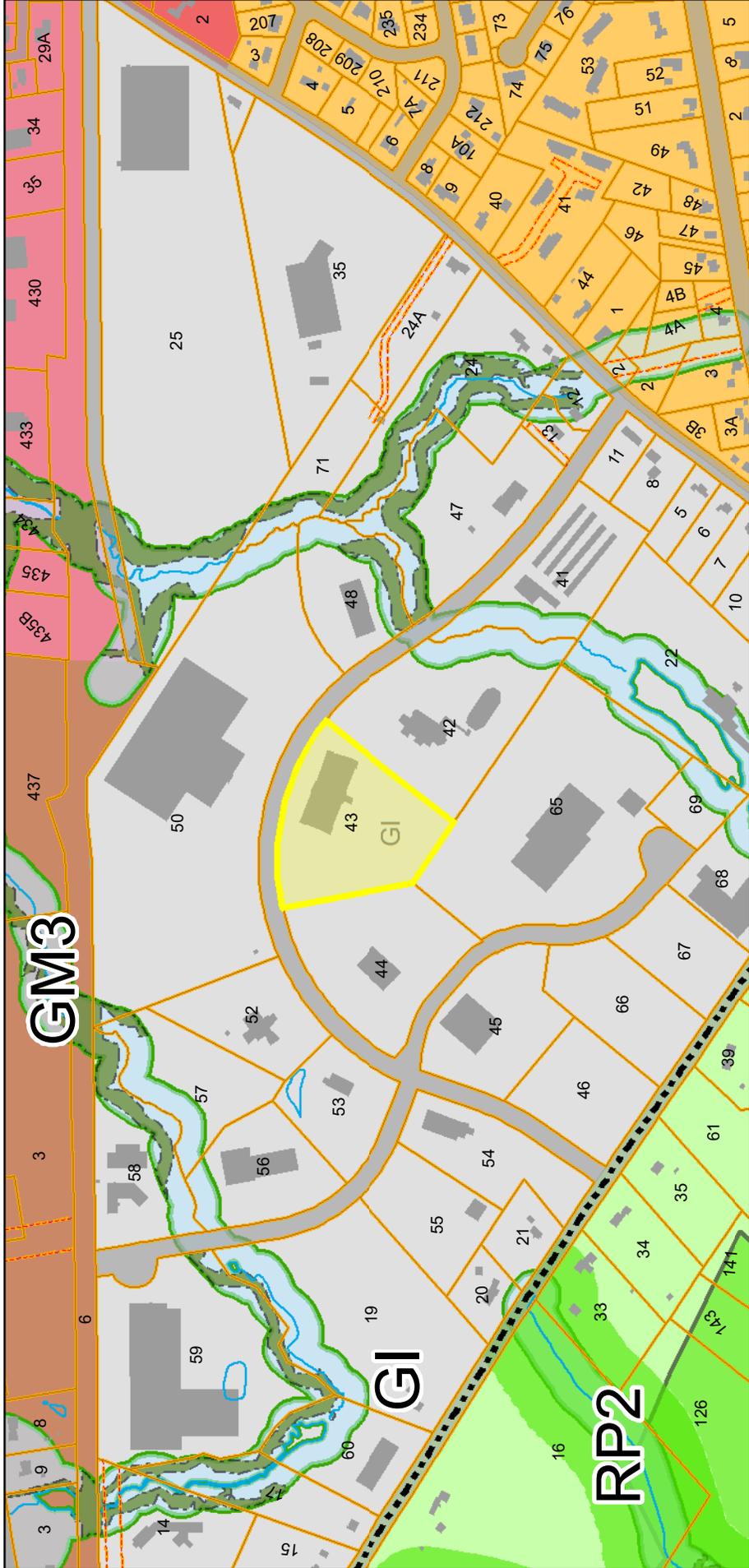
5 Industrial Parkway Zoning Map

Brunswick, ME

1 inch = 500 Feet



July 22, 2020



	Buildings		Growth Mixed-Use 5, GM5
	RoadPolygons		Growth Residential 4, GR4
	Rural Protection Stormwater Management Overlay (RPSMO)		Rural Protection 2, RP2
	SPO-RP (2 Acre, 20% Steep Slope)		Growth Mixed-Use 1, GM1
	SPO-SP (Stream Protection Subdistrict)		Growth Mixed-Use 3, GM3
	SPO (Shoreland Protection Overlay)		Wildlife Habitat Block
	Wildlife Habitat Block		Growth Industry, GI
	Growth Industry, GI		Growth Mixed-Use 1, GM1
	Growth Mixed-Use 1, GM1		Growth Mixed-Use 3, GM3
	Growth Mixed-Use 3, GM3		

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.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



Custom Soil Resource Report Soil Map



Minor Modification, Change of Use, and Conditional Use Application
Animal Shelter & Office Building
5 Industrial Parkway

Attachment I
Site Plan

The Site Plan set is included for review as a separate plan set of full-size documents.

G

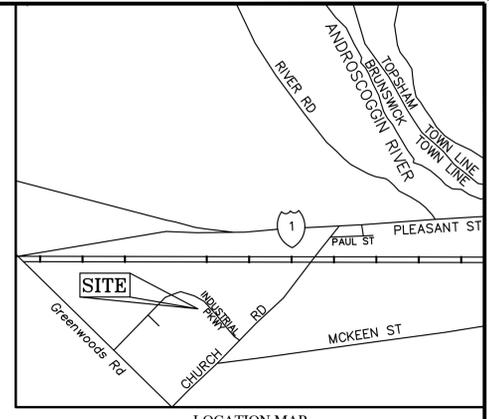
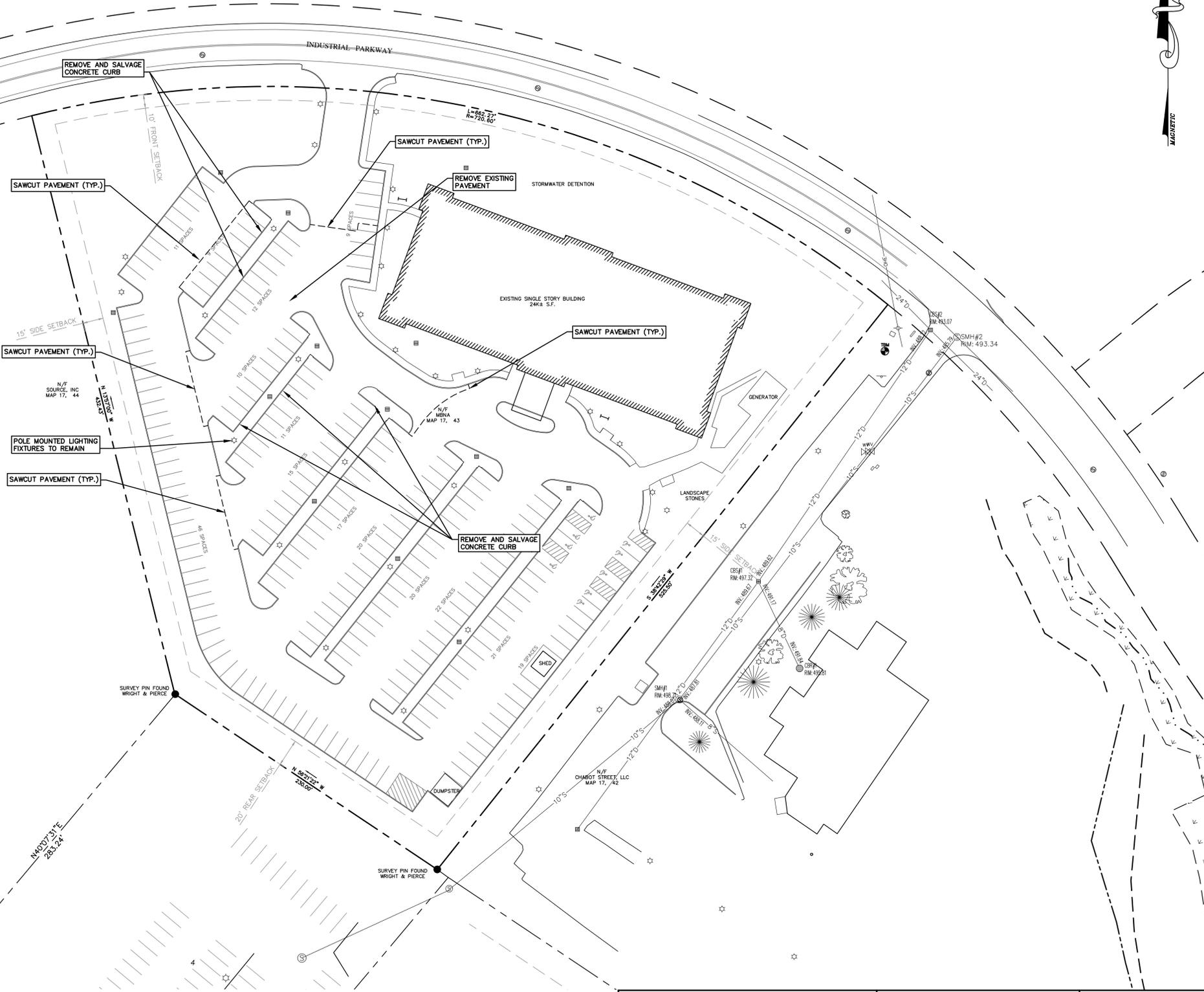
Subdivision Plan

2020, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES PA, NO MODIFICATIONS OR CHANGES 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 UNLAWFUL AND IS AT THE USER'S RISK.

- DEMOLITION NOTES**
- 1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF BRUNSWICK PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
 - 2) 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.
 - 3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
 - 4) DEMOLISH CONCRETE IN ALL SECTIONS.
 - 5) BREAK UP CONCRETE SLABS-ON-GRADE UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
 - 6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
 - 7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
 - 8) 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.
 - 9) 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.
 - 10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
 - 11) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
 - 12) 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.
 - 13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
 - 14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
 - 15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN OF BRUNSWICK AND MaineDOT STANDARDS.
 - 16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
 - 17) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.

LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
---	BOUNDARY LINE OF SURVEYED PARCEL
- - - -	BOUNDARY LINE OF ABUTTERS (APPROX.)
- . - . - .	ROAD RIGHT OF WAY LINE (APPROX.)
.....	COMPUTATIONAL TIE LINE
⊖	STONE WALL (APPROX.)
---	EDGE OF TRAVELED WAY
---	UTILITY LINE
○-13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC	ACRES
±	MORE OR LESS
⊙	SEWER MANHOLE
☆	LIGHT POLE
⊕	CATCH BASIN
⊖	WATER SHUT OFF
⊕	HYDRANT
⊕	SIGN
⊕	WATER VALVE
⊕	ELEVATION TEMPORARY BENCH MARK
⊕	TEST PIT



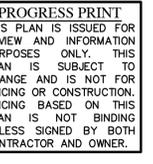
NOTES:

THIS PLAN DEPICTS CONDITIONS FOUND AND SURVEYED BY SITELINES PA AS OF SEPTEMBER, 2018. SUPPORTING DATA IS FROM THE INFORMATION BELOW.

1. TITLE REFERENCE FOR SURVEYED PARCEL:
BK 25500, PG 330
2. PLAN REFERENCE(S):
3. AREA INFORMATION:
4.96 ACRES
4. TAX MAP REFERENCE:
TAX MAP 17, LOT 43.
5. BASIS OF BEARINGS:
BEARINGS ARE MAGNETIC AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
6. ROAD INFORMATION:
7. UTILITY INFORMATION:
THERE MAY BE UNDERGROUND CONDUIT, WRES, CABLES AND/OR STRUCTURES NOT SHOWN ON THIS PLAN. THE LOCATIONS SHOWN ARE BASED ON SURFACE FEATURES VISIBLE AT THE TIME OF SURVEY AND POSSIBLY FROM INFORMATION PROVIDED BY THE OWNER, MUNICIPAL GIS DATA, AND/OR UTILITY COMPANIES. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THE SURVEY TO VERIFY OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATING BY CONTACTING THE APPROPRIATE UTILITY COMPANY. STATE LAW REQUIRES DIG-SAFE BE CONTACTED PRIOR TO EXCAVATION.

