

TOWN GRAY
PLANNING BOARD
AGENDA • MAY 13, 2021

Planning Board

Online Via Zoom

7:00 PM

Regular Meeting

Link Posted to graymaine.org Day of Meeting

I. MEETING COMMENCES

Roll Call

II. MINUTES APPROVAL

- a. [Planning Board - Regular Meeting - April 8, 2021 7:00 PM](#)

III. INFORMATION EXCHANGE

- a. [Gray Plaza Site Plan Amendment](#)

A request by Wayne Pollard for a proposed Amendment to Site Plan for the addition of an enclosed outdoor patio area at Jess N Nic's, located in Gray Plaza, currently owned by EAC LLC, Tax Map 43, lot 404-171-003 in a Village Center Zoning District.

IV. PUBLIC HEARINGS

- a. [Shoreland Zoning Ordinance Amendments](#)

Public Hearing to receive Public comment for proposed amendments to Chapter 403-Shorland Zoning to include adjusting and/or adding the following in accordance with updated State requirements: definitions, uses table, vegetative buffers, expansions to non-conforming structures, and administrative provisions including Code Enforcement Officer authority for certain disability variances.

- b. [Proposed Sign Ordinance Amendments](#)

Public Hearing to receive Public comment for proposed changes to Chapter 406 Sign Ordinance to include adding the following: definitions, brightness standards, multi-tenant properties in the village districts, electronic gas price signage, and standards for banners.

- c. [Proposed Village Districts Development Moratorium](#)

Public Hearing to receive Public Comment on a proposed moratorium on all development proposals involving Single-Family, including Accessory Apartments, and Two-Family development in the Village Center and Village Center Proper Zoning Districts to remain in for one hundred and eighty (180) days from the date of applicability of this ordinance for the express purpose of drafting an amendment or amendments to Town ordinance for the above-described development projects.

d. Stillwater Pines Final Subdivision Plan Review

A request by Birch Point Properties, LLC & A.H. Grover, Inc. for Final Plan Review for Phase I of a proposed subdivision (Stillwater Pines) consisting of 13 open space subdivision lots on 68 +/- acres on Woodcock Drive off Yarmouth Road as shown on Tax Map 44, Lot 32-112. The subject parcel is in a Town Council adopted Contract Zoning Agreement, formerly in a Medium Density Zoning District.

e. Shaker Road Subdivision Amendment

A request by Ralph Vance Land Development, for Final Plan Review for an Amendment to a previously approved subdivision (Earle F & Nancy C. Wilson Subdivision 8-9-1984) to create one additional lot and allow for the construction of two duplexes near 164 Shaker Road, as shown on Tax Map 20, Lot 45-15 in a Rural, Residential & Agricultural Zoning District.

V. NEW BUSINESS

a. Portland Road Self Storage Development

A request by Beth Cureton for Pre-Application Conference for a proposed self-storage facility on 3.85 +/- acres located on properties currently owned by the Estate of Dorothy Wood and David & Terri Welch at approximately 119 Portland Road, as shown on Tax Map 59, Lot 31-10 & 31-14 in the Commercial and Resource Protection (Shoreland) Zoning districts. This project is subject to Site Plan & Conditional Use Review and Shoreland Zoning.

b. Long Hill Road 3-lot Subdivision Sketch Plan

A request by Stefan Winslow for Sketch Plan for a proposed 3-lot subdivision located at 101 Long Hill Road, as shown on Tax Map 59, Lot 42-2 in a Rural, Residential & Agricultural Zoning District.

VI. ADJOURNMENT

** The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at least 48 hours in advance of the meeting to have the Town assist you. 657-3339. TTY 657-3931.*



Town of Gray
Planning Board Minutes
April 8, 2021

Regular Meeting

Henry Pennell Municipal Complex

7:00 PM

24 Main Street, Gray, ME 04039

I. MEETING COMMENCED AT 7:00pm

This meeting was held online. Due to connectivity issues of one board member, the meeting began at 7:18pm.

Attendee Name	Title	Status	Arrived
Don Hutchings	Chair	Present	
Dan Cobb	Vice Chair	Excused	
Peter Gellerson	Board Member	Present	
Charlie Abrams	Board Member	Excused	
Joseph Caminiti	Board Member	Absent	
Catherine Caswell	Alternate	Present	
Andrew Watson	Alternate	Excused	
Dan Maguire	Town Council Liaison	Present	
Kathy Tombarelli	Town Planner	Present	
Doug Webster	Community Development	Present	

Motion to appoint Catherine Caswell as a voting member for this meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gellerson, Board Member
AYES:	Hutchings

II. MINUTES APPROVAL

1. Planning Board Minutes - Regular Meeting – March 11, 2021

Motion to approve the Planning Board Minutes of March 11, 2021

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gellerson, Board Member
SECONDER:	Catherine Caswell, Board Member
AYES:	Hutchings, Gellerson, Caswell

III. INFORMATION EXCHANGE

a. Comprehensive Plan Implementation Discussion

Kathy Tombarelli shared a spreadsheet with them as a document to place their suggestions about how the Comprehensive Plan will impact the work of the Planning Board. She told them there will be a virtual council workshop on April 12th from 4-6pm if they wished to attend. Councilor Maguire clarified the council is not seeking a finished document from the Planning Board; the council just wants everyone to have the opportunity to share ideas. Board members Gellerson, Caswell, and Hutchings are available to attend the upcoming virtual workshop.

b. Update on Planning Board & Town Council Joint Workshop

Kathy Tombarelli explained the joint Town Council and Planning Board meeting cannot happen in-person until probably May. The date of the GPCOG training is still pending. Also, Town Manager Rudy has suggested they attend a Build Maine workshop. She will keep them posted once costs and the number able to attend Build Maine is determined.

Peter Gellerson expressed concern and dismay that the joint meeting between the Town Council and the Planning Board keeps getting pushed back. He wants something done about this as we are four months away from losing our Chair and concerns need to be discussed. Kathy Tombarelli said in order to expedite it, it would need to be virtual, and the Planning Board had hoped for an in-person meeting. Don Hutchings really wants the meeting to be held in person, even if it is not until June or July.

Councilor Maguire noted that Pennell is still undergoing renovations and council chambers are not yet available. Mr. Hutchings inquired if the meeting could be held at Newbegin. Grant Guiliano stated he cannot broadcast from Newbegin. However, he moved equipment back to the broadcast office at Pennell today and it may be up and running by the end of the month.

Catherine Caswell suggested board members start gathering suggested questions/topics and form an outline so they will be ready when the meeting takes place.

c. Miscellaneous Updates

i. 5 Yarmouth Road Pocket Park

Kathy Tombarelli told the Planning Board that Jeff Amos of Teradyne has stamped the plans. Also, a test pit has been dug; Mark Cenci and Jeff Amos did this for no charge on behalf of the town.

ii. CN Brown

Kathy Tombarelli explained that a building permit has been submitted for canopy signage at the CN Brown property on Portland Road was replaced. This did not need Planning Board approval. However, it was noticed that the diesel fuel pump was relocated without Planning Board approval. The state had requested it be relocated when the fuel tanks were replaced so it would not be next to the building (code). Chair Hutchings asked board members if they had concerns. Catherine Caswell said she had no concerns since the state requested it. No further comments.

iii. Alternate and Voting Planning Board Member Discussion

Kathy Tombarelli stated that Joe Caminiti has changes in his schedule due to work commitments which prevent him from attending meetings. Kathy asked if he would be interested in being an alternate if one of the alternates wants to be a full voting member. If not, he will likely resign from the board.

Chair Hutchings said Catherine Caswell is the alternate who has been part of the Planning Board the longest time and asked if she was interested. She will need to think about this and check on her schedule. She also expressed concern it may leave the board without alternates as the other alternate has not been attending regularly.

IV. PUBLIC HEARINGS

a. Woodcock Road Open Space Subdivision

A request by Birch Point Properties, LLC & A.H. Grover, Inc. for Preliminary Plan Review for a proposed subdivision (Stillwater Pines) consisting of 14 open space subdivision lots on 68 +/- acres on Woodcock Drive off Yarmouth Road as shown on Tax Map 44, Lot 32-112 located in a Medium Density Zoning District.

MOTION: The Planning Board removes the Woodcock Road Open Space Subdivision item from the Table.

RESULT:	REMOVED FROM TABLE [UNANIMOUS]
MOVER:	Peter Gellerson, Board Member
SECONDER:	Catherine Caswell, Board Member
AYES:	Hutchings, Gellerson, Caswell

Kathy Tombarelli explained the CZA went to the Town Council for the second reading and was approved. Tonight’s Planning Board approval is for preliminary, not final, approval.

Charlie Burnham, of Atlantic Resources, discussed changes to the project, information which was in the board packet. He discussed many changes including he relocated Lot 10 to create more open space, and a lot of clearing has been done. All lots will be served by water including hydrants on the existing portion of the road. He said stormwater will remain the same. He has ironed out concerns near quarries with the abutters. He said this will be a large open space subdivision with a trail running by a beautiful stream. In his opinion, it is an ideal spot for fields, a perfect distance from the center of town. He explained the ball field is not part of this Phase I.

Chair Hutchings asked for clarification from Mr. Burnham regarding the field and asked if approval of Phase I will guarantee the land will be given to the town within three years. He also asked about impact to traffic on Rt. 115 and if a streetlight may be needed. Mr. Burnham said the project probably will not trigger a traffic assessment since Rt. 115 is a major road.

Peter Gellerson expressed concern with voting on plans provided to them which are incomplete; they don’t even show the playing field at the end of the project.

Kathy Tombarelli clarified tonight’s vote is for preliminary approval on Phase I for 13 lots and open space. She said the clock starts ticking from final approval to complete the field improvements, even if Phase II and/or Phase III do not happen. She also explained Phase II or Phase III may trigger traffic studies and the Planning Board could require them at that time.

Kathy Tombarelli said she hopes to receive the homeowner’s association and road association documents soon as they need to go to the town attorney for approval.

Chair Hutchings opened the public hearing at 8:01pm. There were not public comments.

