



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

**STAFF REVIEW COMMITTEE AGENDA  
BRUNSWICK TOWN HALL  
85 UNION STREET  
Friday, October 16, 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](mailto:mpanfil@brunswickme.org)) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM TELEPHONE AT: +1 929 205 6099; MEETING ID: 843 1405 5773; PASSCODE: 422341**

- 1. Case #20-046 Hinton Residence:** The Staff Review Committee will review and provide a recommendation to the Planning Board on a **Sketch/Final Plan Major Development Review** application submitted by David Matero Architecture on behalf of Greg and Salli Hinton to expand a non-conforming building within the coastal setback of the Shoreland Protection Overlay (SPO) at 98 Toads Landing (Map 36, Lot 28). The subject lot contains the **Rural Protection 1 (RP1) Zoning District**, the **Shoreland Protection Overlay - Resource Protection Subdistrict (SPO-RP)**, the **Special Flood Hazard Area (FPO)**, and the **Rural Protection Stormwater Management Overlay (RPSMO)**.
- 2. Case #20-048 Garage Addition:** The Staff Review Committee will review and take action on a **Sketch/Final Plan Minor Development Review** application submitted by Fernando Stelser to expand a non-conforming building and expand a gravel parking area in an existing gravel area and lawn located within the coastal setback of the Shoreland Protection Overlay (SPO) at 608 Harpswell Road (Map 34, Lot 33). The subject lot contains the **Rural Protection 1 (RP1) Zoning District**, the **Shoreland Protection Overlay - Resource Protection Subdistrict (SPO-RP)**, the **Special Flood Hazard Area (FPO)**, and the **Rural Protection Stormwater Management Overlay (RPSMO)**.

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

3. **Case #20-049 Norwood Home Renovation:** The Staff Review Committee will review and take action on a **Sketch/Final Plan Minor Development Review** application submitted by Diana Norwood for filling and earthmoving associated with reconstructing a portion of a non-conforming structure within the stream setback of the Shoreland Protection Overlay (SPO) at 374 Casco Road (Map 28, Lot 3). The subject lot contains the **Rural Protection 1 (RP1) Zoning District, the Shoreland Protection Overlay Stream Protection Subdistrict (SPO-SP) and Resource Protection Subdistrict (SPO-RP), the Rural Protection Stormwater Management Overlay (RPSMO), and the Wildlife Protection Overlay (WPO) Wildlife Habitat Corridor.**
4. **Other Business**
5. **Adjourn**



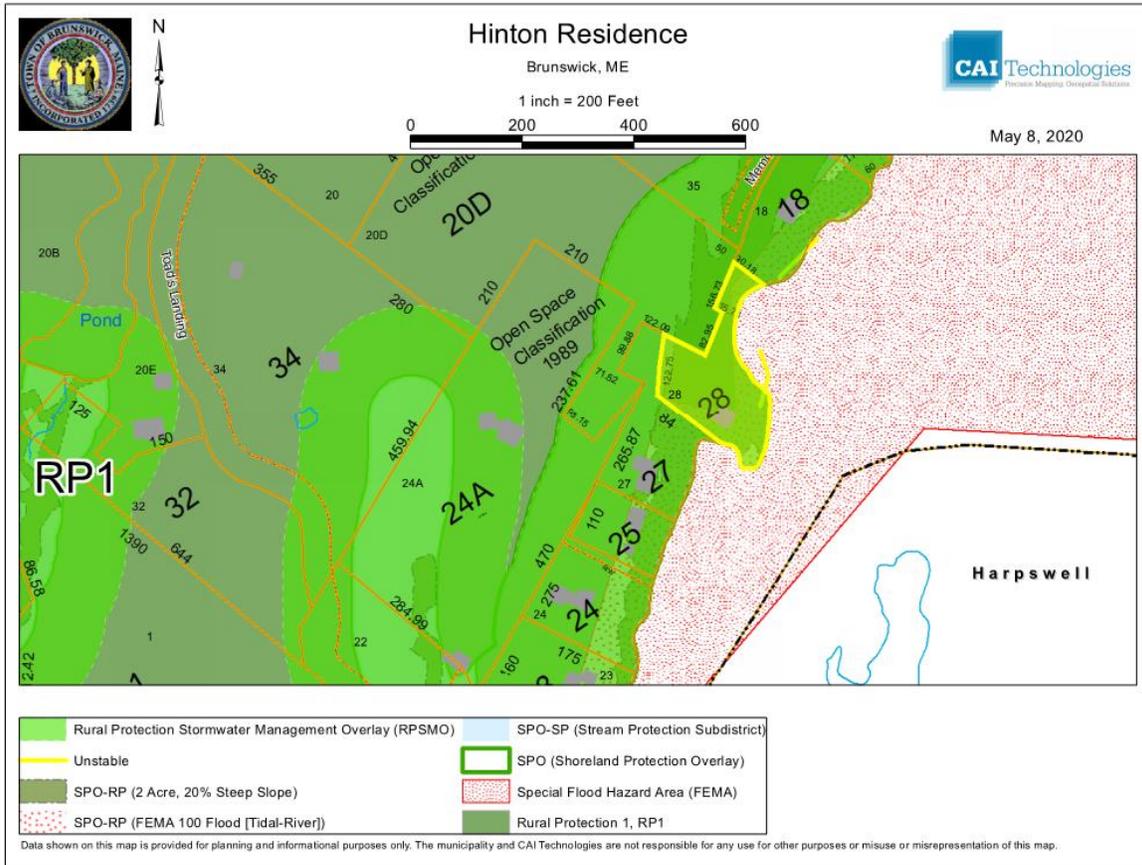
## Zoning Summary

Project:	Hinton Residence
Address:	98 Toads Landing
Owner:	Greg Hinton
Map/Block/Lot	Map 36 Lot 28

Town Zone	Rural Protection 1
Shoreland Zone?	Yes; SPO, RPSMO Coastal Area 1, SPO-RP
Wetlands?	No
Allowable Bldg Type	Yes – Single family

<b>Impact Criteria - RP1, SPO, RPSMO, SPO-RP</b>	<b>Area</b>	<b>Level of Review</b>	<b>Reviewing Authority</b>
Construction of New Floor Area	418 sf	Building Permit	CEO
Net New Impervious Surface	434.17 sf	Building Permit	CEO
Net Cumulative Total of New Floor Area and New Impervious Surface	Less than 1500 sf	Building Permit	CEO
<b>For the RSPMO</b>	<b>Area</b>	<b>Level of Review</b>	<b>Reviewing Authority</b>
Disturbed Area	500 – 20k sf	RPSMO Permit	CEO
<b>For the SPO</b>			
Filling and Earthmoving	245 cu yards	Major Development Review	Planning Board
Clearing of Vegetation	Yes	SPO Permit	CEO
Principal structures	Within setback	See section 1.6 (nonconformities)	CEO
Private Sewage disposal system	Any	“Sanitary Standards” section 2.3.3.C(19)	LPI

## Code Review: Chapter 2 – Zoning Districts



Note: A FEMA Letter of Map Amendment is underway, the existing house is above the flood elevation.

### 2.1 Growth Area Districts – N/A

### 2.3 Overlay Zoning Districts

#### 2.3.2 NA

#### 2.3.3 Shoreland Protection Overlay (SPO) District

**2.3.3.C(1)** Setback from Water Bodies: 125' setback for all new principal and accessory structures.

**2.3.3.C(2)** N/A

**2.3.3.C(3)** Development may be permitted in accordance with subsection 5.2.6

**2.3.3.C(4-7)** N/A

**2.3.3.C(8)** The owner plans to remove dead trees and hazard trees as described in the application. The one tree which will need to be removed for the proposed addition is shown on the site plan. Any other tree removal decisions will be made in consult with an arborist and with the Code Enforcement Officer. The minimal tree removal will not result in 40% of trees being removed. No new lawn areas are proposed.

**2.3.3.C(9-10)** N/A

**2.3.3.C(11)** The existing vegetated buffer along the shoreline will be preserved. No additional clearings or removal of vegetation is proposed.

**2.3.3.C(11)(b)** No tree clearing is proposed beyond the 75' line from high water, except for dead/storm damaged trees in consultation with an arborist and the CEO. The cleared

area on the lot is approximately 7,639 sf, or 22% of the lot area, and that cleared area will remain after the construction of the proposed addition.

**2.3.3.C(12)** Erosion and sedimentation control – The proposal includes a written ESC plan and all work will be supervised by Paul Muchero, MDEP certification number 1043. The control measures will include mulching, silt fencing, hay bales, and diversion ditches as needed to create the least potential for runoff on site. All disturbed areas will be stabilized with temporary measures during construction and with permanent measures as quickly as possible.

**2.3.3.C(13-14)** N/A

**2.3.3.C(15)** No reasonable alternative exists for the driveway access to this site, so the existing driveway will remain (it is within the 125' setback from high water). There will be no roads, driveway or parking areas as part of this application.

**2.3.3.C(16-17)** N/A

**2.3.3.C(18)** Sanitary Sewer – A variance request has been provided by Albert Frick Associates for a replacement septic system. This system is to be located ~55' from the water on either side. The soils have been found to be suitable and there is no alternative location on site for a septic system to be located. The new septic design has been included with the application.

**2.3.3.C(19)** N/A

**2.3.3.C(20)** No activity within this proposal will cause pollutants to be discharged into the water.

**2.3.3.C(21)** There will be no negative impact on the soils due to this proposal. A licensed soil evaluator has reviewed the septic proposal and found the soils to be acceptable for the use.

**2.3.3.C(22)** N/A

**2.3.3.C(23)** Parking Areas – the existing parking area will not be modified due to this proposal. There is sufficient parking for two vehicles at the existing gravel parking area. There is no reasonable alternative location for parking on this property.

**2.3.3.C(24)** Stormwater Runoff – this proposal includes a green roof designed to reduce stormwater runoff. This green roof makes up 91% of the new developed area on site. The grading of the property will be designed to reduce stormwater runoff. These systems will be maintained to ensure they function properly.

**2.3.3.C(25-27)** N/A

#### **2.3.4** Flood Protection Overlay

This property lies within the FEMA Zone A flood hazard area. The house falls above the 100-year flood hazard elevation. There is a certificate of elevation included with this application, and a Letter of Map Amendment has been submitted to FEMA by Kevin Clark of Sitelines.

**2.3.4.D(2)** The elevation of the new basement floor will be at elevation 19'-5" and the 100-year flood elevation in this location is 10.7' NAVD 1988. This is greater than one foot above the flood elevation.

**2.3.4.D(3-7)** N/A

**2.3.4.D(8)** There will be no enclosed areas below the lowest floor. The storage area below the existing screen porch will remain, which is loosely enclosed with lattice. This area is also nearly 7' above the flood elevation of 10.7' per the survey.

**2.3.4.D(9-14)** N/A

**2.3.5** N/A

**2.3.6** N/A

**2.3.7** N/A

**2.3.8** N/A

**2.3.9** N/A

**2.3.10** RPSMO

This project falls within the RPSMO Coastal Area 1. An RPSMO permit has been included in the application. All site features will be kept in good repair and plant materials, for example on the living roof, will be replaced if they die or become diseased.

**Chapter 4 – Property Development Standards**

**4.2.2** Specific Standards

**4.2.4** Rural Area Dimensional and Density Standards

<b>Dimensional Requirements</b>	<b>Required / Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Min lot size	20,000 (RP1); 30,000 (SPO)	.78 Acres; 33,931sf	33,931 sf (ETR)
Min lot width	125'	119'	119' (ETR)
Min shoreline frontage	150'	119'	119' (ETR)
Min front yard setback	30'	72' (street side)	63' (street side)
Min side yard setback	25'	22.53'	22.53'(ETR)
Min rear yard setback	30'	N/A	N/A
Setback from apparent high water	125'	22.53'	22.53' (ETR)
Max lot coverage	10,890 sf per RP1; 6,678 sf (20%) per SPO	2,892.2 (8.5%)	3,325 sf (9.7%)
Max height of structure	40' (RP1); 20' (SPO)	19'-11"	19'-11" (ETR)
Flood Elevation – 10.7' NAVD 1988	11.7' (1 foot above)	24.56'	19'-5" (basement)

**4.2.5.B (1)** Rear lots – the property is a rear lot, with access provided through a 20' wide right of way. No changes are proposed to this configuration.

**4.2.5.B(3-2)** N/A

**4.2.5.B(4)** Setbacks – Per the table 4.2.5.B(4)c, a retaining wall may be placed within the side setback if required. A small retaining wall is proposed to gain access to the new basement.

**4.2.5.B(5-10)** N/A

**4.2.5.C-E** N/A

**4.2.5.F** Additional dimensional standards within the SPO

See table above – dimensional standards for both the RP1 and SPO are included.

**4.3** Natural and Historic Areas

The property does not have any historic significance. The natural features include a wooded site with a vegetated shoreline, which will be preserved through this proposal.

**4.3.2** Pollution – this proposal will not result in air or water pollution.

**4.3.3 Protection of Natural Vegetation** – the natural vegetation on this site will be protected except in the case of trees which are a danger to life or property. There is no proposed clearing of brush or other vegetation along the shoreline.

**4.3.4 Protection of Habitat**

Approximately 75% of the property at 98 Toads Landing is an undeveloped wooded area, and it is proposed to remain. The wooded portions of the site have not been described in mapping efforts as a significant plant or animal habitat, but they will not be disturbed during construction.

**4.3.5 Steep Slopes**

Portions of this property do contain steep slopes. Adequate erosion control measures will be used to reduce runoff. Tree cutting is going to be minimized, and only trees which are within the area of the new addition will be removed. New development will not occur on areas of steep slopes wherever avoidable.

**4.3.6 Erosion and Sedimentation**

A written Erosion and Sedimentation Control plan has been provided with the application.

**4.3.7 Groundwater**

Water quality will not be adversely impacted due to this proposal. The existing aging septic system is to be replaced with a new system, as designed by Albert Frick Associates (design included with application). No new wells are going to be drilled, as there is already a deep water well which serves the residence.

**4.3.8 Surface waters, Wetlands, and Marine Resources**

Nothing in this application will have an adverse effect on the quality of the body of water. There are no wetlands impacted by this development.

**4.3.9 Historic and Archeological Resources**

This project is not registered on the National Register of Historic Places, nor is it adjacent to any areas of historic importance.

**4.4 Flood Hazard Areas**

This property is included in the shaded area on the FEMA Flood Hazard Zone A area. There has been a Letter of Map Amendment produced by Sitelines to revise the FEMA shaded area on the map.

**4.5 Basic and Municipal Services**

This property is not served by the public sewer. The on-site disposal system has been designed in accordance with the Maine Subsurface Wastewater Disposal Rules, see the attached design by Albert Frick Associates. There is an existing septic system on site and the new design is for a replacement system.

**4.5.2 Water Supply**

There is an existing well which serves the residence and that water supply will remain.

**4.5.3 Solid Waste Disposal**

The existing solid waste disposal agreement will remain.

**4.5.4 Stormwater Management**

The proposed development has been designed to minimize the impervious area on site and reduce stormwater runoff. The new addition will have a vegetated roof to retain and reduce stormwater runoff.

**4.5.4.B Applicability** – As this is a single-family residence, this project is exempt from the standards of this subsection provided that appropriate measures will be taken to prevent unreasonable soil erosion and sedimentation. A written erosion and sedimentation control plan has been included with this application.

**4.5.4.C-D** N/A

**4.6 Landscaping Requirements**

Wherever possible, existing topography and landscaping will remain.

**4.6.2** The landscaping has been designed to retain as much existing vegetation as possible. Where vegetation has been disturbed, it will be replaced with similar plants as shown on the landscaping plan.

**4.6.3** N/A

**4.6.4** Buffers – the natural vegetated buffer between this property and the neighbor will remain.

**4.6.5** Parking landscaping – the existing plantings around the parking area and driveway will remain.

**4.6.6** Landscaping Maintenance – the landscaping will be maintained.

#### **4.7 Residential Recreation Requirements**

N/A

#### **4.8 Circulation and Access**

This development, an addition to an existing dwelling, will not cause any congestion or unsafe conditions on existing streets. No new streets, curb cuts, or sidewalks are proposed.

##### **4.8.3 Pedestrian and Bicycle Access**

The location of this project is at the end of a dead-end private street. There is no existing sidewalk. Pedestrians and bicyclists may use the road as they have before, and the development will have no impact on that use.

**4.8.4-5** N/A

#### **4.9 Parking and Loading**

No changes are proposed to the parking or driveway in this application.

Table 4.9.1.A shows that a single family residence with 2 or more bedrooms requires 2 parking spaces, and two are existing at 98 Toads Landing.

**4.9.2** Bike Parking – N/A

**4.9.3** Design of Parking Areas – N/A (no new parking areas are proposed)

**4.9.4** N/A

**4.9.5** N/A

#### **4.10 Lighting**

The proposed lighting will not adversely impact road safety or adjacent properties.

**4.10.1.B(1)** Exemptions – lighting emitting less than 2600 is exempt. The proposed outdoor lights will not emit more than 2600 lumens.

#### **4.11 Architectural Compatibility**

The proposal is an addition to an existing cottage. It is compatible with its surroundings in terms of mass/scale, materials, and design. There are no specific design criteria for this property per the zoning district.

#### **4.12 Neighborhood Protection Standards**

This development is compatible with the existing neighborhood.

**4.12.2.A** Applicability – these standards do not apply to residential lots that are not within the Growth districts.

**4.13** Signs – N/A

#### **4.14 Performance Standards**

**4.14.1.B** All work will occur during regular working hours, unless prior approval has been obtained.

- 4.14.1.C** Noise levels will be limited to 50 dBA during the day and 40 dBA at night.
- 4.14.1.D** Smoke and particulate matter will not be produced beyond reasonable levels as a cause of this construction.
- 4.14.1.E** Dust and fumes will not be produced in excess levels as a result of this application.
- 4.14.1.F** Odors beyond reasonable levels will not be emitted due to this application.
- 4.14.1.G** The proposed used will not cause vibrations perceptible with instruments at the property, beyond the temporary period of construction.
- 4.14.1.H** There will be no unlicensed motor vehicles located on the property.
- 4.14.1.I** There will be no parking of watercraft within the setbacks except for on the driveway.
- 4.14.1.J** All lighting will comply with the ordinance. No materials used on the site will cause glare to surrounding areas.

#### **4.15 Site Feature Maintenance**

The site features will be maintained and kept in good repair.

**4.15.2** Landscape – all plant materials will be kept alive and healthy. They will be inspected on a regular basis and replaced if needed.

**4.15.3-5** N/A

#### **4.16 Financial and Technical Capacity**

A copy of the deed is included with the application. Our client has the financial capacity to complete this project and is working with a contractor who has the technical capacity to complete the work.

**14.17** N/A



September 21, 2020

Brunswick Planning and Development  
C/O Jared Woolston  
85 Union Street  
Brunswick, ME 04011

**RE: Streamlined Major Development - Site Plan Review  
Hinton Residence, 98 Toads Landing  
Map 36, Lot 28**

Please accept this package for the development review of 98 Toads Landing. The existing single-family residence will be elevated to construct a new insulated foundation underneath it, as well as expanded with new construction back towards the driveway. The existing cottage will be set back down at the same elevation, bedrooms will be re-organized, and the new addition will be constructed towards the back. The new addition will contain one bedroom, one bathroom, and entry/mud room and it will have a full basement. The roof of the new addition will be a green roof and will be planted in modules to help retain stormwater, at 0.56 gallons per square foot.



Existing home at 98 Toads Landing

The lot is in the Shoreland Zone and the house lands well within the 125' line, so the structure is limited to 30% expansion in footprint. We are proposing a 28.7% increase in footprint (see drawings for charts with all calculations included). The proposed plan does not create any additional non-conformity for any of the setbacks. The area of non-vegetated surface proposed within the Shoreland Zone is 3,325sf, or 9.96%. The allowable impervious lot coverage is 20%, or 6,678 sf, within the SPO. The height of the new addition will match the height of the existing structure at approximately 20' from the mean grade at the low side of the building. See L1.1 for lot coverage and footprint calculations.

There are a few hazardous trees which will not create a cleared opening in the tree canopy of 250 sf or greater, and that are within the Shoreland Protection Zone. The one tree which will clearly need to be removed has been noted on the site plan. Other trees may be removed after consultation with the builder and the CEO. Most of the existing lot is wooded, and the existing lawn area will not be expanded as a result of this work. The existing vegetated buffer between the structures and the shoreline will not be disturbed.

The existing parking area is within the 125' setback from the water, and no changes are proposed to the existing gravel parking area or driveway. There is not sufficient room on the site to relocate the parking outside of the setback. The current parking lot area is sufficient for two vehicles, which meets the requirements for off-street parking for a single-family residence.

The outdoor lighting will not be substantially changed with this proposal. There are two existing light posts on the walkway from the driveway to the house, and those will be replaced with new fixtures in similar locations. The fixtures selected will be full cut off and will direct light towards the ground. The light at the new entry door will also be a full cut-off fixture.



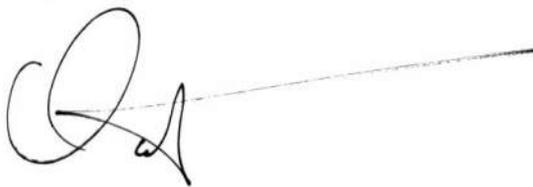
Existing light fixture along existing gravel walkway.

This development will not result in any unreasonable noise, smoke, dust/fumes, odors, vibrations, unlicensed motor vehicles, parking in the required setbacks, or lighting/glare for the surrounding areas. Construction schedule will be limited to normal working hours and all efforts will be taken to reduce the impact on the neighborhood. Maintenance on the project will be done as needed to keep the property in good condition.

A table of contents follows this cover letter. Included in this package is One (1) copy of the following:

- Development Review Application Packet
- \$200 Check for Application Fee
- Authorization Letter
- Property Deed
- Abutters List within 200ft per GIS
- Soil Survey per NRCS
- Subsurface Wastewater Disposal System Application, dated 7/24/20
- FEMA Elevation Certificate, dated 9/18/2020
- Rural Protection Stormwater Management Permit
- Specifications for Hydropack Roof Garden Modules
- Drawings (All at 50% of full size):
  - Existing Boundary Survey, stamped
  - L1.1 Proposed Schematic Site Plan
  - L1.2 Proposed Schematic Landscaping Plan
  - R.1 Written Erosion Control Plan
  - A1.1 Proposed Floor Plans
  - A2.1 Existing and Proposed Building Elevations
  - A2.2 Existing and Proposed Building Elevations

Sincerely,

A handwritten signature in black ink, appearing to read 'DM', with a long horizontal line extending to the right from the end of the signature.

David Matero, AIA, LEED AP  
Principal

cc: Greg and Salli Hinton



# Table of Contents

**A. Table of Contents**

**B. Brunswick Planning Board Development Review Packet**

1. Permit Application
2. Authorization Letter
3. Property Deed
4. 200 ft Abutters List
5. Soil Survey
6. Septic Design
7. FEMA Elevation Certificate

**C. RPSMO Permit**

1. Permit Application
2. Roof Garden Specifications

**D. Architectural Drawings**

1. Topographic Survey Plan of Land, stamped
2. L1.1 Proposed Schematic Site Plan
3. L1.2 Proposed Schematic Landscaping Plan
4. R.1 Erosion and Sedimentation Control Plan
5. A1.1 Proposed Floor Plans
6. A2.1 Existing and Proposed Building Elevations
7. A2.2 Existing and Proposed Building Elevations



# Development Review



# Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

## BRUNSWICK PLANNING BOARD DEVELOPMENT REVIEW PACKET

This Packet Includes:

- I. Summary of Development Review Applicability and Process
  - II. Minor Development Review Application Form
- III. Sketch Plan Major Development Review Application Form
- IV. Final Plan Major Development Review Application Form
  - V. Streamlined Final Plan Review Application Form

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

## PURPOSE

The purpose of Development Review for site plans and subdivisions is to ensure that the development of land occurs in a manner that conforms to the Brunswick Zoning Ordinance (Zoning Ordinance) and reasonably protects public facilities, the natural environment and neighboring uses. Development review includes subdivision and site plan reviews. Applicants are advised that a building, electrical or plumbing permit may be required in addition to Development Review. For further information, contact the Town Planner, Department of Planning and Development at 207-725-6660.

## DEVELOPMENT REVIEW CATEGORIES AND THRESHOLDS

Development review applications are classified into “Minor”, “Major” and “Streamlined Major” review. Major Reviews are conducted by the Planning Board, and Minor Reviews are conducted by the Staff Review Committee. **Development review thresholds and procedures are detailed in Section 5.2.9 of the Brunswick Zoning Ordinance.** Briefly;

**Minor Plan:** For developments of lesser scale, the plan includes the final drawings on which the applicant’s subdivision or site plan is presented to the Staff Review Committee for approval and which, if approved, would be recorded at the Cumberland County Registry of Deeds.

### Major Review Components:

**Sketch Plan:** Includes conceptual maps, renderings and supportive data describing the project proposed by the applicant for initial Staff Review Committee review and recommendation to the Planning Board, followed by the review and action by the Planning Board.

**Final Plan:** Includes the final drawings on which the applicant’s subdivision or site plan is first presented to the Staff Review Committee for review and recommendation to the Planning Board, followed by review and action by the Planning Board.

**Streamlined Major Plan:** If the proposed development is located within the Brunswick Growth Area, as delineated on the Town’s Official Zoning Map, an applicant has the option to submit a Streamlined Major Plan for Planning Board review and approval. A staff-level pre-application meeting is required prior to the application being submitted.

## REVIEW PROCESS AND TIMEFRAME

Development Review shall be conducted in accordance with the Development Review Time and Processing Requirements in Table 5.2.9.1 of the Zoning Ordinance and provided below. All time limits are expressed in calendar days. In cases where the date prescribed in this Table is a legal holiday, all deadlines shall apply to the previous working day.

**Table 5.2.9.1: Development Review Time and Processing Requirements**

Timing	Minor Development Review (Staff Review Committee)	Standard Major Development Review (Planning Board)	Streamlined Major Development Review (Planning Board)
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 Planning Board 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 abutter notification in accordance with Subsection 5.1.3.B(1). The applicant then supplies 12 copies of all application materials and one (1) electronic copy.	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 and one (1) electronic copy for Staff Review Committee distribution.	Deadline for filing one (1) copy of application for Planning Board consideration. <sup>1</sup> 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 and one (1) electronic copy for Staff Review Committee distribution.
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.
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.O 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.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O 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.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O 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.
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.		

<b>Table 5.2.9.1: Development Review Time and Processing Requirements</b>			
<b>Timing</b>	<b>Minor Development Review (Staff Review Committee)</b>	<b>Standard Major Development Review (Planning Board)</b>	<b>Streamlined Major Development Review (Planning Board)</b>
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.		
<b>NOTES:</b> 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.			

Flowcharts illustrating specific review procedures for each development review category are attached.

**APPLICABLE FEES**

**Application Fees**

The following application fees shall be paid for any project undergoing development review. For projects that meet the public hearing threshold or projects for which the Planning Board schedules a public hearing an additional \$250.00 fee will be assessed to cover the costs of advertising.

**Minor Development Review:**

- \$200.00

**Major Subdivision:**

SKETCH PLAN: \$125 per lot proposed  
 FINAL PLAN: \$175 per lot proposed

**Major Site Plan:**

- SKETCH PLAN:
- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by \$0.05.
  - For all other developments the fee is \$200.00.
- FINAL PLAN:
- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by \$0.12.
  - For all other developments the fee is \$200.00.

**Impact Fees**

Impact fees may apply depending upon the type of proposed development and will be determined during the development review process.

**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?

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12. Assessor's Tax Map \_\_\_\_\_ Lot Number \_\_\_\_\_ of subject property.

13. Brief description of proposed use/subdivision: \_\_\_\_\_

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14. Describe specific physical improvements to be done: \_\_\_\_\_

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Owner Signature:

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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

<b>General</b>	Application form and fee	
	Name of development	
	Existing zoning district and overlay designations	
	Location map	
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	
	Documentation of Right, Title and Interest	
	Draft performance guarantee or conditional agreement	
<b>Survey, Topography, &amp; Existing Conditions</b>	Scale, date, north point, and area	
	Existing easements associated with the development	
	Existing locations of sidewalks	
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	
<b>Proposed Development Plan</b>	Number of lots if a subdivision	

## 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
<b>General</b>	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			
<b>Survey, Topography, &amp; Existing Conditions</b>	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			
<b>Survey, Topography, &amp; Existing Conditions</b>	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
<b>Infrastructure - Proposed</b>	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.			
<b>Infrastructure - Proposed</b>	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			
<b>Proposed Development Plan</b>	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
<b>Proposed Development Plan</b>	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			

June 17, 2020

To the Town of Brunswick,

By this signed letter, I authorize David Matero Architecture to act on my behalf as my Agent for the preparation and submission of all state, town, and shoreland permit applications and relevant documents related to my property, 98 Toads Landing (map 36, lot 28). This authorization includes attending meetings and site visits, appearing before all boards, commissions, and/or committees, and providing other services as required for permitting purposes.

Thank you.

Sincerely,

Handwritten signatures of Greg and Salli Hinton in blue ink. The signature for Greg is on the left and the signature for Salli is on the right, overlapping slightly.

Greg and Salli Hinton

**WARRANTY DEED**  
**Maine Statutory Short Form**

KNOW ALL BY THESE PRESENTS, That We, **Peter C. McKenney and Maureen T. McKenney**, of Cummaquid, Massachusetts, for consideration paid, grant to:

**Gregory R. Hinton and Salli P. Hinton**

whose mailing address is: 1633 SE 39<sup>th</sup> Terrace, Cape Coral, Florida 33094, with **warranty covenants, as joint tenants**, the real estate situated in Brunswick, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Brunswick, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 13 day of September, 2016.

Signed, Sealed and Delivered  
in the presence of

\_\_\_\_\_  
\_\_\_\_\_

Peter C. McKenney  
Peter C. McKenney  
Maureen T. McKenney  
Maureen T. McKenney

State of MA  
County of Barnstable

September 13<sup>th</sup>, 2016

Then personally appeared before me the above named Peter C. McKenney and Maureen T. McKenney and acknowledged the foregoing instrument to be their free act and deed.