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



FIELD WK: MC/CH	SCALE: 1" = 40'	SHEET: C2
DRN BY: RPL	JOB #: 4090	
CHD BY: CYN	MAP/LOT: 17 / 43	
DATE: 07-21-20	FILE:	

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

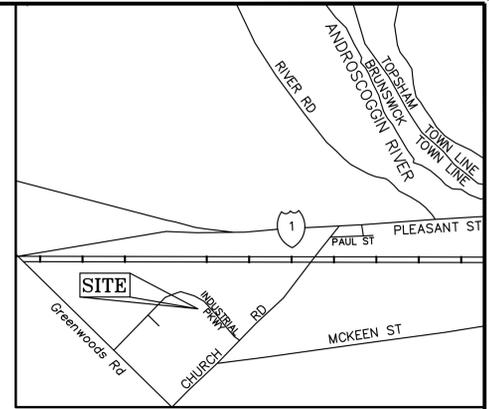
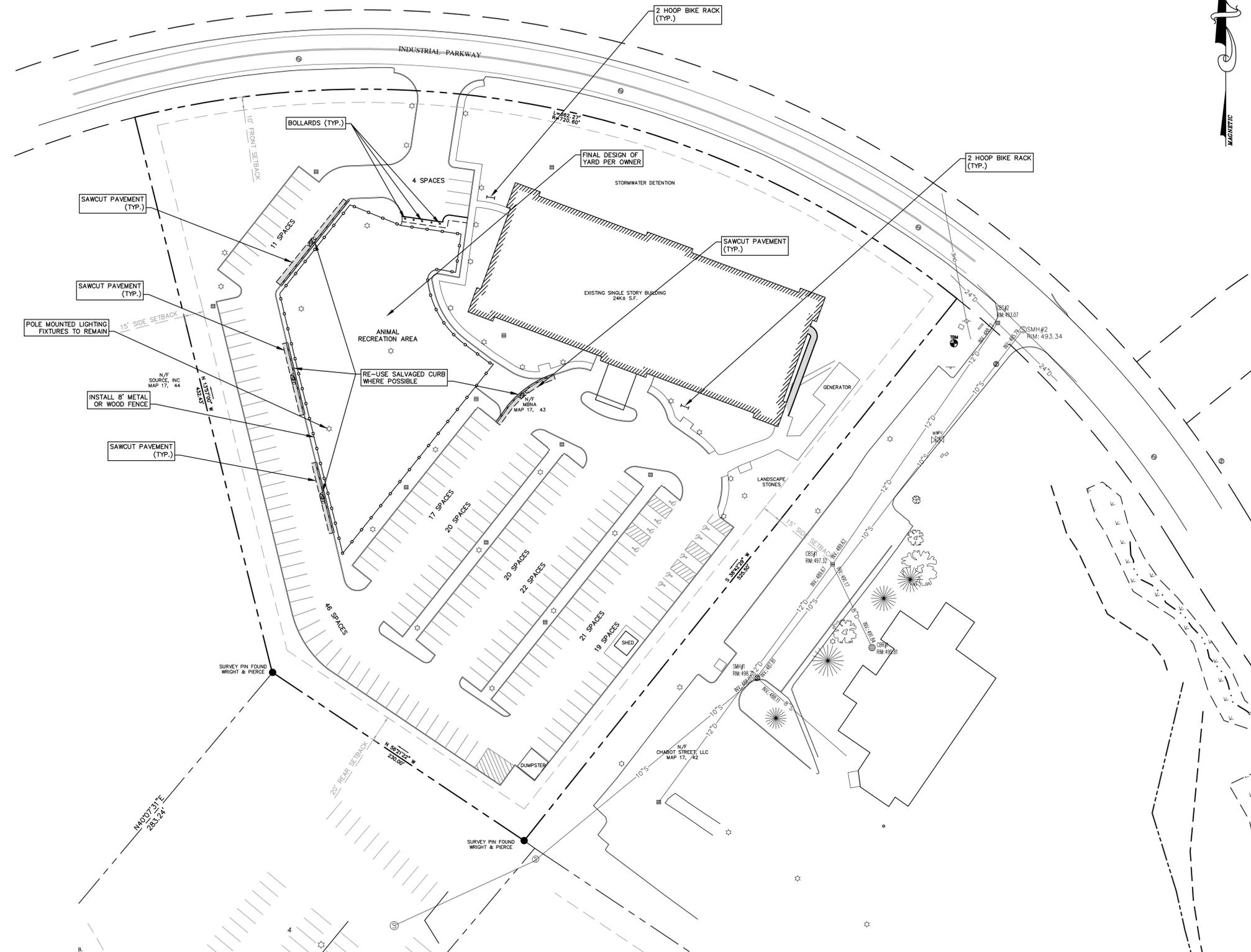
1. 08-04-20 SUBMITTED TO TOWN FOR REVIEW CYN

EXISTING CONDITIONS PLAN	
PROJECT: ANIMAL SHELTER / OFFICE BUILDING 5 INDUSTRIAL PARKWAY, BRUNSWICK, ME	
OWNER: MIDCOAST HUMANE 190 PLEASANT STREET, BRUNSWICK, ME 04011	

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CURBING LEGEND:

- VERTICAL SLIPFORM CONCRETE CURB: VSC
- TD TIP DOWN
- TS TRANSITION STONE



- GENERAL NOTES:**
1. PLAN REFERENCE(S):
 2. AREA INFORMATION:
216,266 S.F. = 4.96 ACRES
 3. TAX MAP REFERENCE:
MAP 17 LOT 43
 4. BASIS OF BEARINGS:
BEARINGS ARE MAGNETIC AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
 5. ELEVATION DATUM:
REFER TO SITE PLAN.
 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 2300420015B, EFF. DATE JANUARY 3, 1986)
 8. WETLANDS:
THERE ARE NO WETLANDS LOCATED ON THE PARCEL.
 9. IMPERVIOUS AREA:
EXISTING IMPERVIOUS AREA: 138,388 S.F. (3.18 AC)
PROPOSED IMPERVIOUS AREA: 112,536 S.F. (2.58 AC)
NET CHANGE IN IMPERVIOUS AREA: -25,853 S.F. (0.59 AC)

GROWTH INDUSTRIAL (G) ZONING DISTRICT		
ZONING STANDARD	REQUIRED	PROPOSED
MIN. LOT SIZE:	7,000 S.F.	216,266 S.F.
MIN. LOT WIDTH:	50'	230± L.F.
YARD DEPTH:		
FRONT:	10'	>10'
REAR:	20'	>20'
SIDE:	15'	>15'
MIN./MAX. HEIGHT:	60'	<60'
MAX. FOOTPRINT:	N/A	N/A
IMPERVIOUS COVERAGE	80%	51.4
PARKING REQUIRED	1 PER 300 S.F. (KENNEL) = 80	180

1. 08-04-20 SUBMITTED TO TOWN FOR REVIEW CYN

TITLE: **SITE DEVELOPMENT PLAN**

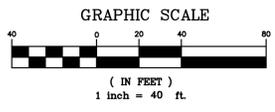
PROJECT: **ANIMAL SHELTER / OFFICE BUILDING
5 INDUSTRIAL PARKWAY, BRUNSWICK, ME**

OWNER: **MIDCOAST HUMANE
190 PLEASANT STREET, 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.



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STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



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FIELD WK: MC/CH	SCALE: 1" = 40'	C3
DRN BY: RPL	JOB #: 4090	
CHD BY: CYN	MAP/LOT: 17/43	
DATE: 07-21-20	FILE:	

4219.01

**Brunswick Fire Station – Pleasant St.
Brunswick, Cumberland County, Maine**

**Brunswick Fire Station – Pleasant Street
Town of Brunswick
Sketch Plan Review**

Prepared For: Town of Brunswick
Attn: Chief Brilliant
21 Town Hall Place
Brunswick, Maine 04011

Prepared By: WBRC Architects-Engineers
44 Central Street
Bangor, Maine 04401
(207) 947-4511
(207) 947-4628
www.wbrcae.com



4219.01

Brunswick Fire Station – Pleasant St. Brunswick, Cumberland County, Maine

Index

- Exhibit #0 - Application Form / Appendix D
- Exhibit #1 – General (Intro and Narrative)
- Exhibit #2 – Location Map
- Exhibit #3 – TRI Documentation / Tax Map
- Exhibit #4 – Site Plans

Prepared For: Town of Brunswick
Attn: Chief Brilliant
21 Town Hall Place
Brunswick, Maine 04011

Prepared By: WBRC Architects-Engineers
44 Central Street
Bangor, Maine 04401
(207) 947-4511
(207) 947-4628
www.wbrcae.com



4219.01

**Brunswick Fire Station – Pleasant St.
Brunswick, Cumberland County, Maine**

Exhibit #0 – Application Form, Authorization Letter

Prepared For: Town of Brunswick
Attn: Chief Brilliant
21 Town Hall Place
Brunswick, Maine 04011

Prepared By: WBRC Architects-Engineers
44 Central Street
Bangor, Maine 04401
(207) 947-4511
(207) 947-4628
www.wbrcae.com



**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: Brunswick Fire Station - Pleasant Street

3. Project Applicant

Name: Town of Brunswick (attn: John Eldridge)

Address: 85 Union Street
Brunswick, ME 04011

Phone Number: 207-725-6659

Email: jeldridge@brunswickme.org

4. Project Owner (if different than applicant)

Name: SAME

Address: _____

Phone Number: _____

Email: _____

5. Authorized Representative

Name: WBRC (attn: Paul Monyok, PE)

Address: 44 Central St
Bangor, ME 04401

Phone Number: 207-947-4511

Email: paul.monyok@wbrcae.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. Arch - Mat Ward WBRC
- 2. Larch - Paul Brody WBRC
- 3. MEP - Hewitt Whitney, 161 Main St. Ste 2a, Winthrop, ME 04364

7. Physical location of property: Corner of Pleasant and Webster

8. Lot Size: 2.4 acres

9. Zoning District: GM-5

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?

Applicant is the owner of the property.

12. Assessor's Tax Map U23 Lot Number 28,29,30,31,42,43,44,45 of subject property.

13. Brief description of proposed use/subdivision: _____

The proposed used is public and civic in nature as it will be a fire station including office space and vehicle storage.

14. Describe specific physical improvements to be done: _____

remove existing development. Construct new 26,000 SF fire station building and associated site improvements including paved parking and driveway entrances.

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

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

Sketch Plan

General	Application form and fee	X <input type="checkbox"/>
	Name of development	X <input type="checkbox"/>
	Existing zoning district and overlay designations	X <input type="checkbox"/>
	Location map	X <input type="checkbox"/>
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X <input type="checkbox"/>
	Documentation of Right, Title and Interest	X <input type="checkbox"/>
	Draft performance guarantee or conditional agreement	N/A <input type="checkbox"/>
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X <input type="checkbox"/>
	Existing easements associated with the development	N/A <input type="checkbox"/>
	Existing locations of sidewalks	X <input type="checkbox"/>
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A <input type="checkbox"/>
	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 <input type="checkbox"/>
Proposed Development Plan	Number of lots if a subdivision	N/A <input type="checkbox"/>

4219.01

**Brunswick Fire Station – Pleasant St.
Brunswick, Cumberland County, Maine**

Exhibit #1– General
Intro and Narrative

Prepared For: Town of Brunswick
Attn: Chief Brilliant
21 Town Hall Place
Brunswick, Maine 04011

Prepared By: WBRC Architects-Engineers
44 Central Street
Bangor, Maine 04401
(207) 947-4511
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Project Introduction

On behalf of the Town of Brunswick Fire Department, this application has been prepared for a new fire station facility and associated site improvements to the project site located on Pleasant Street. We would like to present this sketch plan application for your consideration.

General

The proposed development is the Brunswick Fire Station on Pleasant Street.

The subject parcel is in the Zone GM5 (Industrial) district on the half abutting Pleasant Street and in the Zone GM1 (Industrial) district on the half abutting Turner Street. In the event that a parcel is located within two districts, we have been instructed by the town to follow the district with more land cover. The result is the GM5 zone. The zoning requirements have been determined and are listed on the plans.

The proposed parcel is located on Pleasant Street in Brunswick, Maine. The facility is adjacent to Turner Street and Webster Street. The parcel is surrounded on roughly three sides by public street right of way. A location map has been included for reference.

The subject parcel currently consists of multiple commercial and residential properties. All of these parcels are now under the ownership of the town. Title right and interest documentation is attached for reference.

Existing Conditions

A topographic and boundary survey was performed on the site. The site survey has been included with the plans.

The subject parcel has residential abutters across Webster Street, as well as one other on Turner Street. The site is Tax Map U23, Lots 28,29,30,31,42,43,44,45 with the parcel area listed as 2.4 acres.

The existing buildings are multiple story buildings supported by undetermined foundations. Those buildings will be torn down and removed to make way for the new development. The property is rectangular in shape. The existing land cover is multiple single family residential style buildings with associated paved areas for pedestrian and vehicular access, surrounded by lawns, woods, and other landscaped areas. There is roadside a roadside curb and gutter line for stormwater management along Pleasant Street with a sidewalk just behind the curb. The other two streets have no sidewalk connection. There are some areas with and other areas without roadside curbing. A few of the existing buildings along Pleasant Street have associated parking

behind the buildings. One existing parking lot has roughly 10-12 spaces. Two other parking areas have parking areas for roughly 5 cars in each smaller lot.

Grades on the subject site are generally flat and slope from the west to two drainage points at either intersection, Pleasant and Webster or Turner and Webster. There are no steep slopes to be concerned with. The existing buildings are currently served by municipal water and sewer via underground piping connections to all three abutting roads. Those connections will be cut and capped as part of the building demolition. The buildings are served by electrical and communication via overhead lines with the major power corridor coming from utility poles along Pleasant Street.