Motion #1 - Waivers Requests

MOTION: The Planning Board approves the following waivers from the required submissions in 401.7.4 for High Intensity Soil Survey (401.7.4.A) and Traffic Impact Analysis (401.7.4.E) with the following conditions:

- 1. The Planning Board reserves the right to require any study waived as part of the Phase I subdivision review in future Phases of the subdivision.**
- 2. The Applicant is required to submit Traffic Generation and Safe Entrance Sight Distances as required in 401.7.4.D as part of the final application.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Caswell, Board Member
SECONDER:	Peter Gellerson, Board Member
AYES:	Hutchings, Gellerson, Caswell

Peter Gellerson said he understands this is preliminary, but it feels awkward/unusual to give approval when plans are incomplete. There is no cross-section of roads, etc. He has never approved without more details in plans. Kathy Tombarelli explained cross sections were submitted as part of previous submittal and for CZA negotiations with the Council.

Peter Gellerson asked how this ties in with the tennis court situation. Kathy Tombarelli said this issue goes back to 1978 when the town received a grant to construct the tennis courts. In later years, the high school paved over the tennis courts. Therefore, the town has to replace/convert what was lost as part of that grant. The town has worked with Doug Beck at the state and the town intends to use this field as an offset the grant violation. It can take up to 18 to 36 months for the decision by the state and the grant funder (Federal government).

Peter Gellerson reminded the board about Dan Cobb’s concern that the proposed area of the field is too small for a regulation soccer field. Mr. Gellerson expressed concern that the town is giving the developer a lot of breaks without much in return. He feels we are on shaky ground with this. He also said that residential housing does nothing but hurt the town as it overburdens the school district then the town spends money for the schools. He is very concerned for the future of town with pressure for residential expansion; it is a losing effort for the town due to schoolkids.

Charlie Burnham explained the CZA process was suggested after discussions regarding the current road standards and how they are out of date. This gives the town an option of seeing how the revised road standards will work in case the town wants to update the ordinance in the future.

Councilor Maguire said the developer is not asking the Planning Board to rule on all phases tonight; just Phase I. Phase II & III may never be built. He said the gains for the community are numerous with the connectivity of trails, etc.

Motion #2 - Preliminary Plan Approval

MOTION: The Planning Board approves the request by Birch Point Properties, LLC & A.H. Grover, Inc. for Preliminary Plan Approval for a proposed subdivision (Stillwater Pines) consisting of 14 open space subdivision lots on 68 +/- acres on Woodcock Drive off Yarmouth Road as shown on Tax Map 44, Lot 32-112 located in a Medium Density Zoning District subject to the following Findings of Fact & Conditions of Approval:

- 1. The granting of Preliminary Plan Approval by the Planning Board for Phase I of the Stillwater Pines Subdivision is contingent upon the Town Council adopted (March 16, 2021) known as the Stillwater Pines Contract Zone Agreement (CZA). The CZA allows for deviations from the required Village Public Street standard found in Table 401.13.16-2. The effective date of the Contract Zone Agreement is April 15, 2021.**
- 2. As part of the final subdivision plan submittal, the applicant is to include the required cost estimates for all subdivision improvements and erosion & sedimentation measures to be**

reviewed and approved by the Town’s consulting engineer at the Applicant’s expense. These estimates will be utilized as the basis for required performance guarantees found in Article 11 and associated inspection escrows.

- 3. As part of the final plan submittal, final deed language, Road Association and HOA documents are required to be submitted to be reviewed and approved by the Town attorney at the Applicant’s expense.
- 4. Prior to final plan approval, resolution is required to all outstanding items identified in the 2-10-2021 Planner’s memo and any additional items added tonight by the Planning Board.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Caswell, Board Member
SECONDER:	Peter Gellerson, Board Member
AYES:	Hutchings, Gellerson, Caswell

b. Shaker Road Subdivision Amendment

A request by Ralph Vance Land Development, for an Amendment to a previously approved subdivision (8-9-1984) to create an additional lot and allow for the construction of two duplexes near 164 Shaker Road, as shown on Tax Map 20, Lot 45-15 in a Rural, Residential & Agricultural Zoning District.

The proposal amends Lot #1 of the Earle & Nancy Wilson Subdivision Plan (1984). Lot 3 was amended on January 19, 2012 – a portion of Lot #3 was sold to an abutter. The applicant proposed to divide lot #3 into two parcels to allow for the construction of a duplex on each lot. The required frontage will be created by Vance Drive, the new subdivision access road. This road will remain private and is required to be built to the Minor Rural Street standard.

Wayne Wood, surveyor representing Vance, discussed the project. He acknowledged there are concerns with the proposed Vance Drive being on the southerly side; there is a gully on the northerly side which would be problematic.

Kathy Tombarelli stated she has received several emails from local residents; some were in the board packet and others were sent to board members today prior to this meeting. She has had correspondence from Tammy Dickinson, Ken/Lisa Skilling of 9 Adler, Crystal Wadleigh, and Bill/Mary Churchill of 3 Adler. She also received phone calls which are noted in Appendix 2 of the board packet. Shirley Nichols of 148 Shaker Road had also provided a concern regarding the traffic.

Comments from the public during this public hearing included:

Crystal Wadleigh, (not abutter), resident of 6 Chris Lane, said she recently went through zoning issues with her property. She was told hers will get re-zoned as she cannot add deck/shed, or anything, because her property is in the wrong zone for the lot sizes so she is concerned more will be added to it with this project. She said there is a lot of spoken words, but nothing is changing.

Joe Chase, (abutter), 11 Adler Drive, said his biggest concern is it is only zoned for one lot with single family dwelling but now they are trying to divide to two lots and put two duplexes on it, which he guesses will be rented. He said there isn’t enough room for a second lot because of the gully.

Keith Johnson, (abutter), 7 Adler Drive, is concerned about the road running behind his property. It will create overcrowding and he already has water issues in his backyard. He feels the original plan was done wisely for good reasons and we should stick with it.

Tami Hadlock, (abutter), 5 Adler Drive, is concerned with property values with the road placed right up to their property. She has made her backyard safe for children but now it will be near a driveway. She bought this property with the understanding only one single family residence could go in; she has concerns about two duplexes, rentals, and who goes in there.

Wayne Wood replied to the comments. He said the lot sizes being created are 4 1/2 times bigger than ones on Adler so these lots will not have the same issues. Owner can do what they want with still room for decks/pools, etc. on new lots. They are not asking for current zoning changes for what is proposed.

Mr. Wood discussed the gully and that yes, parts do have slope in excess of 25 degrees, but the net residential acreage calculation (entire subdivision, not specific lots) has enough of room. He has walked the property line and some water issues of Mr. Johnson could run to the gully in the rear since there will be ditching on the side of the road which will channel runoff that was going in Mr. Johnson's direction.

Mr. Wood addressed the safety concerns and offered the suggestion that the residents put a fence up if they have concerns.

Joe Chase discussed the backyard safety concerns. Most are single family residential properties; fences divide some backyards, but others have enough natural sight/sound buffers. He is concerned with placement of rentals and noted headlights could shine in their backyards.

Crystal Wadleigh had a question about setbacks and if the owners intend to put up a fence or natural buffer. Kathy Tombarelli said the proposed setback from Vance Drive is 10 feet. Mr. Wood said the intention is to leave trees there.

Shawn Hadlock, (abutter), 5 Adler Drive, said in 2018, Hotham Bros. did a fair amount of clearing so there is no privacy buffer, no large trees. He also has safety concerns and would like to see an agreement for some type of fence.

Deb Mancini, (not abutter), resident of 137 Shaker Road, has heard concerns of neighbors and town. She stated she is related to Melissa and Randy Suit. She asked about the front street setback in RRA. She recalled in 1984, Earle Wilson was in her real estate office and told her he purposely made three large lots so that single family homes would go in.

Melissa Suit (abutter to the north) said she bought property from the Wilsons in 1985 and Earle Wilson was very insistent, in fact she could not build until he was shown their plans. She said she feels badly for the Adler Drive residents and if Vance will not put up a fence, she will. She said the town staff should take a walk and see what it will do to the other properties.

There were no other public comments. Public hearing was closed at 9:05pm by Chair Hutchings.

Kathy Tombarelli said she reviewed the 1984 plans. There were no notations about single family residences only a note stating "no mobile homes" was on the plan.

Chair Hutchings and Catherine Caswell would like to do a site walk. Peter Gellerson asked if the road was to be paved and Mr. Wood said no. Mr. Gellerson is concerned about dust from the road. Catherine Caswell suggested they table this item until they can do a site walk.

Motion: The Planning Board tables the request from Ralph Vance Land Development, until such time as a site walk can be held.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Catherine Caswell, Board Member
SECONDER:	Peter Gellerson, Board Member
AYES:	Hutchings, Gellerson, Caswell

Tracy Lyn Vance provided a comment later in the meeting that she and her husband will live in one of the duplexes. She thinks it is really important for the public to know that a unit will be owner-occupied.

c. Proposed Updates to Chapter 402: Zoning Ordinance, Solar Array

An opportunity for Public and Planning Board input regarding amendments to the existing Commercial Solar Energy Systems Overlay District (402.8.10) in the Zoning Ordinance. Amendments include the following: adjusting definitions, new performance, and review standards, and adding a 100-acre parcel accessed from Hillcrest Drive (Tax map 36, lot 33-1) to the Overlay District.

Doug Webster explained this is before the Planning Board tonight for the statutorily required public hearing and it goes before the Town Council for a second reading on April 20th.

Chair Hutchings opened the public hearing at 9:14pm.

Erin Leeman Farley, resident of 5 Hillcrest, asked if there was a plan regarding the road. Mr. Webster said the proposed ordinance changes do not address the road. He said her concerns should be given when conditional use and site plan requirements are triggered. Councilor Maguire also noted a Point of Information that if the plan is approved and the site is constructed, the developer has the responsibility to return the road to the current state.

Dave Arsenault, resident of 11 Hillcrest, expressed concerns about plowing and restoration of the road. Mr. Webster said zoning on this particular parcel is not changing to commercial. He said typically, the most intensive use of the road is during construction and developers often take video footage of road prior to construction so they can know the condition it needs to be restored to after. Mr. Webster also said he believes the owner will be involved with the extra plowing which will be needed but that is a good question to address. He thanked those that provided comments at tonight’s meeting.

Chair Hutchings said the public will have opportunities to weigh in on this at a later date. Catherine Caswell was glad that folks on Hillcrest will have opportunity to talk about his. Peter Gellerson said he is in favor and said Kathy Tombarelli and Doug Webster did good work on this.