Before me,  
[Signature]  
Attorney at Law/Notary Public  
Printed Name:  
Gregory B Meikle



MAINE REAL ESTATE TAX PAID

**EXHIBIT A**  
**98 Toad's Landing, Brunswick, Maine**

All that certain parcel of land, with the buildings thereon situated to the west of Buttermilk Cove, in the Town of Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

**TRACT I:**

Beginning at a three-quarter inch iron pipe located a distance of 66.00 feet southeast of the most northerly corner of those premises conveyed to McKenney Electrical Co., Inc. by deed dated December 7, 1989 and recorded in the Cumberland County Registry of Deeds at Book 9015, Page 323, which pipe is the northerly corner of Tract I to be conveyed herein;

Thence S 13° 37' 09" W a distance of 122.75 feet along other land of the grantor herein to a one and one-quarter inch iron pipe in the base of an 8" oak;

Thence S 50° 44' 40" E a distance of 84.00 feet to the high water line of Buttermilk Cove;

Thence running easterly by the high water line a distance of 280.00 feet, more or less, to a point at other land of the grantor herein;

Thence N 68° 02' 30" W a distance of 15 feet, more or less, along other land of grantor herein from said high water line to an iron rebar set;

Thence N 68° 02' 30" W a distance of 65.81 feet along other land of the grantor herein to a one and one-half inch iron pipe;

Thence N 50° 42' 00" W a distance of 15.23 feet along other land of the grantor herein to a one and one-half inch iron pipe;

Thence N 50° 41' 17" W a distance of 7.83 feet along other land of the grantor herein to a three-quarter inch iron pipe;

Thence N 39° 27' 58" W a distance of 56.09 feet along land now or formerly of James S. Chard to the place of beginning.

Reference is made to "Standard Boundary Survey Land of McKenney Electric Co., Inc. and Land of Donald C. McKenney and Elizabeth B. McKenney dated August 14, 1990, revised January 11, 1996 by Brian Smith Surveying, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 28 and further revised September 13, 2001 and said revised plan recorded in Plan Book 201, Page 404 (the "Plan").

Together with a 20 foot right of way reserved by McKenney Electrical Co., Inc., in warranty deed David B. McKenney and Theresa M. McKenney dated September 28, 2001 and recorded in

the Cumberland County Registry of Deeds in Book 17123, Page 52, for the purpose of ingress and egress by foot and by vehicle and with utilities to access said premises and also together with a 20 foot right of way over land conveyed by David B. McKenney and Peter C. McKenney to David B. McKenney and Theresa M. McKenney by warranty deed dated September 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 17123, Page 54, for purpose of installing utilities and for ingress and egress by foot and vehicles. Both rights of way being shown as "Proposed New 20' Right of Way" as shown on said plan "Standard Boundary Survey Land of McKenney Electric Co., Inc. and Land of Donald C. McKenney and Elizabeth B. McKenney dated August 14, 1990, revised January 11, 1996 by Brian Smith Surveying, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 28 and further revised September 13, 2001 and said revised plan recorded in Plan Book 201, Page 404.

The premises are conveyed together with the benefit of an exclusive easement appurtenant to the above-described premises to use the existing well as shown on said Plan on the northerly portion of land now or formerly of McKenney Electric Co. Inc. recorded at Cumberland County Registry of Deeds in Book 9015, Page 323 and as conveyed by warranty deed from David B. McKenney and Peter C. McKenney to David B. McKenney and Theresa M. McKenney dated September 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 17123, Page 54, together with all the rights to enter on said land to maintain the same and to lay and maintain pipelines from said well to the dwelling on the land herein conveyed all at the expense of the grantees herein, their heirs and assigns.

\*As used herein, "grantor" shall mean McKenney Electrical Co., Inc.

#### **TRACT II:**

Beginning at a 3/4 inch iron pipe found at the southwest corner of land of the Grantor herein:

Thence N 32° 27' 33" E along land now or formerly of James Chard, a distance of 82.95 feet to a 3/4 inch pipe found;

Thence N 45° 09' 41" W along land now or formerly of said Chard, a distance of 15.76 feet to a 3/4 inch pipe found;

Thence N 45° 21' 25" E along land now or formerly of said Chard, a distance of 121.73 feet to a 5/8 inch rebar set;

Thence S 47° 20' 47" E through other land now or formerly of Barbara H. Coffin a distance of 78.18 feet to a 5/8 inch rebar set;

Thence continuing S 47° 20' 47" E a distance of 12 feet, more or less, to the high water line of Buttermilk Cove;

Thence running in a southerly direction by the high water line of Buttermilk Cove a distance of 195 feet, more or less, to other land of McKenney Electric Co., Inc.;

Thence N 68° 02' 30" W along said McKenney lot, a distance of 15 feet, more or less, to a 5/8 rebar set in 1990;

Thence N 68° 02' 30" W along said McKenney lot, a distance of 65.81 feet to a 1 1/2 inch iron pipe found;

Thence N 50° 42' 00" W along said McKenney lot, a distance of 15.23 feet to a 1 1/2 inch iron pipe found;

Thence N 50° 41' 17" W along said McKenney lot, a distance of 7.83 feet to the point of beginning of the parcel herein described.

Further reference is made to "Standard Boundary Survey Land of McKenney Electric Co., Inc. and Land of Donald C. McKenney and Elizabeth B. McKenney dated August 14, 1990, revised January 11, 1996 by Brian Smith Surveying, Inc. and recorded in the Cumberland County Registry of Deeds, Plan Book 196, Page 28 and further revised September 13, 2001 and said revised plan recorded in Plan Book 201, Page 404.

\*As used herein, "Grantor" shall mean Barbara E. Coffin

Being the premises conveyed to the Grantors by warranty deed from McKenney Electrical Co., Inc. dated September 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 17123, Page 48.

Also conveying all easements appurtenant to the above described premises, including but not limited to those rights of way set forth in Deed of Conservator from Sharon Brown, Conservator of Peter H. Brown to McKenney Electrical Co., Inc. dated December 7, 1989 and recorded in the Cumberland County Registry of Deeds in Book 9015, Page 321 and in warranty deed from Sharon R. Brown to McKenney Electrical Co., Inc. dated December 7, 1989 and recorded in said Registry of Deeds in Book 9015, Page 323, which are recited therein as follows:

"There is also conveyed herewith, the right to travel to and from said lot over the road or right of way as it now exists".

"Including the use of the right of way as it now exists from said lot the Main Road".

There is included herewith a right of way over the road as now travelled or hereafter to be established, for the lot owners who have purchased of said Tarr to the public highway, said right of way to be sufficient width to admit of team or automobile travel".

The premises are conveyed subject to and benefited by the terms and provisions of Road Maintenance Agreement for Toad's Landing, Brunswick dated November 18, 2013 and recorded

in the Cumberland County Registry of Deeds in Book 31198, Page 259, as amended by Amendment No. 1 to Road Maintenance Agreement for Toads Landing, Brunswick, dated April 22, 2016 and recorded in said Registry of Deeds in Book 33091, Page 7 and Toad's Landing Road Association Joinder to be recorded herewith.

Received  
Recorded Register of Deeds  
Sep 20, 2016 09:08:59A  
Cumberland County  
Nancy A. Lane



# 200 foot Abutters List Report

Brunswick, ME  
September 15, 2020

## Subject Properties:

Parcel Number: 36-28  
CAMA Number: 36-28  
Property Address: 98 TOADS LANDING

Mailing Address: HINTON, GREGORY R & SALLI P JT  
1633 SE 39TH TERRACE  
CAPE CORAL, FL 33094

Parcel Number: 36-28  
CAMA Number: 36-28  
Property Address: 98 TOADS LANDING

Mailing Address: HINTON, GREGORY R & SALLI P JT  
1633 SE 39TH TERRACE  
CAPE CORAL, FL 33094

Parcel Number: 36-28  
CAMA Number: 36-28  
Property Address: 98 TOADS LANDING

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CAPE CORAL, FL 33094

Parcel Number: 36-28  
CAMA Number: 36-28  
Property Address: 98 TOADS LANDING

Mailing Address: HINTON, GREGORY R & SALLI P JT  
1633 SE 39TH TERRACE  
CAPE CORAL, FL 33094

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## Abutters:

Parcel Number: 36-18  
CAMA Number: 36-18  
Property Address: 7 MEMORY LN

Mailing Address: RAVENSCROFT, RYAN & MONGELL,  
COURTNEY L  
20 SEAGRASS FARM RD  
BRUNSWICK, ME 04011

Parcel Number: 36-18  
CAMA Number: 36-18  
Property Address: 7 MEMORY LN

Mailing Address: RAVENSCROFT, RYAN & MONGELL,  
COURTNEY L  
20 SEAGRASS FARM RD  
BRUNSWICK, ME 04011

Parcel Number: 36-18  
CAMA Number: 36-18  
Property Address: 7 MEMORY LN

Mailing Address: RAVENSCROFT, RYAN & MONGELL,  
COURTNEY L  
20 SEAGRASS FARM RD  
BRUNSWICK, ME 04011

Parcel Number: 36-18  
CAMA Number: 36-18  
Property Address: 7 MEMORY LN

Mailing Address: RAVENSCROFT, RYAN & MONGELL,  
COURTNEY L  
20 SEAGRASS FARM RD  
BRUNSWICK, ME 04011

Parcel Number: 36-18  
CAMA Number: 36-18  
Property Address: 7 MEMORY LN

Mailing Address: RAVENSCROFT, RYAN & MONGELL,  
COURTNEY L  
20 SEAGRASS FARM RD  
BRUNSWICK, ME 04011



www.cai-tech.com

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# 200 foot Abutters List Report

Brunswick, ME  
September 15, 2020

Parcel Number: 36-20D  
CAMA Number: 36-20D  
Property Address: 0 TOADS LANDING

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

Parcel Number: 36-20D  
CAMA Number: 36-20D  
Property Address: 0 TOADS LANDING

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

Parcel Number: 36-24  
CAMA Number: 36-24  
Property Address: 86 TOADS LANDING

Mailing Address: FONTAINE, KERRI MICHELLE & JOHN  
JAMES JT  
86 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-24  
CAMA Number: 36-24  
Property Address: 86 TOADS LANDING

Mailing Address: FONTAINE, KERRI MICHELLE & JOHN  
JAMES JT  
86 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-24  
CAMA Number: 36-24  
Property Address: 86 TOADS LANDING

Mailing Address: FONTAINE, KERRI MICHELLE & JOHN  
JAMES JT  
86 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-24A  
CAMA Number: 36-24A  
Property Address: 91 TOADS LANDING

Mailing Address: WHEELER, KIM M & SCOTT D JT  
91 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-24A  
CAMA Number: 36-24A  
Property Address: 91 TOADS LANDING

Mailing Address: WHEELER, KIM M & SCOTT D JT  
91 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-24A  
CAMA Number: 36-24A  
Property Address: 91 TOADS LANDING

Mailing Address: WHEELER, KIM M & SCOTT D JT  
91 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-24A  
CAMA Number: 36-24A  
Property Address: 91 TOADS LANDING

Mailing Address: WHEELER, KIM M & SCOTT D JT  
91 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-24A  
CAMA Number: 36-24A  
Property Address: 91 TOADS LANDING

Mailing Address: WHEELER, KIM M & SCOTT D JT  
91 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-25  
CAMA Number: 36-25  
Property Address: 90 TOADS LANDING

Mailing Address: LAURENDEAU, MARLENE  
92 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-25  
CAMA Number: 36-25  
Property Address: 90 TOADS LANDING

Mailing Address: LAURENDEAU, MARLENE  
92 TOADS LANDING  
BRUNSWICK, ME 04011



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9/15/2020

Page 2 of 3



# 200 foot Abutters List Report

Brunswick, ME  
September 15, 2020

Parcel Number: 36-25  
CAMA Number: 36-25  
Property Address: 90 TOADS LANDING

Mailing Address: LAURENDEAU, MARLENE  
92 TOADS LANDING  
BRUNSWICK, ME 04011

Parcel Number: 36-27  
CAMA Number: 36-27  
Property Address: 94 TOADS LANDING

Mailing Address: MCKENNEY, DAVID B & THERESA M  
100 NORTHAMPTON ST  
HOLYOKE, MA 01040

Parcel Number: 36-35  
CAMA Number: 36-35  
Property Address: 0 BUTTERMILK COVE

Mailing Address: COFFIN, BARBARA H  
C/O CAROLYN COFFIN 103  
SEBASCODEGAN SHORES RD  
HARPSWELL, ME 04079

Parcel Number: 36-35  
CAMA Number: 36-35  
Property Address: 0 BUTTERMILK COVE

Mailing Address: COFFIN, BARBARA H  
C/O CAROLYN COFFIN 103  
SEBASCODEGAN SHORES RD  
HARPSWELL, ME 04079



[www.cai-tech.com](http://www.cai-tech.com)

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9/15/2020

Page 3 of 3

Soil Map—Cumberland County and Part of Oxford County, Maine  
(Hinton Residence)



Soil Map may not be valid at this scale.

Map Scale: 1:3,000 if printed on A landscape (11" x 8.5") sheet.



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

Soil Map—Cumberland County and Part of Oxford County, Maine  
(Hinton Residence)

### MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

-  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

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

-  Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

-  Aerial Photography

### 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 17, Jun 5, 2020

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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
BuB	Lamoine silt loam, 3 to 8 percent slopes	0.4	6.4%
HrC	Lyman-Tunbridge complex, 8 to 15 percent slopes, rocky	3.8	60.2%
W	Water	2.1	33.3%
<b>Totals for Area of Interest</b>		<b>6.3</b>	<b>100.0%</b>



Department of Health and Human Services  
Maine Center for Disease Control and Prevention  
286 Water Street  
# 11 State House Station  
Augusta, Maine 04333-0011  
Tel: (207) 287-5672  
Fax: (207) 287-4172; TTY: 1-800-606-0215

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

<b>GENERAL INFORMATION</b>		Town of <u>Brunswick</u>
Property Owner's Name: <u>Gregory &amp; Salli Hinton</u>	Tel. No.: _____	
System's Location: <u>98 Toads Landing</u>		
Property Owner's Address: <u>c/o Sophi Swaim; David Matero Architects; 100 Front St. Bath, ME</u> Zip Code <u>04530</u>		
e-mail address: _____		

The subsurface wastewater disposal system design for the subject property requires a  replacement system variance  first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires  local approval  local and state approval.

<b>SPECIFIC VARIANCE REQUESTED</b> (To be filled in by Site Evaluator. Use additional sheets if needed.)		<b>SECTION OF RULE</b>
1. <u>See Sheet Attached</u>	_____	<u>8</u>
2. _____	_____	_____
3. _____	_____	_____
<b>SITE EVALUATOR</b>		
<p>When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.</p>		
<p>I, <u>Brady Frick</u>, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.</p>		
<p>_____ SIGNATURE OF SITE EVALUATOR</p>		<p><u>7/24/2020</u> DATE</p>

<b>PROPERTY OWNER</b>	
<p>I, _____, am the <input type="checkbox"/> owner <input type="checkbox"/> agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.</p>	
<p>_____ <input type="checkbox"/> SIGNATURE OF OWNER <input type="checkbox"/> AGENT FOR THE OWNER</p>	<p>_____ DATE</p>

**LOCAL PLUMBING INSPECTOR - Approval at local level**

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (  does  does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (  do  do not) approve the requested variance. I (  will  will not) issue a permit for the system's installation as proposed by the application.

\_\_\_\_\_  
LPI Signature

\_\_\_\_\_  
Date

**LOCAL PLUMBING INSPECTOR - Referral to the Department**

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (  does  does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (  do  do not) recommend the issuance of a permit for the system's installation as proposed by the application.

\_\_\_\_\_  
LPI Signature

\_\_\_\_\_  
Date

**FOR USE BY THE DEPARTMENT ONLY**

The Department has reviewed the variance(s) and (  does  does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

\_\_\_\_\_  
SIGNATURE OF THE DEPARTMENT

\_\_\_\_\_  
DATE

- Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)
2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
TOTAL POINT ASSESSMENT:		

Minimum Points (Check One):  Outside Shoreland Zone-50  Inside Shoreland Zone-65  Subdivision-65

**DISPOSAL SYSTEM VARIANCE REQUEST ATTACHMENT****Table 8A****Setback Distances for Replacement System, Limits of LPI Authority**

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
	Disposal Fields (total design flow)			Septic Tanks and Holding Tanks (total design flow)			Disposal Fields	Septic Tanks
	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
SOILS								
Soil Profile	Ground Water Table						inches	
Soil Condition	Restrictive Layer						inches	
from HHE-200	Bedrock						inches	
Site Features vs. disposal system components of various sizes	Disposal Fields (total design flow)			Septic Tanks and Holding Tanks (total design flow)			Disposal Fields	Septic Tanks
	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft	300 ft	300 ft	150 ft	150 ft	150 ft		
Potable Supply Well	100 down to 60 ft	200 down to 100 ft	300 down to 150 ft	50 down to 25 ft [a]	100 down to 50 ft [a]	100 down to 50 ft		
Water supply line	10 ft	20 ft	25 ft	10 ft	10 ft	10 ft		
Water course, major [c]	100 down to 50 ft	200 down to 120 ft	300 down to 180 ft	100 down to 25 ft [a]	100 down to 50 ft	100 down to 50 ft	54', 56'	
Water course, minor [c]	50 down to 25 ft	100 down to 50 ft	150 down to 75 ft	50 down to 25 ft	50 down to 25 ft	50 down to 25 ft		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Slopes greater than 3:1	10 ft	18 ft	25 ft	N/A	N/A	N/A		
No full basement [e.g. slab, columns, posts]	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Full basement [below grade foundation, frost wall]	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft	10'	5'=+
Property lines	10 down to 5 ft [b]	18 down to 9 ft [b]	20 down to 10 ft [b]	10 down to 4 ft [b]	15 down to 7 ft [b]	20 down to 10 ft [b]		
Burial sites or graveyards boundaries, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		
Stormwater infiltration systems	100 down to 60 feet	200 down to 120 feet	300 down to 180 feet	100 down to 50 feet	100 down to 50 feet	100 down to 50 feet		
Wetponds, retention ponds, and detention basins (excavated below grade); Soil filters underdrained swales, underdrained outlets, and similar structures	50 down to 25 feet [d]	100 down to 50 feet [d]	150 down to 75 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]		
Stormwater detention basins (basin bottom at, or above, predevelopment grade)	25 down to 12 feet	50 down to 25 feet [d]	75 down to 35 feet [d]	25 down to 12 feet	25 down to 12 feet	25 down to 12 feet		
<b>OTHER</b>								
1. 3 : 1 Sloped fill extension, where necessary								
2.								
3.								

**Notes:**

[a] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the LPI's presence and shown to be watertight pursuant to water tightness standards found in Section 6(H)(8) or of monolithic construction.

[b] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.

[c] All ground disturbance or clearing of woody vegetation necessary for the installation of a subsurface wastewater disposal system that occurs within 100 feet of the normal high water mark of a major or minor water body/course must comply with these Rules pertaining to work adjacent to or within wetlands and water bodies (for more details, see Section 12).

[d] The reduced setback distance may be further reduced down to 12 feet if the stormwater structure has an impervious liner and the fill extensions do not encroach onto the stormwater structure.



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services  
Division of Environmental Health  
(207) 287-2070 FAX (207) 287-4172

Town, City, Plantation  
**BRUNSWICK**

Street, Road Subdivision  
**98 TOADS LANDING**

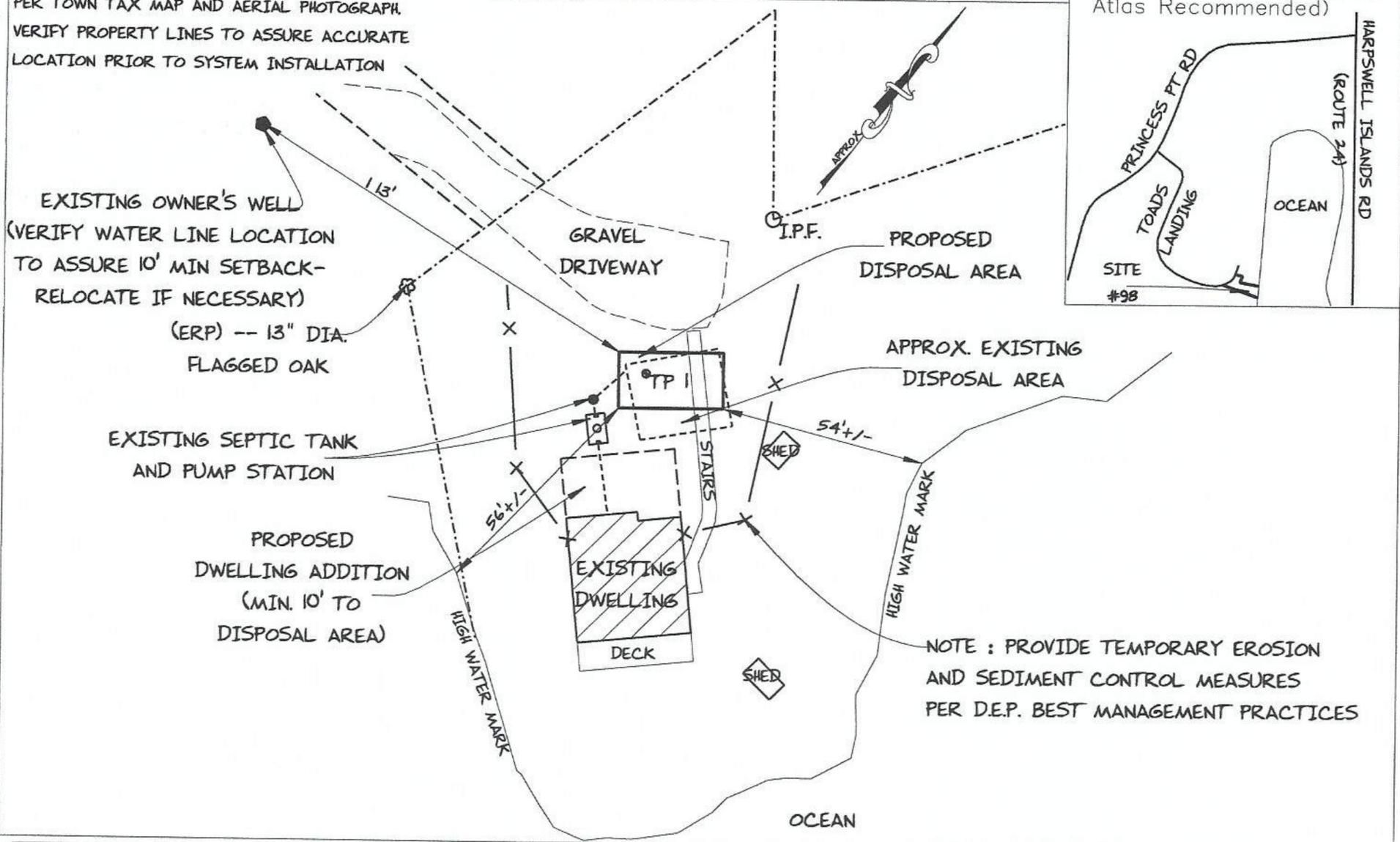
Owner's Name  
**GREGORY & SALLI HINTON**

**\*\*ALBERT FRICK ASSOCIATES ARE NOT SURVEYORS\*\*.**  
PROPERTY INFORMATION APPROXIMATED  
PER TOWN TAX MAP AND AERIAL PHOTOGRAPH.  
VERIFY PROPERTY LINES TO ASSURE ACCURATE  
LOCATION PRIOR TO SYSTEM INSTALLATION

SITE PLAN

Scale 1" = 50 Ft.  
or as shown

SITE LOCATION PLAN  
(Attach Map from Maine  
Atlas Recommended)



NOTE: PROVIDE TEMPORARY EROSION  
AND SEDIMENT CONTROL MEASURES  
PER D.E.P. BEST MANAGEMENT PRACTICES

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM (FILL)		BROWN	
10	FINE SAND (FILL)	FRIABLE	YELLOW BROWN	NONE EVIDENT
20				
30				
40				
50				

Soil Classification: 12 B  
Profile Condition: (FILL OVER 9 D)  
Slope: 0-3 %  
Limiting Factor: "  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Observation Hole \_\_\_\_\_  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification \_\_\_\_\_ Slope \_\_\_\_\_ %  
Profile Condition \_\_\_\_\_  
Limiting Factor \_\_\_\_\_  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

*B. A. 21*  
Site Evaluator Signature

352  
SE #

*7/24/2020*  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services  
 Division of Environmental Health  
 (207) 287-2070 FAX (207) 287-4172

Town, City, Plantation  
**BRUNSWICK**

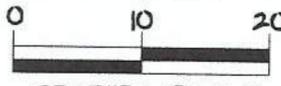
Street, Road, Subdivision  
**98 TOADS LANDING**

Owner's Name  
**GREGORY & SALLI HINTON**

ERP: NAIL  
 IN 13" DIA.  
 FLAGGED OAK  
 7" ABOVE  
 GROUND LEVEL

## SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



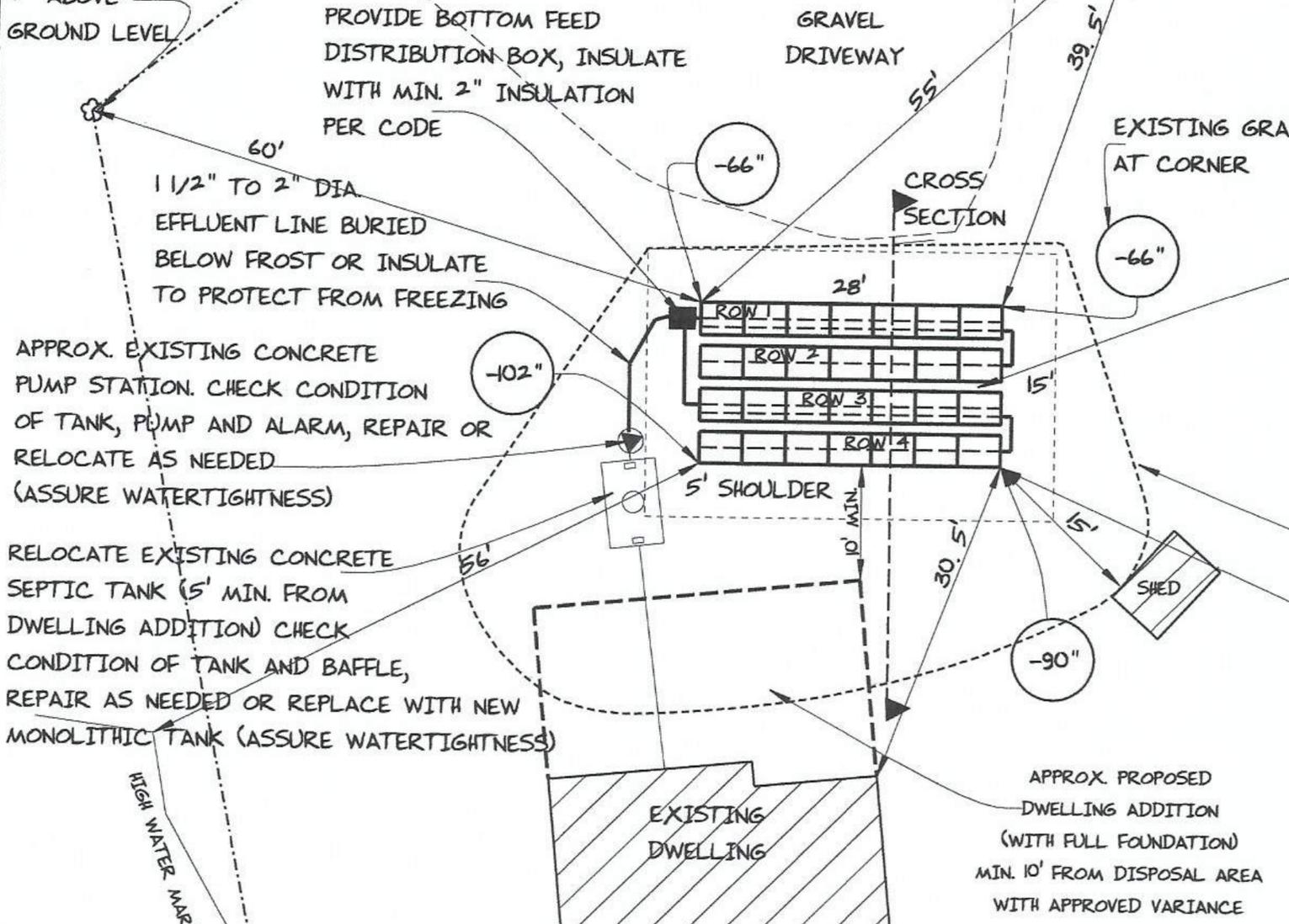
GRAPHIC SCALE

NOTE: THOROUGHLY SCARIFY UNDER ENTIRE DISPOSAL FIELD, SHOULDER AREA, & FILL EXTENSION AREA PRIOR TO FILL PLACEMENT, THEN BLEND FIRST 6" LIFT OF FILL INTO EXISTING SOIL SURFACE TO PROMOTE MIXING

PROPOSED DISPOSAL AREA (4 ROWS OF 7 ELJEN GSF UNITS EACH)

NOTE: DOUBLE PERFORATED PIPE ENTIRE LENGTH OF ROWS 1 & 3 FOR OVERFLOW. LAID ADJACENT TO DISTRIBUTION PIPE (SEE DETAIL BELOW)

APPROXIMATE TOE OF FILL



APPROX. EXISTING CONCRETE PUMP STATION. CHECK CONDITION OF TANK, PUMP AND ALARM, REPAIR OR RELOCATE AS NEEDED (ASSURE WATERTIGHTNESS)

RELOCATE EXISTING CONCRETE SEPTIC TANK (5' MIN. FROM DWELLING ADDITION) CHECK CONDITION OF TANK AND BAFFLE, REPAIR AS NEEDED OR REPLACE WITH NEW MONOLITHIC TANK (ASSURE WATERTIGHTNESS)