Proposed Project

The purpose of the project is to construct a single-story fire station facility, though the appearance will be multi-tiered. The building elevation is shown in the application package with the façade appearance mainly brick. Additional information related to the building elevation is addressed elsewhere in the application. The total footprint of this building is projected at approximately 26,000+/- square feet. The dimensional ordinance requirements related to the site are shown on the site plan attached.

The main public entrance will face Pleasant Street, to the North. The proposed building would include offices, assembly spaces, bunk rooms, kitchenettes, storage, and bathrooms. In addition to the new building, an apparatus bay garage be installed and attached to the building on the south side. The intent is to have the vehicles enter the bay from the Turner street entrance and exit via Webster Street before entering Pleasant Street. Both drive aprons into and out of the bay will have enough pavement for the vehicles to park out of the public right of way prior to entering the bay.

The remaining developable portions of the site will be used to create parking. The main visitor vehicle entry with a small parking area will be located on the Pleasant Street side. Those vehicles will enter from Pleasant Street, approximately 300' west of the intersection with Webster Street. A second larger parking lot will be located south of the building and is intended for employees. There will be two curb cuts, one along Turner Street and the other is on Webster Street. The dumpster will be located behind the building to the south off of the apparatus bay drive. Vehicle access to the dumpster will be from Turner Street.

Grading of the site will be minimal. The existing site is fairly flat. The proposed grading is very close to existing grade with enough cut/fill to remove and fill voids from previous development and to provide a suitable foundation for the new development. Grading is designed to pitch as needed for stormwater to be captured and treated. ADA guidelines were incorporated for ease

of access to the facility where needed. With the relatively flat nature of the site we don't expect erosion control to be an issue, however, Erosion and sediment control during construction will be handled utilizing Maine DEP best management practices.

The building will be served by municipal utility infrastructure. The building will have a sprinkler fire suppression system, therefore a new water service is proposed to feed that system. There will be a separate water service for domestic water use. Both water connections occur in Pleasant street and enter the east side of the building near the mechanical room. Sizes and actual location can be found on the plans. The building will have a number of full-time employees that work regular work hours. Additionally the fire stations will have a crew of firefighters rotating shifts. Based on this information the peak water demand occurs during the day. Based on Maine subsurface waste water rules, the fire station daily demand is estimated at 1,000 gallons per day. A capacity letter has been sent to the water district. With this water demand provisions are proposed for wastewater generation. A new sewer connection is being installed and connected to the municipal system. The on-site sewer is made up of a couple parts. First the apparatus bays will have floor drains to catch runoff from vehicles that have come out of the rain and snow. The floor drains will route through an oil/grit separator to capture major pollutants prior to a connection with the municipal sewer system. The proposed building has a small kitchen proposed for fire fighters to use during their shift, therefore an exterior grease trap is proposed where the dedicated kitchen waste line exits the building. Any grease will stay in the tank prior to wastewater being discharged to the municipal system. Finally regular domestic waste water exits the buildings and enters the municipal system on Pleasant Street. A capacity letter has been sent to the sewer district. That letter is elsewhere in the application package.

Stormwater runoff will be collected onsite and processed through a stormwater management systems which consists treatment for quality of the runoff via Filterra units prior to discharge to the municipal system. A series of large underground tanks are proposed for quantity attenuation due to the increase in impervious area from the pre-development to the post development condition. The point of discharge will not change as proposed grading will not impact the overall drainage characteristics of the site. A Maine DEP application has been applied for. As part of that permit, the Maine DOT has been consulted as some discharge enters their system on Pleasant Street. Stormwater is discussed further elsewhere in the application package.

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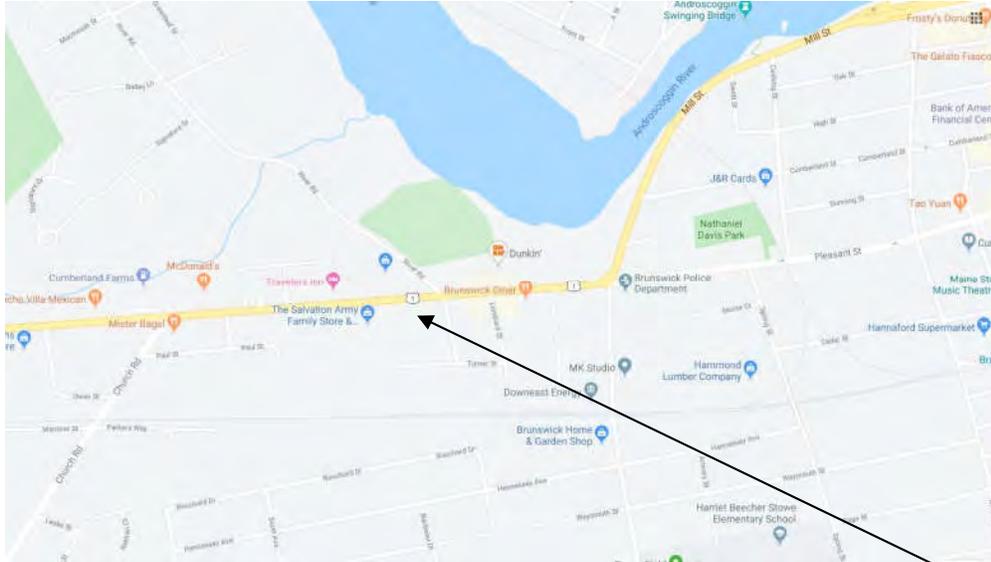
**Brunswick Fire Station – Pleasant St.
Brunswick, Cumberland County, Maine**

Exhibit #2 – Location Map

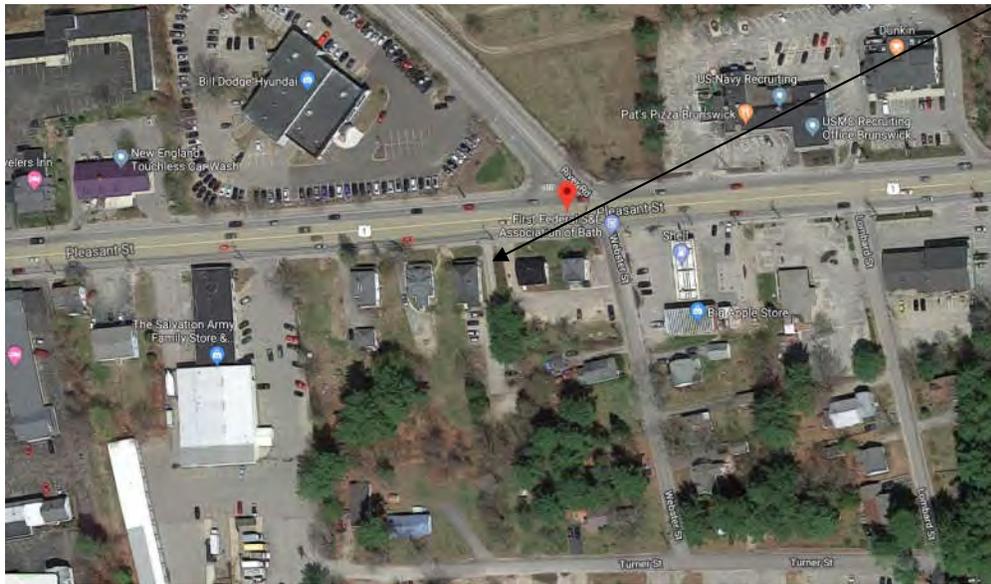
Prepared For: Town of Brunswick
Attn: Chief Brilliant
21 Town Hall Place
Brunswick, Maine 04011

Prepared By: WBRC Architects-Engineers
44 Central Street
Bangor, Maine 04401
(207) 947-4511
(207) 947-4628
www.wbrcae.com





SITE



SITE LOCATION MAP

NOT TO SCALE

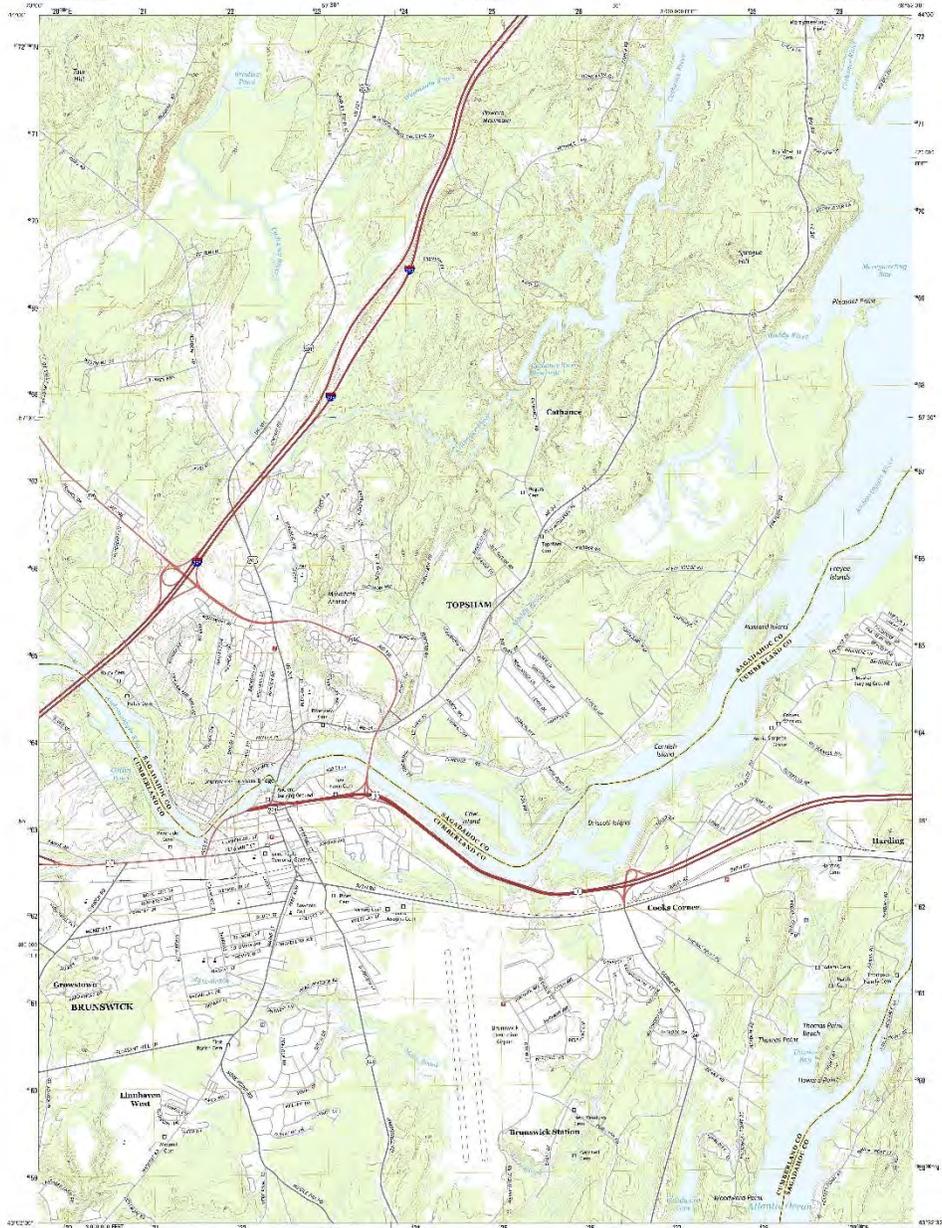
LOCATION: 114 Pleasant St, Brunswick, ME 04011



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

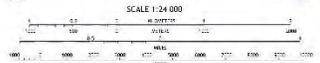


BRUNSWICK QUADRANGLE
MAINE
7.5-MINUTE SERIES



Produced by the United States Geological Survey
Map Scale: 1:24,000
Map Date: 2014

UTM
Zone 18Q
Datum: NAD 83
Units: Meter



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- Boundary: 1:25000 (1:12500)
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4219.01

**Brunswick Fire Station – Pleasant St.
Brunswick, Cumberland County, Maine**

Exhibit #3 – Title Right and Interest

Prepared For: Town of Brunswick
Attn: Chief Brilliant
21 Town Hall Place
Brunswick, Maine 04011

Prepared By: WBRC Architects-Engineers
44 Central Street
Bangor, Maine 04401
(207) 947-4511
(207) 947-4628
www.wbrcae.com



Parcel	Transfer Date	Book	Page
U23-28	7/15/2019	35829	189
U23-29	7/16/2019	35829	189
U23-30	9/19/2019	36003	224
U23-31	3/25/2020	36534	219
U23-42	4/30/2020	36647	332
U23-43	5/1/2020	36647	332
U23-44	12/30/2019	36306	125
U23-45	12/31/2019	36306	125

RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
Michael L. Lane, Esq.
PretiFlaherty, LLP
One City Center
P.O. Box 9546
Portland, ME 04112-9546

DLN: 1002040090614

QUITCLAIM DEED WITH COVENANT

William E. Bodwell II, with a mailing address of 135 Maine Street, PMB 127, Brunswick, ME 04011, grants to the Town of Brunswick, a municipal corporation with a mailing address of 85 Union Street, Brunswick, Maine 04011, with quitclaim covenant, a certain lot or parcel of land with any buildings thereon, situated in Brunswick, County of Cumberland, State of Maine, more fully described as follows:

A certain lot or parcel of land situated in Brunswick, County of Cumberland and State of Maine, and described as follows:

Beginning at a point on the westerly side of Webster Street which is ten (10) feet northerly of the southeasterly corner at lot No. 11 according to the plan of house lots in said Brunswick, Maine, owned by Frank O. Stanwood, dated November 7, A. D. 1921, and recorded in the Cumberland County Registry of Deeds, Plan Book 22, Page 26; running thence northerly along the westerly side of said Webster Street fifty-six (56) feet to the southerly line of lot No. 10 according to said plan; running thence westerly along the southerly line of said lot No. 10 one hundred and thirty-two (132) feet to land now or formerly of Frank O. Stanwood; running thence southerly along said line of land now or formerly of said Frank O. Stanwood, which is also the westerly line of lot No. 11 according to said plan, fifty-six (56) feet to land conveyed by Claire B. Bouchard to Leah Powers by deed dated May 31, A. D. 1940, and recorded in said Registry of Deeds, Book 1626, Page 70, which line of land is ten (10) feet northerly from the northerly line of lot No. 12 according to said plan; running thence easterly, keeping a distance of ten (10) feet from the northerly line of said lot No. 12 according to said plan, one hundred and thirty-two (132) feet to the point or place of beginning.