Motion to Adjourn at 9:32 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gellerson, Board Member
SECONDER:	Catherine Caswell, Board Member
AYES:	Hutchings, Gellerson, Caswell

**CHAPTER 403 SHORELAND ZONING ORDINANCE
TOWN OF GRAY MAINE**

*Adopted Dec. 3, 1991
Effective Jan. 3, 1992
Amended Apr. 17, 1992
Amended Jan. 20, 1994
Amended July 4, 1996
Amended Oct. 31, 1996
Amended August 7, 1998
Amended Sept 17, 1998
Amended Nov 10, 1998
Amended August 31, 2000
Amended September 5, 2000
Amended July 7, 2009
Amended January 19, 2010
Amended February 15, 2016 / Effective April 14, 2016
Amended March 20, 2018 / Effective January 16, 2018
Amended January 22, 2019 / Effective March 1, 2019*

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SECTION 1 – PURPOSES

The purposes of this Ordinance are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect freshwater wetlands; to control building sites, placement of structures and land uses; to conserve shore cover, and visual as well as actual points of access to inland waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.

SECTION 2 – AUTHORITY

This Ordinance has been prepared in accordance with the provisions of Title 38 Sections 435-449 of the Maine Revised Statutes Annotated (M.R.S.A.).

SECTION 3 – APPLICABILITY

This Ordinance applies to all land areas within 250 feet, horizontal distance, of the normal high-water line of any great pond or river; within 250 feet, horizontal distance, of the upland edge of a freshwater wetland; and within 75 feet, horizontal distance, of the normal high-water line of a stream; and to all land areas within non-forested freshwater wetlands, as defined herein.

This Ordinance also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending or located below the normal high-water line of a water body or within a wetland.

SECTION 4 – EFFECTIVE DATE

This Ordinance, which was passed by the Town Council on July 7, 2009 shall not be effective unless approved by the Commissioner of the Department of Environmental Protection. A certified copy of the Ordinance, attested and signed by the Town Clerk, shall be forwarded to the Commissioner for approval. If the Commissioner fails to act on this Ordinance within forty-five (45) days of his receipt of the Ordinance, it shall be deemed approved. Upon approval, the shoreland zoning ordinance previously adopted, and as amended from time to time, is repealed retroactively to the date otherwise applicable under the Town Charter; provided, notwithstanding any provisions of Maine law to the contrary, including but not limited to 1 M.R.S.A. Section 302, any application for a shoreland zoning permit submitted to the Town or any of its officers, boards or employees after August 7, 2009 shall be governed the terms hereof if the ordinance secures such approval by the Commissioner.

~~Repeal of Timber Harvesting Regulation. The regulation of timber harvesting activities in this ordinance is repealed on the statutory date established under 38 M.R.S.A. section 438-A(5), at which time the State of Maine Department of Conservation's Bureau of Forestry shall administer timber harvesting standards in the shoreland zone. On the date established under 38 M.R.S.A section 438-A(5), the following provisions of this Ordinance are repealed:~~

~~Section 14 Table of Land Uses, Row 3 (Forest management activities except for timber harvesting) and Row 4 (Timber harvesting);~~

~~Section 15 N in its entirety; and~~

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~~Section 17 Definitions, the definitions of “forest management activities” and “residual basal area”.~~

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SECTION 5 – AVAILABILITY

A certified copy of this Ordinance shall be filed with the Town Clerk and shall be accessible to any member of the public. Copies shall be made available to the public at reasonable cost at the expense of the person making the request. Notice of availability of this Ordinance shall be posted.

SECTION 6 – SEVERABILITY

Should any section or provision of this ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of the Ordinance.

SECTION 7 – CONFLICTS WITH OTHER ORDINANCES

Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other ordinance, regulation or statute, the more restrictive provision shall control.

SECTION 8 – AMENDMENTS

This Ordinance may be amended by majority vote of the Town Council. Copies of amendments, attested and signed by the Town Clerk, shall be submitted to the Department of Environmental Protection following adoption by the Town Council and shall not be effective unless approved by the Department of Environmental Protection. If the Department of Environmental Protection fails to act on any amendment within forty-five (45) days of the Department's receipt of the amendment, the amendment is automatically approved. Any application for a permit submitted to the town within the forty-five (45) day period shall be governed by the terms of the amendment, if such amendment is approved by the Department of Environmental Protection.

SECTION 9 – DISTRICTS AND ZONING MAP

A. OFFICIAL SHORELAND ZONING MAP

The areas to which this Ordinance is applicable are hereby divided into the following districts as shown on the Official Shoreland Zoning Map which is made a part of this Ordinance:

1. Resource Protection
2. Limited Residential
3. Stream Protection
4. Limited Commercial

B. SCALE OF MAP

The Official Shoreland Zoning Map shall be drawn at a scale of not less than: 1 inch = 2000 feet. District boundaries shall be clearly delineated and a legend indicating the symbols for each district shall be placed on the map.

C. CERTIFICATION OF OFFICIAL SHORELAND ZONING MAP

The Official Shoreland Zoning Map shall be certified by the attested signature of the Town Clerk and shall be located in the town office.

D. CHANGES TO THE OFFICIAL SHORELAND ZONING MAP

If amendments, in accordance with Section 8, are made in the district boundaries or other matter portrayed on the Official Shoreland Zoning Map, such changes shall be made on the official

Shoreland Zoning Map within thirty (30) days after the amendment has been approved by the Department of Environmental Protection.

SECTION 10 – INTERPRETATION OF DISTRICT BOUNDARIES

Unless otherwise set forth on the Official Shoreland Zoning Map, district boundary lines are property lines, the centerlines of streets, roads and rights of way, and the boundaries of the shoreland area as defined herein. Where uncertainty exists as to the exact location of district boundary lines, the Board of Appeals shall be the final authority as to location.

SECTION 11 – LAND USE REQUIREMENTS

Except as hereinafter specified, no building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, expanded, moved, or altered and no new lot shall be created except in conformity with all of the regulations herein specified for the district in which it is located, unless a variance is granted.

SECTION 12 – NON-CONFORMANCE

A. PURPOSE

It is the intent of this Ordinance to promote land use conformities, except that non-conforming conditions that existed before the effective date of this Ordinance shall be allowed to continue, subject to the requirements set forth in this section. Except as otherwise provided in this Ordinance, a non-conforming condition shall not be permitted to become more non-conforming.

B. GENERAL

1. Transfer of Ownership: Non-conforming structures, lots, and uses may be transferred, and the new owner may continue the non-conforming use or continue to use the non-conforming structure or lot, subject to the provisions of this Ordinance.
2. Repair and Maintenance: This Ordinance allows, without a permit, the normal upkeep and maintenance of non-conforming uses and structures including repairs or renovations which do not involve expansion of the non-conforming use or structure, and such other changes in a non-conforming use or structure as federal, state, or local building and safety codes may require.

NOTE: See Section 17 for the definitions of non-conforming structures, non-conforming uses and non-conforming lots.

C. NON-CONFORMING STRUCTURES

1. Expansions: A non-conforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the non-conformity of the structure [and is in accordance with subparagraphs \(a\) through \(c\) below.](#)

Further Limitations:

[\(a\) Expansion of any portion of a structure within 25 feet of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream or wetland setback requirement. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream, or upland edge of a wetland than the principal](#)

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structure is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream, or wetland setback requirement.

(b) Notwithstanding paragraph (a), above, if a legally existing nonconforming principal structure is entirely located less than 25 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, that structure may be expanded as follows, as long as all other applicable municipal land use standards are met and the expansion is not prohibited by Section 12(C)(1).

(i) The maximum total footprint for the principal structure may not be expanded to a size greater than 800 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of the principal structure may not be made greater than 15 feet or the height of the existing structure, whichever is greater.

(c) All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as other applicable municipal land use standards are met and the expansion is not prohibited by Section 12(C)(1) or Section 12(C)(1)(a), above.

(i) For structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater.

(ii) For structures located less than 100 feet from the normal high-water line of a great pond classified as GPA or a river flowing to a great pond classified as GPA, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater. Any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Section 12(C)(1)(b)(i) and Section 12(C)(1)(c)(i), above.

(iii) In addition to the limitations in subparagraphs (i) and (ii), for structures that are legally nonconforming due to their location within the Resource Protection District when located at less than 250 feet from the normal high-water line of a water body or the upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed at the time the Resource Protection District was established on the lot, whichever is greater. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Section 12(C)(1)(b)(i) and Section 12(C)(1)(c)(i), above.

(d) ~~The An plan~~ approved by the ~~CEO plan~~ for expansion of a nonconforming structure must be recorded by the applicant with the registry of deeds, within 90 days of approval. The recorded plan must show the existing and proposed footprint of the non-conforming

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structure, the existing and proposed structure height, the footprint of any other structures on the parcel, the shoreland zone boundary and evidence of approval by the municipal review authority.

~~(a) After January 1, 1989 if any portion of a structure is less than the required setback from the normal high water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure shall not be expanded in floor area or volume, by 30% or more, during the lifetime of the structure. If a replacement structure conforms with the requirements of Section 12(C)(3), and is less than the required setback from a water body, tributary stream or wetland, the replacement structure may not be expanded if the original structure existing on January 1, 1989 had been expanded by 30% in floor area and volume since that date.~~

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~~(b) Whenever Foundations: Whenever a new, enlarged, or replacement foundation is constructed under a non-conforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board or its designee Code Enforcement Officer or designee, basing its decision on the criteria specified in Section 12(C)(23) Relocation, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 12(C)(1)(a) above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it shall not be considered to be an expansion of the structure.~~

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~~(c) No structure which is less than the required setback from the normal high water line of a water body, tributary stream, or upland edge of a wetland shall be expanded toward the water body, tributary stream, or wetland.~~

3. Relocation: A non-conforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Code Enforcement Officer, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules (Rules), or that a new system can be installed in compliance with the law and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more non-conforming.

In determining whether the building relocation meets the setback to the greatest practical extent, the Code Enforcement Officer shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other onsite soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

2. When it is necessary to remove vegetation within the water or wetland setback area in order to relocate a structure, the Planning Board Code Enforcement Officer shall require replanting of native vegetation to compensate for the destroyed vegetation in accordance with Section 15(OR). In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

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~~(a)~~ (a) Trees removed in order to relocate a structure must be replanted with at least one native tree, three (3) feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water or wetland than the trees that were removed.