PROVIDE BOTTOM FEED DISTRIBUTION BOX, INSULATE WITH MIN. 2" INSULATION PER CODE

1 1/2" TO 2" DIA. EFFLUENT LINE BURIED BELOW FROST OR INSULATE TO PROTECT FROM FREEZING

GRAVEL DRIVEWAY

EXISTING GRADE AT CORNER

CROSS SECTION

APPROX. PROPOSED DWELLING ADDITION (WITH FULL FOUNDATION) MIN. 10' FROM DISPOSAL AREA WITH APPROVED VARIANCE

### FILL REQUIREMENTS

Depth of Fill (Upslope) : 4"  
 Depth of Fill (Downslope) : 10" - 22"  
 DEPTHS AT CROSS-SECTION (shown below)

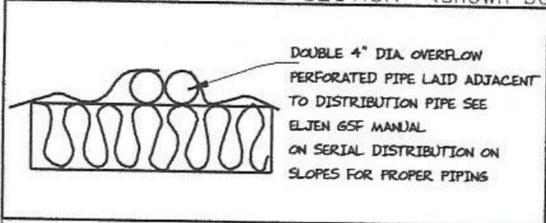
### CONSTRUCTION ELEVATIONS

Finished Grade Elevation  
 Top of Distribution Pipe or Proprietary Device  
 Bottom of Disposal Area

SEE DETAIL BELOW

### ELEVATION REFERENCE POINT

Location & Description 13" DIA. FLAGGED OAK, NAIL 7" ABOVE BASE  
 Reference Elevation is: 0.0" or -----

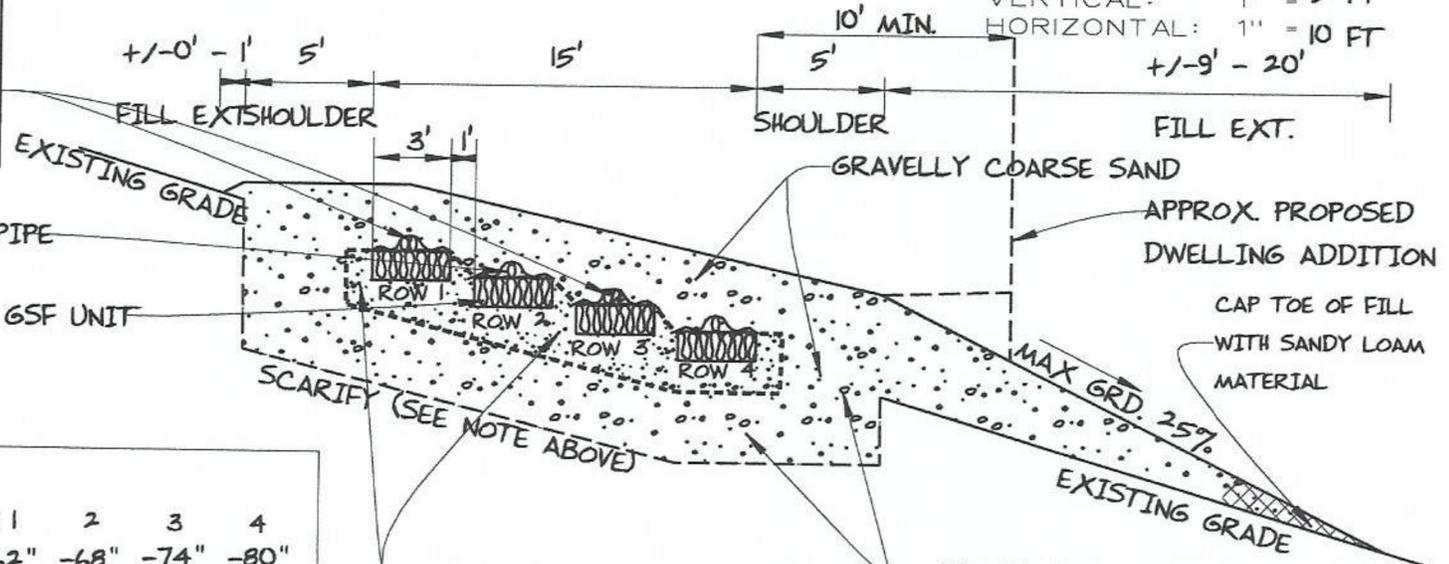


DOUBLE 4" DIA. OVERFLOW PERFORATED PIPE LAID ADJACENT TO DISTRIBUTION PIPE SEE ELJEN GSF MANUAL ON SERIAL DISTRIBUTION ON SLOPES FOR PROPER PIPING

4" DIA. PERFORATED DISTRIBUTION PIPE

ELJEN GSF UNIT

### DISPOSAL AREA CROSS SECTION



SCALE:  
 VERTICAL: 1" = 5 FT  
 HORIZONTAL: 1" = 10 FT

SEE ELJEN GSF MANUAL ON SERIAL DISTRIBUTION ON SLOPES FOR PROPER PIPING

DEPTH BELOW ERP:	ROW 1	2	3	4
FINISHED GRADE	-62"	-68"	-74"	-80"
CLEAN FILL	-74"	-80"	-86"	-92"
GEOTEXTILE FABRIC	-78"	-84"	-90"	-96"
OVER 4" DIA. PERF. PIPE	-85"	-91"	-97"	-104"
ELJEN GSF UNIT	-91"	-97"	-104"	-110"

NOTE: SPECIFIED SAND: ASTM SPECS, WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE (THE SAND 6" UNDER, BETWEEN ROWS AND 1' AROUND THE PERIMETER OF THE GSF UNITS)

REMOVE ALL PORTIONS OF EXISTING DISPOSAL AREA ENCOUNTERED TO A MINIMUM DEPTH OF 2' UNDERNEATH AND 5' ALONGSIDE DISPOSAL AREA AND REPLACE WITH CLEAN GRAVELLY COARSE SAND FILL

Site Evaluator Signature

352  
 SE #

Date

Page 3 of 3  
 HHE-200 Rev. 02/11



Albert Frick Associates, Inc.  
Soil Scientists & Site Evaluators  
380-B Main Street Gorham, Maine 04038  
(207) 839-5563

BRUNSWICK

98 TOADS LANDING

GREGORY & SALLI HINTON

TOWN

LOCATION

APPLICANT'S NAME

- 1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Division of Health and Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system Installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.
- 2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system Installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and Minimum Lot Size law) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations. Prior to the commencement of construction/installation, the local plumbing inspector or Code Enforcement Officer shall inform the owner/applicant and Albert Frick Associates, Inc of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.
- 3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.
- 4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank. Risers and covers should be installed over the septic tank outlet per the "Rules" to allow for easy maintenance of filter.
- 5) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years.  
The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine or water treatment backwash and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.
- 6) All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion to within 6" of a finished ground surface.  
Vehicular traffic over disposal system is prohibited unless specifically designed with H-20 rated components.

BRUNSWICK TOWN	98 TOADS LANDING LOCATION	GREGORY & SALLI HINTON APPLICANT'S NAME
-------------------	------------------------------	--

- 7) The actual waste water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed
- 8) The general minimum setbacks between a well (public or private) and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum pitch requirements. In gravity systems, the invert of the septic tank(s) outlet(s) should be at least 4 inches above the invert of the distribution box outlet at the disposal area.
- 10) When an effluent pump is required: Pump stations should be sized per manufacturer's specifications to meet lift requirements and friction loss. Provisions shall be made to make certain that surface and ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and lid at or above grade. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a 'T' connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 11) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. Additional fill beyond indicated on plan may be necessary to replace organic matter. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling or scarifying with teeth of backhoe to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential settling). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.
- 12) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more than 5% fines (silt and clay). Crushed stone shall be clean and free of any rock dust from the crushing process.
- 13) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 14) Seed all filled and disturbed surfaces with perennial grass seed, with 4" min. soil or soil amendment mix suitable for growing, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system. Woody trees or shrubs are not permitted on the disposal area or fill extensions.
- 15) If an advanced wastewater treatment unit is part of the design, the system shall be operated and maintained per manufacturer's specifications.



**Albert Frick Associates, Inc.**  
Soil Scientists & Site Evaluators  
380B Main Street Gorham, Maine 04038  
(207) 839-5563



**FEMA**

*NATIONAL FLOOD INSURANCE PROGRAM*

**ELEVATION CERTIFICATE**

**AND**

**INSTRUCTIONS**

**2019 EDITION**

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

## ELEVATION CERTIFICATE AND INSTRUCTIONS

### Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

### Privacy Act Statement

**Authority:** Title 44 CFR § 61.7 and 61.8.

**Principal Purpose(s):** This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

**Routine Use(s):** The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

**Disclosure:** The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

### Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at <https://www.fema.gov/media-library/assets/documents/3539?id=1727>.

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Gregoory & Salli Hinton				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 98 Toads Landing				Company NAIC Number:	
City Brunswick		State Maine		ZIP Code 04011	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Map 36, Lot 28; Book 33454, Page 174 Cumberland County Registry of Deeds					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>43.85844</u> Long. <u>-69.918300</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number _____					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Brunswick 230042			B2. County Name Cumberland		B3. State Maine
B4. Map/Panel Number 0015	B5. Suffix B	B6. FIRM Index Date 01-03-1986	B7. FIRM Panel Effective/ Revised Date 01-03-1986	B8. Flood Zone(s) A2	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.7' Converted to NAVD 1988
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 98 Toads Landing			Policy Number:
City Brunswick	State Maine	ZIP Code 04011	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Observation Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |      |  |                                 |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | 24.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | N/A  | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | 24.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 16.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 23.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | 16.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name Kevin P. Clark	License Number ME PLS #2245		
Title President			
Company Name Sitelines, PA			
Address 119 Purinton Road, Suite A			
City Brunswick	State Maine		ZIP Code 04011
Signature Kevin Clark	Date 09-18-2020	Telephone (207) 725-1200	Ext. 14

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 98 Toads Landing			Policy Number:
City Brunswick	State Maine	ZIP Code 04011	Company NAIC Number

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>FOR INSURANCE COMPANY USE</b>		
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 98 Toads Landing	Policy Number:		
City Brunswick	State Maine	ZIP Code 04011	Company NAIC Number

## SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 98 Toads Landing			Policy Number:
City Brunswick	State Maine	ZIP Code 04011	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Southwest Side of Cottage Looking Southeast

Clear Photo One



Photo Two

Photo Two Caption Southeast Side of Cottage Looking Northwest

Clear Photo Two

# BUILDING PHOTOGRAPHS

## ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 98 Toads Landing			Policy Number:
City Brunswick	State Maine	ZIP Code 04011	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Southeast Side of Building Looking Northeast

Clear Photo Three



Photo Four

Photo Four Caption Structural Framing Under Deck

Clear Photo Four



RPSMO Permit



# RURAL PROTECTION (RP1 & RP2) STORMWATER MANAGEMENT PERMIT

## CODES ENFORCEMENT OFFICE

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

### For Office Use

Appl # \_\_\_\_\_  
Date \_\_\_\_\_  
Fee \$0 \_\_\_\_\_  
MAP \_\_\_\_\_  
LOT \_\_\_\_\_  
Appr By: \_\_\_\_\_  
Permit # \_\_\_\_\_

Town of Brunswick

### LOCATION OF CONSTRUCTION

### SHORELAND PROTECTION OVERLAY

YES  NO

### APPLICANT

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE, & ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

#### MAIL PERMIT TO (CHOOSE ONE):

APPLICANT  CONTRACTOR  OWNER

### OWNER

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE & ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

SAME AS APPLICANT

### ENGINEER

MAINE P.E. # \_\_\_\_\_

N/A

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY, STATE & ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

### PROPOSED CONSTRUCTION ACTIVITY (Land area measured horizontally from coastal wetlands or the bankfull edge of a stream)

#### COASTAL

- AREA 1 - ≤ 125 FEET
- AREA 2 - ≤ 250 FEET (& > 125 FEET)

#### INLAND\*

- AREA 1 - ≤ 75 FEET
- AREA 2 - ≤ 200 FEET (& > 75 FEET)

DECRPTION OF PROJECT \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*\*Where a stream and its associated Inland Area are located within 250 feet, horizontal distance, of the above Coastal Areas, that Inland Area shall be regulated under the terms of the Coastal Area.*

### CONTRACTOR

SAME AS APPLICANT

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_  
CITY, STATE, & ZIP \_\_\_\_\_ TELEPHONE \_\_\_\_\_

I certify that the information contained in this application and any related submissions to be true and accurate to the best of my knowledge. I understand that I am responsible for compliance with all applicable town, state and federal regulations and that failure to comply may result in the imposition of fines, legal fees, and the abatement of any violations to include abandonment of use and occupancy and corrective action such as the removal or modification of improvements if setbacks or other requirements have not been met and satisfied. I understand that this is an application and that I shall not begin any improvements until the appropriate permit (s) is/are issued nor will I make use of the improvements without first having obtained an occupancy permit. I further understand that any associated plumbing, electrical, and heating work to be undertaken in connection with this request requires separate permits. **In addition, I understand that if this project involves the creation of a new lot, a subdivision, as defined in Title 30-MRSA, Section 4401(4), as amended, has not been created without first obtaining the required approvals**



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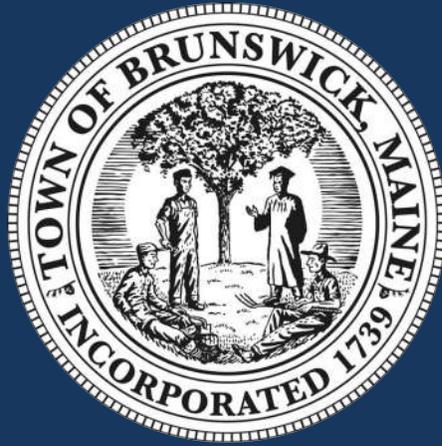
SIGNATURE OF OWNER / APPLICANT

---

DATE

**The purpose of the Rural Protection Stormwater Management Overlay (RPSMO) District** is to protect and preserve coastal watersheds within the Rural Protection (RP) districts from the potential negative impacts of storm water runoff associated with development activities.

- All development activities within the RPSMO shall require a permit pursuant to subsection 5.2.12.
- All site features constructed or (2) installed as required by this subsection shall be maintained in good repair, and replaced if damaged or destroyed, or in the case of living materials, if they die or are effectively destroyed after installation.
- If plant material dies or becomes diseased, it shall be replaced by the property owner on or before October of the year the dead or diseased planting is discovered or such further time frame deemed reasonable by the Codes Enforcement Officer (CEO).



Town of Brunswick

Rural Protection Stormwater Management  
Overlay Zoning District

Stormwater Management Technical  
Reference

December 2019

Prepared by





# Stormwater Zoning District



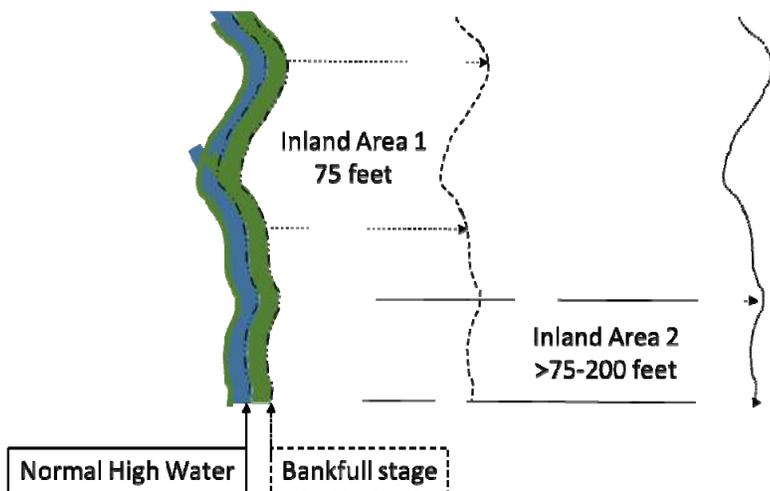
## About

The **Rural Protection Stormwater Management Overlay Zoning District** is an overlay on the Town of Brunswick's Official Zoning Map. It is applicable within:

- Rural Protection 1 & 2 Zoning Districts (RP1 & RP2) AND
- Within 200 feet of streams OR 250 feet of coastal wetlands

If you are developing within this District, you will likely need to include stormwater treatments to offset the effects of adding hardened surfaces to your property. This Technical Reference provides guidance on the selection and installation of stormwater treatments. Applicability is according to the following thresholds:

For more information, please see the Town of Brunswick's website: [www.brunswickme.org/](http://www.brunswickme.org/).



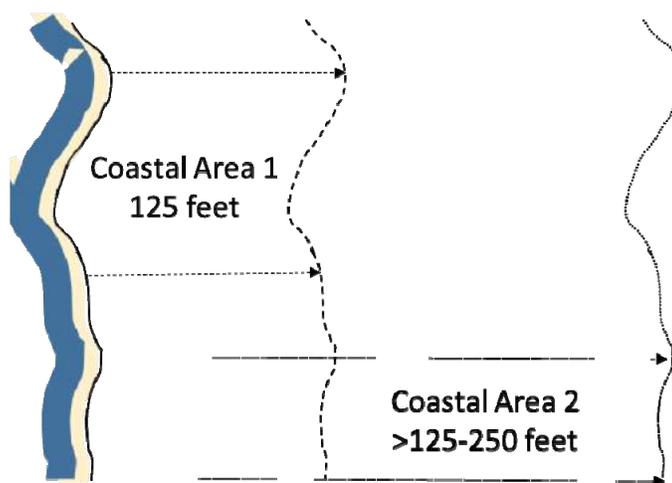
Stream measurements are taken from the bankfull stage.

Coastal area measurements are taken from the highest annual tide level.

The Area 1 stormwater treatment threshold is 5,000 or more square feet of developed area (existing plus new).

The Area 2 stormwater treatment threshold is 10,000 or more square feet of developed area (existing plus new).

Developed and impervious areas within Area 1 are to be included in Area 2 cumulative totals for determination of threshold exceedance.

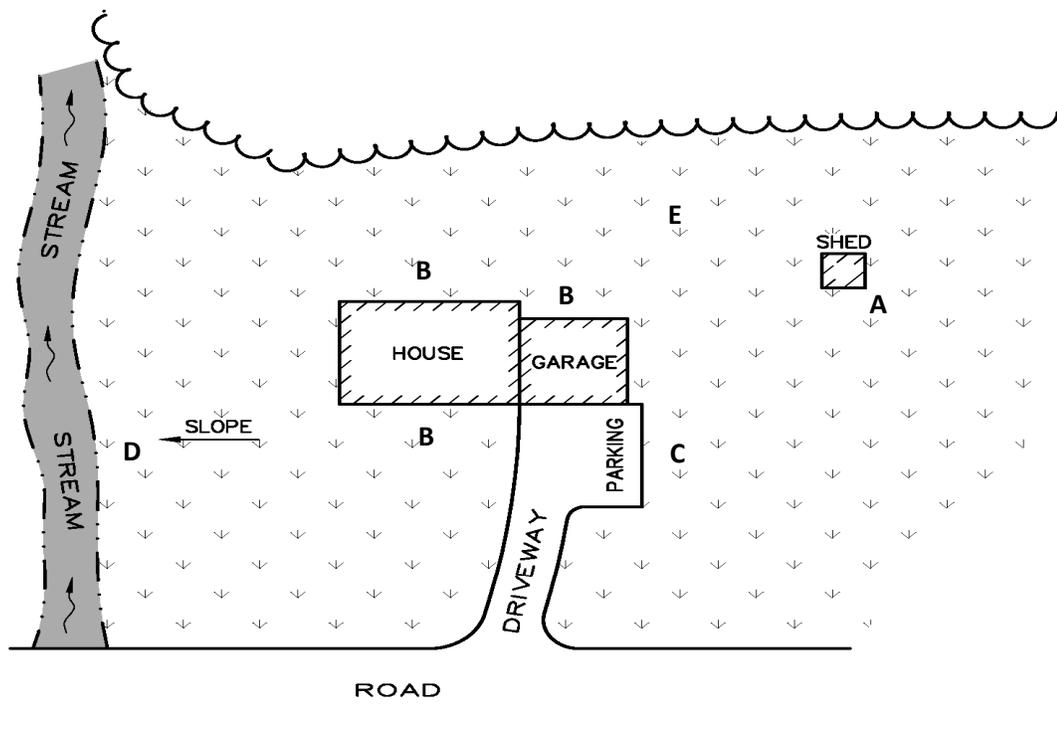


Stormwater treatment must cover 95% of new impervious area and 80% of new developed area.





# OVERALL SITE DEVELOPMENT



## OVERALL SITE DEVELOPMENT

*Stormwater management practices as part of overall site development: A. Rain Barrel, B. Roof Dripline Filter, C. Rain Garden, D. Forest and Meadow Buffers, E. Plunge Pool with Level Spreader*

## About

When developing undisturbed land (creating or adding a hardened surface), stormwater management practices must be considered in the overall site development. The above diagram shows a typical overall site development plan with stormwater management practices to address rainfall and snowmelt from developed surfaces.

## Purpose

- To provide stormwater management and treatment best management practices (BMPs) for small developed areas
  - Stormwater BMPs have limitations related to the size of the drainage area
  - Stormwater BMPs can be combined to meet requirements

## Overall Applicability

- Meet permit requirements





## Contents

**These stormwater BMPs can be used independently or in combination.**

### **A. Rain Barrels (Cisterns)**

Rain barrels are used to capture and store rainwater from your roof. Gutters and downspouts direct rainwater into the barrel where it can be used to water lawns, gardens, and indoor plants. If you do not have gutters and downspouts, find a location where water flowing off your roof is concentrated. Using collected rainwater may allow you to conserve water and may even lower your water bill.

### **B. Roof Dripline Filter**

Roof runoff can easily erode soil along the dripline. A roof dripline filter reduces dripline erosion and is used to collect runoff from a roof, filter it, and then discharge it via an underdrain pipe to a stable location. They are suitable for use on all structures with conventional roofs. Dripline filters work best in sand and gravel soils.

### **C. Rain Garden**

A rain garden is a bowl-shaped depression used to collect and filter rain water. Soil acts as a filter to remove some pollutants and other pollutants are taken up by the plants. Individual rain gardens can be used to manage stormwater from impervious areas up to 2,500 square feet and can be used in parallel to manage larger impervious areas.

### **D. Forest & Meadow Buffers**

Vegetated forest and meadow buffers are trees, shrubs, and groundcover plants that catch sediment and other pollution before it leaves the property. Trees and shrubs intercept raindrops and reduce their impact on the soil. Low growing plants and the "duff" layer on the ground filter runoff. Root systems hold soil in place and absorb water and nutrients. Buffers can be used on most soil types—excluding wetland soils—and on slopes up to 15%.

### **E. Plunge Pool with Level Spreader**

Plunge pools are designed to catch water exiting from underdrain pipes and culverts, slow the water down, and allow sediment to filter out and cleaner water to exit the pool.





# RAIN BARRELS



## Manage roof runoff

### Rain barrel installation and maintenance

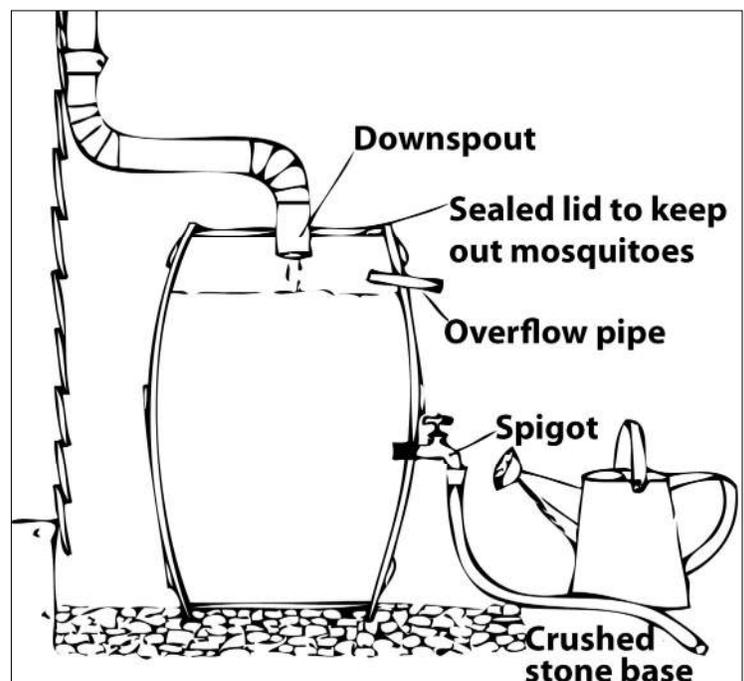
1. Once you have determined the location of your rain barrel, level the ground. Crushed stone or mulch can be used to stabilize the ground surface.
2. Place barrel on blocks or timbers to allow room for a faucet or spigot near the bottom of the barrel.
3. Connect hose to slowly release the water into gardens or allow it to soak into the ground; the higher the barrel is, the more flow and pressure through the hose.
4. Make sure your rain barrel is emptied between rain events so it doesn't overflow.
5. After each storm, remove accumulated leaves or other debris that may plug the collection screen at the top of the barrel.
6. Clear gutters and downspouts of debris on a regular basis.
7. Winter maintenance:
  - Drain the rain barrel to prevent frozen water from breaking the barrel, fittings, or hoses.
  - Store the rain barrel indoors or turn it upside down and anchor it with something heavy if storing it outside.
  - Detach or cover the faucet/spigot so that it is not broken off.

### Materials List

- Pre-made or homemade rain barrel equipped with:
  - Screened cover
  - High and low drain/spigot
- Mulch or crushed stone
- Blocks or timbers

### For 2" rain event (common storm)

- One 50-gallon barrel can collect up to 40 square feet of roof.
- A 100 square foot roof requires 125-gallon barrel.
- Roof area and barrel size are scalable.
- Rain barrels can be used in series and connected by piping to collect larger quantities of water from one downspout.





# ROOF DRIPLINE FILTER



## Managing roof runoff from buildings

### Design essentials

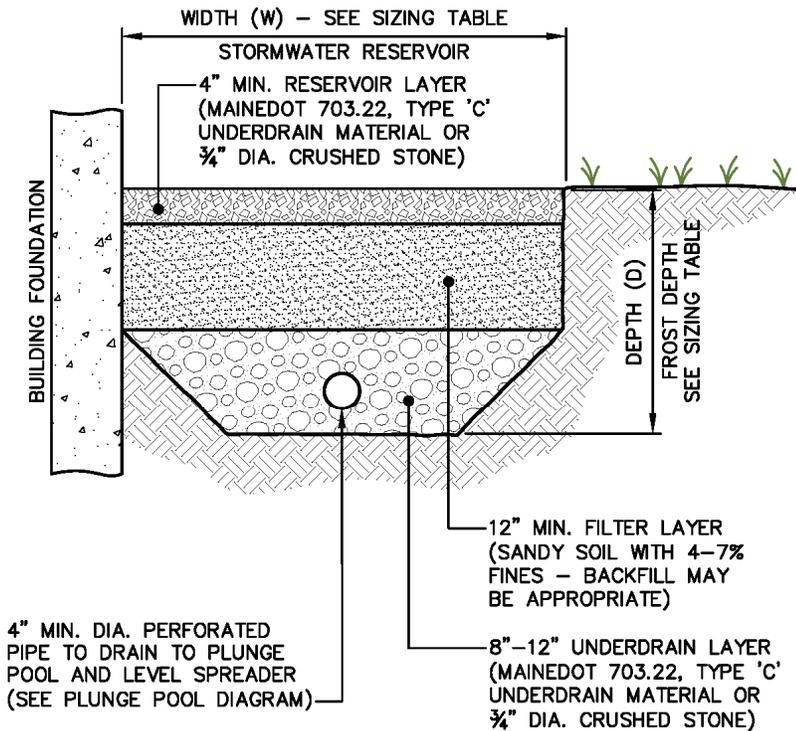
The filter is sized to manage the first two-inches of runoff from a storm event. The reservoir layer should be 6 feet wide by 1 foot deep and filled with 3/4 inch crushed stone. The filter layer is 1 foot deep and composed of sandy soil. The underdrain layer is 8 inches deep and composed of 3/4 inch washed crushed stone with a 4 inch perforated underdrain pipe.

### Installation guidelines

Dig a trench that is 6 feet wide and at least 32 inches deep (the width and depth can vary-see sizing table) along the drip line. Slope the bottom away from the house so that water will drain away from the foundation. Dispose of the soil in a flat area where it will not wash away. Line the sides of the trench with non-woven geotextile fabric and fill in layers as shown on the *Typical Roof Dripline Filter Section* image below. Extend the underdrain pipe to a location where it can be daylighted, draining to a stable location with a plunge pool. Fold a flap of the fabric over the stone, then fill the trench with the remaining stone. The sides of the trench may be edged with pressure treated lumber to secure the stone. The top surface can be loamed and seeded.

### Maintenance

To maintain your filter, periodically remove accumulated debris and weeds from the stone. Every few years, or when the filter is draining slowly, you will need to remove the stone from the reservoir layer and dispose of accumulated sediment and debris.