Being a part of lot No. 11, according to said plan, which was conveyed to Elzear Berube by deed of Kenneth Batty, dated July 20, A. D. 1936, and recorded in said Registry of Deeds, Book 1504, Page 126, and the part remaining from said lot No. 11 after reserving from said lot No. 11 so much thereof as was conveyed by Claire B. Bouchard to Leah Powers by deed above referred to, and being also the same premises which were conveyed to Michael S. Toth and Mary A. Toth by said Claire B. Bouchard by deed dated November 29, A. D. 1940, and recorded in said Registry of Deeds, Book 1626, Page 71.

Also another lot or parcel of land, with-the buildings thereon, situated in said Brunswick, being lot No. 10 on a plan of house lots in said Brunswick, Maine, owned by Frank. O. Stanwood, dated November 7, A. D. 1921, and recorded in said Registry of Deeds, Plan Book 22, Page 26, said premises being bounded as follows: Easterly by Webster Street, sixty-six (66) feet; southerly

by lot No. 11 according to the above mentioned plan, one hundred and thirty-two (132) feet; westerly by land now or formerly of the estate of Carrie E. Stanwood, sixty-six (66) feet; northerly by lots numbered 2 and 1 according to said plan, one hundred and thirty-two (132) feet.

MEANING AND INTENDING to convey, and hereby conveying the same premises described in Deed to William E. Bodwell II dated December 26, 2019, and recorded in the Cumberland County Registry of Deeds in Book 36298, Page 261.

Witness my hand and seal this 23 day of ~~February~~ ^{March}, 2020.

Witness

William E. Bodwell II

STATE OF MAINE
CUMBERLAND COUNTY

^{March}
February ~~23~~ ²⁴, 2020

Personally appeared the above named William E. Bodwell II and acknowledged the foregoing instrument to be his free act and deed before me,

Attorney at Law / Notary Public

Edgar S. Catlin, III

Attorney at Law
Print or Type Name as Signed

My Commission Expires

MAINE REAL ESTATE TAX-Paid

DLN: 1002040093740

MAINE SHORT FORM QUIT CLAIM DEED WITH COVENANT

We, **DAVID R. FLAHERTY** and **CATHERINE P. FLAHERTY**, whose mailing address is 115 Pleasant Street, Brunswick, Maine 04011, for consideration paid, grant to the **TOWN OF BRUNSWICK**, a municipal corporation, with a mailing address of 85 Union Street, Brunswick, Maine 04011, with QUIT CLAIM COVENANT, the land and improvements thereon, situated in Brunswick, Maine and being bounded and described as follows:

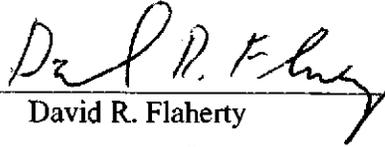
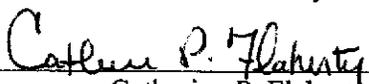
See Exhibit A attached hereto and made a part hereof

WITNESS our hands and seals this 30th day of April in the year of our Lord two thousand twenty.

SIGNED, SEALED AND DELIVERED
in the presence of


Witness

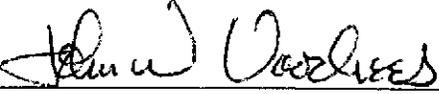
Witness


David R. Flaherty

Catherine P. Flaherty

STATE OF MAINE
COUNTY OF SAGadahoc

April 30, 2020

Personally appeared the above named **DAVID R. FLAHERTY** and **CATHERINE P. FLAHERTY** and severally acknowledged the foregoing instrument to be their free act and deed.

Before me, 
Notary Public

Typed or Printed Name of Notary **John W. Voorhees**
Notary Public, Maine
My commission expires: **My Commission Expires August 18, 2026**

EXHIBIT A

PARCEL I:

A certain lot or parcel of land, with the buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, being the same premises conveyed to Frank E. Webster by Carrie E. Stanwood by warranty deed of July 30, 1921 and recorded in the Cumberland County Registry of Deeds in Book 1081 at Page 317, and therein described as follows:

BEGINNING at a stone at the intersection of the South side of Pleasant Street with the west side of Webster Street, and running Westerly along the South line of Pleasant Street, four (4) rods, to a point; thence running Southerly along land of said Carrie E. Stanwood, eight (8) rods, to said land now or formerly of Carrie E. Stanwood; thence running Easterly by the land last mentioned, four (4) rods, to the West line of Webster Street; and thence running Northerly along said West line eight (8) rods, to the place of beginning.

PARCEL II:

A certain lot or parcel of land, together with the buildings thereon, situated in said Brunswick and being the same premises conveyed by Carrie E. Stanwood to Emile Dionne by deed dated August 18, 1921 and recorded in the Cumberland County Registry of Deeds in Book 1085 at Page 24, and therein bounded and described as follows: "A certain lot or parcel of land on the southerly side of Pleasant Street, in said Brunswick, bounded as follows:

BEGINNING at the Northwest corner of land of Frank E. Webster and running Westerly on the Southerly line of said Pleasant Street, four (4) rods; thence running Southerly along other land of said Grantor, eight (8) rods; thence running Easterly along other land of said Grantor, four (4) rods to the Southwest corner of said Webster's land; and thence running Northerly along said Webster's westerly line eight (8) rods to the place of beginning."

For source of title reference may be had to a certain instrument from David R. Flaherty to David R. Flaherty and Catherine P. Flaherty dated September 2, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14176, Page 191.

RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
Michael L. Lane, Esq.
PretiFlaherty, LLP.
One City Center
P.O. Box 9546
Portland, ME 04112-9546

QUITCLAIM DEED WITH COVENANT

BRIAN K. THIBEAULT and **LOUISE L. THIBEAULT**, both of Brunswick, Cumberland County, Maine, for consideration paid, grant to **TOWN OF BRUNSWICK**, a municipal corporation, with a mailing address of 85 Union Street, Brunswick, Maine 04011, with quitclaim covenant, a certain lot or parcel of land with the improvements thereon, located in Brunswick, Cumberland County, Maine, more particularly bounded and described as follows:

Parcel 1

Being lot no. 13 on a certain plan entitled "Plan of lots in Brunswick, Maine, owned by Frank O. Stanwood", dated November 7, 1921, drawn by Stephen Litchfield, C.E., recorded in the Cumberland County Registry of Deeds in Plan Book 22, Page 26, to which plan reference is made for further description of the lot herein conveyed.

For grantor's source of title, reference may be made to the Warranty Deed from Louise L. Thibeault, formerly known as Louise M. LeBlanc, to Brian K. Thibeault and Louise L. Thibeault, dated November 15, 1999, recorded in the Cumberland County Registry of Deeds in Book 15185, Page 91.

Parcel 2

Being lot no. 14 on a certain plan entitled "Plan of lots in Brunswick, Maine, owned by Frank O. Stanwood", dated November 7, 1921, drawn by Stephen Litchfield, C.E., recorded in the Cumberland County Registry of Deeds in Plan Book 22, Page 26, to which plan reference is made for further description of the lot herein conveyed.

For grantor's source of title, reference may be made to the Warranty Deed from Brian K. Thibeault to Brian K. Thibeault and Louise L. Thibeault, dated November 15, 1999, recorded in the Cumberland County Registry of Deeds in Book 15185, Page 92.

[signature page follows]

MAINE REAL ESTATE TAX PAID

WITNESS our hands and seals this 15th day of July 2019.

WITNESS:

[Signature]

Brian K. Thibeault
BRIAN K. THIBEAULT

[Signature]

Louise L. Thibeault
LOUISE L. THIBEAULT

STATE OF MAINE
COUNTY OF Franklin Cumberland

July 15, 2019

Then personally appeared the above-named Brian K. Thibeault and Louise L. Thibeault and severally acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

[Signature]
Notary Public/Maine Attorney-at-law

Print Name: Kristin Collins # 9793

Commission Expires: _____
(Affix notarial seal)

Received
Recorded Register of Deeds
Jul 24, 2019 02:42:26P
Cumberland County
Nancy A. Lane

RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
Michael L. Lane, Esq.
PretiFlaherty, LLP
One City Center
P.O. Box 9546
Portland, ME 04112-9546

DLN: 1001940072588

QUITCLAIM DEED WITH COVENANT

KEVIN P. STAUFF, of Greenville, Hunt County, Texas, for consideration paid, grants to **TOWN OF BRUNSWICK**, a municipal corporation, with a mailing address of 85 Union Street, Brunswick, Maine 04011, with quitclaim covenant, a certain lot or parcel of land with the improvements thereon, located in Brunswick, Cumberland County, Maine, more particularly bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning at a point on the westerly side of Webster Street which is the southeasterly corner of lot #11 on a plan of house lots in said Brunswick, Maine owned by Frank O. Stanwood, dated November 7, 1921, and recorded in the Cumberland County Registry of Deeds in Plan Book 22, Page 26, which point is also the northeasterly corner of lot #12 according to said plan; running thence northerly along the westerly side of Webster Street ten (10) feet; running thence westerly by line parallel with the southerly line of said lot #11 according to said plan one hundred thirty-two (132) feet, keeping a distance throughout from said southerly line of lot #11 of ten (10) feet, to land now or formerly of Frank A. Stanwood; running thence southerly along line of land now or formerly of said Frank A. Stanwood, which is also the westerly line of said lot #11 according to said plan (10) feet to the northerly line of lot #12 according to said plan; running thence easterly along the northerly line of said lot #12, which is also the southerly line of said lot #11 according to said plan, one hundred thirty-two (132) feet to the point or place of beginning.

ALSO another certain lot or parcel of land situated in said Brunswick, Maine, bounded and described as follows;

Easterly by Webster Street sixty-six (66) feet as shown on a plan hereafter referred to; northerly by lot #11 as shown on said plan one hundred thirty-two (132) feet; westerly by other land now or formerly of Carrie E. Stanwood, sixty-six (66) feet; southerly by lot #13 as shown on said plan one hundred thirty-two (132) feet to the point of beginning.

The foregoing premises is shown as lot #12 on a plan of house lots in said Brunswick, Maine owned by Frank O. Stanwood, dated November 7, 1921, and recorded in the Cumberland County Registry of Deeds in Plan Book 22, Page 26.

For grantor's source of title, reference may be made to the Warranty Deed from Nancy B. Ramsey and Lucien C. Bourgoin to Kevin P. Stauff, dated December 20, 2001, recorded in the Cumberland County Registry of Deeds in Book 17113, Page 298.

WITNESS my hand and seal this 19th day of September 2019.

WITNESS:

[Signature]

Ken P. Stauff
KEVIN P. STAUFF

STATE OF MAINE
COUNTY OF Cumberland

September 19, 2019

Then personally appeared the above-named Kevin P. Stauff and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
~~Notary Public~~/Maine Attorney-at-law

Print Name: Michael L. Lane

Commission Expires: _____
(Affix notarial seal)

Received
Recorded Register of Deeds
Sep 23, 2019 01:21:36P
Cumberland County
Nancy A. Lane

DLN: 1001940083495

MAINE REAL ESTATE TAX-Paid

MAINE SHORT FORM QUIT CLAIM DEED WITH COVENANT

117-119 PLEASANT STREET LLC, a Maine limited liability company with a mailing address of 63 Shore Drive, Freeport, Maine 04032, for consideration paid, grants to the **TOWN OF BRUNSWICK**, a municipal corporation, with a mailing address of 85 Union Street, Brunswick, Maine 04011, with QUIT CLAIM COVENANT, the land and improvements in Brunswick, Maine and being bounded and described as follows:

See Exhibit A attached hereto and made a part hereof

WITNESS my hand and seal this 30th day of December in the year of our Lord two thousand and nineteen.