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Other woody and herbaceous vegetation, and ground cover, that are removed or destroyed in order to relocate a structure must be re-established. An area at least the same size as the area where vegetation and/or ground cover was disturbed, damaged, or removed must be reestablished within the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.

(b) Where feasible, when a structure is relocated on a parcel the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.

3. 4. Reconstruction or Replacement: Any non-conforming structure which is located less than the required setback from the normal high-water line of a water body, tributary stream, or upland edge of a wetland and which is removed, or damaged or destroyed by more than 50% of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within eighteen (18) months of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water body, tributary stream or wetland setback requirement to the greatest practical extent as determined by the Code Enforcement Officer in accordance with the purposes of this Ordinance. In no case shall a structure be reconstructed or replaced so as to increase its non-conformity.

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If the reconstructed or replacement structure is less than the required setback it shall not be any larger than the original structure, except as allowed pursuant to Section 12(C)(1) above, as determined by the non-conforming floor area and volume footprint of the reconstructed or replaced structure at its new location. If the total amount of floor area and volume footprint of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed structure shall be replaced or constructed at less than the setback requirement for a new structure. When it is necessary to remove vegetation in order to replace or reconstruct a structure, vegetation shall be replanted in accordance with Section 12(C)(23) above.

Any non-conforming structure which is located less than the required setback from a water body, tributary stream, or wetland and which is removed by 50% or less of the market value, or damaged or destroyed by 50% or less of the market value of the structure, excluding normal maintenance and repair, may be reconstructed in place with a permit from the Code Enforcement Officer, if obtained within one year of such damage, destruction, or removal.

In determining whether the building reconstruction or replacement meets the water setback to the greatest practical extent the Code Enforcement Officer shall consider, in addition to the criteria in paragraph 2 Section 12(C)(3) above, the physical condition and type of foundation present, if any.

4. 5. Change of Use of a Non-conforming Structure

The use of a non-conforming structure may not be changed to another use unless the Planning Board after receiving a written application determines that the new use will have no greater adverse impact on the water body, tributary stream or wetland or on the subject or adjacent properties and resources than the existing use.

In determining that no greater adverse impact will occur, the Planning Board shall require written documentation from the applicant, regarding the probable effects on public health and safety, erosion

and sedimentation, water quality, fish and wildlife habitat, vegetative cover, visual and actual points of public access to waters, natural beauty, flood plain management, archaeological and historic resources, ~~and commercial fishing and maritime~~ activities, and other functionally water-dependent uses.

D. NON-CONFORMING USES

1. Expansions: Expansions of non-conforming uses are prohibited, except that non-conforming residential uses may, after obtaining a permit from the Code Enforcement Officer, be expanded within existing residential structures or within expansions of such structures as permitted in Section 12(C)(1)~~(a)~~ above.
2. Resumption Prohibited: A lot, building or structure in or on which a non-conforming use is discontinued for a period exceeding one year, or which is superseded by a conforming use, may not again be devoted to a non-conforming use except that the Planning Board may, for good cause shown by the applicant, grant up to a one--year extension to that time period. This provision shall not apply to the resumption of a use of a residential structure provided that the structure has been used or maintained for residential purposes during the preceding five (5) year period.
3. Change of Use: An existing non-conforming use may be changed to another non-conforming use provided that the proposed use has no greater adverse impact on the subject and adjacent properties and resources, than the former use, as determined by the Planning Board. The determination of no greater adverse impact shall be made according to criteria listed in Section 12(C)~~(4)~~ above.

E. NON-CONFORMING LOTS

1. Non-conforming Lots: A non-conforming lot of record as of the effective date of this Ordinance or amendment thereto may be built upon, without the need for a variance, provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership, and that all provisions of this Ordinance except lot size, lot width and shore frontage can be met. Variances relating to setback or other requirements not involving lot size or frontage shall be obtained by action of the Board of Appeals.
2. Contiguous Built Lots: If two or more contiguous lots or parcels are in a single or joint ownership of record at the time of adoption of this Ordinance, if all or part of the lots do not meet the dimensional requirements of this Ordinance, and if a principal use or structure exists on each lot, the non-conforming lots may be conveyed separately or together, provided that the State Minimum Lot Size Law (12 M.R.S.A. sections 4807-A through 4807-D) and [the State of Maine](#) Subsurface Wastewater Disposal Rules are complied with.

If two or more principal uses or structures existed on a single lot of record on the effective date of this ordinance, each may be sold on a separate lot provided that the above referenced law and rules are complied with. When such lots are divided each lot thus created must be as conforming as possible to the dimensional requirements of this ordinance.

3. Contiguous Lots -- Vacant or Partially Built: If two or more contiguous lots or parcels are in single or joint ownership of record at the time of or since adoption or amendment of this Ordinance, if any of these lots do not individually meet the dimensional requirements of this

Ordinance or subsequent amendments, and if one or more of the lots are vacant or contain no principal structure the lots shall be combined to the extent necessary to meet the dimensional requirements.

SECTION 13 – ESTABLISHMENT OF DISTRICTS

A. RESOURCE PROTECTION DISTRICT

The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the shoreland zone, exclusive of the Stream Protection District except that areas which are currently developed and areas which meet the criteria for the Limited Commercial District need not be included within the Resource Protection District.

1. Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value waterfowl and wading bird habitat, including nesting and feeding areas, by the Maine Department of Inland Fisheries and Wildlife (MDIF&W) that are depicted on a Geographic Information System (GIS) data layer maintained by ~~either MDIF&W or the Department as of May 1, 2006~~. For the purposes of this paragraph "wetlands associated with great ponds and rivers" shall mean areas characterized by non-forested wetland vegetation and hydric soils that are contiguous with a great pond or river, and have a surface elevation at or below the water level of the great pond or river during the period of normal high water. "Wetlands associated with great ponds or rivers" are considered to be part of that great pond or river.
2. Flood plains along rivers and flood plains along artificially formed great ponds along rivers, defined by the 100 year flood plain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps, or the flood of record, or in the absence of these, by soil types identified as recent flood plain soils.
3. Areas of two or more contiguous acres with sustained slopes of 20% or greater.
4. Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater or coastal wetland as defined, and which are not surificially connected to a water body during normal spring high water.
5. Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement.
6. All land areas within non-forested freshwater wetlands, as defined herein.

B. LIMITED RESIDENTIAL DISTRICT

The Limited Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District or Stream Protection District.

C. STREAM PROTECTION DISTRICT

The Stream Protection District includes all land areas within seventy-five (75) feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within two-hundred and fifty (250) feet, horizontal distance, of the normal high-water line of a great pond, ~~or river or saltwater body~~, or within two hundred and fifty (250) feet, horizontal distance, of the upland edge of a freshwater wetland. Where a stream and its associated shoreland area is located within two-hundred and fifty (250) feet, horizontal distance, of the above water bodies or wetlands, that land

area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

D. **LIMITED COMMERCIAL DISTRICT**

Limited Commercial District. The Limited Commercial District includes areas of mixed, light commercial and residential uses, exclusive of the Stream Protection District, ~~which should not be developed as intensively as the General Development Districts~~. This district includes areas of two or more contiguous acres in size devoted to a mix of residential and low intensity business and commercial uses. Industrial uses are prohibited.

SECTION 14 – TABLE OF LAND USES

All land use activities, as indicated in Table 1, Land Uses in the Shoreland Zone, shall conform with all of the applicable land use standards in Section 15. The district designation for a particular site shall be determined from the Official Shoreland Zoning Map.

Key to Table 1	
Yes	Allowed (no permit required but the use must comply with all applicable land use standards.)
No	Prohibited
PB	Requires permit issued by the Planning Board
CEO	Requires permit issued by the Code Enforcement Officer
LPI	Requires permit issued by the Local Plumbing Inspector
Abbreviations	
RP	Resource Protection
LR	Limited Residential
SP	Stream Protection
LC	Limited Commercial

LAND USES	SP	RP	LR	LC
1. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking	yes	yes	yes	yes
2. Motorized vehicular traffic on existing roads and trails	yes	yes	yes	yes
3. Forest management activities except for timber harvesting & land management roads	yes	yes	yes	yes
4. Timber harvesting	yes	CEO	yes	yes
53. Clearing or removal of vegetation for activities other than timber harvesting	CEO	CEO ¹	CEO	yesCEO
4. Hazard tree, storm-damaged tree, and dead tree removal	CEO	CEO	CEO	CEO
65. Fire prevention activities	yes	yes	yes	yes
76. Wildlife management practices	yes	yes	yes	yes
87. Soil and water conservation practices	yes	yes	yes	yes
98. Mineral exploration	no	yes ²	yes ²	yes ²
109. Mineral extraction including sand and gravel extraction	no	PB ³	PB	PB
110. Surveying and resource analysis	yes	yes	yes	yes
121. Emergency operations	yes	yes	yes	yes
1312. Agriculture	yes	PB	yes	yes
1413. Aquaculture	PB	PB	PB	yes
1514. Principal structures and uses				
A. One and two family residential, including driveways	PB ⁴	PB ⁵	CEO	CEO
B. Multi-unit residential	no	no	no	PB
C. Accessory apartments	no	no	no	no
D. Commercial	no	no ⁶	no ⁶	PB

DE . Industrial	no	no	no	no
EF . Governmental and institutional	no	no	PB	PB
FG . Small non-residential facilities for educational, scientific, or nature interpretation purposes	PB ⁴	PB	CEO	CEO
LAND USES	SP	RP	LR	LC
1615 . Structures accessory to allowed uses	PB ⁴	PB	CEO	CEO
1716 . Piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland				
a. Temporary	CEO ⁷	CEO ⁷	CEO ⁷	CEO ⁷
b. Permanent	PB	PB	PB	PB
1817 . Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI
1918 . Home occupations	PB	PB	PB	CEO
2019 . Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI
2120 . Essential services ⁶ services ¹³				
A. Roadside distribution lines (34.5kV and lower)	CEO	CEO	yes ⁸	yes ⁸
B. Non-roadside or cross-country distribution lines involving ten poles or less in the shoreland zone	PB	PB	CEO	CEO
C. Non-roadside or cross-country distribution lines involving eleven or more poles in the shoreland zone	PB	PB	PB	PB
D. Other essential services	PB	PB	PB	PB
2221 . Service drops, as defined, to allowed uses	yes	yes	yes	yes
2322 . Public and private recreational areas involving minimal structural development	PB	PB	PB	CEO
2423 . Individual, private campsites	CEO	CEO	CEO	CEO
2524 . Campgrounds	no	no ⁹	PB	PB
2625 . Road construction	PB	no ¹⁰	PB	PB