TYPICAL ROOF DRIPLINE FILTER SECTION

### Materials List

- 3/4 inch crushed stone
- Sandy soil with 4-7% fines
- 4 inch perforated underdrain pipe
- Non-woven geotextile fabric

#### Notes:

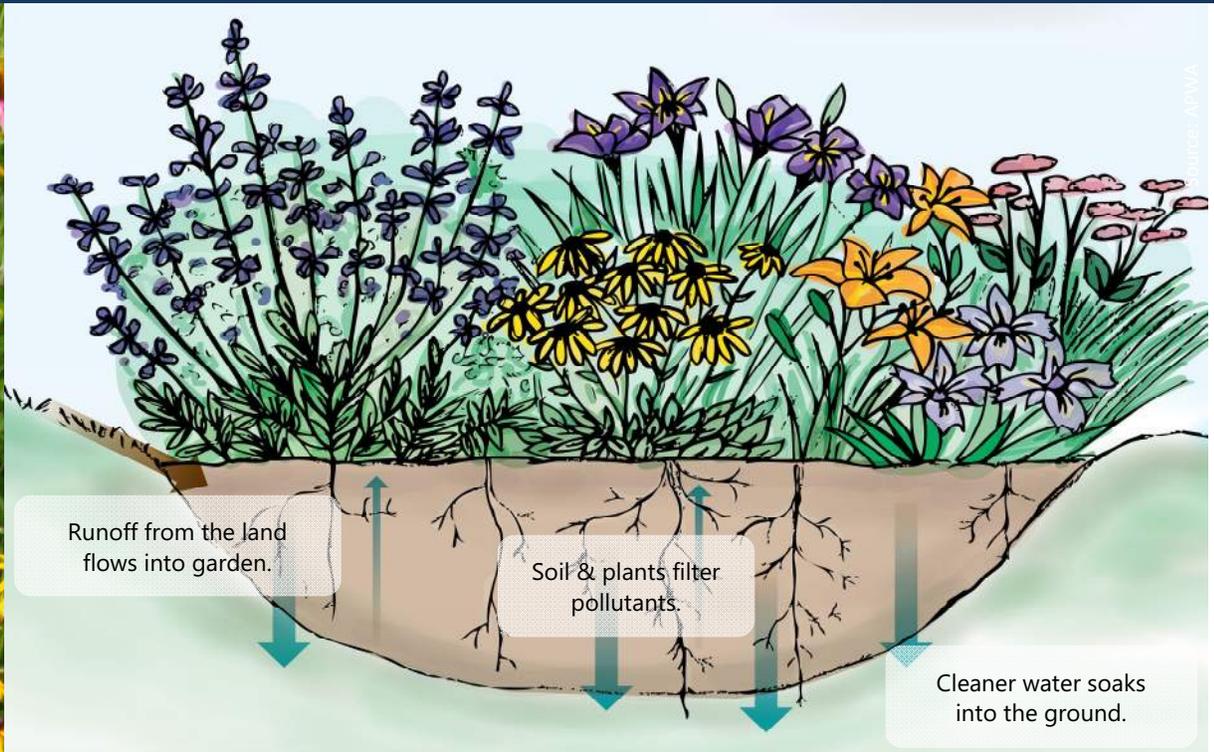
1. It is okay to use intermediate values (e.g. 25' depth of roof = 12.5' square feet).
2. Scaling based off a 2" rain event.
3. Assumes porosity of filter bed to be 33% void space.

### Sizing Table

Per Linear foot of Dripline/Roofline		
10' depth of roof	Depth of Filter x Width of Filter	5 square feet
20' depth of roof	Depth of Filter x Width of Filter	10 square feet
30' depth of roof	Depth of Filter x Width of Filter	15 square feet



# RAIN GARDENS



## Collect and filter rain water

### Design essentials

Select a spot at least 10 feet away from existing structures, downslope of the treatment area yet above the seasonal high groundwater table. Direct rain water into garden using grassy swale, stone trench, or gutter extension. The rain garden should be 1/3 size of the area being treated. Calculate the square feet of the treatment area and multiply by 0.3. For example, a 1,000 square foot roof area will require a 300 square foot garden. Multiple gardens may be used to collect and treat the desired amount of water. The maximum amount of impervious area being treated by one garden is 2,500 square feet.

### Installation guidelines

First call Dig Safe<sup>®</sup> at 811 to avoid underground utilities. Dig a bowl-shaped, shallow, flat-bottomed depression with gradually sloping sides no more than 6 to 12 inches deep. A berm can be created on the downhill side of the garden using excavated material. For poor draining soils, excavate to twice the desired depth and replace the soil with a mix of 50% sand, 25% topsoil, and 25% organic material. For very sandy soils which drain quickly, mix in organic material with the top 12 inches of parent soils. Stabilized a slightly lower section of the earthen berm on the downhill side with riprap (emergency spillway) to drain the garden when inundated.

### Materials List

- Soil amendments:
  - Compost
  - Sand
- Plants:
  - Moisture tolerant
  - Moist to dry
  - Dry tolerant
- Mulch



# RAIN GARDENS



Source: American Public Works Association

## Choosing plants

Select native plants that can tolerate fluctuations in soil moisture with water tolerant plants planted in the center of the garden, and drought tolerant plants planted around the outer edge. Cover all areas of bare soil with mulch. Determining the number of plants to install can vary depending on the size of the plants and how quickly they spread. You can estimate the number of plants required by dividing the size of the garden by 2.25. A 300 square foot garden would then require approximately 133 native plants spaced at about 18 inches apart.



Blue Flag Iris

### Sunny garden plants

- Blue Flag (*Iris versicolor*)
- Cardinal Flower (*Lobelia cardinalis*)
- Sheep Laurel (*Kalmia angustifolia*)
- New England Aster (*Aster novae-angliae*)

### Shady garden plants

- Turtlehead (*Chelone glabra*)
- Solomon Seal (*Polygonatum commutatum*)
- Columbine (*Aquilegia canadensis*)
- Interrupted Fern (*Osmunda clattoniana*)

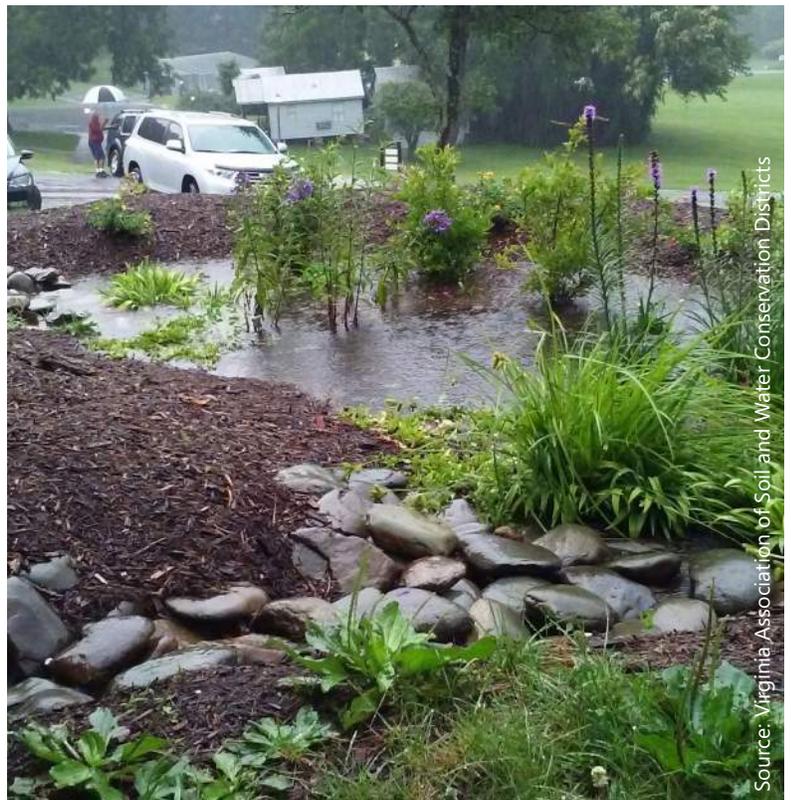


Columbine

## Maintenance

Frequently water during the first growing season and during extended periods of drought. Weeding is necessary to maintain the look of the garden. As the plants grow, they may need to be divided.

There is no need to fertilize your rain garden. Using fertilizer will add unnecessary nutrients and reduce the ability for the garden to effectively remove pollution from runoff.



Source: Virginia Association of Soil and Water Conservation Districts





# FOREST & MEADOW BUFFERS



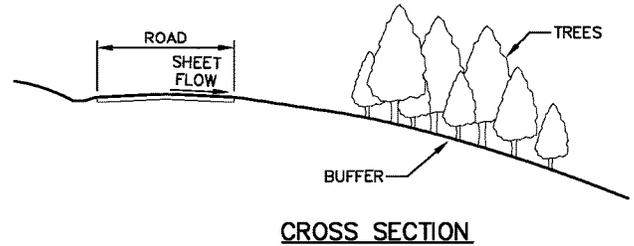
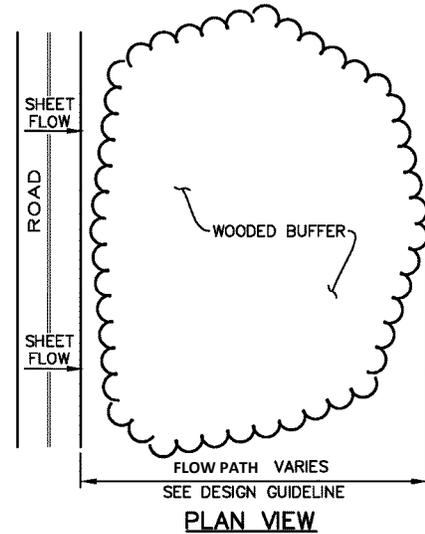
## Use natural vegetation to protect water quality

### Design guidelines

A forest buffer is a well distributed stand of trees with a complete canopy. A meadow buffer consists of a dense cover of grasses or wildflowers. The maximum size of the impervious area draining to a buffer must not exceed 1 acre. The direct upstream flow path to the buffer should not exceed 150 feet. Buffers can be located downhill of residential impervious areas and on the downhill side of roads. Buffers adjacent to residential areas should have a minimum buffer flow path of 100 feet while buffers adjacent to one lane roads should have a flow path of 50 feet and 80 feet for two lane roads.

### Installation and maintenance

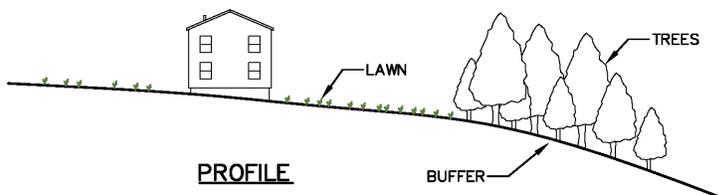
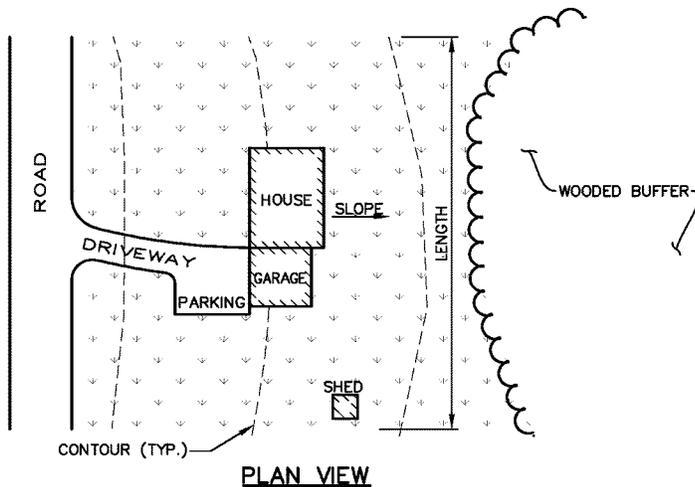
Buffers on residential properties should have deed restrictions put on them to restrict future development and should be clearly marked in the field with signage. Inspect buffers annually for concentrated flow and erosion. Meadow buffers should not be mowed more than twice per year.



BUFFER NEXT TO DOWNHILL SIDE OF ROAD

### Materials List

- Native plants
- Mower (for meadow)



BUFFER ADJACENT TO RESIDENTIAL IMPERVIOUS AREA





# PLUNGE POOL WITH LEVEL SPREADER



## Use to slow and filter water at pipe outlet

### Design guidelines

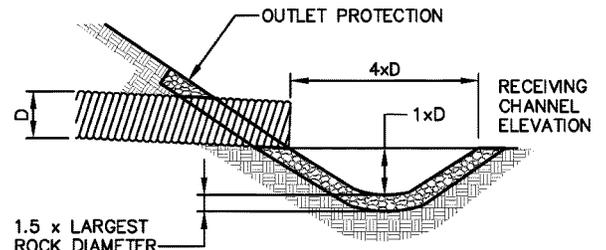
A plunge pool stabilizes the area at the outlet of a pipe or culvert. Nonwoven geotextile fabric should be placed on the banks of the pipe outlet and along the bottom of the plunge pool. Correctly sized riprap (see sizing table) is layered on top of the fabric. The riprap thickness should be more than two times the riprap group size. The slope of the pool should be 2:1 or less. The pool outlet must drain to a stable area via a level spreader.

### Installation and maintenance

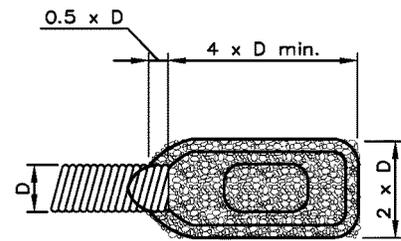
Inspect plunge pools annually to remove any collected sediment and plant materials. Inspect the site for erosion on the bank and below the level spreader.

### Materials List

- Appropriately-sized riprap
- Non-woven geotextile fabric



**SECTION**



**PLAN VIEW**

**NOTES:**

1. RIPRAP SHALL BE UNDERLAIN BY GRAVEL BEDDING OR NON-WOVEN GEOTEXTILE.
2. REFERENCE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL – ENERGY DISSIPATER.
3. THIS DETAIL SHALL APPLY TO PIPE DIAMETERS OF 36" OR LESS. PLUNGE POOLS FOR LARGE DIAMETER PIPES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.

### PLUNGE POOL DETAIL

Plunge Pool Sizing			
Pipe Size	Riprap Group Size*	Pool Width	Pool Length
12" or smaller	5"	3-4'	4-6'
18"	8"	4-6'	6-8'
24"	10"	6-8'	8-10'
30"	12"	8-10'	12-14'
36"	14"	10-12'	14-16'

\*The diameter of the largest stone size in the riprap group should be 1.5 times the group size and the smallest stone size should be one half the group size.

Sizing chart modified from Maine Department of Environmental Protection's *Maine Erosion and Sediment Control Practices Field Guide for Contractors* (March 2015).

SCIENCE. SERVICE. SOLUTIONS.



# ROOF GARDEN

## Hydropack® Roof Garden System



# ROOF GARDEN

## Hydropack Roof Garden System

---

CCW's Hydropack Roof Garden System offers distinct advantages over more complex systems with its simplicity in design, pre-vegetated modules and removable modular features. With the introduction of its Hydropack Roof Garden System, CCW has given contractors and owners a premium, easy-to-install roof garden solution, giving all of the benefits of a traditional Roof Garden with the ease of a modular system.



### CCW's Hydropack Advantages

CCW's Hydropack incorporates all of the advantages of a traditional, planted-in-place system while providing the ease of a modular system. Hydropack uses a dedicated aggregate drainage layer, filter fabric and FLL compliant growth media. Hydropack Modules lock together and allow sharing of moisture and nutrients, but do not permit the roots to grow from tray to tray, allowing for ease of removal if needed.

### Stormwater Management

Roof Garden systems help to alleviate stormwater runoff through absorption and retention of precipitation. Hydropack is designed to maximize stormwater retention using an intelligent reservoir system. The reservoirs contain expanded aggregates that allow wicking of stored stormwater to the plants' root systems, making Hydropack the most advanced modular Roof Garden stormwater solution on the market.

### Prevents Sound Infiltration

Roof Gardens are incredibly effective at making your building a more serene location in which to reside. Hydropack can help to reduce noise infiltration through the roof by up to 40 dB. This feature can be very valuable to building occupants by helping to create an environment devoid of excess noise.

### Air Quality

Hydropack Roof Garden systems help to purify the air by converting CO<sub>2</sub> into O<sub>2</sub>, which can help to reduce greenhouse gases.

### Extends Roof Life

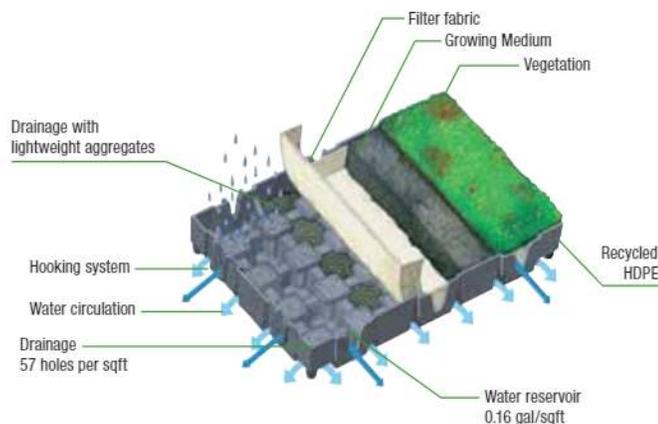
Hydropack Roof Garden modules can protect roof membranes from ultraviolet radiation, extreme temperature fluctuations and puncture or other physical damage. Minimization of such exposure can improve the long-term performance of the roofing system.

## Lowered Heating & Cooling Costs

Roof Gardens are proven to lower the costs of heating and cooling your building. During the summer, plants in the Hydropack modules transpire water and become a “sponge” for heat energy. For this reason, the temperature at the membrane and insulation level can be as much as 10°F below the ambient air temperature.

## Maintenance

CCW's Hydropack provides a very low-maintenance Roof Garden. Arriving fully vegetated with established plantings all but eliminates weeding and watering. Maintaining your Hydropack Roof Garden system will help you maximize the benefits associated with a vegetated roof. Maintenance levels will be dependent upon the design of your Hydropack Roof Garden. Since your Hydropack Roof Garden is a living system, a specific maintenance program needs to be adopted and performed on a regular basis. Consult CCW for a specific maintenance plan for your design.



Designed & produced by:



## Added Aesthetic Value

Hydropack Roof Garden Systems provide urban environments with visually pleasing vistas and rooftop gardens. In urban environments, roof gardens also add value by converting space into areas usable for recreation by building occupants. In such locations, the scarcity of real estate makes the addition of a roof garden for such recreation a competitive alternative.



## Benefits

- Single-source responsibility – roofing contractors can install both the waterproofing and Roof Garden in one installation
- No planting on the roof – modules are pre-vegetated prior to arriving on the jobsite
- Lightweight, easy to handle and fast to install
- Modules are easily moved for modifications or roof repair
- Building owners receive single-source warranty coverage
- Only 17.5 pounds per square foot fully saturated making Hydropack one of the lightest Roof Garden modules on the market

## Features

Dimension per unit	2 ft x 1.3 ft x 3.6 in (60 cm x 40 cm x 9 cm)
Tray Material	Black 100% recycled HDPE
Depth of water reserve	1.2 in (3 cm)
Filter fabric type	Non woven 3 oz/sqy (100 g/m <sup>2</sup> )
Water reserve sub drainage	0.16 gal/sq ft (8 L/m <sup>2</sup> )
Maximum water retention capacity	0.56 gal/sq ft (27.6 L/m <sup>2</sup> )
Number of drainage holes	47 holes/sq ft (500 holes/m <sup>2</sup> )
Total drainage surface	4.5 sq in per sq ft (318 cm <sup>2</sup> /m <sup>2</sup> )
Dry weight	11.5 lbs/sq ft (56 kg/m <sup>2</sup> )
Saturated weight	17.5 lbs/sq ft (85 kg/m <sup>2</sup> )
Maximum weight per tray	45 lbs (20.4 kg)
Installation time	860 sq ft/day/person

## Standard Plantings

- Sedum Album Coral Carpet
- Sedum Reflexum Blue Spruce
- Sedum Sexangulare
- Sedum Rupestre Angelina
- Sedum Ellacombianum
- Sedum John Creech
- Sedum Aizoon
- Sedum Spurium
- Allium Shoenoprasum

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## Limited Warranty

Carlisle Coatings & Waterproofing, Incorporated (Carlisle) warrants this product to be free of defects in workmanship and materials only at the time of shipment from our factory. If any Carlisle materials prove to contain manufacturing defects that substantially affect their performance, Carlisle will, at its option, replace the materials or refund its purchase price.

This limited warranty is the only warranty extended by Carlisle with respect to its materials. There are no other warranties including the implied warranties of merchantability and fitness for a particular purpose.

Carlisle specifically disclaims liability for any incidental, consequential or other damages including, but not limited to, loss of profits or damages to a structure or its contents arising under any theory of law whatsoever.

The dollar value of Carlisle's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the Carlisle material in question.

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## Carlisle Coatings & Waterproofing

900 Hensley Lane | Wylie, TX 75098 | 800.527.7092 | [www.carlisleccw.com](http://www.carlisleccw.com)



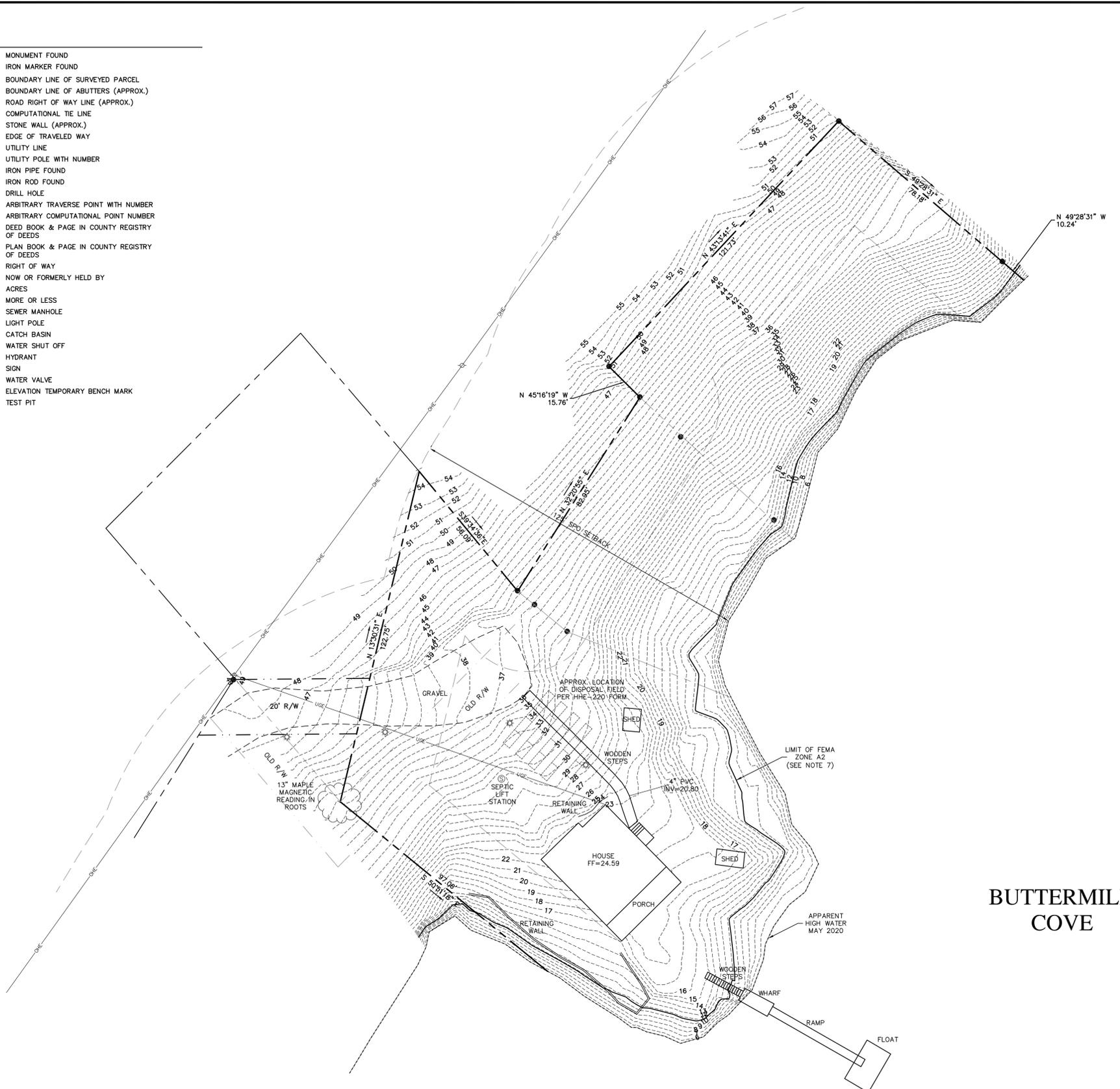


# Architectural Drawings

LEGEND	
■	MONUMENT FOUND
●	IRON MARKER FOUND
---	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
○ C/MP 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



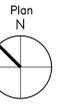
- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**  
BK 33454, PG 174
  - PLAN REFERENCE(S):**  
A) "STANDARD BOUNDARY SURVEY, LAND NOW OF MCKENNEY ELECTRICAL CO., INC., DAVID B. MCKENNEY & PETER C. MCKENNEY", DATED AUG. 14, 1990, REVISED THROUGH SEPT. 13, 2001, BY BRIAN SMITH SURVEYING, INC., UN-RECORDED.
  - AREA INFORMATION:**  
0.78± ACRES
  - TAX MAP REFERENCE:**  
TAX MAP 36, LOT 28
  - BASIS OF BEARINGS:**  
BEARINGS ARE MAGNETIC (1990) AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
  - ROAD INFORMATION:**  
TOADS LANDING WIDTH VARIES PER PLAN REFERENCED IN NOTE 2(A) ABOVE. LOCATION IS BASED ON EVIDENCE FOUND.
  - ELEVATION INFORMATION:**  
ELEVATION DATUM IS NAVD 1988 PER SURVEY GRADE GPS OBSERVATION.  
FEMA FLOOD HAZARD ZONE A2, ELEVATION = 10' NGVD 1929; CONVERTED TO 10.7'± NAVD 1988.
  - ZONING INFORMATION:**  
RESOURCE PROTECTION 1 (RP1) ZONE  
FRONT SETBACK 30'  
REAR SETBACK 30'  
SIDE SETBACK 25'  
MAX. IMPERVIOUS LESSER OF 35% OR 10,890 S.F.  
SHORELAND PROTECTION OVERLAY (SPO)  
125' SETBACK FROM NORMAL HIGH WATER LINE OF RIVER OR THE UPLAND EDGE OF A COASTAL OR FRESHWATER WETLAND  
AREAS WITH OVER 2 ACRES OF 20% STEEP SLOPES, SEE SUBSECTION 4.3.5 FOR DEVELOPMENT STANDARDS  
RESOURCE PROTECTION STORMWATER MANAGEMENT OVERLAY (RPSMO)  
COASTAL SUBDISTRICT  
COASTAL AREA 1 - WITHIN 125' OF COASTAL WETLAND  
COASTAL AREA 2 - BETWEEN 125' AND 250' OF COASTAL WETLAND  
SUBDISTRICT & AREA REQUIREMENTS DEPEND ON AMOUNT OF DISTURBANCE (SEE SUBSECTION 5.2.12 & SUBSECTION 4.3.5)



**BUTTERMILK COVE**



TOPOGRAPHIC SURVEY PLAN OF LAND OF		
GREGORY & SALLI HINTON 98 TOADS LANDING		
BRUNSWICK, ME 04011 CUMBERLAND COUNTY		
 <b>SITELINES</b> 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 <b>CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS</b>		
FIELD WK: MC/CR	SCALE: 1"=20'	SHEET:
DRN BY: RPL	JOB #: 4105	
CH'D BY: KPC	MAP/LOT:	
DATE: 05-19-2020	FILE: 4105 SV.DWG	



Consultants

Revisions

Hinton  
Residence

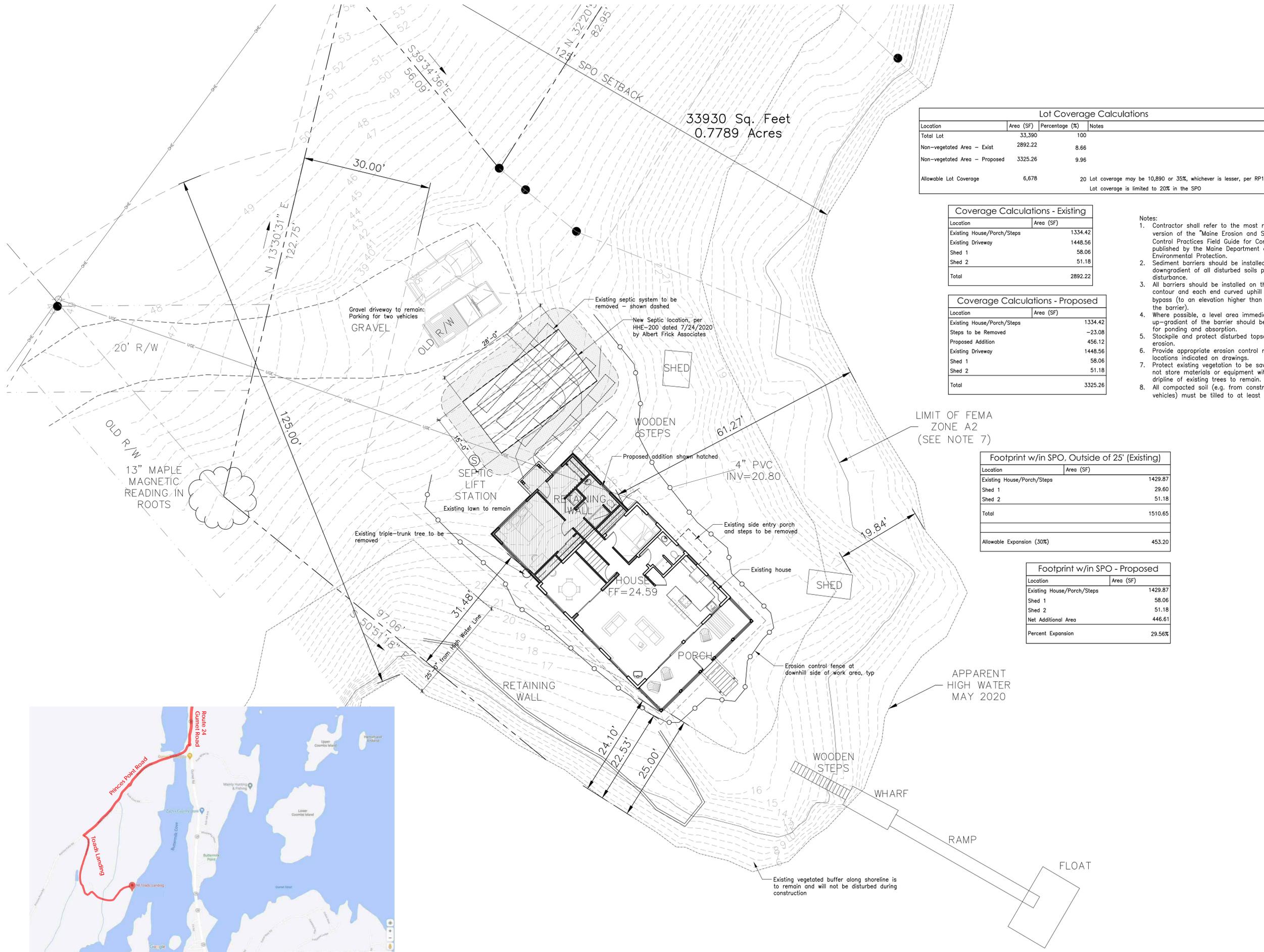
98 Toads Landing  
Brunswick, Maine

Job Number: 20.017  
Date: 09.15.20  
Scale: 1" = 10'-0"

Drawing Title:  
Proposed  
Schematic  
Site Plan

L1.1

Issued for  
Permit



Lot Coverage Calculations		
Location	Area (SF)	Percentage (%)
Total Lot	33,390	100
Non-vegetated Area - Exist	2892.22	8.66
Non-vegetated Area - Proposed	3325.26	9.96
Allowable Lot Coverage	6,678	

20 Lot coverage may be 10,890 or 35%, whichever is lesser, per RP1  
Lot coverage is limited to 20% in the SPO

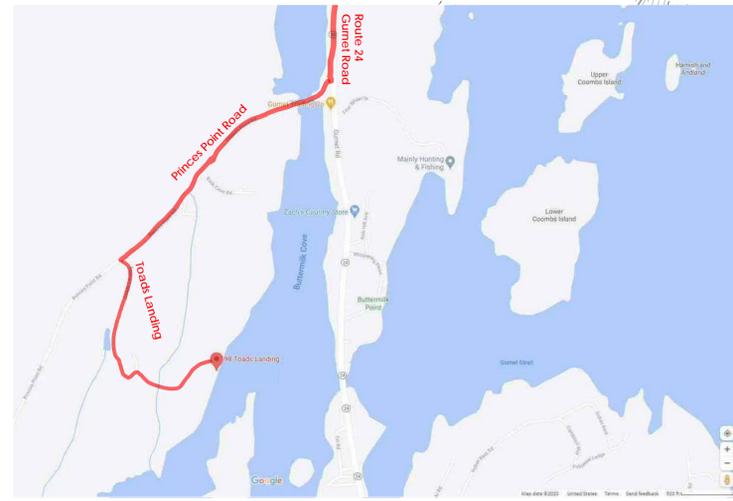
Coverage Calculations - Existing	
Location	Area (SF)
Existing House/Porch/Steps	1334.42
Existing Driveway	1448.56
Shed 1	58.06
Shed 2	51.18
Total	2892.22

Coverage Calculations - Proposed	
Location	Area (SF)
Existing House/Porch/Steps	1334.42
Steps to be Removed	-23.08
Proposed Addition	456.12
Existing Driveway	1448.56
Shed 1	58.06
Shed 2	51.18
Total	3325.26

- Notes:
- Contractor shall refer to the most recent version of the "Maine Erosion and Sediment Control Practices Field Guide for Contractors," published by the Maine Department of Environmental Protection.
  - Sediment barriers should be installed downgradient of all disturbed soils prior to soil disturbance.
  - All barriers should be installed on the land contour and each end curved uphill to prevent bypass (to an elevation higher than the top of the barrier).
  - Where possible, a level area immediately up-gradient of the barrier should be provided for ponding and absorption.
  - Stockpile and protect disturbed topsoil from erosion.
  - Provide appropriate erosion control methods in locations indicated on drawings.
  - Protect existing vegetation to be saved. Do not store materials or equipment within the dripline of existing trees to remain.
  - All compacted soil (e.g. from construction vehicles) must be tilled to at least 6".