SIGNED, SEALED AND DELIVERED
in the presence of

117-119 PLEASANT STREET LLC



Witness



By: Andrew L. Allen
Its: Manager

**STATE OF MAINE
CUMBERLAND, ss.**

December 30, 2019

Personally appeared the above named **ANDREW L. ALLEN** and acknowledged the foregoing instrument to be his free act and deed as **Manager** of **117-119 PLEASANT STREET LLC**.

Before me, 

Notary Public

Printed name of Notary **John W. Voorhees**
Notary Public, Maine
My Commission expires: **My Commission Expires August 18, 2026**

EXHIBIT A**PARCEL ONE: 117 Pleasant Street**

A certain lot or parcel of land, but not including the two-story building numbered 117 Pleasant Street the title to which is retained by 117-119 Pleasant Street LLC, situated on the southerly side of Pleasant Street in said Brunswick, bounded and described as follows:

Beginning at the northwest corner of land conveyed to Emile Dionne and running westerly along the southerly line of said Pleasant Street, four (4) rods to other land now or formerly of Carrie E. Stanwood; thence running southerly by said Carrie E. Stanwood's other land, eight (8) rods to other land now or formerly of said Carrie E. Stanwood; thence running easterly by said Carrie E. Stanwood's other land four (4) rods to the southwest corner of said Emile Dionne's land and thence running northerly along said Dionne's westerly line, eight (8) rods to the place of beginning.

Also a certain lot or parcel of land in Brunswick, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Northerly by Lot 3 on a plan hereinafter mentioned, sixty-six (66) feet; thence easterly by Lots 10 and 11 as shown on said plan, one hundred thirty-two (132) feet; thence southerly by Lot 14 as shown on said plan, sixty-six (66) feet; thence westerly by land now or formerly of Boucher about one hundred thirty-two (132) feet to the place of beginning.

The foregoing premises is the parcel of land shown on a plan of house lots in Brunswick, Maine now or formerly owned by Frank O. Stanwood dated November 7, 1921, and duly recorded in the Cumberland County Registry of Deeds in Plan Book 22, Page 26, which is located to the west of Lots 10 and 11 on said plan, to the north of Lot 14 and to the immediate south of Lot 3. The westerly line of the conveyed premises being a prolongation of the westerly line of Lot 14.

PARCEL TWO: 119 Pleasant Street

A certain lot or parcel of land, including all buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, on the south side of Pleasant Street, bounded and described as follows:

Beginning at the northwest corner of land now or formerly of Albert Dube and running sixty-six (66) feet to land now or formerly of Wilfred Marios; thence southerly along land of said Marios eight (8) rods to land now or formerly of Marie Girard (who was formerly Marie Boucher); thence easterly on said Girard land to land of said Dube sixty-six (66) feet; thence northerly along said Dube land eight (8) rods to the place of beginning.

ALSO ANOTHER LOT OR PARCEL OF LAND together with the buildings thereon situated in said Brunswick and described as follows:

Northerly by (above described parcel) land now or formerly of Wilfred Desroucher sixty-six feet (66'), more or less; Easterly by other land of said Marie Girard one hundred thirty-two feet (132'), more or less; Southerly by other land of said Marie Girard sixty-six feet (66'), more or less; Westerly by other land of said Marie Girard one hundred thirty-two feet (132'), more or less

to the point of beginning. The easterly and westerly boundaries of the foregoing parcel are extensions running in southerly straight lines of the easterly and westerly sidelines respectively of the land of the grantor herein described in the first description above.

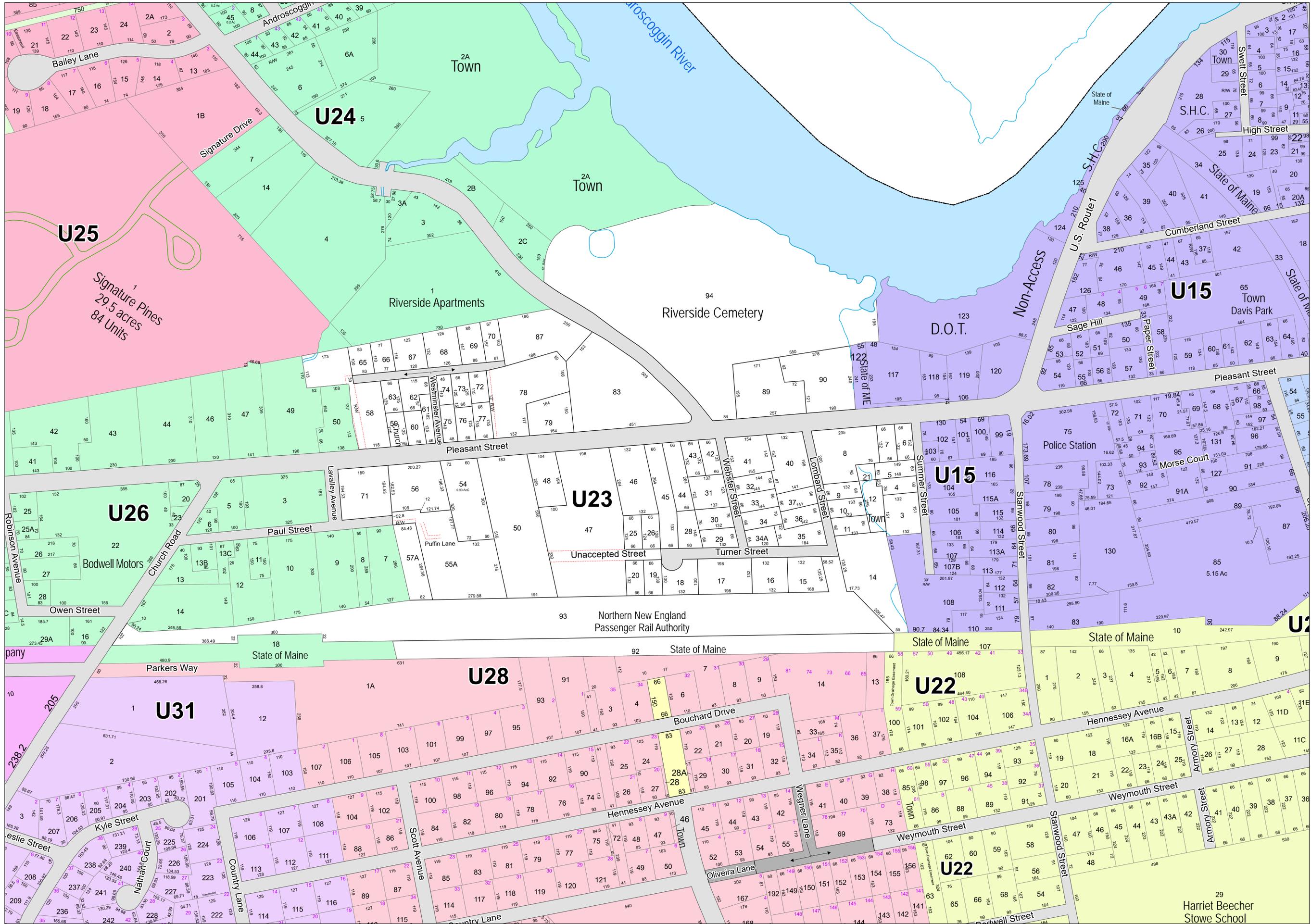
PARCEL THREE: Turner Street

A certain lot or parcel of land situated in Brunswick and being shown as Lot #15 on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 22, Page 26, and being more particularly described as follows:

Northerly by land now or formerly of Andrew L. Allen, sixty-six (66) feet; thence easterly by Lot #14 as shown on said plan, one hundred thirty-two (132) feet; thence southerly by Turner Street, so-called, and as shown as an unnamed street on said plan, sixty-six (66) feet; thence westerly by Lot #16 as shown on said plan and other land now or formerly of Andrew L. Allen and as shown as Lot #16, one hundred thirty-two (132) feet to the place of beginning.

For source of title reference may be had to a certain instrument from Andrew L. Allen to 117-119 Pleasant Street LLC dated July 24, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32468, Page 1. See also a Confirmatory Release Deed from Andrew L. Allen and Mary W. Allen to 117-119 Pleasant Street LLC dated November 12, 2019 and recorded in the said Registry of Deeds in Book 36161, Page 62 and a Confirmatory Release and Termination from Louis E. Thibeault, Jr., Mark A. Thibeault, Brian K. Thibeault, Cheryl R. Farnham and Tod M. Thibeault to 117-119 Pleasant Street LLC dated December 27, 2019 and to be recorded in the Cumberland County Registry of Deeds.

The premises are conveyed subject to an easement to Central Maine Power Company dated December 23, 1953 and recorded in said Registry of Deeds in Book 2172, Page 45.



Town of
BRUNSWICK
Maine



Legend

- Lines_Other
- Other Road
- Hydrography Line
- ROW Property Access
- Town Boundary
- Other Lot Boundary
- Parcels_Lines
- Public Road
- Private Road
- ROW
- Water

Disclaimer:
The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances. The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data.
Copyright Town of Brunswick.



1 inch = 150 feet

Revised To: April 1, 2019

Maps Prepared by:
Town of Brunswick

Revised and Reprinted By:



MAP
U23

29
Harriet Beecher
Stowe School

4219.01

**Brunswick Fire Station – Pleasant St.
Brunswick, Cumberland County, Maine**

Exhibit #4 – Rendering Plans
(full size Site Plans under separate cover)

Prepared For: Town of Brunswick
Attn: Chief Brilliant
21 Town Hall Place
Brunswick, Maine 04011

Prepared By: WBRC Architects-Engineers
44 Central Street
Bangor, Maine 04401
(207) 947-4511
(207) 947-4628
www.wbrcae.com

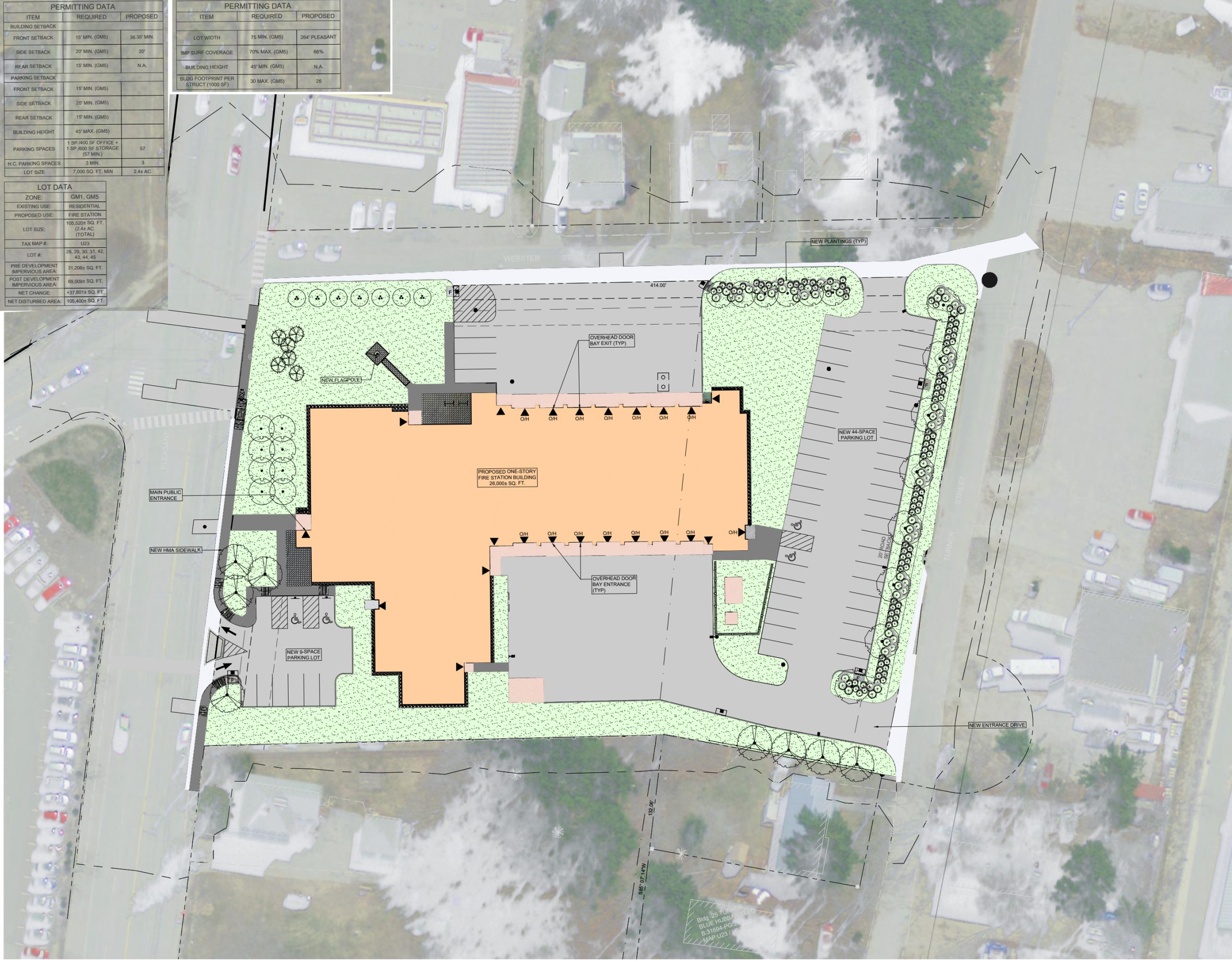


PERMITTING DATA		
ITEM	REQUIRED	PROPOSED
BUILDING SETBACK		
FRONT SETBACK	15' MIN. (GM5)	36.35' MIN.
SIDE SETBACK	20' MIN. (GM5)	20'
REAR SETBACK	15' MIN. (GM5)	N.A.
PARKING SETBACK		
FRONT SETBACK	15' MIN. (GM5)	
SIDE SETBACK	20' MIN. (GM5)	
REAR SETBACK	15' MIN. (GM5)	
BUILDING HEIGHT	45' MAX. (GM5)	
PARKING SPACES	1 SP./400 SF OFFICE + 1 SP./600 SF STORAGE (57 MIN.)	57
H.C. PARKING SPACES	3 MIN.	3
LOT SIZE	7,000 SQ. FT. MIN	2.4+ AC