2726 —Land management roadsMarinas	yes no	PB no	yes no	yes PB
2827 . Parking facilities	no	no ⁹	PB	PB
2928 . Filling and earth moving of <10 cubic yards	CEO	CEO	yes	yes
3029 . Filling and earth moving of >10 cubic yards	PB	PB	CEO	CEO
LAND USES	SP	RP	LR	LC
3130 . Signs	CEO	CEO	CEO	CEO
3231 . Uses similar to allowed uses	CEO	CEO	CEO	CEO
3332 . Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO
3433 . Uses similar to uses requiring a PB permit	PB	PB	PB	PB
3534 . Farm stand	no	no	CEO*	CEO*
3635 . Mobile vendor	no	no	CEO+	CEO+
3736 . Marine refueling stations	no	no	PB no	no yes
3837 . Temporary structures	CEO	CEO	CEO	CEO
3938 . Retail marijuana establishments as principal or accessory use ¹¹	no	no	no	no
4039 . Marijuana Food Establishment	no	no	no	No
4140 . Medical Marijuana Manufacturing Facility ¹²	No	No	No	No
4241 . Medical Marijuana Registered Dispensary ¹²	No	No	No	No
4342 . Medical Marijuana Registered Dispensary Cultivation Facilities ¹²	No	No	No	No
4443 . Medical Marijuana Testing Facility ¹²	No	No	No	No
4544 . Registered Caregiver ¹²	No	No	No	No
4645 . Caregiver Retail Store	No	No	No	No

¹ In RP, not permitted within 75 feet horizontal distance of the normal high-water line of great ponds, except to remove safety hazards.

² Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.

³ In RP not permitted in areas so designated because of wildlife value.

⁴ Provided that a variance from the setback requirement is obtained from the Board of Appeals.

⁵ Single family residential structures may be allowed by special exception only according to the provisions of Section 16 E, Special Exceptions. Two-family residences are prohibited.

⁶ Except for commercial uses otherwise listed in this Table, such as campgrounds, that are allowed in the respective district.

⁷ Excluding bridges and other crossings not involving earthwork, in which cases no permits are required.

⁸ Permit not required but must file a written "notice of intent to construct" with CEO.

⁹ Except when area is zoned for resource protection due to flood plain criteria in which case a permit is required from the PB.

¹⁰ Except to provide access to permitted uses within the district, or where no reasonable alternative route or location is available outside the RP area, in which case a permit is required from the PB.

* Subject to the provisions of Article 7, Section 402.7.15 of the [Town of Gray Zoning Ordinance](#).

+ Subject to the provisions of Chapter 212 of the [Town of Gray Zoning Ordinance](#).

¹¹ This shall be construed to limit the use, possession, transport, cultivation, transfer or purchase of Adult Use Marijuana to the greatest extent permitted by the Marijuana Legalization Act (28-B M.R.S.A. §§ 102 – 1504, as may be amended and successor provisions thereof). Further, this ordinance shall be deemed to prohibit, and does hereby prohibit, attempts to circumvent its restriction on selling adult use marijuana by persons or transferring or furnishing marijuana or marijuana concentrate without remuneration, in connection in any way with any lawful transaction under the guise of being a gift or an enhanced consideration for same.

¹² This shall be construed to prohibit Medical Marijuana Cultivation Facilities, Medical Marijuana Registered Dispensaries, Medical Marijuana Registered Dispensary Cultivation Facilities, Medical Marijuana Testing Facilities, Medical Marijuana Manufacturing Facilities, Marijuana Food Establishment, Registered Caregivers and Registered Caregiver Retail Stores in the Shoreland Zone, but shall not be construed to prohibit any other lawful use, possession or conduct pursuant to the Maine Medical Use of Marijuana Act (22 M.R.S.A. §§ 2421 – 2430-B, as may be amended from time to time).

¹³ [See further restrictions in Section 15\(K\) of this Ordinance](#)

NOTE: A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to Title 38 M.R.S.A., Section 480 C, if the activity occurs in, on, over or adjacent to any freshwater wetlands, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them:

- A. Dredging, bulldozing, removing or displacing soil, sand vegetation or other materials.
- B. Draining or otherwise dewatering;
- C. Filling, including adding sand or other material to a sand dune; or
- D. Any construction or alteration of any permanent structure.

SECTION 15 – LAND USE STANDARDS

All land use activities within the shoreland zone shall conform with the following provisions, if applicable.

A. SPACE STANDARDS

- 1. Minimum Lot Size: 80,000 sq. ft.
- 2. Minimum Land Area Per [Residential](#) Dwelling Unit: 80,000 sq. ft.

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3. Minimum Shore Frontage: 200 ft.
4. Minimum Road Frontage: 200 ft.
5. Maximum Building Height: 35 ft.
6. Minimum Setbacks:
 - a. Waterbodies:
 - b. i. 100 ft. horizontal distance from normal high water line great ponds & rivers
 - c. ii. 75 ft. horizontal distance from normal high water line streams, upland edge of wetlands, & other water bodies
 - b. Front Property Line: 25 ft. ~~(from edge of road way on property)~~
 - d. c. Road: 25 ft.
 - e. d. Side Property Line: 10 ft.
 - f. e. Rear Property Line: 10 ft.
7. Maximum Lot Coverage ~~with Impervious Surface~~: 20% (See Section 403.15.B.4)
8. Land below the normal high water line of a water body or upland edge of a wetland and land beneath roads serving more than two (2) lots shall not be included toward calculating minimum lot area.
9. Lots located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof after September 22, 1971.
10. The minimum width of any portion of any lot within one hundred (100) feet, horizontal distance, of the normal high water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use.
11. If more than one residential dwelling unit, principal governmental, institutional, commercial or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use.

B. PRINCIPAL AND ACCESSORY STRUCTURES

1. All new principal and accessory structures shall be set back at least one hundred (100) feet horizontal distance from the normal high-water line of great ponds classified GPA and rivers, and seventy-five (75) feet horizontal distance from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland. In addition, all new principal and accessory structures shall be setback at least ten (10) feet from each side property, ten (10) feet from the rear property line and except as otherwise required by this ordinance, at least twenty-five (25) feet from the front property line or ~~from the edge of a road travel way that crosses the property~~. In the Resource Protection District the setback requirement shall be 250 feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specified above shall apply.

- a. The water body or wetland setback provision shall neither apply to structures which require direct access to the water as an operational necessity, such as piers, docks, and retaining walls necessary for shoreline stabilization, nor to other functionally water dependent uses.
 - b. On a non-conforming lot of record on which only a residential structure exists, and it is not possible to place an accessory structure meeting the required water body, tributary stream or wetland setbacks, the code enforcement officer may issue a permit to place a single accessory structure, with no utilities, for the storage of yard tools and similar equipment. Such accessory structure shall not exceed eighty (80) square feet in area nor eight (8) feet in height, and shall be located as far from the shoreline or tributary stream as practical and shall meet all other applicable standards, including lot coverage and vegetation clearing limitations. In no case shall the structure be located closer to the shoreline or tributary stream than the principal structure.
2. Principal or accessory structures and expansions of existing structures which are permitted in the Resource Protection, Limited Residential, and Stream Protection Districts, shall not exceed thirty five (35) feet in height. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.
 3. The lowest floor elevation or openings of all buildings and structures including basements shall be elevated at least one foot above the elevation of the 100 year flood, the flood of record, or in the absence of these, the flood as defined by soil types identified as recent flood plain soils. Accessory structures may be placed in accordance with the standards of the Floodplain Management Ordinance and need not meet the elevation requirements of this paragraph.
 4. Lot coverage: The total area of all structures, driveways, parking lots areas and other non-vegetated surfaces; ~~within the shoreland zone~~ shall not exceed twenty (20) percent of the lot or a portion thereof; located within the shoreland zone, including land area previously developed. This limitation does not apply to public boat launching facilities regardless of the district in which the facility is located.
For the purposes of calculating lot coverage, naturally occurring ledge and rock outcroppings are not counted as non-vegetated surfaces when calculating lot coverage for lots of record on March 24, 1990 and in continuous existence since that date.
 - 4.5. Notwithstanding the requirements stated above, stairways or similar structures may be allowed with a permit from the Code Enforcement Officer, to provide shoreline access in areas of steep slopes or unstable soils provided; that the structure is limited to a maximum of four (4) feet in width; that the structure does not extend below or over the normal high water line of a water body or upland edge of a wetland, (unless permitted by the Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38, Section 480 C); and that the applicant demonstrates that no reasonable access alternative exists on the property. This shall not constitute a grandfathered setback.
 - 5.6. Retaining walls that are not necessary for erosion control shall meet the structure setback requirement, except for low retaining walls and associated fill provided all of the following conditions are met:
 - a. The site has been previously altered and an effective vegetated buffer does not exist;
 - b. The wall(s) is(are) at least 25 feet, horizontal distance, from the normal high-water line of a water body, tributary stream, or upland edge of a wetland;

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- c. The site where the retaining wall will be constructed is legally existing lawn or is a site eroding from lack of naturally occurring vegetation, and which cannot be stabilized with vegetative plantings;
- d. The total height of the wall(s), in the aggregate, are no more than 24 inches;
- e. Retaining walls are located outside of the 100-year floodplain on rivers, streams, and tributary streams, as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps, or the flood of record, or in the absence of these, by soil types identified as recent flood plain soils.
- f. The area behind the wall is re-vegetated with grass, shrubs, trees, or a combination thereof, and no further structural development will occur within the setback area, including patios and decks; and
- g. A vegetated buffer area is established within 25 feet, horizontal distance, of the normal high-water line of a water body, tributary stream, or upland edge of a wetland when a natural buffer does not exist. The buffer must meet the following characteristics:
 - (i) The buffer must include shrubs and other woody and herbaceous vegetation. Where natural ground cover is lacking the area must be supplemented with leaf or bark mulch;
 - (ii) Vegetation plantings must be in quantities sufficient to retard erosion and provide for effective infiltration of stormwater runoff;
 - (iii) Only native species may be used to establish the buffer area;
 - (iv) A minimum buffer width of 15 feet, horizontal distance, is required, measured perpendicularly to the normal high-water line or upland edge of a wetland;
 - (v) A footpath not to exceed the standards in Section 15(2)(a), may traverse the buffer.