Footprint w/in SPO, Outside of 25' (Existing)	
Location	Area (SF)
Existing House/Porch/Steps	1429.87
Shed 1	29.60
Shed 2	51.18
Total	1510.65
Allowable Expansion (30%)	453.20

Footprint w/in SPO - Proposed	
Location	Area (SF)
Existing House/Porch/Steps	1429.87
Shed 1	58.06
Shed 2	51.18
Net Additional Area	446.61
Percent Expansion	29.56%

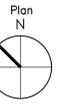


A Site Location Map

Scale: NTS

1 Proposed Site Plan

Scale: 1" = 10'-0"



Consultants

Revisions

Hinton  
Residence

98 Toads Landing  
Brunswick, Maine

Job Number: 20.017  
Date: 09.15.20  
Scale: 1" = 10'-0"

Drawing Title:  
Proposed  
Schematic  
Landscaping  
Plan

L1.2

Issued for  
Permit



A Existing Vegetated Buffer

Scale: NTS



B Existing Vegetated Buffer

Scale: NTS

# Erosion & Sedimentation Control Plan

## INTRODUCTION:

The following plan for controlling sedimentation and erosion from the above referenced site is based on sound conservation practices, and adheres to the standards detailed in the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices by the Cumberland County Soils and Water Conservation District and the Maine Department of Environmental Protection revised October 2016. The contractor shall make themselves familiar with the aforementioned publication and comply with the practices therein. Paul Musher, certification number 1043, will be on site every day that 1 cu ft or more of soil is disturbed.

The applicant proposes the addition to a single family residence located approximately 23 feet from the shoreline of Buttermilk Cove. The buildings on the site include a main house, two small sheds, and a legally existing dock which extends slightly into the cove. There is an existing driveway/parking area as well, which is to remain.

The existing site is a gently sloping property consisting of Lyman–Tunbridge complex of 8–15% slopes according to the Natural Resources Conservation Service soil survey, with a lightly vegetated buffer between the existing house and the water. The soils are rocky with a few tall trees and some native undergrowth. The E & S details presented herein are specific to this site. All applicable measures should be used where necessary as noted.

## GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

### EROSION/SEDIMENT CONTROL DEVICES

The following erosion sedimentation control devices are proposed for construction in this project. Install these devices as indicated.

- Silt Fence:** Silt fence will be installed along the downgradient edges of disturbed areas to trap runoff borne sediments until the site is stabilized. In areas where stormwater discharges the silt fence will be reinforced with hay bales to help maintain the integrity of the silt fence and to provide additional treatment.
- Hay Bales:** Hay bales placed in drainage swales and paths to trap sediments and reduce runoff velocities where only sheet flow exists. Hay bales should be limited to short slopes and small sites.
- Riprap:** Provide riprap in areas where slopes or ditches are steeper than 6%.
- Loam, Seed, & Mulch:** All disturbed areas, which are not otherwise treated, shall receive permanent seeding and mulch to stabilize the disturbed areas. The disturbed areas will be revegetated within 5 days of final grading. Seeding requirements are provided at the end of this specification.
- Erosion Control Blanket/Straw and Hay Mulch:** Used to cover denuded areas until permanent seed or erosion control measures are in place. Mulch can be used on slopes less than 15% and in all vegetated ditches less than or equal to 1 %. Erosion control blankets shall be used on slopes greater than 15%.
- Erosion Control Mix:** Erosion Control Mix placed along the downgradient edges of disturbed areas to trap runoff borne sediments until site is stabilized. Other additional reinforcement BMP's should be used on slopes with groundwater seepage, at low points with concentrated flows, at the bottom of steep perimeter slopes exceeding 100 feet in length, below culvert aprons and around catch basins and closed storm systems.

### TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

Provide the following temporary erosion/sedimentation control measures during construction:

- Siltation fence along the downgradient side of driveway and house site area. The siltation fence will remain in place until the site is revegetated.
- Hay bales at key locations to supplement the silt fence.
- Protect temporary stockpiles of stumps, grubblings, or common excavation as follows:
  - Soils stockpile side slopes shall not exceed 2:1.
  - Avoid placing temporary stockpiles in areas with side slopes over 10 percent, or near drainage swales.
  - Stabilize stockpiles within 15 days by temporarily seeding with a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch.
  - Surround stockpile soil with siltation fence.
- All denuded areas which have been rough graded and are not located within the building pad, or parking and driveway subbase area shall receive mulch within 30 days of initial disturbance of soil or within 15 days after completing the rough grading operations. In the event that the Contractor completes final grading and installation of loam and sod within the time periods presented above, installation of mulch and netting, where applicable, is not required.
- If work is conducted between October 15th and April 15th, all denuded areas are to be covered with hay mulch, applied at twice the normal application rate, and anchored with fabric netting. The period between final grading and mulching shall be reduced to a 15 day minimum.
- Temporary erosion control measures shall be removed once the site has been stabilized or in areas where permanent erosion control measures have been installed.
- Erosion control blankets shall be used on all slopes greater than 8% between October 15th and April 15th.

### PERMANENT EROSION CONTROL MEASURES

The following permanent erosion control measures are required by this Erosion / Sedimentation Control Plan:

- All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.), will be loamed, limed, fertilized and seeded. Native topsoil shall be stockpiled and reused for final restoration when it is of sufficient quality.
- Slopes greater than 2:1 will receive riprap. "

## CONSTRUCTION PHASE

The following general practices will be used to prevent erosion during construction of the project.

- Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days, see Item No.4 below.
- Prior to the start of construction in a specific area, silt fencing, hay bales and/or erosion control mix will be installed at the toe of slope and in areas as located on the plans to protect against any construction related erosion. Immediately following construction of culverts and swales, rip rap aprons shall be installed, as shown on the plans.
- Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from any existing drainage course. All stockpiles expected to remain longer than 15 days shall be:
  - Treated with anchored mulch (within 5 days of the last deposit of stockpiled soil).
  - Seeded with conservation mix and mulched.
  - Stockpiles expected to remain longer than 7 days shall be encircled with hay bales or silt fence at the toe of the pile.
- All disturbed areas expected to remain longer than 7 days shall be either:
  - Treated with anchored mulch immediately, or
  - Seeded with conservation mix of annual rye grass.
- All grading will be held to a minimum 2:1 slope where practical. All slopes will be stabilized with permanent seeding, or with stone, within 5 days after final grading is complete. (See Post–Construction revegetation for seeding specifications.)
- All culverts will be protected with stone riprap and headwalls (D50 = 6" unless otherwise specified) at inlets and outlets at the time of installation.
- Any soil tracking onto public roads shall be swept daily.

## POST–CONSTRUCTION REVEGETATION

The following general practices will be used to prevent erosion as soon as an area is ready to undergo final grading.

- A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance, or stone will be placed on slopes to stabilize surfaces.
- If final grading is reached during normal growing season (April 15 to September 1), permanent seeding will be done as specified below. Prior to seeding, limestone shall be applied at a rate of 138 lbs/1000 sq. ft. and 10:20:20 fertilizer at a rate of 8.4lbs/1000 sq. ft. will be applied. Broadcast seeding at the following rates:

Lawns:

  - Kentucky Bluegrass 0.46 lbs/1000 sq. ft.
  - Creeping Red Fescue 0.46 lbs/1000 sq. ft.
  - Perennial Ryegrass 0.11 lbs/1000 sq. ft.

- Swales:
- Creeping Red Fescue 0.46 lbs/1000sq. ft.
  - Red Top 0.05 lbs/1000 sq. ft.
  - Tall Fescue 0.46 lbs/10000 sq. ft.

- An area shall be mulched immediately after it has been seeded. Mulching shall consist of hay mulch, hydro–mulch or any suitable substitute deemed acceptable by the designer.

- Hay mulch shall be applied at the rate of 2 tons per acre. Hay mulch shall be secured by either:
  - Being driven over by tracked construction equipment on grades of 5% or less.
  - Blanketed by tacked photodegradable/biodegradable netting, or with spray, on grades greater than 5%.
- Hydro–mulch shall consist of a mixture of either asphalt, wood fiber or paper fiber and water sprayed over a seeded area. Hydro–mulch shall not be used between September 15th and April 15th..

- Construction shall be planned to eliminate the need for seeding between September 15th and April 15th. Should seeding be necessary between September 1st and April 15th, the following procedure shall be followed.

- Only unfrozen loam shall be used.
- Loaming, seeding and mulching will not be done over snow or ice cover. If snow exists, it must be removed prior to placement of seed.
- Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs/1000sq. ft.) shall be added to the previously noted areas.
- Where temporary seeding is required, Annual Winter Rye (1.2 lbs/1000sq. ft.) shall be sown instead of the previously noted seeding rate.
- Fertilizing, seeding, and mulching shall be done on the day the loam is placed. Tracking by machine alone will suffice.

- Hay mulch shall be secured with photodegradable/biodegradable netting. Tracking by machinery alone will not suffice.

- Following final seeding, the site will be inspected every 30 days until 85% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification that the existing catch is inadequate.

## MONITORING SCHEDULE

The contractor is responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so. Maintenance measures will be applied as needed during the entire construction cycle.

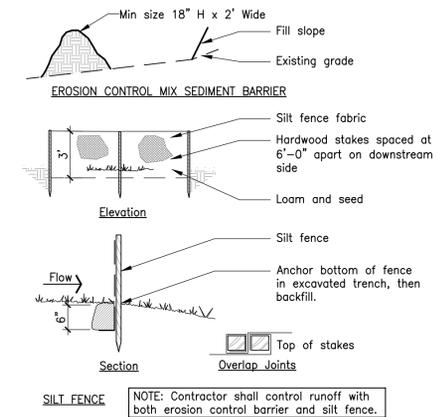
After each rainfall, a visual inspection will be made of all erosion and sedimentation controls as follows:

- Hay bale barriers and silt fence shall be inspected and repaired once a week and immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the hay bale barriers prove to be ineffective, the contractor shall install silt fence behind the hay bales.
- Visually inspect riprap once a week or after each significant rainfall and repair as needed. Remove sediment trapped behind these devices once it attains a depth of equal to Y2 the height of the dam or riser. Distribute removed sediment off–site or to an area undergoing final grading.
- Revegetation of disturbed areas within 25' of drainage course/stream will be seeded with the "meadow area mix" and inspected on a weekly basis or after each significant rainfall and reseeded as needed. Exposed areas will be reseeded as needed until the area has obtained 100% growth rate. Provide permanent riprap for slopes in excess of 3:1 and within 25' of drainage course.

## EROSION CONTROL REMOVAL

An area is considered stable if it paved, gravel, or if 90% growth of planted seeds is Established. Once an area is considered stable, the erosion control measures can be removed as follows:

- Hay Bales and Silt Fence –The hay bales and silt fence shall be disposed of legally and properly off–site. All sediment trapped behind these controls shall be either:
  - Distributed to an area undergoing final grading.
  - Graded in an aesthetic manner to conform to the topography, fertilized, seeded and mulched in accordance with the rates previously stated.
- Miscellaneous –Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regarded in an aesthetic manner to conform to the surrounding topography. Once graded, these disturbed areas must be loamed (if necessary), fertilized, seeded and mulched in accordance with the rates previously stated.



**A** Erosion Control Barrier Detail Scale: NTS

David Matero  
Architecture

49 Centre Street  
Bath, Maine 04530  
207.389.4278  
info@davidmatero.com

Consultants

Revisions

Hinton  
Residence

98 Toads Landing  
Brunswick, Maine

Job Number: 20.017

Date: 09.15.20

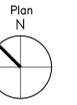
Scale: NTS

Drawing Title:

Erosion and  
Sedimentation  
Control Plan

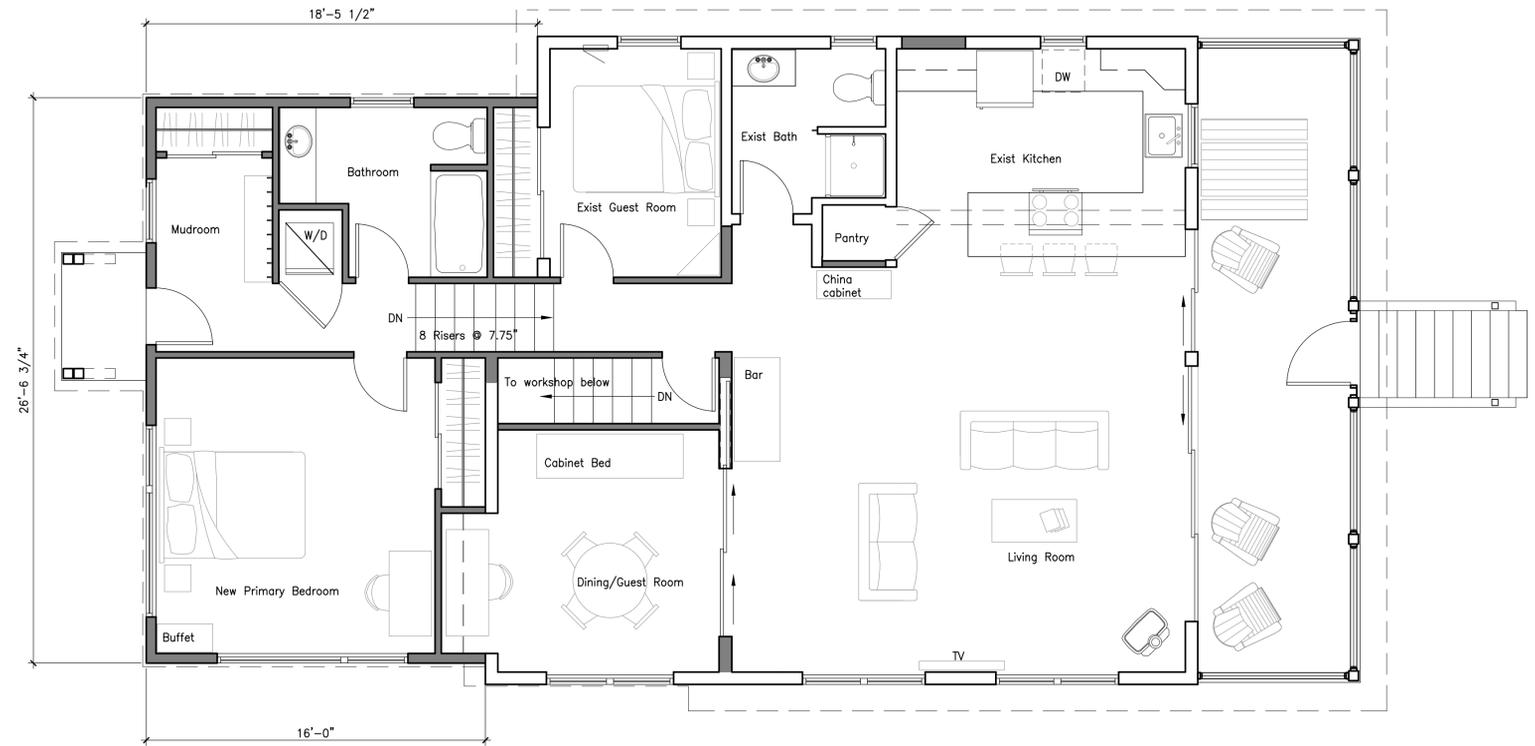
R.1

Issued for  
Permit



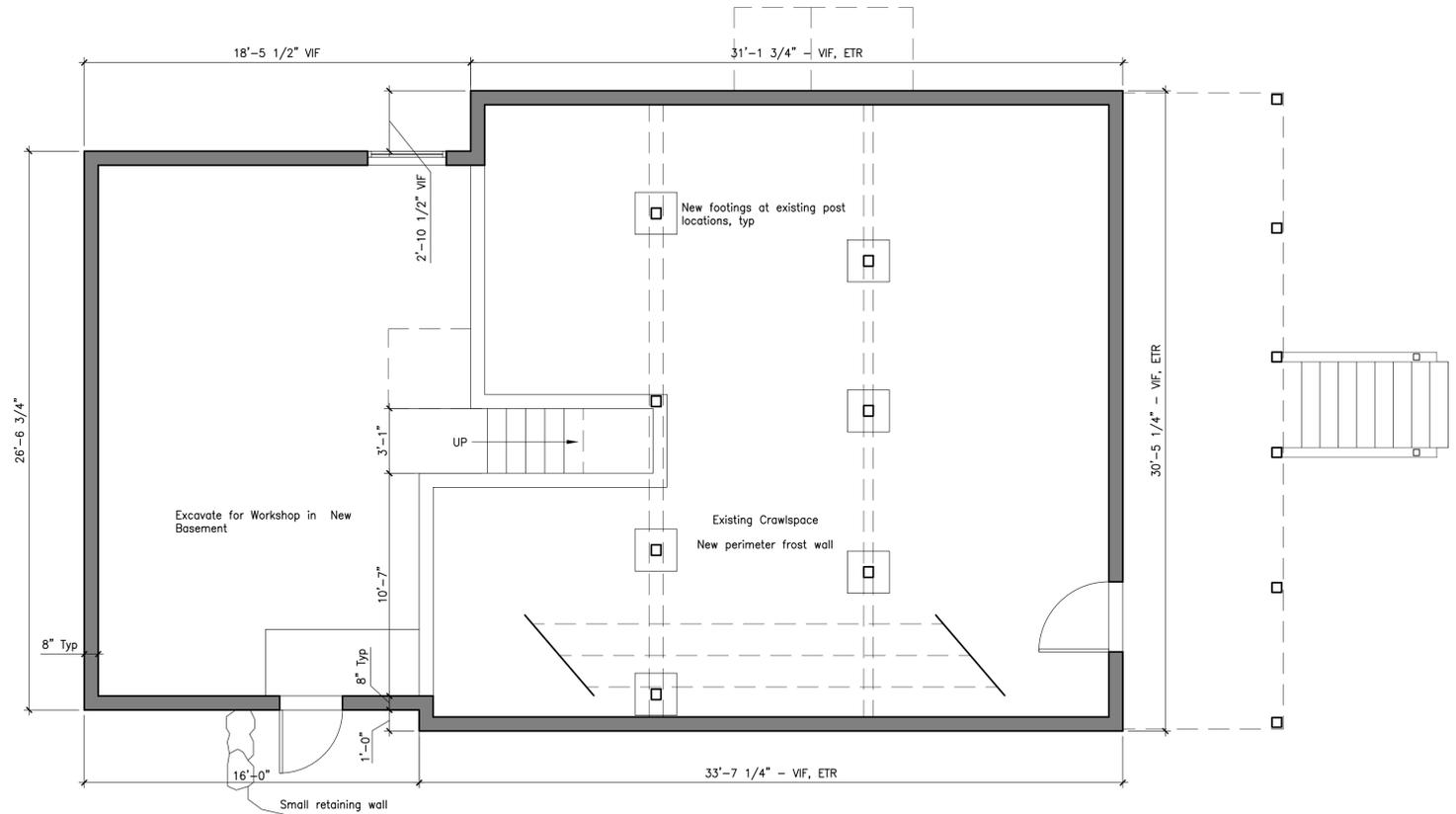
Consultants

Revisions



1 Proposed First Floor Plan

Scale: 1/4" = 1'-0"



2 Proposed Basement Floor Plan

Scale: 1/4" = 1'-0"

Hinton  
Residence

98 Toads Landing  
Brunswick, Maine

Job Number: 20.017  
Date: 09.15.20  
Scale: 1/4" = 1'-0"

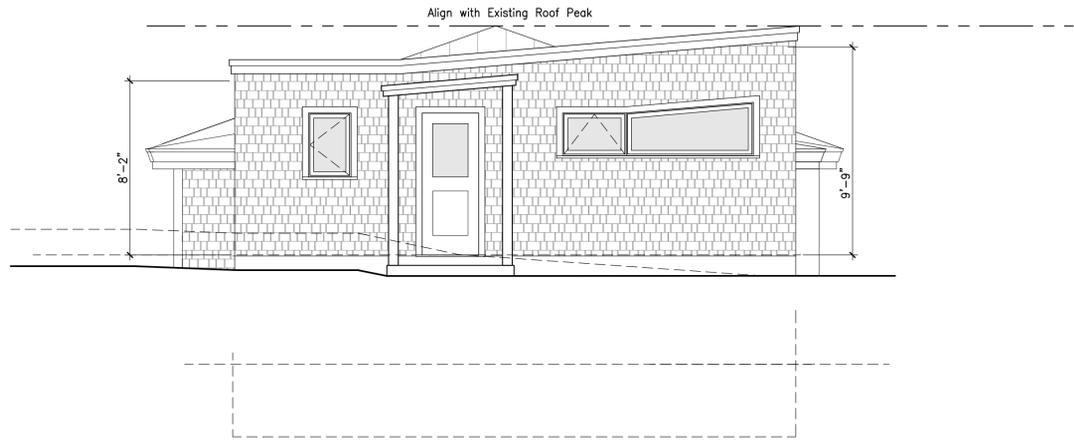
Drawing Title:  
Proposed  
Floor Plans

A1.1

Issued for  
Permit

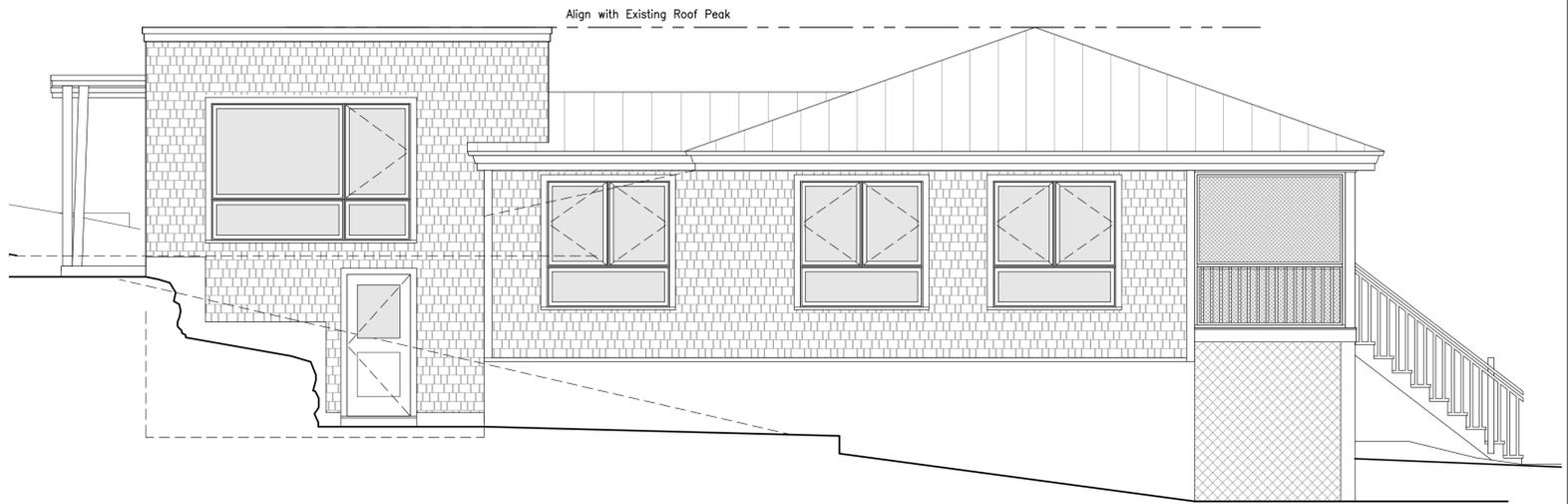
Consultants

Revisions



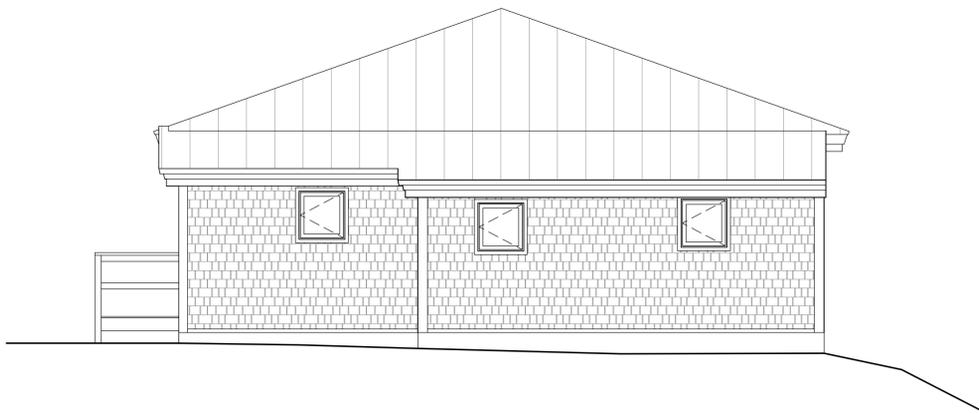
2 Proposed West Elevation

Scale: 1/4" = 1'-0"



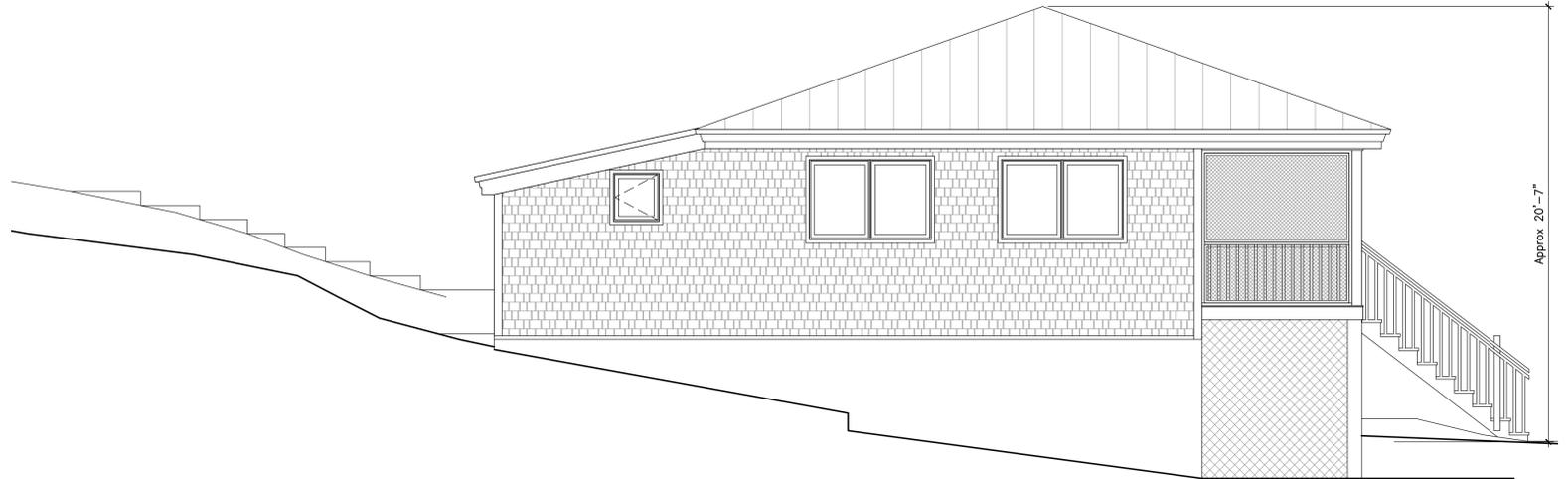
1 Proposed South Elevation

Scale: 1/4" = 1'-0"