PERMITTING DATA		
ITEM	REQUIRED	PROPOSED
LOT WIDTH		
LOT WIDTH	75 MIN. (GM5)	264' PLEASANT
IMP. SURF COVERAGE		
IMP. SURF COVERAGE	70% MAX. (GM5)	66%
BUILDING HEIGHT		
BUILDING HEIGHT	45' MIN. (GM5)	N.A.
BLDG FOOTPRINT PER STRUCT (1000 SF)		
BLDG FOOTPRINT PER STRUCT (1000 SF)	30 MAX. (GM5)	26

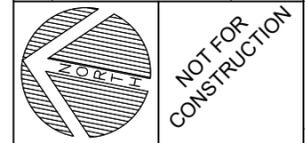
LOT DATA	
ZONE:	GM1, GM5
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	FIRE STATION
LOT SIZE:	105,520± SQ. FT. (2.4+ AC. (TOTAL))
TAX MAP #:	U23
LOT #:	28, 29, 30, 31, 42, 43, 44, 45
PRE DEVELOPMENT IMPERVIOUS AREA:	31,208± SQ. FT.
POST DEVELOPMENT IMPERVIOUS AREA:	69,009± SQ. FT.
NET CHANGE:	+37,801± SQ. FT.
NET DISTURBED AREA:	105,400± SQ. FT.

- LAYOUT NOTES:**
- SEE NOTES L1 THROUGH L3 ON SHEET C-001 FOR ADDITIONAL LAYOUT INFORMATION.
 - ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
 - COORDINATE ALL SIDEWALK LOCATIONS WITH ARCH. AND STRUCTURAL DRAWINGS TO VERIFY NEW EXTERIOR DOOR LOCATIONS. FIELD ADJUST AS REQUIRED.
 - REFER TO STRUCTURAL SHEETS FOR NEW FOUNDATION LAYOUT. COORDINATE LAYOUT WITH FOUNDATION CONTRACTOR.
 - SEE SHEET CU101 FOR ADDITIONAL INFORMATION RELATED TO THE LAYOUT OF SITE LIGHTS AND UTILITY POLES AND THEIR RESPECTIVE CONDUIT AND WIRING. COORDINATE LAYOUT WITH THE ELECTRICAL CONTRACTOR.



EXISTING	LEGEND	PROPOSED
[Symbol]	LIMITS OF WETLAND	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	STREET LIGHTING	[Symbol]
[Symbol]	BUILDING LIGHTING	[Symbol]
[Symbol]	WATER SHUTOFF / GATE VALVE	[Symbol]
[Symbol]	TRANSFORMER PAD	[Symbol]
[Symbol]	DUMPSTER	[Symbol]
[Symbol]	MANHOLE	[Symbol]
[Symbol]	SEWER MANHOLE	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	SIGN	[Symbol]
[Symbol]	FENCING	[Symbol]
[Symbol]	P.T. GUARD RAIL	[Symbol]
[Symbol]	PAVEMENT	[Symbol]
[Symbol]	SIDEWALK	[Symbol]
[Symbol]	VERT. SLIPFORM CONC. CURB	[Symbol]
[Symbol]	GRANITE CURB	[Symbol]
[Symbol]	PRECAST CONC. WHEEL STOP	[Symbol]
[Symbol]	GEO BLOCK RETAINING WALL	[Symbol]
[Symbol]	CONCRETE RETAINING WALL	[Symbol]
[Symbol]	WOOD CHIP PLAY AREA	[Symbol]
[Symbol]	COARSE AGGREGATE	[Symbol]
[Symbol]	CENTERLINE	[Symbol]
[Symbol]	CONTROL PT.	[Symbol]
[Symbol]	PROPERTY SETBACK	[Symbol]
[Symbol]	PROPERTY LINE	[Symbol]
[Symbol]	ABUTTING PROPERTY LINE	[Symbol]
[Symbol]	TREE LINE	[Symbol]

REV.	DESCRIPTION	DATE
0	SKETCH PLAN	07.30.2020



BRUNSWICK FIRE STATION
BRUNSWICK, MAINE

SKETCH PLAN

SHEET TITLE	SKETCH PLAN
WBRC CAD FILE	421900-SKETCH.DWG
PROJECT NO.	4219.00
SCALE	1"=20'
PROJECT MANAGER	MLW
DRAWN BY	TDP
CHECKED BY	PAM
SHEET NO.	SK101



BRUNSWICK FIRE DEPARTMENT

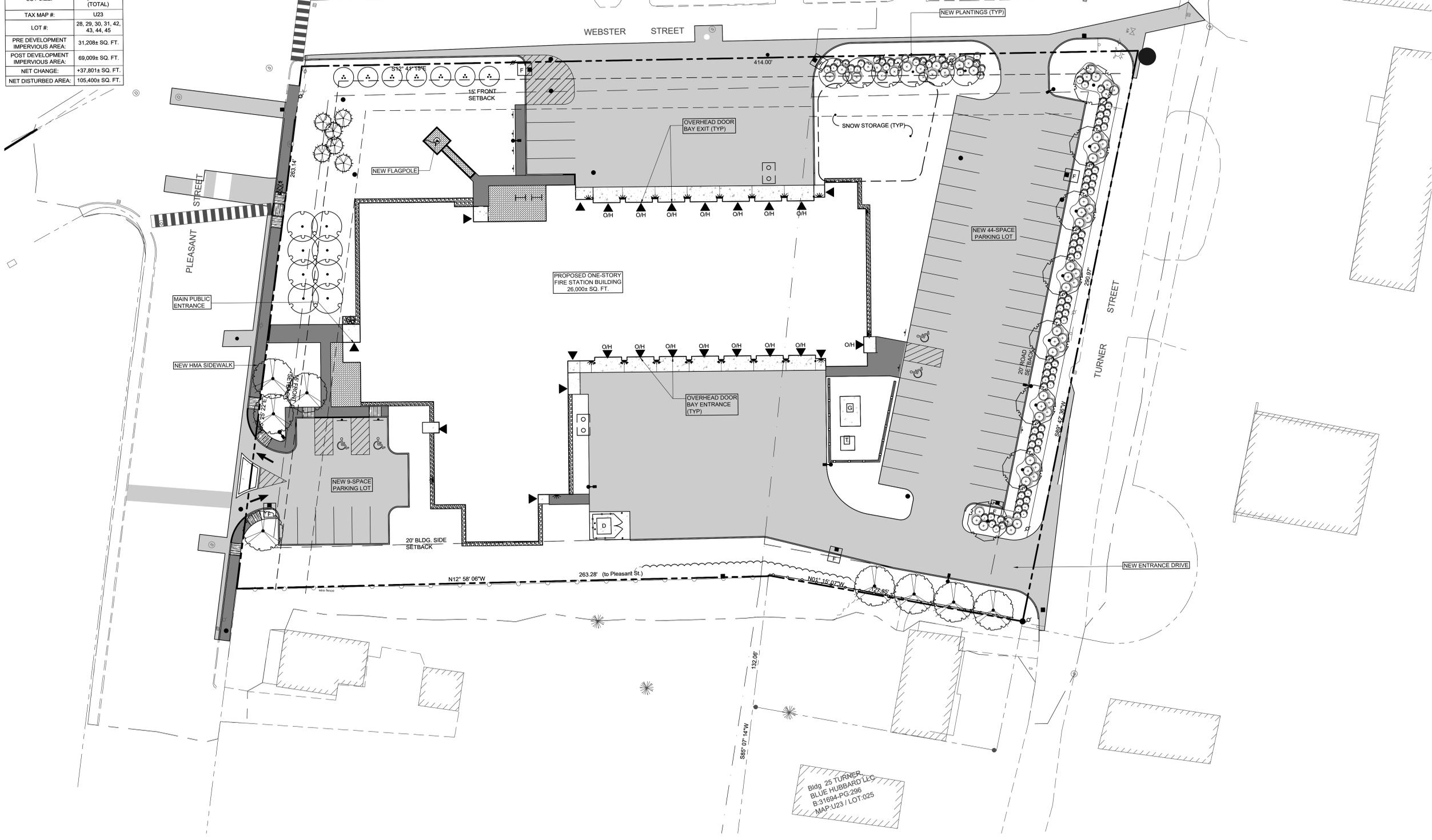


PERMITTING DATA		
ITEM	REQUIRED	PROPOSED
BUILDING SETBACK		
FRONT SETBACK	15' MIN. (GM5)	36.35' MIN.
SIDE SETBACK	20' MIN. (GM5)	20'
REAR SETBACK	15' MIN. (GM5)	N.A.
PARKING SETBACK		
FRONT SETBACK	15' MIN. (GM5)	
SIDE SETBACK	20' MIN. (GM5)	
REAR SETBACK	15' MIN. (GM5)	
BUILDING HEIGHT	45' MAX. (GM5)	
PARKING SPACES	1 SP./400 SF OFFICE + 1 SP./600 SF STORAGE (57 MIN.)	57
H.C. PARKING SPACES	3 MIN.	3
LOT SIZE	7,000 SQ. FT. MIN	2.4± AC.

PERMITTING DATA		
ITEM	REQUIRED	PROPOSED
LOT WIDTH	75' MIN. (GM5)	284' PLEASANT
IMP SURF COVERAGE	70% MAX. (GM5)	66%
BUILDING HEIGHT	45' MIN. (GM5)	N.A.
BLDG FOOTPRINT PER STRUCT (1000 SF)	30 MAX. (GM5)	26

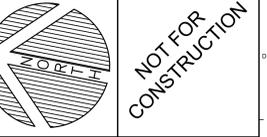
LOT DATA	
ZONE:	GM1, GM5
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	FIRE STATION
LOT SIZE:	105,520± SQ. FT. (2.4± AC. TOTAL)
TAX MAP #:	U23
LOT #:	28, 29, 30, 31, 42, 43, 44, 45
PRE DEVELOPMENT IMPERVIOUS AREA:	31,208± SQ. FT.
POST DEVELOPMENT IMPERVIOUS AREA:	69,009± SQ. FT.
NET CHANGE:	+37,801± SQ. FT.
NET DISTURBED AREA:	105,400± SQ. FT.

LAYOUT NOTES:
 1. SEE NOTES L1 THROUGH L3 ON SHEET C-001 FOR ADDITIONAL LAYOUT INFORMATION.
 2. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
 3. COORDINATE ALL SIDEWALK LOCATIONS WITH ARCH. AND STRUCTURAL DRAWINGS TO VERIFY NEW EXTERIOR DOOR LOCATIONS. FIELD ADJUST AS REQUIRED.
 4. REFER TO STRUCTURAL SHEETS FOR NEW FOUNDATION LAYOUT. COORDINATE LAYOUT WITH FOUNDATION CONTRACTOR.
 5. SEE SHEET CU101 FOR ADDITIONAL INFORMATION RELATED TO THE LAYOUT OF SITE LIGHTS AND UTILITY POLES AND THEIR RESPECTIVE CONDUIT AND WIRING. COORDINATE LAYOUT WITH THE ELECTRICAL CONTRACTOR.