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C. PIERS, DOCKS, WHARVES, BRIDGES AND OTHER STRUCTURES AND USES EXTENDING OVER OR BEYOND THE NORMAL HIGH WATER LINE OF A WATER BODY OR WITHIN A WETLAND, AND SHORELINE STABILIZATION.

1. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.
2. The location shall not interfere with existing developed or natural beach areas.
3. The facility shall be located so as to minimize adverse effects on fisheries.
4. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use, and character of the area. A temporary pier, dock or wharf shall not be wider than six (6) feet for non-commercial uses.
5. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity.
6. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high water line of a water body or within a wetland shall be converted to residential dwelling units in any district.

7. New permanent piers and docks shall not be permitted unless it is clearly demonstrated to the Planning Board that a temporary pier or dock is not feasible, and a permit has been obtained from the Department of Environmental Protection, pursuant to the Natural Resources Protection Act.

8. Structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.

9. No more than one pier, dock, wharf or similar structure extending or located below the normal high-water line of a water body or within a wetland is allowed on a single lot; except that when a single lot contains at least twice the minimum shore frontage as specified in Section 15(A), a second structure may be allowed and may remain as long as the lot is not further divided.

10. Vegetation may be removed in excess of the standards in Section 15(ON) of this ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board.

(a) When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than 12 feet in width. When the stabilization project is complete the construction equipment accessway must be restored.

(b) Revegetation must occur in accordance with Section 15(RQ).

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NOTE: Permanent structures projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38 M.R.S.A., Section 480-C.

D. **CAMPGROUNDS**

Campgrounds shall conform to the minimum requirements imposed under State licensing procedures and the following:

1. Campgrounds shall contain a minimum of five thousand (5,000) square feet of land, not including roads and driveways, for each site. Land supporting wetland vegetation, and land below the normal high-water line of a water body shall not be included in calculating land area per site.
2. The areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of one hundred (100) feet from the normal high-water line of a great pond classified GPA or a river flowing to a great pond classified GPA, and seventy-five (75) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.

E. **INDIVIDUAL PRIVATE CAMPSITES**

Individual, private campsites not associated with campgrounds are permitted provided the following conditions are met:

1. One campsite per lot existing on the effective date of this Ordinance, or thirty thousand (30,000) square feet of lot area within the shoreland zone, whichever is less, may be permitted.

~~4.2.~~ When an individual private campsite is proposed on a lot that contains another principal use and/or structure, the lot must contain the minimum lot dimensional requirements for the principal structure and/or use, and the individual private campsite separately.

~~2.3.~~ Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back one hundred (100) feet from the normal high-water line of a great pond classified GPA or river flowing to a great pond classified GPA, and seventy-five (75) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.

~~3.4.~~ Recreational vehicles shall not be located on any type of permanent foundation except for a gravel pad, and no structure(s) except canopies shall be attached to the recreational vehicle. Only a single recreational vehicle shall be permitted on an individual private campsite.

~~4.5.~~ The clearing of vegetation for the siting of the recreational vehicle, tent or similar shelter in a Resource Protection District shall be limited to one thousand (1000) square feet.

~~5.6.~~ A written sewage disposal plan describing the proposed method and location of sewage disposal shall be required for each campsite and shall be approved by the Local Plumbing Inspector. Where disposal is off-site, written authorization from the receiving facility or land owner is required.

~~6.7.~~ When a recreational vehicle, tent or similar shelter is placed on-site for more than one hundred and twenty (120) days per year, all requirements for residential structures shall be met, including the installation of a subsurface sewage disposal system in compliance with the State of Maine Subsurface Wastewater Disposal Rules unless served by public sewage facilities.

F. **PARKING AREAS**

1. Parking areas shall meet the setback requirements for structures for the district in which such areas are located. The setback requirement for parking areas serving public boat launching facilities may be reduced to no less than fifty (50) feet horizontal distance from the normal high-water line of the shore or tributary stream or from the upland edge of a wetland if the Planning Board finds that no other reasonable alternative exists further from the shoreline, wetland or tributary stream.
2. Parking areas shall be adequately sized for the proposed use and shall be designed to prevent stormwater runoff from flowing directly into a water body, and where feasible, to retain all
3. In determining the appropriate size of proposed parking facilities, the following shall apply:
 - a. Typical parking space: Approximately ten (10) feet wide and twenty (20) feet long, except that parking spaces for a vehicle and boat trailer shall be forty (40) feet long.
 - b. Internal travel aisles: Approximately twenty (20) feet wide.

G. **ROADS AND DRIVEWAYS**

The following standards shall apply to the construction of roads and/or driveways and drainage systems, culverts and other related features.

1. Roads and driveways shall be set back at least one-hundred (100) feet from the normal high-water line of a great pond classified GPA or a river that flows to a great pond classified GPA, and seventy-five (75) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland unless no reasonable alternative exists as determined by

the Code Enforcement Officer. If no other reasonable alternative exists, the Code Enforcement Officer may reduce the road and/or driveway setback requirement to no less than fifty (50) feet upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body, [tributary stream, or wetland](#). Such techniques may include, but are not limited to, the installation of settling basins, and/or the effective use of additional ditch relief culverts and turnouts placed so as to avoid sedimentation of the water body, tributary stream, or wetland.

On slopes of greater than twenty (20) percent the road and/or driveway setback shall be increased by ten (10) feet for each five (5) percent increase in slope above twenty (20) percent.

This paragraph shall neither apply to approaches to water crossings nor to roads or driveways that provide access to permitted structures, and facilities located nearer to the shoreline due to an operational necessity excluding temporary docks for recreational uses. Roads and driveways providing access to permitted structures within the setback area shall comply fully with the requirements of this sub-section except for that portion of the road or driveway necessary for direct access to the structure.

2. Existing public roads may be expanded within the legal road right-of-way regardless of its setback from a water body.
3. New roads and driveways are prohibited in a Resource Protection District except to provide access to permitted uses within the district, or as approved by the Planning Board upon a finding that no reasonable alternative route or location is available outside the district, in which case the road and/or driveway shall be set back as far as practicable from the normal high-water line of a water body, tributary stream, or upland edge of a wetland.
4. Road and driveway banks shall be no steeper than a slope of two (2) horizontal to one (1) vertical, and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control contained in subsection P.
5. Road and driveway grades shall be no greater than ten (10) percent except for short segments of less than two hundred (200) feet.
6. In order to prevent road and driveway surface drainage from directly entering water bodies, roads and driveways shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least (50) feet plus two times the average slope, in width between the outflow point of the ditch or culvert and the normal high-water line of a water body, tributary stream, or upland edge of a wetland. Surface drainage which is directed to an unscarified buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.
7. Ditch relief (cross drainage) culverts, drainage dips and water turnouts shall be installed in a manner effective in directing drainage onto unscarified buffer strips before the flow in the road or ditches gains sufficient volume or head to erode the road, driveway or ditch. To accomplish this, the following shall apply:
 - a. Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road or driveway at intervals no greater than indicated in the following table:

Grade (Percent)	Spacing (Feet)
0-2	250
3-5	200-135
6-10	100-80
11-15	80-60
16-20	60-45
21+	40

- b. Drainage dips may be used in place of ditch relief culverts only where the grade is ten (10) percent or less.
 - c. On sections having slopes greater than ten (10) percent, ditch relief culverts shall be placed at approximately a thirty (30) degree angle downslope from a line perpendicular to the centerline of the road or driveway.
 - d. Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning and their inlet and outlet ends shall be stabilized with appropriate materials.
8. Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads and driveways shall be maintained on a regular basis to assure effective functioning.

H. SIGNS

In addition to applicable standards established in Chapter 406 (Sign Ordinance), signs shall conform to all of the following provisions which shall govern the use of signs in the Resource Protection, Stream Protection and Limited Residential Districts: (Note: See also Section 7)

- 1. Signs and billboards relating to goods and services sold on the premises shall be permitted, provided that such signs shall not exceed six (6) square feet in area and shall not exceed one (1) sign per premises. Billboards and signs relating to goods or services not sold or rendered on the premises shall be prohibited.
- 2. Name signs shall be permitted, provided such signs shall not exceed one (1) sign per premise.
- 3. Residential users may display a single sign not over three (3) square feet in area relating to the sale, rental, or lease of the premises.
- 4. Signs relating to trespassing and hunting shall be permitted without restriction as to number provided that no such sign shall exceed two (2) square feet in area.
- 5. Signs relating to public safety shall be permitted without restriction.
- 6. No sign shall extend higher than eight (8) feet above the ground to the highest point of the sign.
- 7. Signs may be illuminated only by shielded, non-flashing lights.

I. STORM WATER RUNOFF

- 1. All new construction and development shall be designed to minimize storm water runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural

runoff control features, such as berms, swales, terraces and wooded areas shall be retained in order to reduce runoff and encourage infiltration of storm waters.

2. Storm water runoff control systems shall be maintained as necessary to ensure proper functioning.

J. SEPTIC WASTE DISPOSAL

1. All new and replacement subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules (Rules) and the following:
 - a. Clearing or removal of woody vegetation necessary to site a new system and any associated fill extensions, shall not extend closer than seventy-five (75) feet, horizontal distance, from the normal high-water line of a water body or the upland edge of a wetland and
 - b. A holding tank is not allowed for a first-time residential use in the shoreland zone.

K. ESSENTIAL SERVICES

1. Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors.
2. The installation of essential services is not permitted in a Resource Protection or Stream Protection District, except to provide services to a permitted use within said district, or except where the applicant demonstrates that no reasonable alternative exists. Where permitted, such structures and facilities shall be located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts.
3. Damaged or destroyed public utility transmission and distribution lines, towers and related equipment may be replaced or reconstructed without a permit.