2x Existing West Elevation

Scale: 1/4" = 1'-0"



1x Existing South Elevation

Scale: 1/4" = 1'-0"

Hinton  
Residence

98 Toads Landing  
Brunswick, Maine

Job Number: 20.017  
Date: 09.15.20  
Scale: 1/4" = 1'-0"

Drawing Title:

Existing and  
Proposed  
Building  
Elevations

A2.1

Issued for  
Permit

Hinton  
Residence

98 Toads Landing  
Brunswick, Maine

Job Number: 20.017  
Date: 09.15.20  
Scale: 1/4" = 1'-0"

Drawing Title:  
Existing and  
Proposed  
Building  
Elevations

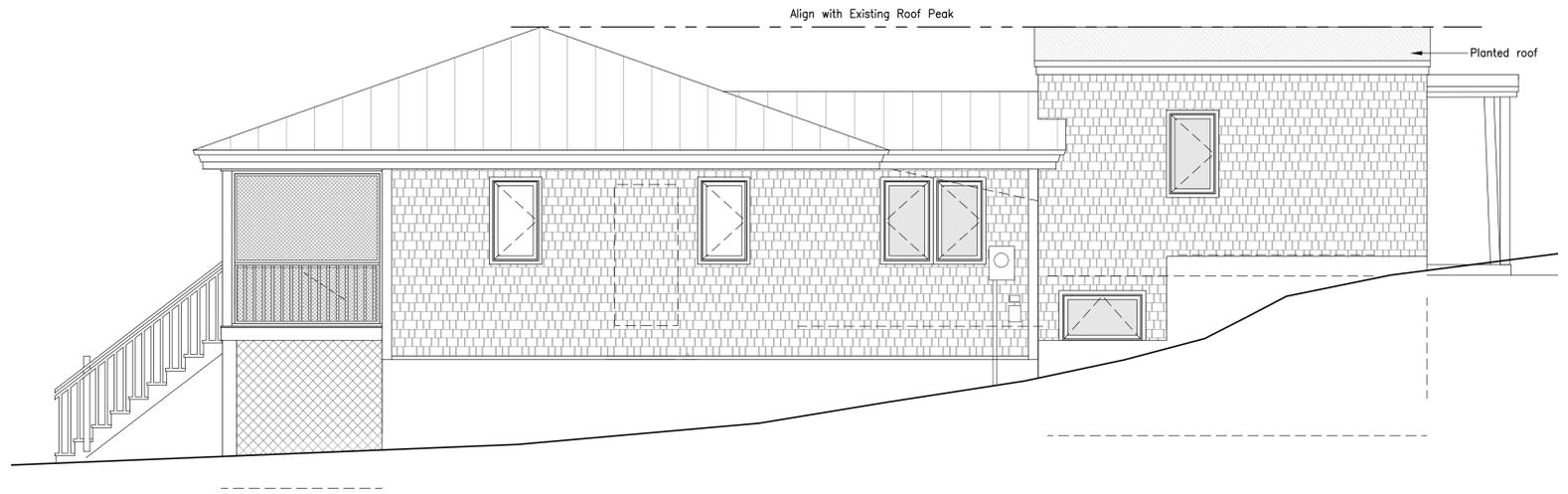
A2.2

Issued for  
Permit



2 Proposed East Elevation

Scale: 1/4" = 1'-0"



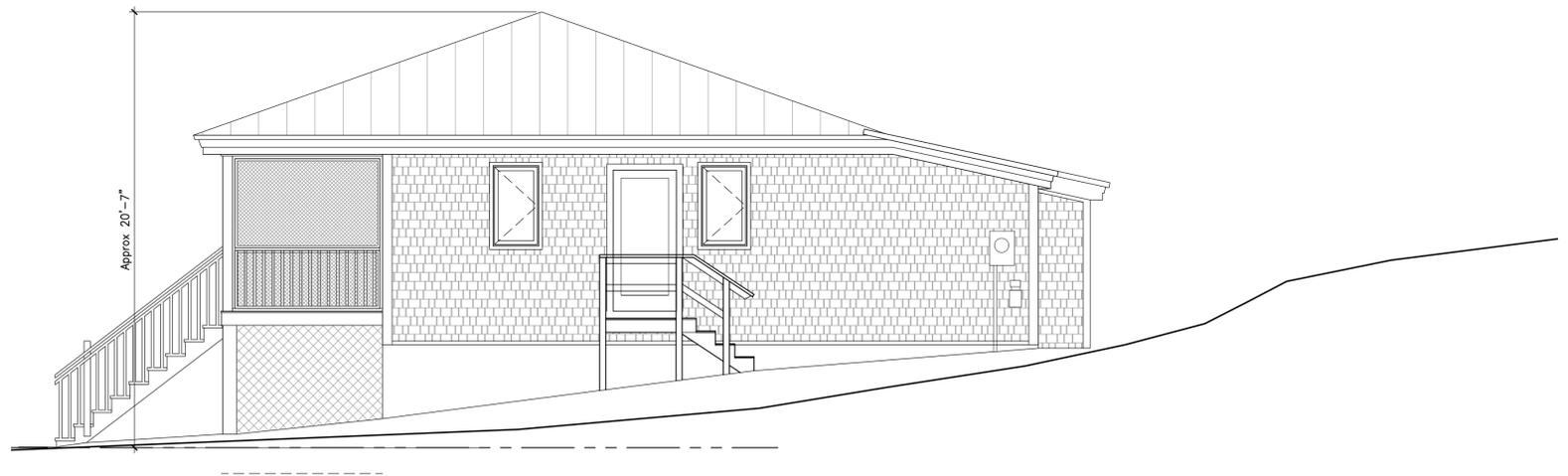
1 Proposed North Elevation

Scale: 1/4" = 1'-0"



2x Existing East Elevation

Scale: 1/4" = 1'-0"



1x Existing North Elevation

Scale: 1/4" = 1'-0"

To: Jared Woolston, Planner

Town of Brunswick

85 Union Street

Brunswick, Maine 04011

RE: Minor Development Review

Garage addition 27x27

608 Harpswell rd

BRUNSWICK, MAINE

Tax Map 34, Lot 33

Dear Jared:

Here's the Minor Development Review Application, drawings, and supporting materials for the 27x27 garage addition at 608 Harpswell rd

This letter is intended to summarize the project in order to facilitate the review process.

The fee in the amount of \$200.00 is enclosed.

PROPERTY

Garage addition 27x27 with a master bedroom upstairs.

608 Harpswell rd

BRUNSWICK, MAINE

Tax Map 34, Lot 33

A copy of the deed is enclosed.

The lot is 12 acres and mostly undeveloped. The addition will take less than 30% of the current footprint of the current house;

According to the section 2.3 I'm allowed an expansion of up to 30% of the footprint that was in place when the Resource Protection Overlay was put into place (the latter 1990's). The tax card shows my footprint as 3,091 sq ft and there is no record of any footprint expansion since the structure was built. This would allow me 927 sq ft of (footprint) expansion and my application is for 729 sq.

No change to existing vegetation, the addition will go on the current gravel driveway,

## 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:

### Minor Development Review

#### 4.1 APPLICABILITY OF PROPERTY DEVELOPMENT STANDARDS

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

#### 4.2 DIMENSIONAL AND DENSITY STANDARDS

The proposed addition is in the Rural Protection District 1 (RP1) Zoning district and complies with The Dimensional and Density Standards for Growth Area Zoning Districts.

The RP1 Zone has a 150 ft Adjacent to Tidal areas setbacks, and 200ft Adjacent to Non-Tidal areas.

The property is on the 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 proposed improvements are located on the Shoreland Protection Overlay (SPO) District.

#### 4.3 NATURAL AND HISTORIC AREAS

4.3.1 Wetlands, 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.

Land Use Controls Implementation Plan, as amended.

4.3.3 The project will not harm any Natural vegetation.

4.3.4 The project will not harm any significant 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 Basic use of erosion and sedimentation control during construction until perm stabilized, The disturbed areas of the site will be isolated through the use of silt fence 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.

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. No change on the septic system will occur and gutters will be installed to drain to the gravel below. No undue adverse effect on the quality or quantity of groundwater will occur as a result of this project.

4.3.8 There will not be an undue adverse impact on the water quality of the receiving waters.

The project will not have any undue adverse impact on the wetland area.

4.3.9 There are no historic or archeological resources associated with this project.

#### 4.4 FLOOD HAZARD AREAS

The development is not in the Flood Protection Overlay (FPO) District.

of the Flood Insurance Rate Maps (FIRMs) for Cumberland

County, Maine. The project area is located on Premim Panel (Community Panel 23005C0577F, Issued 08/30/2019).

#### 4.5 BASIC AND MUNICIPAL SERVICES

4.5.1 There's no change on the existing septic system.

4.5.2 There's no change on the existing water well.

4.5.3 No solid waste disposal

4.5.4 Gravel drip at the building edge with gutter stone outlet to prevent erosion.

4.6 LANDSCAPING REQUIREMENTS – No changes

4.7 RESIDENTIAL RECREATION REQUIREMENTS – n/a

4.8 CIRCULATION AND ACCESS- N/A

#### 4.9 PARKING AND LOADING n/a

#### 4.10 LIGHTING

The new lighting is proposed at this time as shown in the plans. The new houses will have residential scale lighting. The lighting will be limited through the use of motion detectors and photo cells.

#### 4.11 ARCHITECTURAL COMPATIBILITY n/a

Elevations and floor plans have been provided for reference. Like many of the surrounding established neighborhoods, with pitched rooflines.

#### 4.12 NEIGHBORHOOD PROTECTION STANDARDS N/A

#### 4.13 SIGNS N/A.

#### 4.14 PERFORMANCE STANDARDS

4.14.1.B Any construction activities will occur between the hours of 7 am and 7 pm, or sunset, whichever occurs earlier.

4.14.1.C No activities will be conducted that exceed the Maximum Equivalent Sound Level (50 dBA day and 40 dBA night in RP1 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 N/A

#### 4.16 FINANCIAL AND TECHNICAL CAPACITY N/A

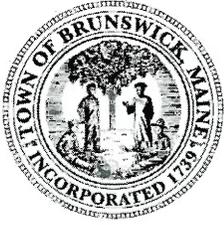
#### 4.17 ADMINISTRATIVE ADJUSTMENTS / ALTERNATIVE EQUIVALENT COMPLIANCE

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.

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# Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

## BRUNSWICK PLANNING BOARD DEVELOPMENT REVIEW PACKET

This Packet Includes:

- I. Summary of Development Review Applicability and Process
- II. Minor Development Review Application Form
- III. Sketch Plan Major Development Review Application Form
- IV. Final Plan Major Development Review Application Form
- V. Streamlined Final Plan Review Application Form

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

## PURPOSE

The purpose of Development Review for site plans and subdivisions is to ensure that the development of land occurs in a manner that conforms to the Brunswick Zoning Ordinance (Zoning Ordinance) and reasonably protects public facilities, the natural environment and neighboring uses. Development review includes subdivision and site plan reviews. Applicants are advised that a building, electrical or plumbing permit may be required in addition to Development Review. For further information, contact the Town Planner, Department of Planning and Development at 207-725-6660.

## DEVELOPMENT REVIEW CATEGORIES AND THRESHOLDS

Development review applications are classified into “Minor”, “Major” and “Streamlined Major” review. Major Reviews are conducted by the Planning Board, and Minor Reviews are conducted by the Staff Review Committee. **Development review thresholds and procedures are detailed in Section 5.2.9 of the Brunswick Zoning Ordinance.** Briefly;

**Minor Plan:** For developments of lesser scale, the plan includes the final drawings on which the applicant’s subdivision or site plan is presented to the Staff Review Committee for approval and which, if approved, would be recorded at the Cumberland County Registry of Deeds.

### Major Review Components:

**Sketch Plan:** Includes conceptual maps, renderings and supportive data describing the project proposed by the applicant for initial Staff Review Committee review and recommendation to the Planning Board, followed by the review and action by the Planning Board.

**Final Plan:** Includes the final drawings on which the applicant’s subdivision or site plan is first presented to the Staff Review Committee for review and recommendation to the Planning Board, followed by review and action by the Planning Board.

**Streamlined Major Plan:** If the proposed development is located within the Brunswick Growth Area, as delineated on the Town’s Official Zoning Map, an applicant has the option to submit a Streamlined Major Plan for Planning Board review and approval. A staff-level pre-application meeting is required prior to the application being submitted.

## REVIEW PROCESS AND TIMEFRAME

Development Review shall be conducted in accordance with the Development Review Time and Processing Requirements in Table 5.2.9.1 of the Zoning Ordinance and provided below. All time limits are expressed in calendar days. In cases where the date prescribed in this Table is a legal holiday, all deadlines shall apply to the previous working day.

**Table 5.2.9.I: Development Review Time and Processing Requirements**

Timing	Minor Development Review (Staff Review Committee)	Standard Major Development Review (Planning Board)	Streamlined Major Development Review (Planning Board)
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 Planning Board 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 abutter notification in accordance with Subsection 5.1.3.B(1). The applicant then supplies 12 copies of all application materials and one (1) electronic copy.	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 and one (1) electronic copy for Staff Review Committee distribution.	Deadline for filing one (1) copy of application for Planning Board consideration. <sup>1</sup> 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 and one (1) electronic copy for Staff Review Committee distribution.
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.
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.O 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.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O 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.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O 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.
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.		

<b>Table 5.2.9.1: Development Review Time and Processing Requirements</b>			
<b>Timing</b>	<b>Minor Development Review (Staff Review Committee)</b>	<b>Standard Major Development Review (Planning Board)</b>	<b>Streamlined Major Development Review (Planning Board)</b>
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.		
<b>NOTES:</b> 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.			

Flowcharts illustrating specific review procedures for each development review category are attached.

**APPLICABLE FEES**

**Application Fees**

The following application fees shall be paid for any project undergoing development review. For projects that meet the public hearing threshold or projects for which the Planning Board schedules a public hearing an additional \$250.00 fee will be assessed to cover the costs of advertising.

**Minor Development Review:**

- \$200.00

**Major Subdivision:**

SKETCH PLAN: \$125 per lot proposed  
 FINAL PLAN: \$175 per lot proposed

**Major Site Plan:**

SKETCH PLAN:

- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by \$0.05.
- For all other developments the fee is \$200.00.

FINAL PLAN:

- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by \$0.12.
- For all other developments the fee is \$200.00.

**Impact Fees**

Impact fees may apply depending upon the type of proposed development and will be determined during the development review process.

**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: Garage Addition

3. Project Applicant

Name: Fernando Stelser  
Address: 608 Harpswell rd, Brunswick, Maine  
Phone Number: 978-7717991  
Email: hfdominos@gmail.com

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: 608 Harpswell rd, Brunswick, Maine

8. Lot Size: 12 Acres

9. Zoning District: RP1

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 34 Lot Number 33 of subject property.

13. Brief description of proposed use/subdivision: \_\_\_\_\_  
27x27 garage addition, with master bedroom on top.

14. Describe specific physical improvements to be done: \_\_\_\_\_  
Add a 27x27 garage, with Master bedroom upstairs adding sq footage to the living space.

Owner Signature:



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Applicant Signature (if different):

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#### 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

<b>General</b>	Application form and fee	X
	Name of development	N/A
	Existing zoning district and overlay designations	N/A
	Location map	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X
	Documentation of Right, Title and Interest	X
	Draft performance guarantee or conditional agreement	N/A
<b>Survey, Topography, &amp; Existing Conditions</b>	Scale, date, north point, and area	X
	Existing easements associated with the development	N/A
	Existing locations of sidewalks	N/A
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A
<b>Proposed Development Plan</b>	Number of lots if a subdivision	N/A

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

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

		Final Plan	Streamlined	Minor
<b>General</b>	Application form and fee	--	--	X
	Name of development	--	--	X
	Existing zoning district and overlay designations	--	--	X
	Location map	--	--	X
	Names of current owner(s) of subject parcel and abutting parcels	--	--	X
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	--	--	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	--	--	X
	Documentation of Right, Title and Interest	--	--	X
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected	--	--	N/A
	Draft performance guarantee or conditional agreement	--	--	N/A
	<b>Survey, Topography, &amp; Existing Conditions</b>	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		--	--	N/A
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed		--	--	N/A
Existing easements associated with the development		--	--	N/A
Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities		--	--	X
<b>Survey, Topography, &amp; Existing Conditions</b>	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	--	--	N/A
	Topography with contour intervals of not more than two (2) feet	--	--	X
	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.	--	--	X
	Existing locations of sidewalks	--	--	N/A
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	--	--	W
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	--	--	N/A

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

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

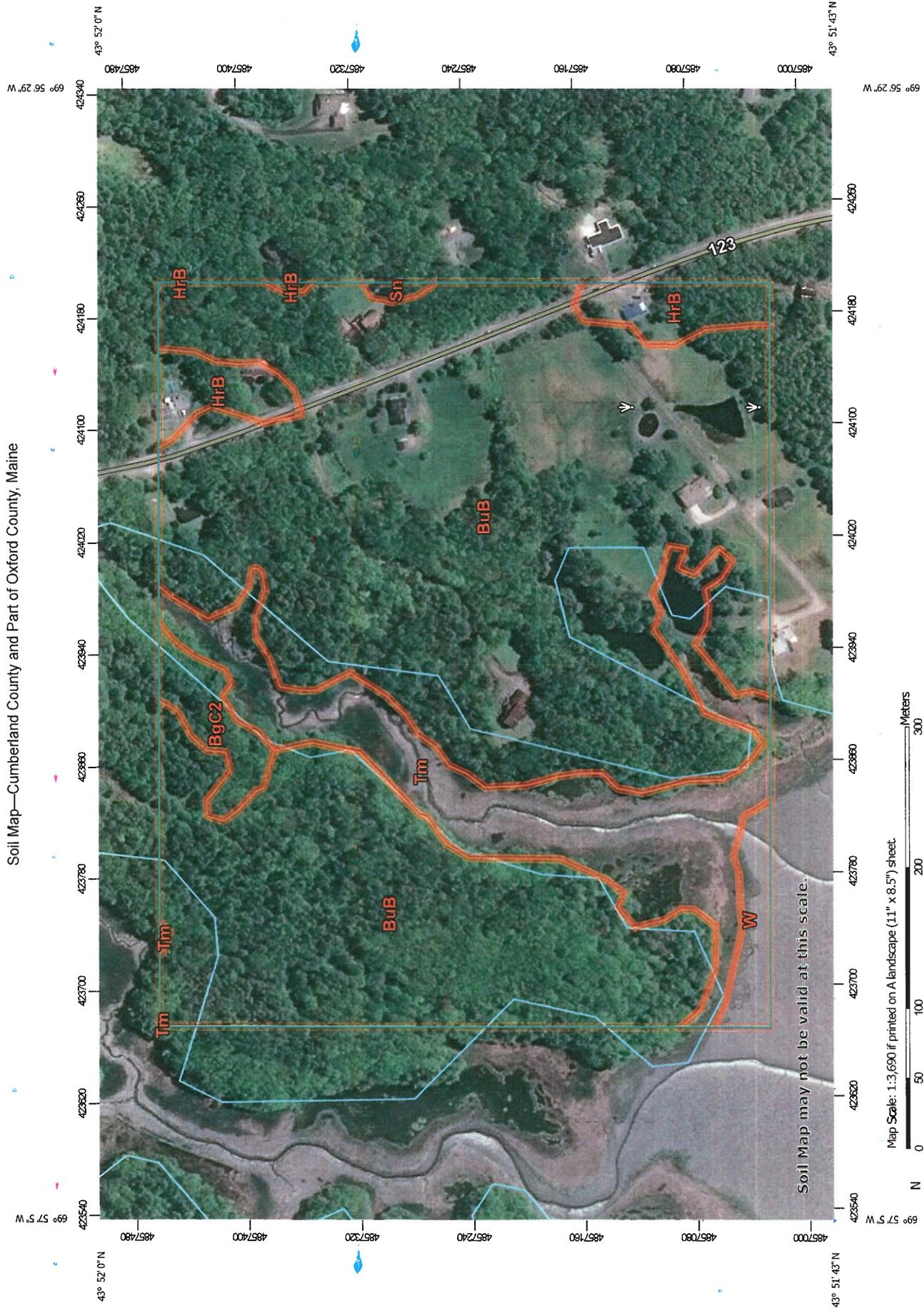
		Final Plan	Streamlined	Minor
<b>Infrastructure - Proposed</b>	Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical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

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

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

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

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



Soil Map may not be valid at this scale.

Map Scale: 1:3,690 if printed on A landscape (11" x 8.5") sheet.

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

## MAP LEGEND

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

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 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 Date: Version 17, Jun 5, 2020

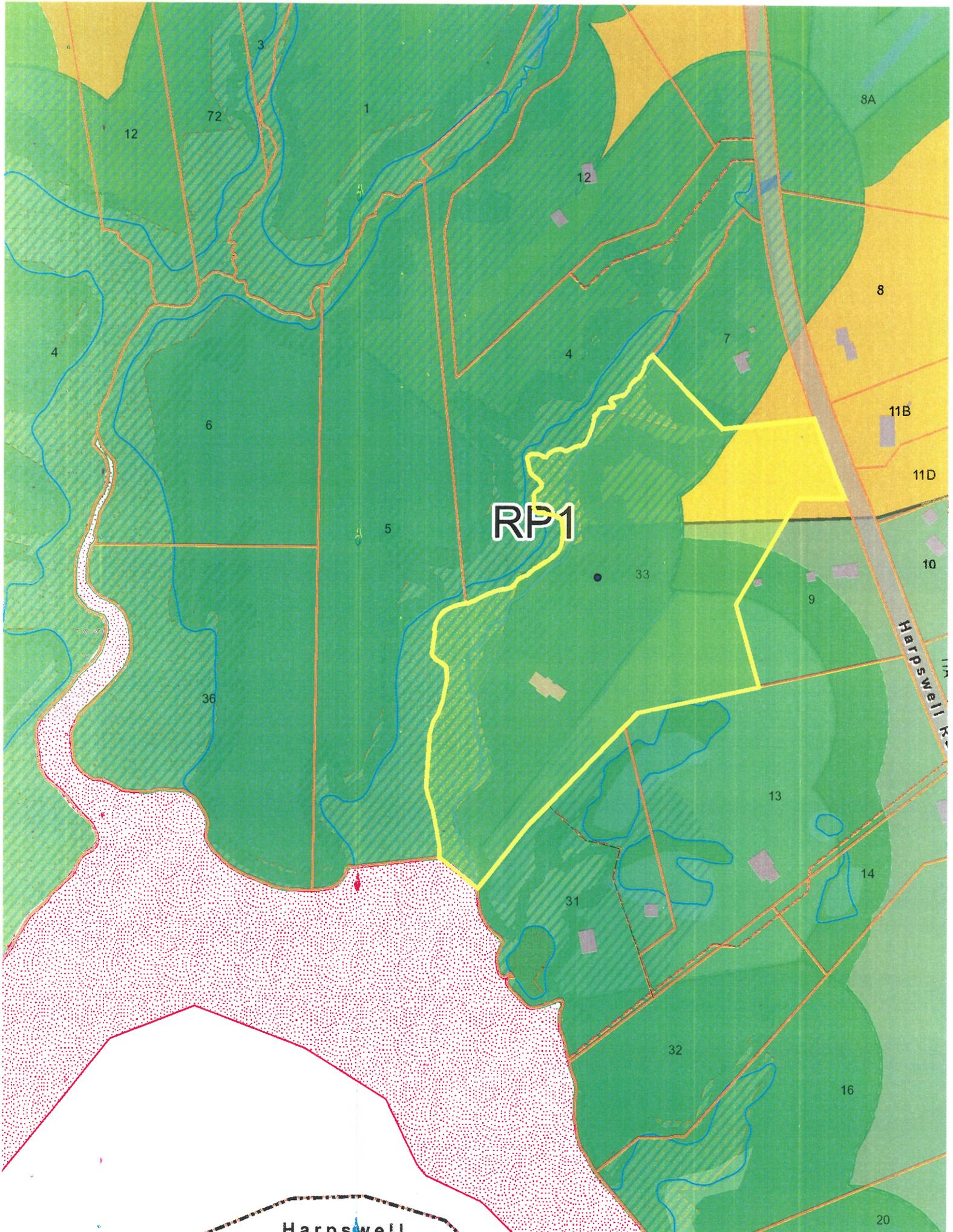
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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
BgC2	Nicholville very fine sandy loam, 8 to 15 percent slopes	1.1	2.0%
BuB	Lamoine silt loam, 3 to 8 percent slopes	44.8	78.1%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	2.2	3.9%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.1	0.2%
Tm	Pemaquid, Todds point, and Damariscotta soils, 0 to 2 percent slopes	8.1	14.1%
W	Water	1.0	1.7%
<b>Totals for Area of Interest</b>		<b>57.4</b>	<b>100.0%</b>



RP1

Harpswell

Harpswell

MAINE REAL ESTATE TAX-Paid

DLN 1002040099494

WARRANTY DEED

WILLIAM F. MACAULEY

of 608 Harpswell Road, Brunswick, ME 04011

for consideration paid, grants to

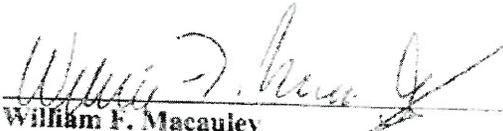
FERNANDO JANTORNO STELSER AND HALDRIA VALE JANTORNO

of 7 Balsam Avenue, Brunswick, ME 04011, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Brunswick, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 25th day of June, 2020.

  
William F. Macauley

State of Maine  
Sagadahoc, ss.

June 25, 2020

Personally appeared before me the above-named William F. Macauley and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Gerald B. Schofield, Jr. Attorney-at-Law 4454

H-STELSER.F

EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in said Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

Being all of the upland as shown on a Plan of property owned by Dora Beaudoin dated September 18, 1970 by Howard F. Babbidge, R.L.S. #5, and recorded in Cumberland County Registry of Deeds in Plan Book 84, Page 36, to which plan with its record, reference is hereby made for a further and more complete description of the premises herein conveyed.

Together with all my right, title and interest in and to the marsh lying between the upland as it abuts the above described premises and the creek as shown on said Plan, to which Plan reference is made.

Excepting the premises described in a deed from William F. Macauley and Betty J. Macauley to Betty J. Macauley, dated September 9, 1991, and recorded in the Cumberland County Registry of Deeds in Book 9705, Page 81, and subject to the 10 foot wide pedestrian easement described therein.

Subject to a utility easement from William F. Macauley and Betty J. Macauley to Central Maine Power Company and New England Telephone and Telegraph Company, dated August 31, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8961, Page 276.

For title reference see deed given by Dora J. Beaudoin to William F. Macauley and Betty J. Macauley, dated November 18, 1970, and recorded in the Cumberland County Registry of Deeds in Book 3151, Page 428, being a portion thereof.

Betty J. Macauley died on May 1, 2015 leaving William F. Macauley as sole surviving joint tenant.