EXISTING	LEGEND	PROPOSED
[Symbol]	LIMITS OF WETLAND	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	STREET LIGHTING	[Symbol]
[Symbol]	BUILDING LIGHTING	[Symbol]
[Symbol]	WATER SHUTOFF / GATE VALVE	[Symbol]
[Symbol]	TRANSFORMER PAD	[Symbol]
[Symbol]	DUMPSTER	[Symbol]
[Symbol]	MANHOLE	[Symbol]
[Symbol]	SEWER MANHOLE	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	SIGN	[Symbol]
[Symbol]	FENCING	[Symbol]
[Symbol]	P.T. GUARD RAIL	[Symbol]
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[Symbol]	VERT. SLURRYFORM CONC. CURB	[Symbol]
[Symbol]	GRANITE CURB	[Symbol]
[Symbol]	PRECAST CONC. WHEEL STOP	[Symbol]
[Symbol]	GEO BLOCK RETAINING WALL	[Symbol]
[Symbol]	CIP CONCRETE RETAINING WALL	[Symbol]
[Symbol]	WOOD CHIP PLAY AREA	[Symbol]
[Symbol]	COARSE AGGREGATE	[Symbol]
[Symbol]	CENTERLINE	[Symbol]
[Symbol]	CONTROL FT.	[Symbol]
[Symbol]	PROPERTY SETBACK	[Symbol]
[Symbol]	PROPERTY LINE	[Symbol]
[Symbol]	ABUTTING PROPERTY LINE	[Symbol]
[Symbol]	TREE LINE	[Symbol]

0	SKETCH PLAN	07.30.2020
REV.	DESCRIPTION	DATE



WBRC
 ARCHITECTS • ENGINEERS
 WWW.WBRC.COM
 BANGOR, MAINE 04401-4511
 PORTLAND, MAINE 04103-4511
 SARASOTA, FLORIDA 34231-4511

BRUNSWICK FIRE STATION
 PROJECT: BRUNSWICK, MAINE

SKETCH PLAN

SHEET TITLE:	421900-SKETCH DWG
WBRC CAD FILE:	4219.00
PROJECT No.:	4219.00
SCALE:	1"=20'
PROJECT MANAGER:	MLW
DRAWN BY:	TDP
CHECKED BY:	PAM
SHEET No.:	SK101

Jul 31, 2020 - 8:37am
 F:\02 Projects - Maine\4201-4300\421900 Brunswick Fire Station 3D-CA\2 Design\Draws\Site\421900-Sketch.dwg User:peabody

Bldg 25 TURNER
 BLUE HUBBARD LLC
 B-31694-PG-296
 MAP-U23 / LOT-025



BRUNSWICK FIRE DEPARTMENT



Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Matt Panfil, AICP CUD, Director of Planning & Development

DATE: August 25, 2020

SUBJECT: Public Hearing – Zoning Ordinance Update – Standard Major Development Review and Common Development Plan Review Time Requirements

I. INTRODUCTION:

The Planning Board held a workshop on July 28, 2020 to review potential Zoning Ordinance text amendments pertaining to various subsections of *Section 5.2.9 – Development Review*. The purpose of the proposed text amendments is to extend the timeline for standard Major Development Review, both Sketch Plan and Final Plan, and Common Development Plan (CDP) review from three (3) weeks to five (5) weeks.

The Planning Board expressed support for the concept and provided the following comments:

1. They would prefer to receive their packets further in advance than the current general practice of Friday afternoons.
2. They do not want to receive revisions or other necessary documentation between receipt of their packet and the meeting. Applicants shall be advised that any materials submitted after packets have been distributed to the Planning Board may result in their application being tabled until the next regularly scheduled meeting.
3. Development review timelines should eventually be removed from the Zoning Ordinance and established in a separate document such as Planning Board bylaws (to be developed).
4. Meeting packets should be made available for pickup at Planning Board members' convenience. Staff indicated that during the COVID-19 pandemic they will continue to hand deliver packets until the police station can resume their pickup service.

II. VARIOUS MAINE COMMUNITIES' DEVELOPMENT REVIEW TIMELINES

Augusta: 4 weeks
Bath: 4 weeks
Falmouth: 4 weeks
Freeport: 3 weeks
Harpwell: 3 weeks

- Lewiston: 4 weeks
- Rockland: 3 weeks
- Saco: 3 weeks (required) / 5 weeks (if applicant wants City Staff feedback)
- Scarborough: 3 weeks (new application) / 2 weeks (sketch or returning tabled applications)
- Topsham: 3 weeks
- Westbrook: 4 weeks
- Yarmouth: 4 weeks

III. EXISTING TIMELINES FOR STANDARD MAJOR DEVELOPMENT REVIEW AND CDP REVIEW

Figure 1 below illustrates the standard Major Development Review process as established in *Table 5.2.9.I: Development Review Time and Processing Requirements*. Dates and deadlines established by Table 5.2.9.I are labelled in blue text whereas the Department of Planning and Development target dates are labelled in gray text.

Upon reviewing the deadlines established within Table 5.2.9.I. it is apparent that the Major Development Review process is compressed in such a manner that the Town of Brunswick Staff Review Committee (SRC) may only have a few hours to review plans prior to their meeting and Department of Planning and Development staff may have little to no time to review an applicant’s revised plans prior to the Planning Board meeting. This schedule leaves little time to conduct a thorough review, resulting in poor internal customer service to other Town staff and reducing the quality of the review and potentially the overall quality of the project. Furthermore, the applicant has little predictability as to how their revisions will be received by Town staff and the Planning Board.

Figure 1 – Existing Major Development Review and CDP Review Illustrated Timeline

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 SUBMISSION DEADLINE: 4:30 PM ¹	4 PROJECT DAY 1	5 PROJECT DAY 2	6 STAFF TARGET TO DETERMINE COMPLETENESS & DISTRIBUTE SRC PACKETS PROJECT DAY 3	7 PROJECT DAY 4
8 PROJECT DAY 5	9 PROJECT DAY 6	10 ZONING ORDINANCE DEADLINE FOR DETERMINATION OF COMPLETENESS & STAFF TO SEND OWNER NOTICES ² PROJECT DAY 7	11 STAFF TARGET FOR SRC MEETING: 10:00 AM PROJECT DAY 8	12 PROJECT DAY 9	13 PROJECT DAY 10	14 PROJECT DAY 11
15 PROJECT DAY 12	16 IF PUBLIC HEARING, DEADLINE FOR FIRST NOTICE TO PAPER: 12:00 PM TARGET FOR APPLICANT TO DELIVER SRC REVISIONS PROJECT DAY 13	17 ZONING ORDINANCE DEADLINE FOR SRC MEETING TO OCCUR PROJECT DAY 14	18 PROJECT DAY 15	19 STAFF TARGET FOR AGENDA & PACKET TO BE POSTED & DELIVERED TO PLANNING BOARD: 6:00 PM PROJECT DAY 16	20 ZONING ORDINANCE DEADLINE FOR SECOND NOTICE TO PAPER: 12:00 PM & DRAFT FINDINGS OF FACT TO PLANNING BOARD PROJECT DAY 17	21 PROJECT DAY 18
22 PROJECT DAY 19	23 PROJECT DAY 20	24 ZONING ORDINANCE DEADLINE FOR SRC REVISIONS FROM APPLICANT ³ & PLANNING BOARD MEETING: 7:00 PM PROJECT DAY 21	25	26	27	28
29	30	¹ THE 4:30 DEADLINE IS NOT ESTABLISHED WITHIN ZONING ORDINANCE, BUT IS AN ONGOING PRACTICE. ² ONCE NOTIFIED OF COMPLETENESS, THE APPLICANT IS TO PROVIDE 12 COPIES OF ALL APPLICATION MATERIALS AND ONE (1) ELECTRONIC COPY FOR SRC DISTRIBUTION. ³ THE APPLICANT SHALL SUPPLY NINE (9) COPIES OF THE REVISED PLANS AND ONE (1) ELECTRONIC VERSION FOR PLANNING BOARD DISTRIBUTION.				

IV. PROPOSED TIMELINES FOR STANDARD MAJOR DEVELOPMENT REVIEW AND CDP REVIEW

Figure 2 below illustrates the proposed standard Major Development Review process. Extending

the review timeline by two (2) weeks has the following advantages:

1. SRC members have eight (8) days to review the application. SRC members will have time to conduct a more thorough review and an increased ability to communicate with the applicant prior to the meeting. This additional time may help to resolve any potential issues at the very beginning of the review process when an applicant has not expended as much time and financial resources on the project.
2. Applicant will have up to nine (9) days to revise plans and documents based on feedback provided by the SRC and/or the public.
3. The Department of Planning and Development will have additional time to prepare minutes, SRC notes, and other exhibits to ensure prompt delivery of meeting materials to Planning Board members.

Figure 2 – Proposed Major Development Review and CDP Review Illustrated Timeline

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 SUBMISSION DEADLINE: 4:30 PM ¹	4 PROJECT DAY 1	5 PROJECT DAY 2	6 STAFF DETERMINES COMPLETENESS OF APPLICATION ABUTTING OWNERS NOTIFIED PROJECT DAY 3	7 PROJECT DAY 4
8 PROJECT DAY 5	9 DEADLINE FOR APPLICANT TO SUPPLY COPIES FOR SRC ² SRC PACKETS DISTRIBUTED: 4:30 PM PROJECT DAY 6	10 PLANNING BOARD MEETING: 7:00 PM PROJECT DAY 7	11 PROJECT DAY 8	12 PROJECT DAY 9	13 PROJECT DAY 10	14 PROJECT DAY 11
15 PROJECT DAY 12	16 IF PUBLIC HEARING, FIRST NOTICE TO PAPER: 12:00 PM (SECOND NOTICE TO PAPER ANYTIME THEREAFTER) PROJECT DAY 13	17 PROJECT DAY 14	18 SRC MEETING: 10:00 AM PROJECT DAY 15	19 PROJECT DAY 16	20 PROJECT DAY 17	21 PROJECT DAY 18
22 PROJECT DAY 19	23 PROJECT DAY 20	24 PLANNING BOARD MEETING: 7:00 PM PROJECT DAY 21	25 PROJECT DAY 22	26 PROJECT DAY 23	27 REVISION SUBMISSION DEADLINE: 3:00 PM ³ PROJECT DAY 24	28 PROJECT DAY 25
29 PROJECT DAY 26	30 PROJECT DAY 27	¹ THE 4:30 DEADLINE IS NOT ESTABLISHED WITHIN ZONING ORDINANCE, BUT IS AN ONGOING PRACTICE. ² ONCE NOTIFIED OF COMPLETENESS, THE APPLICANT IS TO PROVIDE 12 COPIES OF ALL APPLICATION MATERIALS AND ONE (1) ELECTRONIC COPY FOR SRC DISTRIBUTION. ³ THE APPLICANT SHALL SUPPLY NINE (9) COPIES OF THE REVISED PLANS AND ONE (1) ELECTRONIC VERSION FOR PLANNING BOARD DISTRIBUTION.				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3 AGENDA & PACKET POSTED TO WEBSITE & DELIVERED TO PLANNING BOARD: 6:00 PM	4	5
		PROJECT DAY 28	PROJECT DAY 29	PROJECT DAY 30	PROJECT DAY 31	PROJECT DAY 32
6	7	8 PUBLIC COMMENT DEADLINE: 12:00 PM PLANNING BOARD MEETING: 7:00 PM	9	10	11	12
PROJECT DAY 34	PROJECT DAY 35	PROJECT DAY 35				
13	14	15	16	17	18	19
20	21	22 PLANNING BOARD MEETING: 7:00 PM	23	24	25	26
27	28	29	30	31		

V. PROPOSED TEXT AMENDMENTS

New Text in **Bold Underline**
Deleted Text in ~~Strikethrough~~

5.1.4. Determination of Completeness by Staff

- B. An application is complete when an application form and all plan requirements or waiver requests have been submitted to the Director. For Development Review applications, within ~~five (5)~~ **three (3)** working days of receiving an application, the Director, or designee, shall determine whether the application is complete. If the application is not complete, the Director shall notify the applicant in writing and request the additional information required. The applicant shall submit the additional information as soon as possible and the procedure in this paragraph shall be repeated until the application is complete.

5.2.9. Development Review

H. Common Development Plan

(2) Designation Approval Process

- a. An application requesting a development to be designated as a Common Development Plan shall be submitted ~~21~~ **35** days prior to the Planning Board meeting and shall be accompanied by the materials set forth in Appendix D: Submission Requirements.