L. MINERAL EXPLORATION AND EXTRACTION

Mineral exploration to determine the nature or extent of mineral resources shall be accomplished by hand sampling, test boring, or other methods which create minimal disturbance of less than one hundred (100) square feet of ground surface. A permit from the Code Enforcement Officer shall be required for mineral exploration which exceeds the above limitation. All excavations, including test pits and holes shall be immediately capped, filled or secured by other equally effective measures, so as to restore disturbed areas and to protect the public health and safety.

Mineral extraction may be permitted under the following conditions:

1. A reclamation plan shall be filed with, and approved by the Planning Board before a permit is granted. Such plan shall describe in detail procedures to be undertaken to fulfill the requirements of paragraph 4-3 below.
2. Unless authorized pursuant to the Natural Resources Protection Act, Title 38, M.R.S.A, Section 480-C no part of any extraction operation, including drainage and runoff control features shall be permitted within one hundred (100) feet of the normal high-water line of a great pond classified GPA or a river flowing to a great pond classified GPA, and within seventy-five (75) feet of the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland. Extraction operations shall not be permitted within seventy-five (75) feet of any property line, without written permission of the owner of such adjacent property.

3. Within twelve (12) months following the completion of extraction operations at any extraction site, which operations shall be deemed complete when less than one hundred (100) cubic yards of materials are removed in any consecutive twelve (12) month period, ground levels and grades shall be established in accordance with the following:
 - a. All debris, stumps, and similar material shall be removed for disposal in an approved location, or shall be buried on-site. Only materials generated on-site may be buried or covered on-site.
 - b. The final graded slope shall be two and one-half to one (2 1/2:1) slope or flatter.
 - c. Top soil or loam shall be retained to cover all disturbed land areas, which shall be reseeded and stabilized with vegetation native to the area. Additional topsoil or loam shall be obtained from offsite sources if necessary to complete the stabilization project.
4. In keeping with the purposes of this Ordinance, the Planning Board may impose such conditions as are necessary to minimize the adverse impacts associated with mineral extraction operations on surrounding uses and resources.

M. AGRICULTURE

1. All spreading of manure shall be accomplished in conformance with the *Manure Utilization Guidelines* published by the [former](#) Maine Department of Agriculture on November 1, 2001, and the Nutrient Management Law (7 M.R.S.A. sections 4201-4209).
2. Manure shall not be stored or stockpiled in an unprotected manner so as to produce runoff within one hundred (100) feet, horizontal distance, of a great pond classified GPA or a river or stream flowing to a great pond, classified GPA, or within seventy five (75) feet horizontal distance, of other water bodies, tributary streams, or wetlands, ~~except not more than sixty (60) cubic feet of manure may be temporarily stored or stockpiled for a period not to exceed sixty (60) consecutive days. Within five (5) years of the effective date of this ordinance all~~ All manure storage areas within the shoreland zone must be constructed or modified such that the facility produces no discharge of effluent or contaminated storm water. Existing facilities which do not meet the setback requirement may remain, but must meet the no discharge provision ~~within the above five (5) year period.~~
3. Agricultural activities involving tillage of soil greater than forty thousand (40,000) square feet in surface area, or the spreading, ~~disposal~~ or storage of manure within the shoreland zone shall require a Soil and Water Conservation Plan to be filed with the Planning Board. Once such a plan has been recorded, such plan may be transferred to a new owner provided such agricultural activity continues to be in conformance with the Plan. Non-conformance with the provisions of said plan shall be considered to be a violation of this Ordinance.

NOTE: Assistance in preparing a soil and water conservation plan may be available through the local Soil and Water Conservation District office.

4. There shall be no new tilling of soil within one-hundred (100) feet, horizontal distance, of the normal high-water line of a great pond classified GPA; within seventy-five (75) feet, horizontal distance, from other water bodies; nor within twenty-five (25) feet, horizontal distance, of tributary streams, and wetlands. Operations in existence on the effective date of this ordinance and not in conformance with this provision may be maintained but shall require a Soil and Water Conservation plan to be filed with the Planning Board. Once a Soil and Water Conservation

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Plan for the tilling of soil has been recorded with the Planning Board, the rights and privileges of such plan may be transferred to a new owner provided the tilling practice continues to be in conformance with the plan.

5. After the effective date of this Ordinance, newly established livestock grazing areas shall not be permitted within one hundred (100) feet, horizontal distance, of the normal high-water line of a great pond classified GPA; within seventy-five (75) feet, horizontal distance of other water bodies, nor; within twenty-five (25) feet, horizontal distance, of tributary streams, and wetlands. Livestock grazing associated with ongoing farm activities, and which are not in conformance with the above setback provisions may continue, provided that such grazing is conducted in accordance with a Soil and Water Conservation Plan that has been filed with the Planning Board. Once a Soil and Water Conservation Plan for livestock grazing has been recorded with the Planning Board, the rights and privileges of such plan may be transferred to a new owner provided the livestock grazing practices continues to be in conformance with the plan.

~~N. **N. TIMBER HARVESTING-**~~
~~**REPEALED**~~

~~*Note: 1. Town administration of Timber Harvesting has been repealed.*~~

~~*2. Timber harvesting within the shoreland zone is regulated by the Maine Department of Agriculture, Conservation, and Forestry, Bureau of Forestry, and is not regulated by the Town of Gray.*~~

- ~~1. In a shoreland area zoned for the resource protection abutting a great pond, timber harvesting shall be limited to the following:~~
 - ~~a. Within the strip of land extending seventy five (75) feet horizontal distance inland from the normal high water line timber harvesting may be conducted when the following conditions are met:~~
 - ~~(i) The ground is frozen;~~
 - ~~(ii) There is no resultant soil disturbance;~~
 - ~~(iii) The removal of trees is accomplished using a cable or boom and there is no entry of tracked or wheeled vehicles into the 75-foot strip of land;~~
 - ~~(iv) There is no cutting of trees less than 6 inches in diameter; no more than 30% of the trees 6 inches or more in diameter, measured at 4 1/2 feet above ground level, are cut in any 10-year period; and a well distributed stand of trees and other natural vegetation remains;~~
 - ~~and~~
 - ~~(v) A licensed professional forester has marked the trees to be harvested prior to a permit being issued by the municipality.~~
 - ~~b. Beyond the seventy five (75) foot buffer strip referred to in paragraph a. above, timber harvesting is permitted in accordance with paragraph 2 below except that in no case shall the average residual basal area of trees over four (4) inches in diameter measured at four and one half (4 1/2) feet above ground level be reduced to less than thirty (30) square feet per acre.~~
- ~~2. Except in areas as described in Paragraph 1 above, timber harvesting shall conform with the following provisions:~~

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- a. ~~Selective cutting of no more than forty (40) percent of the total volume of trees four (4) inches or more in diameter measured at 4 1/2 feet above ground level on any lot in any ten (10) year period is permitted. In addition:~~
- ~~(i) Within one hundred (100) feet, horizontal distance of the normal high water line of a great pond classified GPA or a river flowing to a great pond classified GPA, and within seventy five (75) feet, horizontal distance, of the normal high water line of other water bodies, tributary streams, or the upland edge of a wetland, there shall be no clear cut openings and a well distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.~~
 - ~~(ii) At distances greater than one hundred (100) feet, horizontal distance, of a great pond classified GPA or a river flowing to a great pond classified GPA, and greater than seventy five (75) feet, horizontal distance, of the normal high water line of other water bodies or the upland edge of a wetland, harvesting operations shall not create single clear cut openings greater than ten thousand (10,000) square feet in the forest canopy. Where such openings exceed five thousand (5,000) square feet they shall be at least one hundred (100) feet apart. Such clear cut openings shall be included in the calculation of total volume removal. For the purposes of these standards volume may be considered to be equivalent to basal area.~~
- b. ~~Timber harvesting operations exceeding the 40% limitation in sub section a. above, may be allowed by the planning board upon a clear showing, including a forest management plan signed by a Maine licensed professional forester, that such an exception is necessary for good forest management and will be carried out in accordance with the purposes of this Ordinance. The planning board shall notify the Commissioner of the Department of Environmental Protection of each exception allowed, within fourteen (14) days of the planning board's decision.~~
- e. ~~No accumulation of slash shall be left within fifty (50) feet of the normal high water line of a water body. In all other areas slash shall either be removed or disposed of in such a manner that it lies on the ground and no part thereof extends more than four (4) feet above the ground. Any debris that falls below the normal high water line of a water body shall be removed.~~
- d. ~~Timber harvesting equipment shall not use stream channels as travel routes except when:~~
- ~~(i) Surface waters are frozen; and~~
 - ~~(ii) The activity will not result in any ground disturbance.~~
- e. ~~All crossings of flowing water shall require a bridge or culvert, except in areas with low banks and channel beds which are composed of gravel, rock or similar hard surface which would not be eroded or otherwise damaged.~~
- f. ~~Skid trail approaches to water crossings shall be located and designed so as to prevent water runoff from directly entering the water body or tributary stream. Upon completion of timber harvesting, temporary bridges and culverts shall be removed and areas of exposed soil re-vegetated.~~
- g. ~~Except for water crossings, skid trails and other sites where the operation of machinery used in timber harvesting results in the exposure of mineral soil shall be located such that an~~

~~unscarified strip of vegetation of at least seventy five (75) feet in width for slopes up to ten (10) percent shall be retained between the exposed mineral soil and the normal high water line of a water body or upland edge of a wetland. For each ten (10) percent increase in slope, the unscarified strip shall be increased by twenty (20) feet. The provisions of this paragraph apply only to a face sloping toward the water body or wetland, provided, however, that no portion of such exposed mineral soil on a back face shall be closer than twenty five (25) feet from the normal high water line of a water body or upland edge of a wetland.~~

O. CLEARING OR REMOVAL OF VEGETATION FOR DEVELOPMENT ACTIVITIES OTHER THAN TIMBER HARVESTING

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~~1.~~ 1. Within a shoreland area zoned for Resource Protection abutting a great pond, there shall be no cutting of vegetation within the strip of land extending 75 feet, horizontal distance, inland from the normal high water line, except to remove ~~safety hazards~~ hazard trees as described in Section 15(O).

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Elsewhere, in any Resource Protection District the clearing of vegetation shall be limited to that which is necessary for uses expressly authorized in that district.