H-STELSER.F

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK p/o 3151 PAGE 428 COUNTY Cumberland  
 PLAN BOOK 84 PAGE 36 LOT ---

ADDRESS: 608 Harpswell Road, Brunswick, Maine

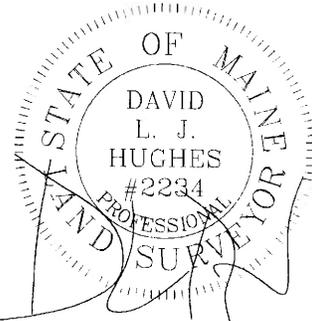
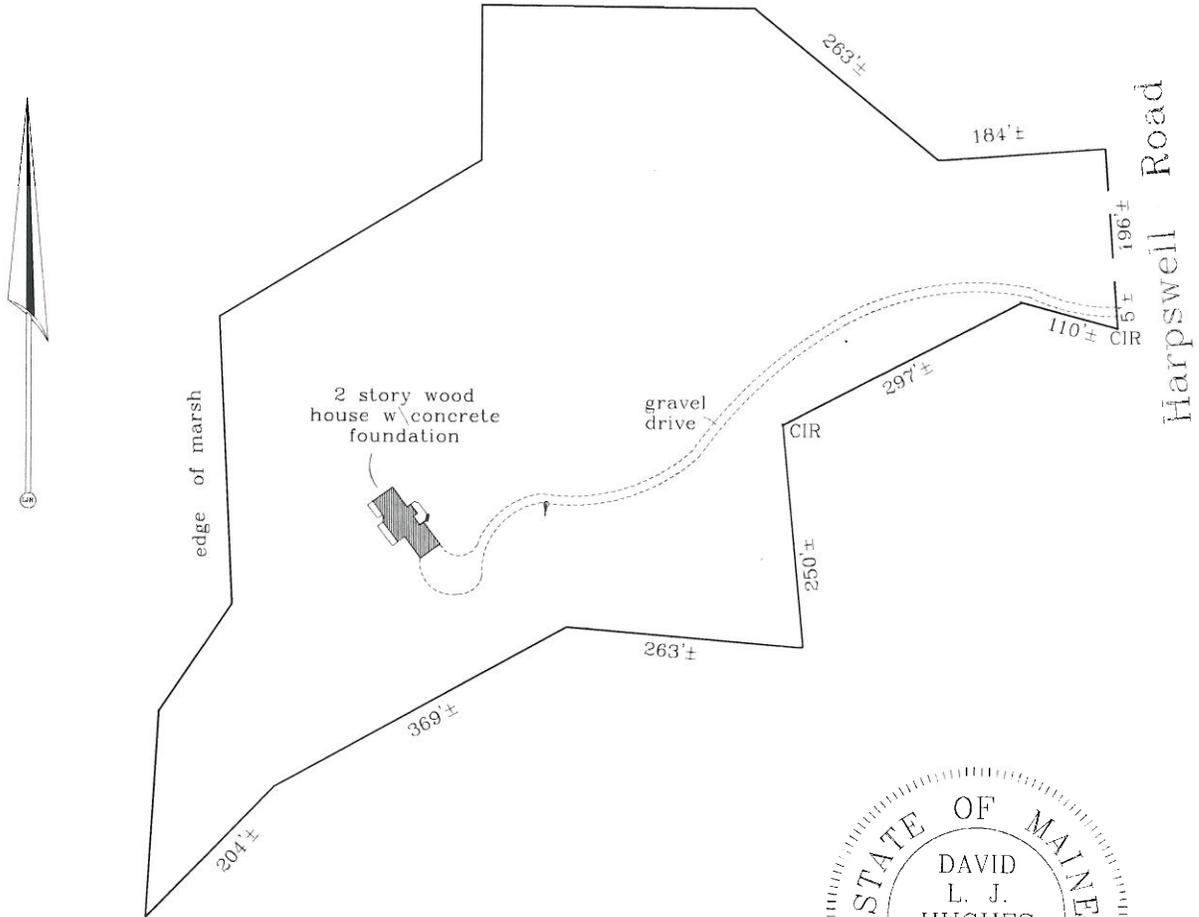
Job Number: 1067-74

Inspection Date: 06-03-20

Scale: 1" = 200'

Buyer: Fernando Stelser

Sellers: William F. & Betty J. Macauley



I HEREBY CERTIFY TO: Ballou & Bedell, P.A., Bath Savings Institution and First American Title Insurance Co.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel 230042-0015B:
- The structure does not fall within the special flood hazard zone.
- The land does ~~XXX~~ fall within the special flood hazard zone.
- A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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**Livingston-Hughes**  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport, Maine 04046  
 207-967-9761 phone 207-967-4831 fax  
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



# 200 foot Abutters List Report

Brunswick, ME  
September 24, 2020

## Subject Properties:

Parcel Number: 34-33  
CAMA Number: 34-33  
Property Address: 608 HARPSWELL RD

Mailing Address: MACAULEY, WILLIAM F  
4 OAK GROVE AVE  
BATH, ME 04530

Parcel Number: 34-33  
CAMA Number: 34-33  
Property Address: 608 HARPSWELL RD

Mailing Address: MACAULEY, WILLIAM F  
4 OAK GROVE AVE  
BATH, ME 04530

---

## Abutters:

Parcel Number: 34-10  
CAMA Number: 34-10  
Property Address: 623 HARPSWELL RD

Mailing Address: REYNOLDS, RONDEL G & JANICE K  
623 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-11B  
CAMA Number: 34-11B  
Property Address: 609 HARPSWELL RD

Mailing Address: DEMERS, KIMIE  
609 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-11B  
CAMA Number: 34-11B  
Property Address: 609 HARPSWELL RD

Mailing Address: DEMERS, KIMIE  
609 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-11D  
CAMA Number: 34-11D  
Property Address: 615 HARPSWELL RD

Mailing Address: FLOTTEN, PETER E & CHESLEY A H JT  
615 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-13  
CAMA Number: 34-13  
Property Address: 638 HARPSWELL RD

Mailing Address: BLANCHARD, FREDERICK L & BARBARA JT  
638 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-13  
CAMA Number: 34-13  
Property Address: 638 HARPSWELL RD

Mailing Address: BLANCHARD, FREDERICK L & BARBARA JT  
638 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-31  
CAMA Number: 34-31  
Property Address: 640 HARPSWELL RD

Mailing Address: DOHERTY, JOHN P & MARY ANNE JT  
640 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-31  
CAMA Number: 34-31  
Property Address: 640 HARPSWELL RD

Mailing Address: DOHERTY, JOHN P & MARY ANNE JT  
640 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-31  
CAMA Number: 34-31  
Property Address: 640 HARPSWELL RD

Mailing Address: DOHERTY, JOHN P & MARY ANNE JT  
640 HARPSWELL RD  
BRUNSWICK, ME 04011



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9/24/2020

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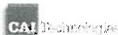
Page 1 of 3



# 200 foot Abutters List Report

Brunswick, ME  
September 24, 2020

Parcel Number: 34-4 CAMA Number: 34-4 Property Address: 552 HARPSWELL RD	Mailing Address: CATALDO, BRIAN & NIKKILEE 552 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-4 CAMA Number: 34-4 Property Address: 552 HARPSWELL RD	Mailing Address: CATALDO, BRIAN & NIKKILEE 552 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-4 CAMA Number: 34-4 Property Address: 552 HARPSWELL RD	Mailing Address: CATALDO, BRIAN & NIKKILEE 552 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-4 CAMA Number: 34-4 Property Address: 552 HARPSWELL RD	Mailing Address: CATALDO, BRIAN & NIKKILEE 552 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-4 CAMA Number: 34-4 Property Address: 552 HARPSWELL RD	Mailing Address: CATALDO, BRIAN & NIKKILEE 552 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-4 CAMA Number: 34-4 Property Address: 552 HARPSWELL RD	Mailing Address: CATALDO, BRIAN & NIKKILEE 552 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-4 CAMA Number: 34-4 Property Address: 552 HARPSWELL RD	Mailing Address: CATALDO, BRIAN & NIKKILEE 552 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-4 CAMA Number: 34-4 Property Address: 552 HARPSWELL RD	Mailing Address: CATALDO, BRIAN & NIKKILEE 552 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-4 CAMA Number: 34-4 Property Address: 552 HARPSWELL RD	Mailing Address: CATALDO, BRIAN & NIKKILEE 552 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-5 CAMA Number: 34-5 Property Address: 0 HARPSWELL RD	Mailing Address: LIVESAY, E CHRISTOPHER 35 PENNELLVILLE RD BRUNSWICK, ME 04011
Parcel Number: 34-5 CAMA Number: 34-5 Property Address: 0 HARPSWELL RD	Mailing Address: LIVESAY, E CHRISTOPHER 35 PENNELLVILLE RD BRUNSWICK, ME 04011
Parcel Number: 34-7 CAMA Number: 34-7 Property Address: 596 HARPSWELL RD	Mailing Address: LACHANCE, PETER R 105 HARPSWELL RD BRUNSWICK, ME 04011
Parcel Number: 34-8 CAMA Number: 34-8 Property Address: 597 HARPSWELL RD	Mailing Address: ALASAUSKAS, RAIMUNDAS & BRENDA JT 597 HARPSWELL RD BRUNSWICK, ME 04011



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9/24/2020

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Page 2 of 3



## 200 foot Abutters List Report

Brunswick, ME  
September 24, 2020

Parcel Number: 34-8  
CAMA Number: 34-8  
Property Address: 597 HARPSWELL RD

Mailing Address: ALASAUSKAS, RAIMUNDAS & BRENDA  
JT  
597 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-8  
CAMA Number: 34-8  
Property Address: 597 HARPSWELL RD

Mailing Address: ALASAUSKAS, RAIMUNDAS & BRENDA  
JT  
597 HARPSWELL RD  
BRUNSWICK, ME 04011

Parcel Number: 34-9  
CAMA Number: 34-9  
Property Address: 620 HARPSWELL RD

Mailing Address: ORLANDO, ADOLPH M & DEBRA K  
62 MIDLAND PLACE APT 1208  
TUCKAHOE, NY 10707

Parcel Number: 34-9  
CAMA Number: 34-9  
Property Address: 620 HARPSWELL RD

Mailing Address: ORLANDO, ADOLPH M & DEBRA K  
62 MIDLAND PLACE APT 1208  
TUCKAHOE, NY 10707

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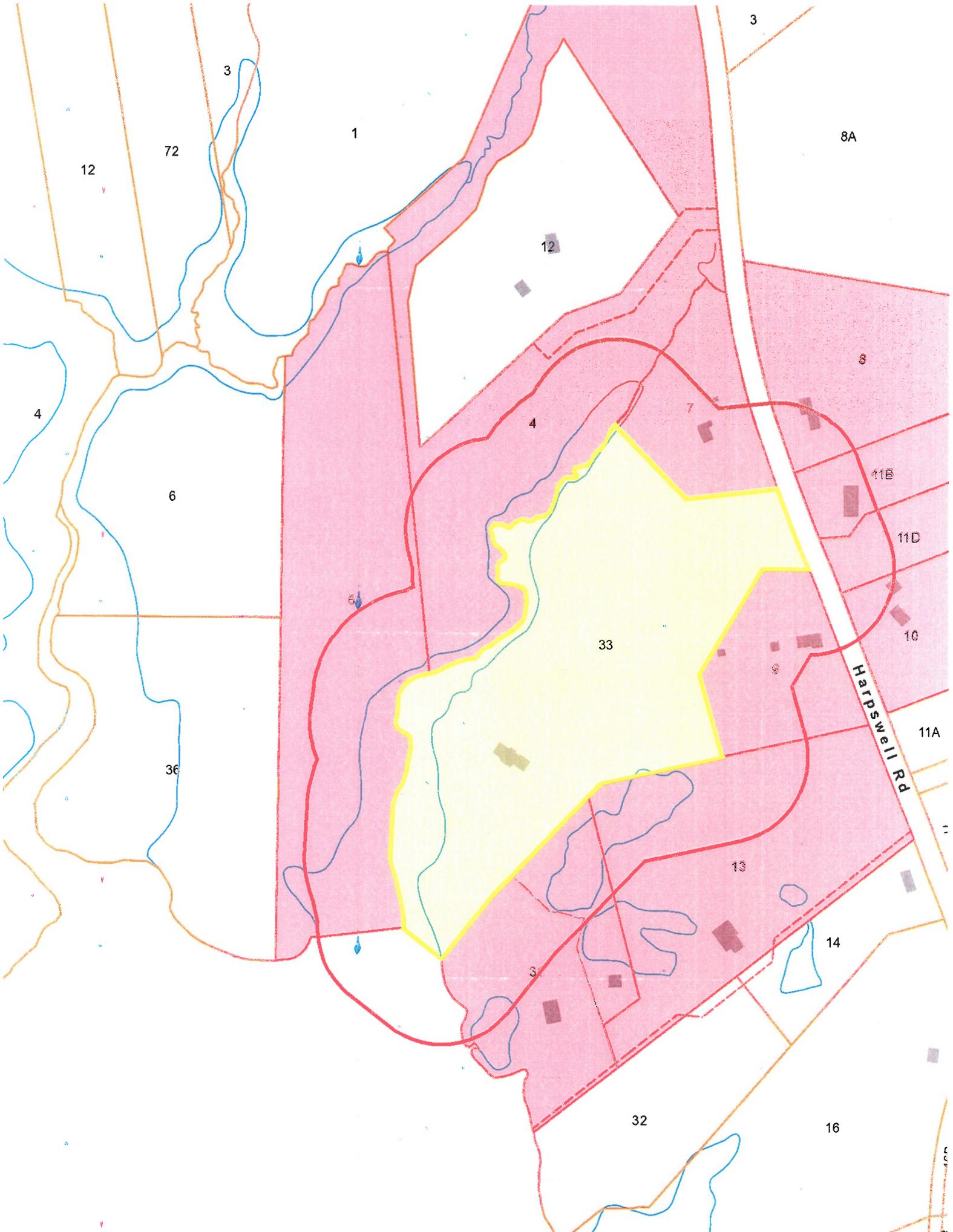


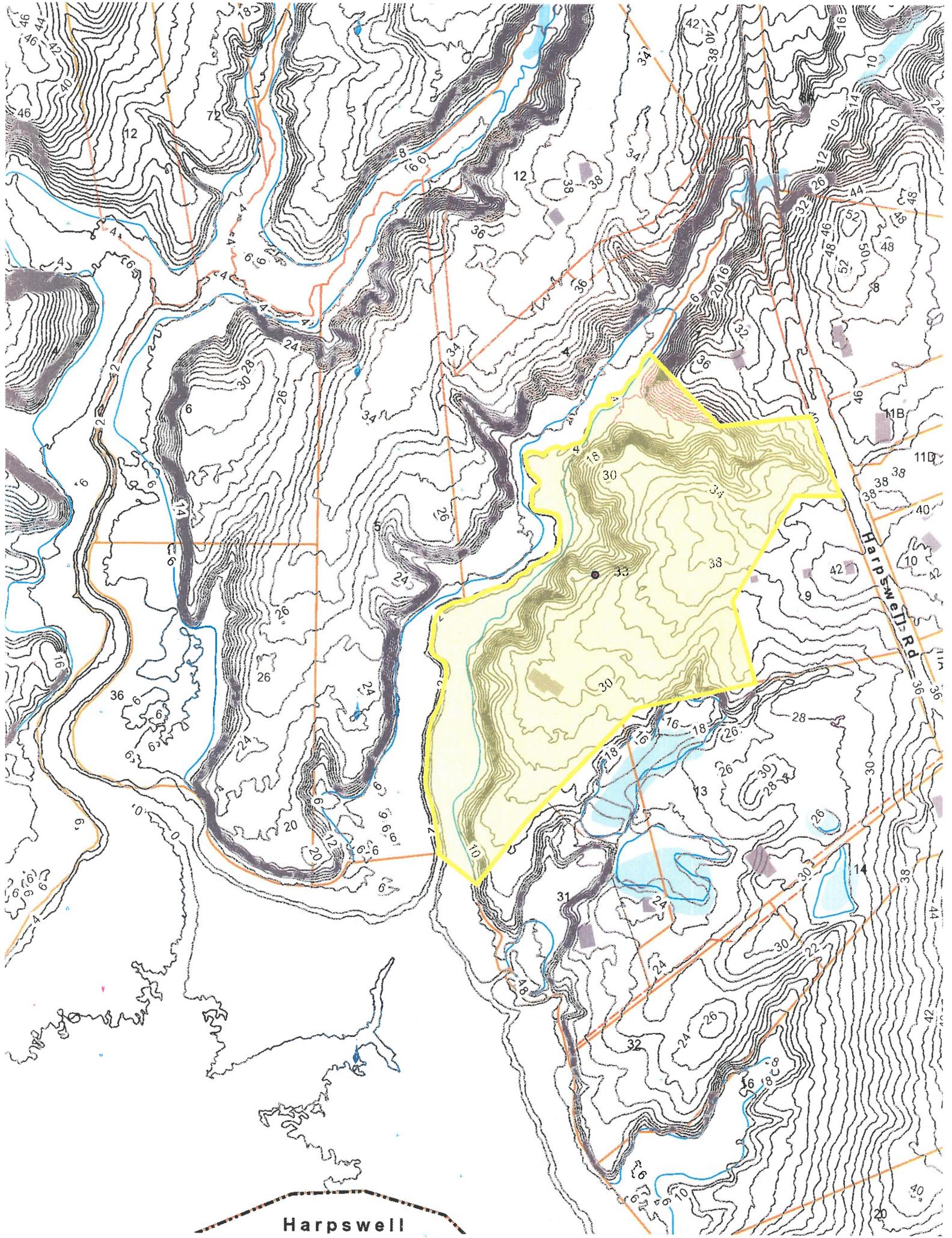
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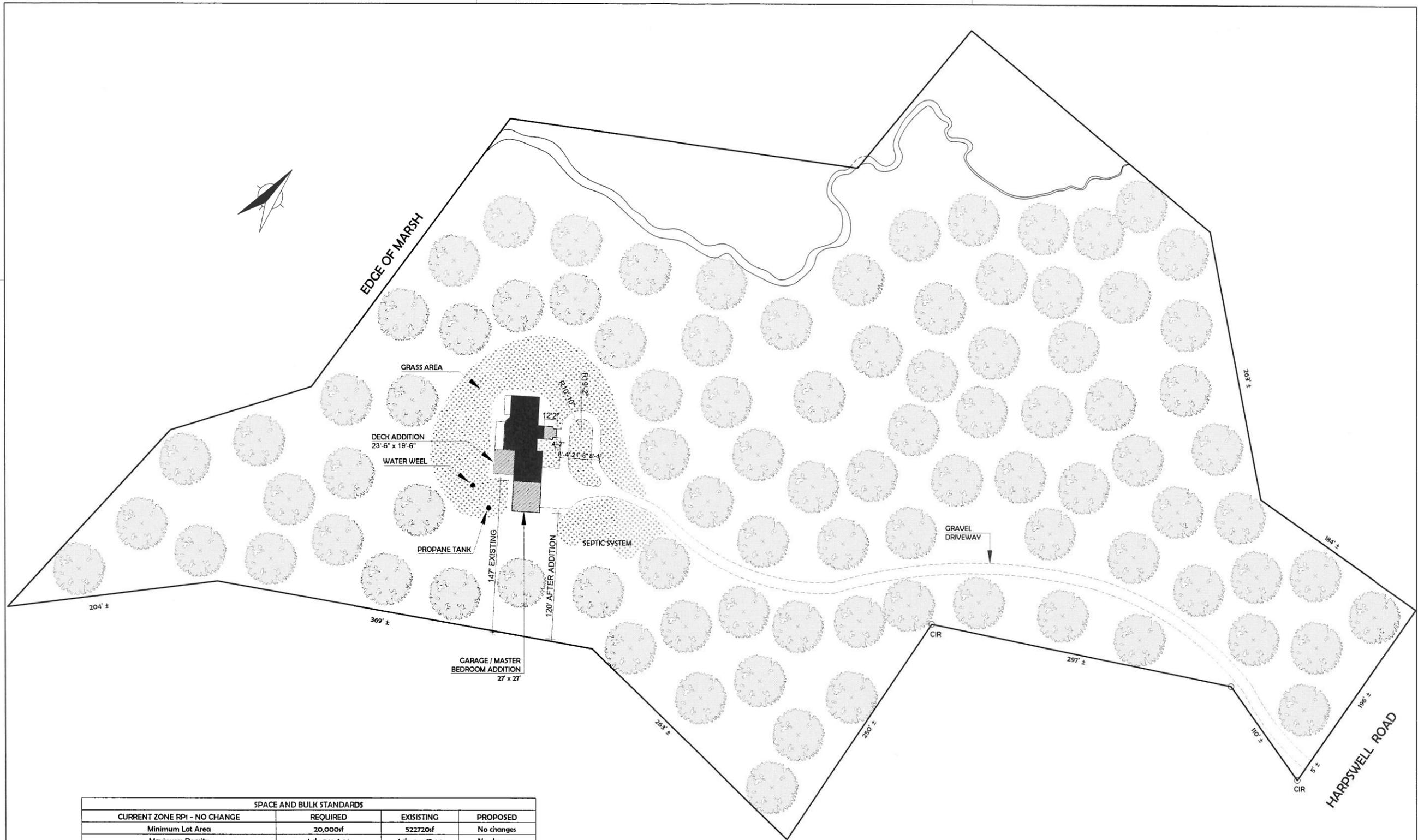
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Page 3 of 3





Harpswell



SPACE AND BULK STANDARDS			
CURRENT ZONE RPI - NO CHANGE	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	20,000sf	522720sf	No changes
Maximum Density	1 du per 4 ac	1 du per 12 ac	No changes
Lot width	125	557ft	No changes
Front setback Harpswell Road	30	855	No changes
Rear setback water	250 SPO	160	No changes
Side setback	25	147	120
Impervious surface coverage, max. (% of lot area)	5% Lot greater than 10 acres	0.0059% 3091sf	0.0073% 3820sf
New lawn area for wooded sites	20	No changes	No changes
Building height, max	40	25	27,9
Building footprint per structure, max. (1,000 square)	10	4,3	5,8



ARCHITECTURAL PROJECT

CONTENT  
 SITE PLAN  
 CLIENT  
 HALDRIA VALE JANTORNO E FERNANDO JANTORNO STELSER

ADDRESS  
 608 HARP SWELL RD, BRUNSWICK, MAINE, 04011

DESIGNERS  
 IGOR GONÇALVES  
 QIL NUNES

SCALE  
 1/750

DATE  
 27 / 09 / 2020

PROJECT RESPONSIBILITY  
 ARO, IGOR GONÇALVES DE A. NUNES

SHEET  
 01  
 REVISION  
 01

CODE  
 2019.07



PROPERTY OWNED BY  
WILLIAM & BETTY  
MCKEAULEY  
MAP 54, LOT 33



MAIN FACADE



BACK FACADE

	ARCHITECTURAL PROJECT		
	MAIN FACADE AND BACK FACADE		
MALDORA VALE (ANTONIO E FERNANDO) (ANTONIO) (TELIER)			
408 HARRISWELL RD, BRUNSWICK, MAINE, 04008			
ARCHITECT IGOR GONCALVES CIV. ENGINEER	LICENSE NO. 975	DATE 28 / 04 / 2020	SHEET NO. <b>02</b>
ARG. IGOR GONCALVES DE A. NUNES			SCALE 1:100









**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: Norwood Home Renovation

3. Project Applicant

Name: Diana Norwood  
Address: 374 Casco Road  
Brunswick, ME 04011  
Phone Number: (207) 319-5308  
Email: maineproductions01@gmail.com

4. Project Owner (if different than applicant)

Name: Same as Applicant  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

5. Authorized Representative

Name: Same as Applicant  
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. Contractor: Ben Trout, Trademark Inc. 380 Cottage Rd. South Portland 04106
2. Architect: Kirk Hendriksen 66 Scamman Street, South Portland, ME 04106
3. \_\_\_\_\_

7. Physical location of property: 374 Casco Road, Brunswick, ME 04011

8. Lot Size: 10 Acres

9. Zoning District: RP1

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

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?

Applicant is owner of the property

---

12. Assessor's Tax Map 28 Lot Number 3 of subject property.

13. Brief description of proposed use/subdivision: \_\_\_\_\_  
Private Home Renovation

14. Describe specific physical improvements to be done: \_\_\_\_\_  
Removing existing Deck, Hot Tub and 3 Season Sun Room. Rebuilding Sunroom to make a 4 season room and add a living area to an existing guest room.

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

<b>General</b>	Application form and fee	X
	Name of development	N/A
	Existing zoning district and overlay designations	X
	Location map	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X
	Documentation of Right, Title and Interest	X
	Draft performance guarantee or conditional agreement	N/A
<b>Survey, Topography, &amp; Existing Conditions</b>	Scale, date, north point, and area	X
	Existing easements associated with the development	N/A
	Existing locations of sidewalks	N/A
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A
<b>Proposed Development Plan</b>	Number of lots if a subdivision	N/A

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL		Final Plan	Streamlined	Minor
Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)				
General	Application form and fee	--	--	X
	Name of development	--	--	N/A
	Existing zoning district and overlay designations	--	--	X
	Location map	--	--	X
	Names of current owner(s) of subject parcel and abutting parcels	--	--	X
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	--	--	N/A
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	--	--	X
	Documentation of Right, Title and Interest	--	--	X
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected	--	--	X
	Draft performance guarantee or conditional agreement	--	--	N/A
	Survey, Topography, & Existing Conditions	Scale, date, north point, and area	--	--
A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors		--	--	X
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed		--	--	N/A
Existing easements associated with the development		--	--	N/A
Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities		--	--	X
Survey, Topography, & Existing Conditions	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	--	--	N/A
	Topography with contour intervals of not more than two (2) feet	--	--	N/A
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	--	--	X
	Existing locations of sidewalks	--	--	N/A
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	--	--	X
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	--	--	N/A

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL		Final Plan	Streamlined	Minor
Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)				
Infrastructure - Proposed	Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	--	--	N/A
	Proposed easements associated with the development	--	--	N/A
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section	--	--	X
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	--	--	N/A
	Proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	--	--	N/A
	Proposed locations, widths and profiles of sidewalks	--	--	N/A
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	--	--	N/A
	Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	--	--
Storm water management plan for the proposed project prepared by a professional engineer		--	--	N/A
The size and proposed location of water supply and sewage disposal systems		--	--	N/A
Where a septic system is to be used, evidence of soil suitability		--	--	N/A
A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure		--	--	N/A
A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken		--	--	N/A
A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure		--	--	N/A
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	--	--	N/A
	Reference to special conditions stipulated by the Review Authority	--	--	X
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	--	--	N/A
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	--	--	N/A
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	--	--	X

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

Final Plan

Streamlined

Minor

Please mark box with one of the following:

"W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)

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

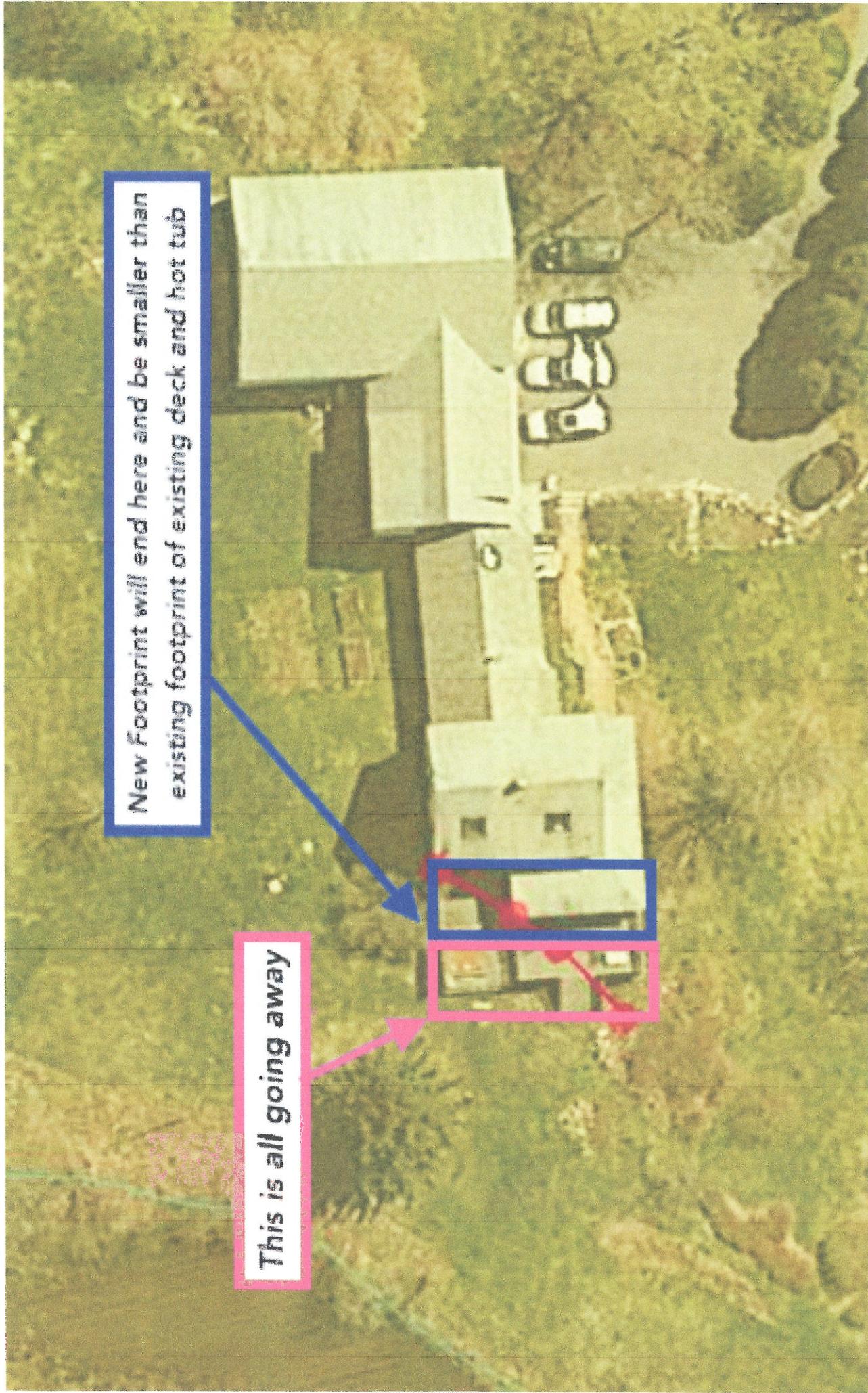






New Footprint will end here and be smaller than existing footprint of existing deck and hot tub

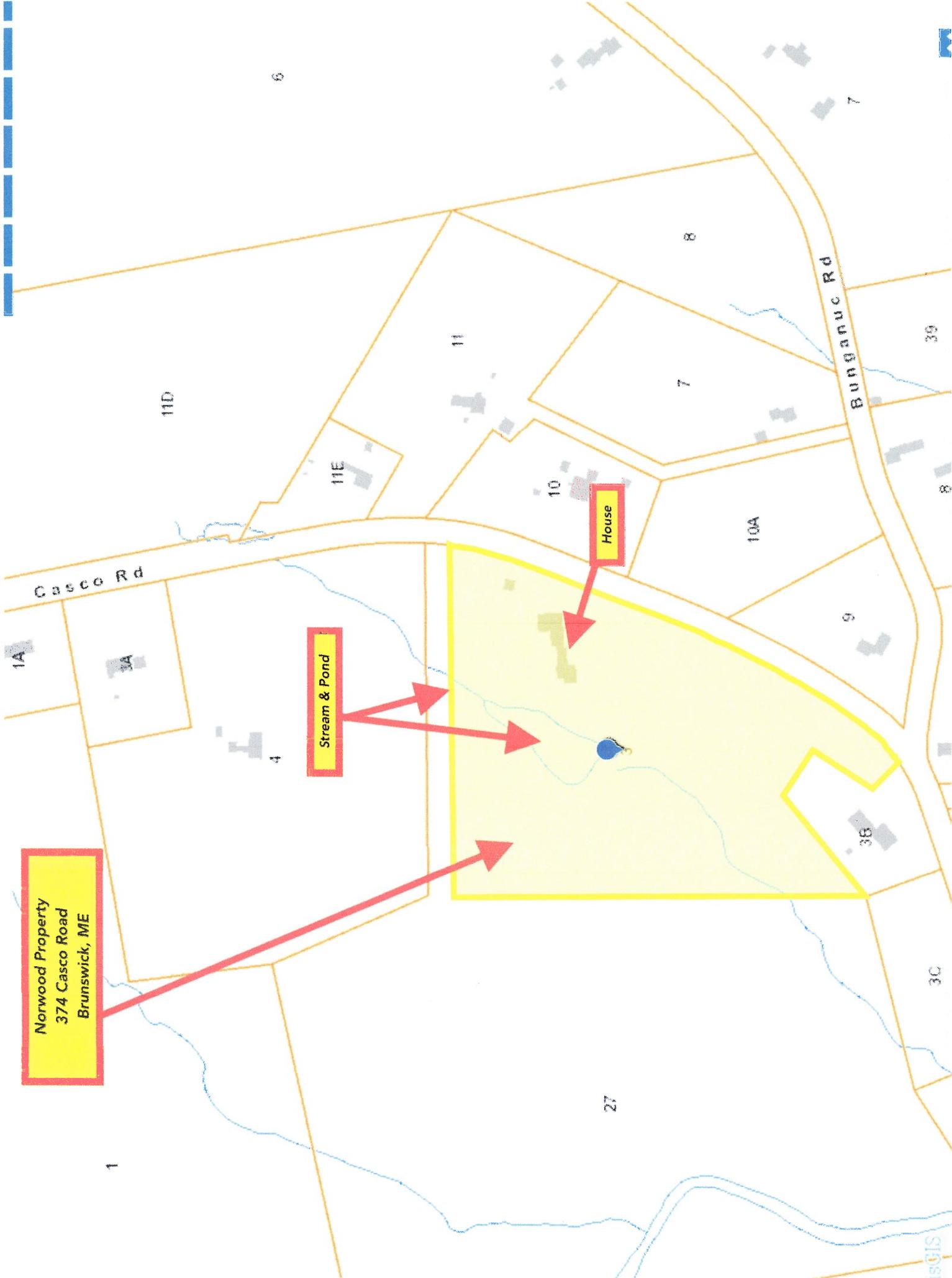
This is all going away



Norwood Property  
374 Casco Road  
Brunswick, ME

Stream & Pond

House





# Trademark, Inc.

9/29/20

Kevin and Diana  
374 Casco Road  
Brunswick, ME

## Erosion Control Plan for the Norwood Project

In order to excavate for the proposed addition at 374 Casco road within the re-course protection area, the contractor proposes to do the following:

Prior to starting work document existing vegetation with photographs.