I. Development Review Time Requirements

Table 5.2.9.I: Development Review Time and Processing Requirements			
Timing	Minor Development Review (Staff Review Committee)	Standard Major Development Review (Planning Board)	Streamline Major Development Review (Planning Board)
<u>No less than 35 days prior to Review Authority meeting</u>		<u>Deadline for filing one (1) copy of application for Planning Board consideration.</u>	
<u>No less than 32 days prior to Review Authority meeting</u>		<u>Staff confirms that application is complete and all owners of property per Subsection 5.1.3.B(1) are notified of the Staff Review Committee and Planning Board meetings. The applicant then has three (3) days to supply 12 copies of all application materials and one (1) electronic copy for Staff Review Committee distribution.</u>	
<u>No less than 28 days prior to Review Authority meeting</u>		<u>The application shall be brought before the Staff Review Committee for comments and recommendation.</u>	
No less than 21 days prior to Review Authority Meeting		Deadline for filing one (1) copy of application for Planning Board consideration.	No less than 21 days prior to consideration, applicant shall meet with Department staff to discuss application.
No less than 14 days prior to Review Authority meeting	Deadline for filing one (1) copy of application for Staff Review Committee consideration. Staff confirms that application is complete within three (3) working days and completes a butter notification in accordance with	Within five (5) working days, staff confirms that application is complete and all owners of property per Subsection 5.1.3.B(1) are notified of the Staff Review Committee and Planning Board meetings. The applicant then supplies 12 copies of all application materials	Deadline for filing one (1) copy of application for Planning Board consideration. ¹ Staff confirms that application is complete and all owners of property per Subsection 5.1.3.B(1) are notified of the Staff Review Committee and Planning Board meetings. The

	Subsection 5.1.3.B(1). The applicant then supplies 12 copies of all application materials and one (1) electronic copy.	and one (1) electronic copy for Staff Review Committee distribution. <u>If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation.</u>	applicant then supplies 12 copies of all application materials and one (1) electronic copy for Staff Review Committee distribution.
<u>No less than 11 days prior to Review Authority meeting</u>		<u>The applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board.</u>	
No less than seven (7) days prior to Review Authority Meeting		The application shall be brought before the Staff Review Committee for comments and recommendation. Within five (5) days following the Staff Review Committee meeting, the applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board. If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation no less than seven (7) days prior to the hearing.	The application shall be brought before the Staff Review Committee for comments and recommendation. Within five (5) days following the Staff Review Committee meeting, the applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board. If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation no less than seven (7) days prior to the hearing.
<u>No less than four (4) days prior to Review Authority meeting</u>		<u>The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.0 and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed, or hand delivered to the Planning Board and the applicant.</u>	
No less than three (3) days prior to Review Authority Meeting	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.0 and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed,	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.0 and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed,	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.0 and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed,

	faxed, or hand delivered to the Staff Review Committee and the applicant.	faxed, or hand delivered to the Planning Board and the applicant.	faxed, or hand delivered to the Planning Board and the applicant.
No more than seven (7) days after decision by Review Authority	The Staff Review Committee shall transmit its written decision and Findings of Fact to the applicant.		
No more than 30 days after decision by Review Authority if Public Hearing held, or no more than 60 days if no public hearing is held.		The Planning Board shall transmit its written decision and Findings of Fact to the applicant.	The Planning Board shall transmit its written decision and Findings of Fact to the applicant.
No more than 30 days after application is deemed complete by staff.	The Review Authority shall consider an application unless postponement is requested or agreed to by applicant.		
<u>No more than 90 days after decision by Review Authority</u>	<u>The applicant shall file all subdivisions for which Final Plan approval has been granted, and any conditions of approval that have been imposed by the Review Authority, with the Cumberland County Registry of Deeds.</u>		
Notes:			
1. If application lacks any required submittal materials, the streamlined process shall be terminated and the application shall revert back to the Major Development Review process.			

K. Town Processing of Development Review Applications

(2) Determination by Staff of Completeness of Application

Within ~~five (5)~~ **three (3)** working days of receiving a Major or Minor Development Review application ~~or within three (3) working days of receiving a Minor Development Review application~~, the Director shall make a determination whether the application is complete in accordance with Subsection 5.1.4. If the application is for a Streamlined Major Development Review and the application is incomplete, the streamlined review process is terminated and the application is treated as an application for Major Development Review. If an item is missing from the application and no applicable waiver request has been submitted, the Director shall notify the applicant in writing that the application is considered incomplete and request the additional required information. The applicant shall submit the additional information and the procedure in this paragraph shall be repeated until the application is complete.

VI. ACTION REQUESTED

Pursuant to *Section 5.2.11 – Ordinance Text or Map Amendment* of the Zoning Ordinance:

- C. *The Planning Board shall prepare a written recommendation to the Town Council. In making its recommendation, the Board shall review whether the requested amendment is compatible with the Planning Area (as listed in Appendix A) in which the zoning district is located and Brunswick 2008 Comprehensive Plan, as amended. The written recommendation shall include draft zoning language and/or draft zoning map change.*

From: [Darren Wallach](#)
To: [Matt Panfil](#); [Daniel Ankeles](#)
Subject: Development of 20+houses on Intrepid St.
Date: Saturday, August 8, 2020 4:05:20 PM

Dear Mr. Panfill and Councilman Ankeles,

I live at 13 Intrepid St. with my wife and son. I would like to give my input about Brunswick Landing's new proposal to build many units of housing on and around our street. Julie Erdman has been helpful with our concerns as abutters thus far.

1. The houses proposed off Intrepid St. on both sides are on ***common land**. That is- they have been used continuously and openly for over twenty years as trails and recreation area and should not be built on as private land to be lost to public use forever. Denise Lynch (12 Intrepid St.) and other Navy Personnel who lived here while it was BNAS can attest to this. People have walked, played games, cross country skied, biked and had get togethers on the grassy area and trees on both sides of Intrepid street for at least 30 years.

*ME statute 812 Acquisition of rights-of-way and easements by adverse possession.

2. "Intrepid woods" (behind houses 9,11,13,15, 17) is an intact highly diverse mature white pine& spruce grove with a maple/cherry understory. I have found 8 species of wildflowers and 8 species of trees here thus far.

Intrepid woods is set amongst over a hundred of units of housing and a major mall to the north. This small open space of less than an acre should be saved for children and adults alike. I would also argue that it is part of the common land as it has been walked on continuously for over twenty years with no impediments.

3, Neighbors are concerned about the playground being taken away next to Intrepid #12. We have three families with children age 0-3 and Brunswick Landing ripped down the toddler playground next to the age 5-12 playground without warning in June and threw it on a dump truck. This was very disappointing to many of us.

Thanks very much for listening.

Sincerely,
Darren Wallach
13 Intrepid St.
Brunswick, ME

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From: [Lynch, Denise](#)
To: [Matt Panfil](#)
Cc: ["darrenwallach@hotmail.com"](mailto:darrenwallach@hotmail.com)
Subject: Brunswick Landing & proposed building more homes on Intrepid Street areas
Date: Tuesday, August 11, 2020 2:03:28 PM

Hello Matt,

Thank you for the notice of the Staff Review Committee hearing tomorrow at 10am. I plan to call in and participate as a concerned resident and neighbor to others on Intrepid Street/Circle worried about losing right of way land that we have walked, played on, cross-country skied on, snowshoed on. Like many others you have most likely heard from, I am worried that the additional homes will interfere with the quality of life we all bought our homes for and what I enjoyed for 30+ years as a navy family.

Intrepid is currently quiet and conducive to safe walks with strollers, bike rides and dog walking. I would like to offer my concerns but also my support for building additional homes along Neptune Drive:

1. This Navy development was carefully planned for its residents back in the late 50's. The residential areas offered playgrounds, fields, walk areas and trails through wooded areas for residents to enjoy. These areas were used by many, me and my family being included, since the early 1990's upon first being stationed to Squadron 8 and in the years that followed, Squadron's 10, 26 and lastly the WING Operations who controlled all the Navy Squadrons at this base until it closed. I have lived and used the playgrounds, trails and all the common areas while being stationed at Naval Air Station Brunswick.
2. The field that is currently a dumping ground for sand and dirt was formerly a soccer / kick ball / volleyball area where families would gather to celebrate pre and post deployment gatherings which now families use to play, hold birthday parties or meet up for dogs to play.
3. Our residents are walking, playing and biking safely on our roads and trails. The addition of a potential 37 homes in the field and along the narrow area leading up to 12 Intrepid will perhaps add 70 more vehicles (2 per household is norm) to the daily traffic to the narrow roads. There are young people skateboarding and riding their bikes and more traffic could potentially harm them.
4. Removing trees for these additional homes is a given and you will be removing the shade and natural habitat of the many birds and animals. Deer and wild turkey can be seen some mornings so construction would not only be disruptive to our residents but to the animals that live here.

5. Young and old have moved in. This is a blended community and the removal of the playground on Intrepid Street would be one less shaded, clean area for young families who bring their children to daily to play. (On Intrepid Street alone we have 3 young families with children under 4 years of age. But regardless, many residents drive over, park in the shade the trees offer and enjoy this playground because it's clean and most importantly, shaded for their activity.)
6. Building on Neptune Drive makes sense. This street was primarily used for a temporarily storage area for boats, trailers, cars, and motorcycles when residents and active duty needed to safely store their vehicles. Some because they did not have room near their duplexes or apartments and some because they deployed for 6 months at a time. The military also used the other side of the street for personal fitness and I remember the new trails, fitness stations and basketball court being built there. Neptune makes perfect sense for the proposed single family homes which will add security for those walking or running there.
7. The drainage on lower Intrepid (close to the rotting trees and new construction of 4 homes) is compromised. During the late fall and winter these drains on both side of the street clogged and flooded. I fell a few times while out for a walk with my dog. I mention this because more construction will could clog the drains even more.

I hope you will take my concerns into consideration and allow the residents' voices to be heard tomorrow in order to protect the quality of life our already loaded community is enjoying. Thank you,

Denise

Denise Lynch
Intrepid Resident
(207) 751-1464

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From: [Nathaniel Philbrick](#)
To: [Matt Panfil](#)
Cc: plawton@legacysir.com; [Carissa Cavallaro](#)
Subject: Upcoming Staff Review Committee Comment RE: Pleasant St. Fire Station
Date: Sunday, August 9, 2020 10:53:22 AM

Hello,

As a homeowner on Webster Street I would like to take the opportunity to submit the below comments for consideration during the upcoming Staff Review Committee Meeting on Wednesday, August 12. I look forward to hearing the town's thoughts in response.

-With regards to the planned construction of the Pleasant St. Fire Station:

1. When will the public be provided a detailed site plan and timeline for construction.
2. What considerations are being made to preserve existing mature trees on the construction site?
3. Will the roadway of Webster St. be altered/changed during construction. If so, will the town cover the cost of replacing driveway skirts.
4. What other improvements/enhancements will be made to the landscaping of the site? (i.e. shrubs, flower beds etc)

We are a small neighborhood with limited privacy. Much of the mature tree growth surrounding our homes was lost when the Amtrak Layover Facility was built, and we fear that the complete clearing of the Pleasant St. Fire Station Lot will be detrimental to the character of our neighborhood and the value of our homes.

Thank You In Advance For Your Consideration

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From: [Susan Vertrees](#)
To: [Amy Torrey](#); [Cindy McLaughlin](#); [Darren Wallach](#); [Mark Sturgeon](#); [denise lynch](#); [Matt Panfil](#)
Subject: Development on Intrepid St.
Date: Tuesday, August 11, 2020 5:45:42 PM

Dear Mr. Panfill,

I have the following deep concerns regarding the proposed development of Intrepid Street.

1. The lot sizes are too small and create a cramped, congested space which detracts from the existing neighborhood.
2. Apparently, based on the site plans, any open community areas will be destroyed. People frequently use the open areas for their recreational activities. In this time of Covid-19, it is important for people to have space to safely gather.
3. What are the development plans for the wetlands behind our homes?
4. Your plan indicates “the average traffic generation for the “36 proposed single-family lots will be significantly less than 100 new peak hour trips threshold...The development will not cause any unreasonable congestion or unsafe conditions on highways or public roads and the traffic associated with the development shall maintain the existing Level of Service on any public road within 200 feet of any existing or proposed curb cut.” To separate out the “36 proposed single-family lots” and not take into consideration the 108 unit apartment complex on Captains Way, which apparently has been approved, is disingenuous, at best. The increase in traffic due to the “36 proposed single-family lots,” the apartments, the development at Cooks Corner, particularly Hannafords being built will significantly increase traffic in our area. The traffic light at Admiral Fitch and Old Bath Road is a long wait (I have waited almost 2 minutes at the light) and increased population wanting to leave the area will increase congestion. People already use Landing Dr. as a easy path from 24 to Admiral Fitch. More congestion to come, particularly with the easy access to the Cooks Corner shopping area from Landing Dr.
Your plan also indicates, in section 4.8.3 “pedestrian access is ample with sidewalks throughout the housing area. Bicycle access is available from nearby public roads, and within the development is safe due to the low volumes of traffic.” As noted above, this proposal ignores the overall increase in traffic due to the combined development plans.
5. Section 4.3.1 indicates “There are no known existing features where the lots are proposed that would be considered of natural, scenic or historic character to the Town. The Landing itself is an historic site that was deemed vital to the safety of the people of America. And, what, in your plan, is considered development, was actually a means to provide for our service people. The new plans do not maintain the integrity of the history of the base.
6. Section 4.16 indicates “Brunswick Landing Condominiums, LLC owns the parcels and a copy of the deed is enclosed with this application. Graiver Homes, Inc. intends to purchase the 36 lots once permitted and complete the improvements; a copy of the purchase and sales agreement is also enclosed.” It would seem by this statement, this proposal is considered a done deal. That is disturbing. We were given less than a week’s notice to present our objections/concerns. This leaves us at a great disadvantage.

Thank you for your consideration of my comments.

Sincerely,
Susan Vertrees
14 Intrepid St, Brunswick, ME 04011

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