Prior to starting work install an erosion control berm around proposed new foot print on all [3] sides per

The erosion control berm will be placed as close as possible to work area while allowing work to progress. [25' max]  
[If silt fence is preferred we will use that]

Hay will be placed on the disturbed site during construction to minimize erosion.

After completion of site work the berm will be removed and area will be seeded and hayed.

At the end of this season or early spring the area will be replanted to resemble as it was before .

The work area is flat enough so that permanent bank stabilization should not be required.

The contractor will not allow erosion to occur and will put things back as they were.

The excavator is certified in erosion control practices by the Maine DEP

The work will be carried out in accordance with Chapter 2- Zoning Districts Section 2 .3  
Overlay Districts

Respectfully Submitted,

Ben Trout, president  
Trademark, inc.  
380 Cottage Road  
South Portland, ME 04106

Shawn Morrison Contractor #1625  
Jeff Morrison Contractor #1627  
Expiration 12/31/21

## SHORT FORM WARRANTY DEED

**JEAN C. MOST** of 18 Boody Street, Brunswick, Maine 04011, FOR CONSIDERATION PAID, grants to **MICHAEL J. NORWOOD** and **DIANA K. NORWOOD** of 374 Casco Road, Brunswick, Maine 04011, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in Brunswick, County of Cumberland and State of Maine:

A certain lot or parcel of land located on the northwesterly side of Casco Road in the Town of Brunswick, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

Starting at a point on the northwesterly line of Casco Road (formerly Church Road), said point being the southwesterly corner of lands now or formerly of Timothy R. Mayer as recorded in the Cumberland County Registry of Deeds at Book 11646, Page 293, and the southeasterly corner of lands now or formerly of Steven H. Stern and Arlene D. Morris as recorded in the Cumberland County Registry of Deeds at Book 7555, Page 189:

Thence northerly along the westerly line of said Mayer and the easterly line of said Stern/Morris 148 feet more or less the northwesterly corner of said Mayer to the TRUE POINT OF BEGINNING:

THENCE northeasterly along lands of said Mayer 242.62 feet to a point;

THENCE southeasterly continuing along lands of said Mayer 96.52 feet to a point;

THENCE southwestwesterly continuing along lands of said Mayer 162.18 feet to a point;

THENCE southeasterly continuing along lands of said Mayer 65 feet more or less to a point on the northwesterly right-of-way line of said Casco Road;

THENCE northeasterly along the northwesterly right-of-way line of Casco Road 1100 feet more or less to a point, said point being created by extending a line parallel to and 180 feet northerly of the most northerly portion of the building as it currently exists on the parcel herein described and intersecting said line with the northwesterly right-of-way line of Casco Road;

THENCE westerly along remaining lands of Jean C. Most as recorded in Deed Book 11806, Page 330, CCRD, on a line parallel to and 180 feet northerly of the most northerly portion of the building as it currently exists on the parcel herein described 700 feet more or less to a point. The length of said line to be the distance that would make the herem described parcel contain exactly ten (10) acres;

THENCE southwesterly continuing along remaining lands of said Most 800 feet more or less to the TRUE POINT OF BEGINNING.

Meaning and intending to describe a parcel containing ten (10) acres.

Meaning and intending to describe a portion of the premises conveyed from Douglas S. Most to Jean C. Most by deed recorded in the Cumberland County Registry of Deeds at Book 11806, Page 330.

WITNESS my hand and seal this 30<sup>th</sup> day of November, 2000.

Witness

Jean C. Most  
Jean C. Most by C. Alan Beagle  
her attorney in fact.

STATE OF MAINE  
Cumberland, ss.

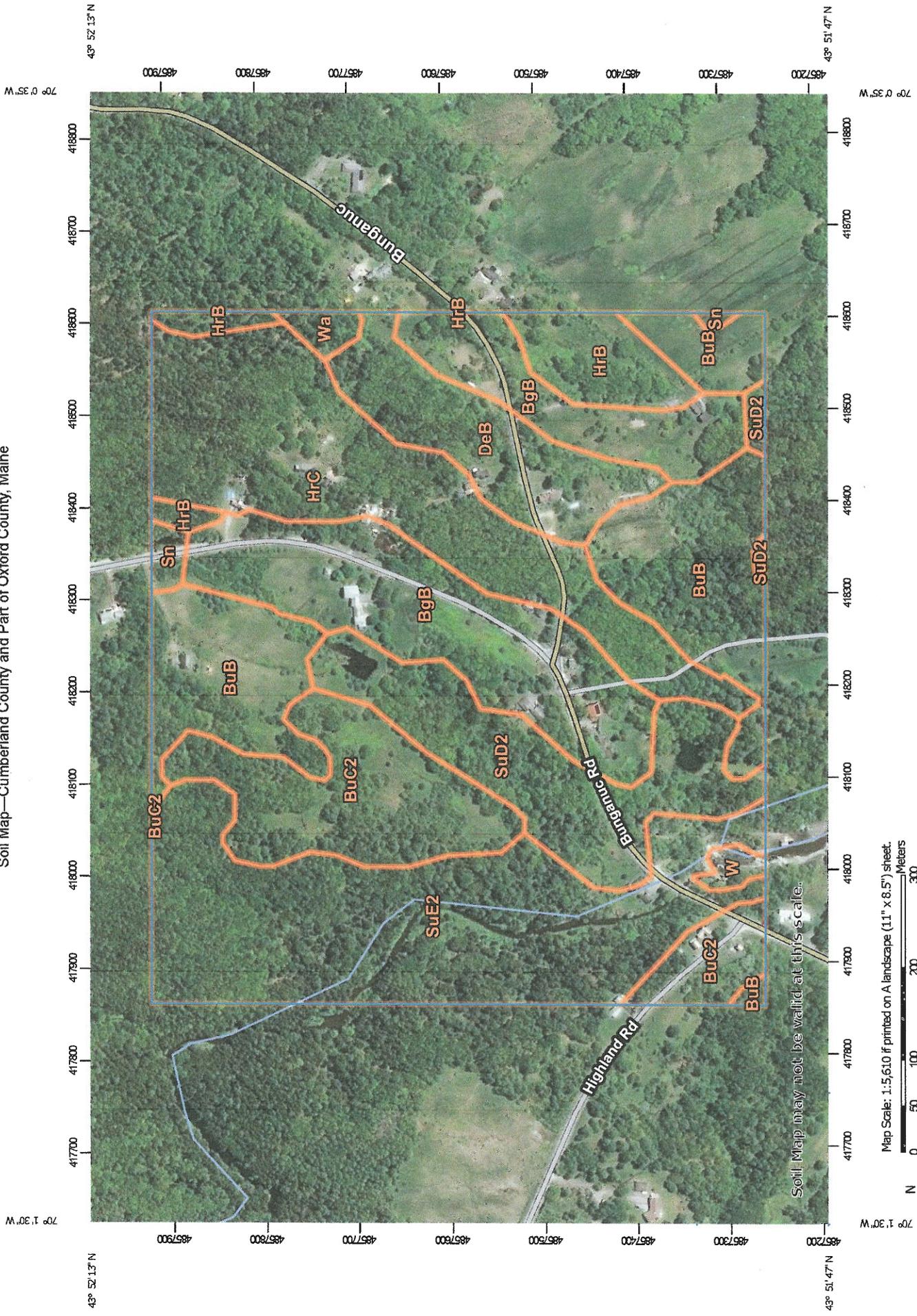
November 30, 2000

Personally appeared the above named C. Alan Beagle and acknowledged the foregoing instrument to be ~~her~~ free act and deed. and the free act and deed of Jean C. Most  
C. Alan Beagle <sup>his</sup> attorney under power of attorney dated 21 November 2000.  
Before me.

[Signature]  
Notary Public/Attorney at Law

W.P. Danley  
Print Name

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



Soil Map may not be valid at this scale.

Map Scale: 1:5,610 if printed on A landscape (11" x 8.5") sheet.



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



## 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 17, Jun 5, 2020

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

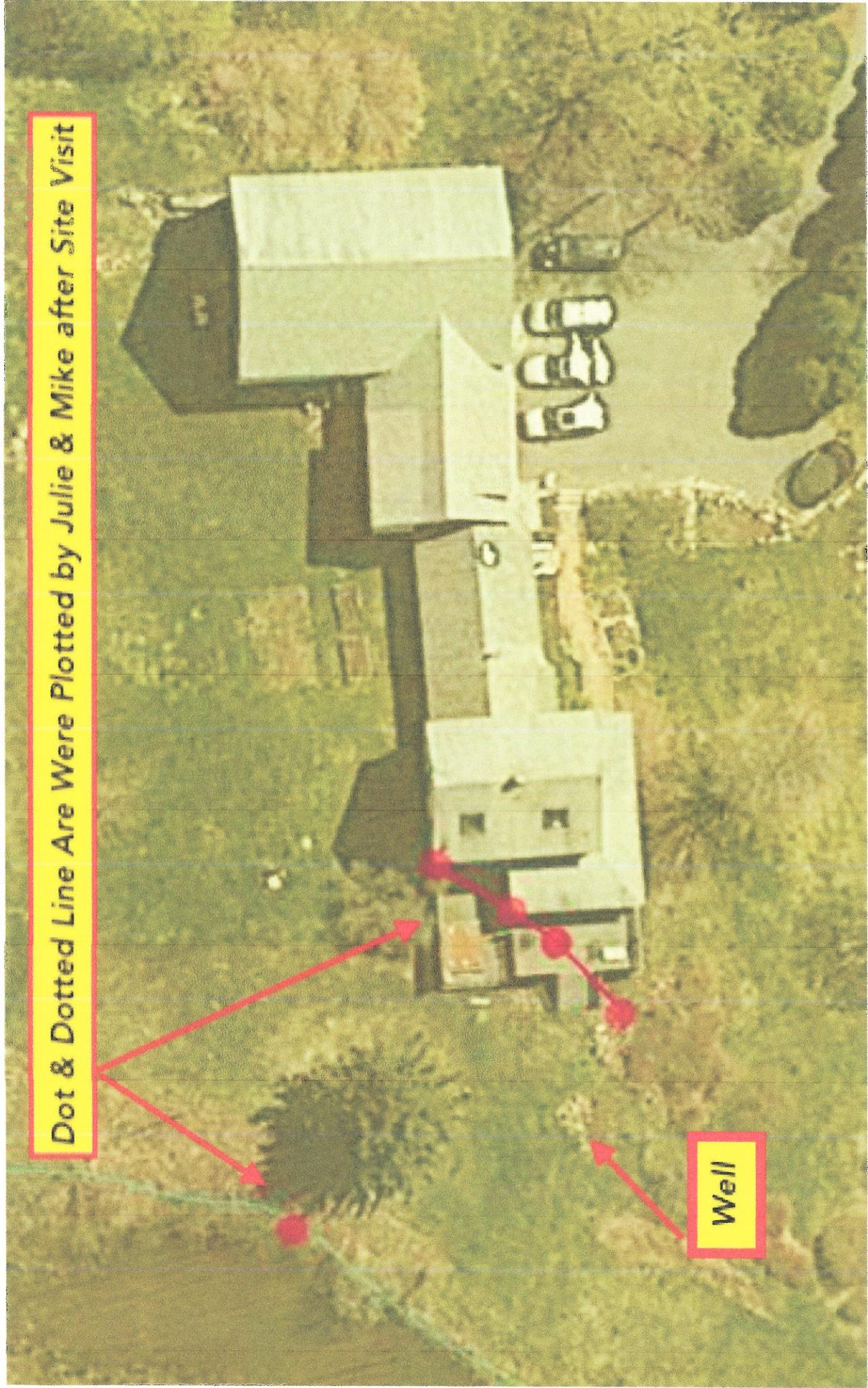
Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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 LEGEND

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

Dot & Dotted Line Are Plotted by Julie & Mike after Site Visit



Well

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Public Services  
Division of Health Engineering  
1007-207-2022 FAX 1007-207-2128

Town, City, Plantation  
**BRUNSWICK**

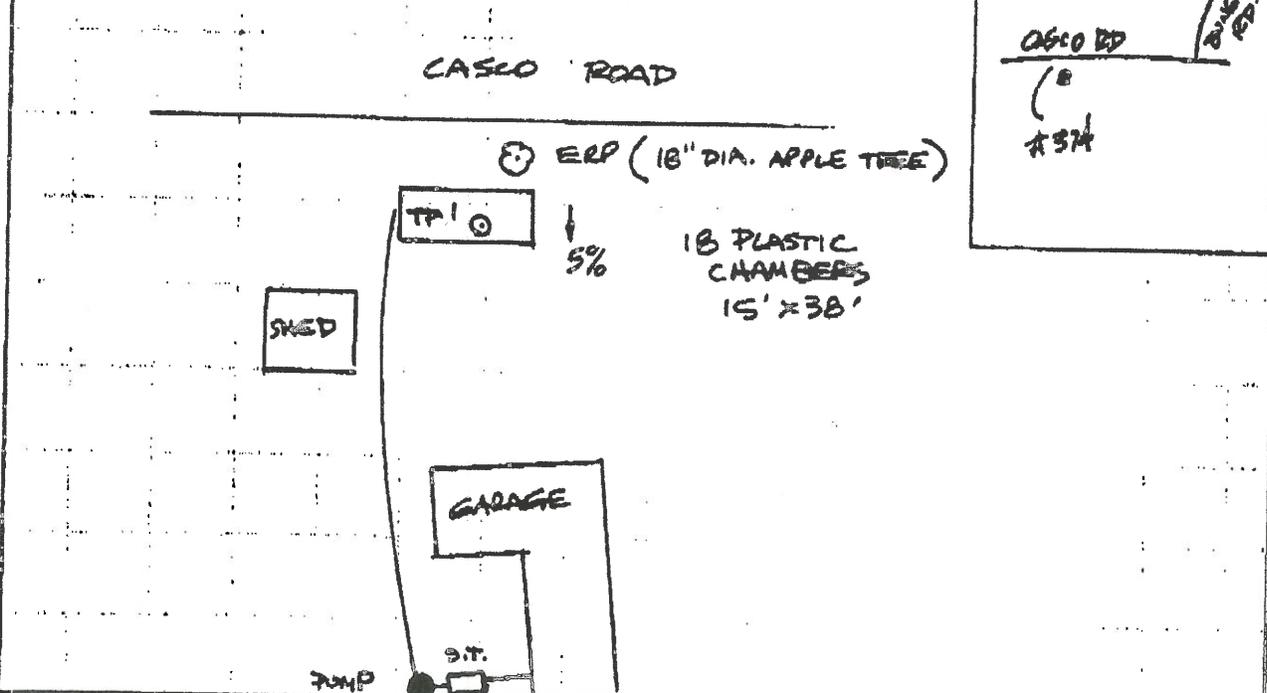
Street, Road Subdivision  
**374 CASCO ROAD**

Owner's Name  
**DOUGLASS & JEANWIE MOST**

**SITE PLAN**

Scale 1" = 50 Ft.  
or as shown

**SITE LOCATION PLAN**  
(Map from Maine Atlas recommended)



## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE		DK BRN.	
SANDY LOAM	FRIBLE	YELLOW BRN.	
	FIRM	GRY BRN.	

Soil Classification: 3 Profile, C Condition  
Slope: 5 %  
Limiting Factor: 20"  
 Ground Water Restrictive Layer  
 Bedrock  
 Pit Depth

Observation Hole \_\_\_\_\_  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling

Soil Classification: \_\_\_\_\_ Profile, \_\_\_\_\_ Condition  
Slope: \_\_\_\_\_ %  
Limiting Factor: \_\_\_\_\_  
 Ground Water Restrictive Layer  
 Bedrock  
 Pit Depth

*Mark Conni*  
Site Evaluator Signature

262  
SE \*

11-11-00  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering

Town, City, Plantation

BRUNSWICK

Street, Road, Subdivision

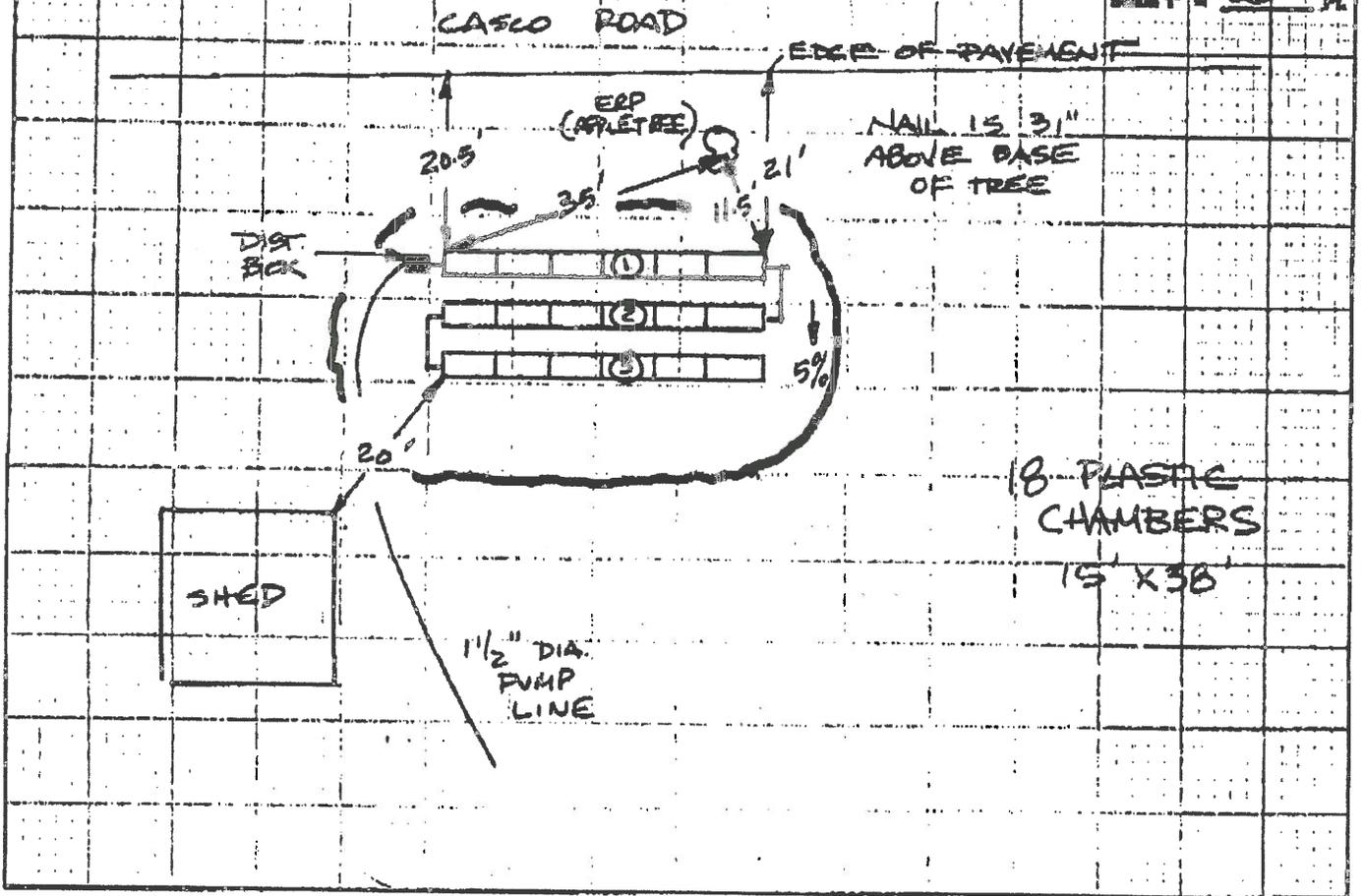
374 CASCO ROAD

Owners Name

DOUGLASS + JEANNIE MOST

## SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' PL.



### FILL REQUIREMENTS

Depth of Fill (Upslope) 16'  
Depth of Fill (Downslope) 9'

### CONSTRUCTION ELEVATIONS

Reference Elevation is 0"  
Bottom of Disposal Area ROW #1 -51"  
Top of Distribution Lines or Chambers -35"

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION  
NAIL IN PINK TAG ON APPLE TREE

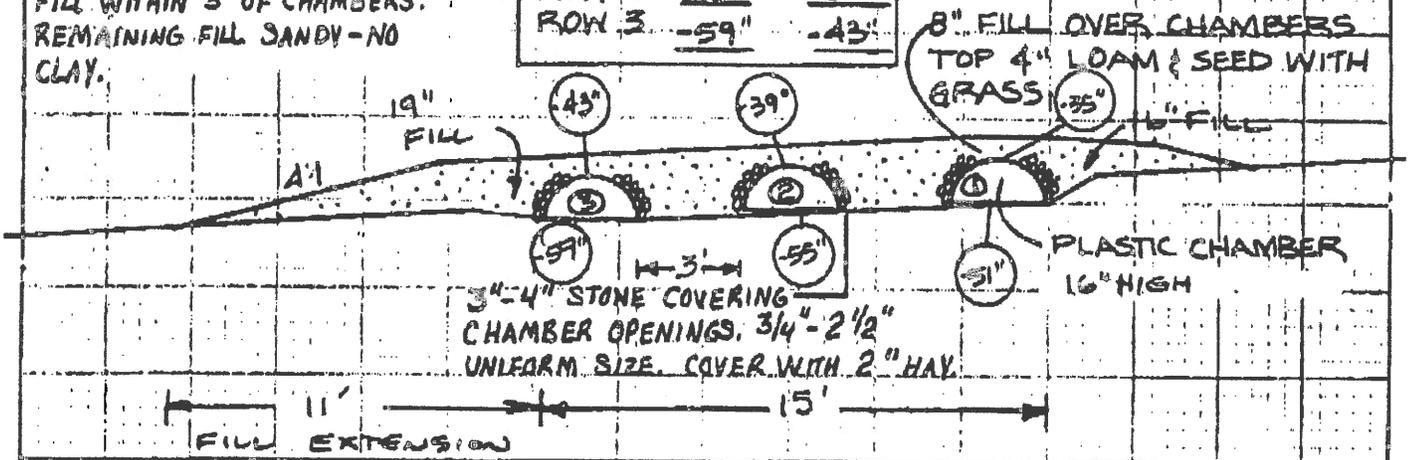
NOTE: SCARIFY GROUND SURFACE BELOW ALL FILL

GRAVELLY COARSE SAND FILL WITHIN 3' OF CHAMBERS. REMAINING FILL SANDY - NO CLAY.

### DISPOSAL AREA CROSS SECTION

Scale:  
Vertical: 1 inch = 5' PL.  
Horizontal: 1 inch = 5' PL.

BOTTOM OF CHAMBERS		TOPS:	
ROW 2	-55"		-39"
ROW 3	-59"		-43"



Mark Davis

262

11-11-00

Page 3 of 3

## REPLACEMENT SYSTEM VARIANCE REQUEST

### THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

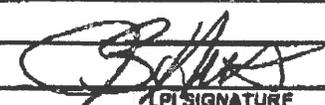
This form shall be attached to an application (HHE-300) for the proposed replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request on HHE-200 and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 2006)
2. There will be no change in use of the structure except as authorized for one-time exempted expansions outside the shoreland zone of major waterbodies/courses.
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
4. The BOD5 plus 8.8. content of the wastewater is no greater than that of normal domestic effluent.

<b>GENERAL INFORMATION</b>		Town of <u>BRUNSWICK</u>
Permit No. _____	Date Permit Issued _____	
Property Owner's Name: <u>JEAN I DOUGLASS MOST</u>	Tel. No.: <u>725-2623</u>	
System's Location: <u>374 CASCO ROAD</u>		
Property Owner's Address: <u>BRUNSWICK ME 04011</u>		
(If different from above)		

<p><b>SPECIFIC INSTRUCTIONS TO THE:</b>  <b>LOCAL PLUMBING INSPECTOR (LPI):</b>                  If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)</p> <p><b>SITE EVALUATOR:</b>                  If after completing the Application, you find that a variance for the proposed replacement system is needed, complete the Replacement Variance Request with your signature on reverse side of form.</p> <p><b>PROPERTY OWNER:</b>                  If has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.</p>
--

<p><b>PROPERTY OWNER</b>                  I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.</p> <p style="text-align: center;">                   _____                  SIGNATURE OF OWNER             </p> <p style="text-align: right;"> <u>11/19/07</u>                  _____                  DATE             </p>
--

<p><b>LOCAL PLUMBING INSPECTOR</b>                  I, <u>RITA HUTCHINS</u>, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):</p> <p><input checked="" type="checkbox"/> a. (I approve, <input type="checkbox"/> disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant. <span style="float: right;">-OR-</span></p> <p><input type="checkbox"/> b. find that one or more of the requested Variances exceeds my approval authority as LPI. I <input type="checkbox"/> recommend, <input type="checkbox"/> do not recommend) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, she shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.</p> <p>Comments: _____</p> <p style="text-align: center;">                   _____                  LPI SIGNATURE             </p> <p style="text-align: right;"> <u>11-22-2008</u>                  _____                  DATE             </p>
--

HHE-204 Rev 8/00

Replacement System Variance Request

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
<b>SOILS</b>								
Soil Profile	Ground Water Table			to 7'			inches	
Soil Condition from HME-200	Restrictive Layer			to 7'			inches	
	Bedrock			to 12'			inches	
<b>SETBACK DISTANCES (in feet)</b>	Disposal Fields			Septic Tanks			Disposal Fields	Septic Tanks
<b>From</b>	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft (a)	300 ft (a)	300 ft (a)	100 ft (a)	100 ft (a)	100 ft (a)		
Owner's wells	100 down to 50 ft	300 down to 100 ft	300 down to 150 ft	100 down to 50 ft (b)	100 down to 50 ft	100 down to 50 ft		
Neighbor's wells	100 down to 50 ft (b)	200 down to 120 ft (b)	300 down to 180 ft (b)	100 down to 50 ft (b)	100 down to 75 ft (b)	100 down to 75 ft (b)		
Water supply line	10 ft (a)	30 ft (a)	35 ft (a)	10 ft (a)	10 ft (a)	10 ft (a)		
Water course, major - for replacements only, see Table 400.4 for major expansions	100 down to 50 ft	200 down to 120 ft	300 down to 180 ft	100 down to 50 ft	100 down to 50 ft	100 down to 50 ft		
Water course, minor	50 down to 25 ft	100 down to 50 ft	180 down to 75 ft	50 down to 25 ft	50 down to 25 ft	50 down to 25 ft		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Edge of fill extension - Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams	25 ft (d)	25 ft (d)	25 ft (d)	25 ft (d)	25 ft (d)	25 ft (d)		
Slopes greater than 3:1	10 ft	15 ft	25 ft	N/A	N/A	N/A		
No full basement (e.g. slab, frost wall, columns)	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	5 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Full basement (below grade foundation)	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	5 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Property lines	10 down to 5 ft (c)	15 down to 9 ft (c)	20 down to 10 ft (c)	10 down to 4 ft (c)	15 down to 7 ft (c)	20 down to 10 ft (c)		
Burial sites or graveyards, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		

**OTHER**

1. Fill extension Grads - to 3:1

2.

3.

- Footnotes: a. This setback distance cannot be reduced by the LPI, but may be considered for reduction by State variance.  
 b. May not be any closer to neighbor's well than the existing disposal field or septic tank unless written permission is granted by the neighbor.  
 c. Sufficient distance shall be maintained to assure that the toe of the fill does not extend to the 3:1 slope or property line.  
 d. Natural Resources Protection Act requires a 25 foot setback on slopes with less than 20% from the edge of disturbance and 100 feet on slopes greater than 20% except for the repair or installation of a replacement system when no practical alternative exists.

*Mark Jain*

SITE EVALUATOR'S SIGNATURE

11-11-00

DATE

**FOR USE BY THE DEPARTMENT ONLY**

The Department has reviewed the variance(s) and ( ) does ( ) does not give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