~~2.~~ 2. Shoreline Buffer Strip: Except in areas as described in Paragraph 1, above, ~~and except to allow for the development of permitted uses,~~ within a strip of land extending one-hundred (100) feet, horizontal distance, inland from the normal high-water line of a great pond classified GPA or a river, ~~and or within a strip extending~~ seventy-five (75) feet, horizontal distance, from any other water body, tributary stream, or the upland edge of a wetland, a shoreline buffer strip of vegetation shall be preserved as follows:

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- a. There shall be no cleared opening greater than 250 square feet in the forest canopy as measured from the outer limits of the tree crown. However, a single footpath not to exceed six (6) feet in width as measured between tree trunks is ~~permitted-allowed for accessing the shoreline~~ provided that a cleared line of sight to the water through the shoreline buffer strip is not created.
- b. Selective cutting of trees within the shoreline buffer strip is permitted provided that a well well-distributed stand of trees and other vegetation is maintained. For the purposes of this section a "well-distributed stand of trees ~~and other vegetation~~" adjacent to a great pond classified GPA or a river or stream flowing to a great pond classified GPA, shall be defined as maintaining a rating score of ~~12-24~~ or more in ~~any each~~ 25-foot by ~~2550~~-foot square (~~625 1250~~ square feet) area as determined by the following rating system.

Diameter of Tree at 4-1/2 feet Above Ground Level (inches)	Points
<u>2-<4 in.</u>	<u>1</u>
<u>>4-<8</u> 42 in.	<u>2</u>
<u>8- <12 in.</u>	<u>4</u>
<u>>12 in. or greater</u>	<u>48</u>

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Adjacent to other water bodies, tributary streams, and wetlands, a "well distributed stand of trees ~~and other vegetation~~" is defined as maintaining a minimum rating score of ~~8-16~~ per 25-foot ~~by 50-foot-square~~ rectangular area.

Note: As an example, adjacent to a great pond, if a 25-foot x ~~2550~~-foot plot contains ~~three~~ ~~four~~ (34) trees between 2 and 4 inches in diameter, ~~three-two~~ trees between 4 and ~~12-8~~ inches in diameter, ~~and~~ three trees ~~between 8 and 12 inches in diameter, and two trees~~ over 12 inches in diameter, the rating score is: (~~3-4~~ x 1) + (~~3-2~~ x 2) + (3 x 4) + (2 x 8) = ~~21-36~~ points

Thus, the 25-foot by ~~2550~~-foot plot contains trees worth ~~21-36~~ points. Trees totaling ~~9-12~~ points (~~21-12=9~~) ~~may be removed from the plot provided that no cleared openings are created.~~
~~36-24=12~~ may be removed from the plot provided that no cleared openings are created.

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The following shall govern in applying this point system:

The 25-foot by ~~2550~~-foot rectangular plots must be established where the landowner or lessee proposes clearing within the required buffer;

- (i) Each successive plot must be adjacent to, but not overlap a previous plot;
- (ii) Any plot not containing the required points must have no vegetation removed except as otherwise allowed by this Ordinance;
- (iii) Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by ~~this~~ Ordinance;
- (iv) Where conditions permit, no more than 50% of the points on any 25-foot by ~~2550~~-foot rectangular area may consist of trees greater than 12 inches in diameter.

For the purposes of this sub-section, "other natural vegetation" ~~that must be retained in addition to trees meeting the point system requirements~~ is defined as retaining existing vegetation under three (3) feet in height and other ground cover and retaining at least ~~three-five~~ (35) saplings less than two (2) inches in diameter at four and one-half (4 1/2) feet above ground level for each 25-foot by ~~2550~~-foot rectangular area. If ~~three-five~~ (35) saplings do not exist, no woody stems less than two (2) inches in diameter can be removed until ~~3-5~~ saplings have been recruited into the plot.

Notwithstanding the above provisions, no more than 40% of the total volume of trees four (4) inches or more in diameter, measured at 4 1/2 feet above ground level may be removed in any ten (10) year period.

~~b.c.~~ In order to protect water quality and wildlife habitat, existing vegetation under three (3) feet in height and other ground cover, including leaf litter and the forest duff layer, shall not be cut, covered or removed, except to provide for a footpath or other permitted uses as described in Section 15 ~~(NO)~~, paragraphs 2 and 2a. above.

~~e.d.~~ Pruning of tree branches, on the bottom 1/3 of the tree is permitted.

~~e.~~ In order to maintain a buffer strip of vegetation, when the removal of storm-damaged, ~~diseased, unsafe, or~~ dead, ~~or hazard~~ trees results in the creation of cleared openings, these openings shall be replanted with native tree species in accordance with Section ~~OP~~, below, unless existing new tree growth is present.

~~d.f.~~ In order to maintain the vegetation in the shoreline buffer, clearing or removal of vegetation for allowed activities, including associated construction and related equipment operation, within or outside the shoreline buffer, must comply with the requirements of Section 15(NO)(2).

The provisions contained in paragraph 2 above shall not apply to those portions of public recreational facilities adjacent to public swimming areas. Cleared areas, however, shall be limited to the minimum area necessary.

~~2.~~ 3. At distances greater than one hundred (100) feet, horizontal distance, from a great pond classified GPA or a river flowing to a great pond classified GPA, and seventy-five (75) feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted uses, there shall be permitted on any lot, in any ten (10) year period, selective cutting of not more than forty (40) percent of the volume of trees four (4) inches or more in diameter, measured 4 1/2 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the forty (40) percent calculation. For the purposes of these standards volume may be considered to be equivalent to basal area.

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In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed in the aggregate, 25% of the lot area or ten thousand (10,000) square feet, whichever is greater, including land previously developed. This provision applies to the portion of a lot within the shoreland zone, including the buffer area.

~~3.~~ 4. Cleared openings legally in existence on the effective date of this Ordinance may be maintained, but shall not be enlarged, except as permitted by this Ordinance.

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~~4.~~ 5. Fields which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of this section.

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P. HAZARD TREES, STORM-DAMAGED TREES, AND DEAD TREE REMOVAL

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1. Hazard trees in the shoreland zone may be removed with a permit from the Code Enforcement Officer if the following requirements are met:

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(a) Within the shoreline buffer strip, if the removal of a hazard tree results in a cleared opening in the tree canopy greater than two hundred and fifty (250) square feet, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as practicable to where the hazard tree was removed and be at least two (2) inches in diameter, measured at four and one half (4.5) feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least four (4) feet in height, and be no less than two (2) inches in diameter. Stumps may not be removed.

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(b) Outside of the shoreline buffer strip, when the removal of hazard trees exceeds forty (40) percent of the volume of trees four (4) inches or more in diameter, measured at four and one half (4.5) feet above ground level in any ten (10) year period, and/or results in cleared openings exceeding twenty-five (25) percent of the lot area within the shoreland zone, or ten thousand (10,000) square feet, whichever is greater, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as practicable to where the hazard tree was removed and be at least two (2) inches in diameter, measured at four and one half (4.5) feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least two (2) inches in diameter, measured at four and one half (4.5) feet above the ground level.

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(c) The removal of standing dead trees, resulting from natural causes, is permissible without the need for replanting or a permit, as long as the removal does not result in the creation of new lawn areas, or other permanently cleared areas, and stumps are not removed. For the purposes of this provision dead trees are those trees that contain no foliage during the growing season.

(d) The Code Enforcement Officer may require the property owner to submit an evaluation from a licensed forester or arborist before any hazard tree can be removed within the shoreland zone.

(e) The Code Enforcement Officer may require more than a one-for-one replacement for hazard trees removed that exceed eight (8) inches in diameter measured at four and one half (4.5) feet above the ground level.

2. Storm-damaged trees in the shoreland zone may be removed without a permit after consultation with the Code Enforcement Officer if the following requirements are met:

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(a) Within the shoreline buffer, when the removal of storm-damaged trees results in a cleared opening in the tree canopy greater than two hundred and fifty (250) square feet, replanting is not required, but the area shall be required to naturally revegetate, and the following requirements must be met:

(i) The area from which a storm-damaged tree is removed does not result in new lawn areas, or other permanently cleared areas;

(ii) Stumps from the storm-damaged trees may not be removed;

(iii) Limbs damaged from a storm event may be pruned even if they extend beyond the bottom one-third (1/3) of the tree; and

(iv) If after one growing season, no natural regeneration or regrowth is present, replanting of native tree seedlings or saplings is required at a density of one seedling per every eighty (80) square feet of lost canopy.

(b) Outside of the shoreline buffer strip, if the removal of storm damaged trees exceeds 40% of the volume of trees four (4) inches or more in diameter, measured at four and one half (4.5) feet above the ground level in any ten (10) year period, or results, in the aggregate, in cleared openings exceeding 25% of the lot area within the shoreland zone or ten thousand (10,000) square feet, whichever is greater, and no natural regeneration occurs

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within one growing season, then native tree seedlings or saplings shall be replanted on a one-for-one basis.

Q. EXEMPTIONS TO CLEARING AND VEGETATION REMOVAL REQUIREMENTS

The following activities are exempt from the clearing and vegetation removal standards set forth in Section 15(N), provided that all other applicable requirements of this chapter are complied with, and the removal of vegetation is limited to that which is necessary:

1. The removal of vegetation that occurs at least once every two (2) years for the maintenance of legally existing areas that do not comply with the vegetation standards in this chapter, such as but not limited to cleared openings in the canopy or fields. Such areas shall not be enlarged, except as allowed by this section. If any of these areas, due to lack of removal of vegetation every two (2) years, reverts back to primarily woody vegetation, the requirements of Section 15(O) apply;
2. The removal of vegetation from the location of allowed structures or allowed uses, when the shoreline setback requirements of section 15(B) are not applicable;
3. The removal of vegetation from the location of public swimming areas associated with an allowed public recreational facility;
4. The removal of vegetation associated with allowed agricultural uses, provided best management practices are utilized, and provided all requirements of section 15(M) are complied with;
5. The removal of vegetation associated with brownfields or voluntary response action program (VRAP) projects provided that the removal of vegetation is necessary for remediation activities to clean-up contamination on a site in a general development district, commercial fisheries and maritime activities district or other equivalent zoning district approved by the Commissioner that is part of a state or federal brownfields program or a voluntary response action program pursuant 38 M.R.S.A section 343-E, and that is located along:
(a) A coastal wetland; or
(b) A river that does not flow to a great pond classified as GPA pursuant to 38 M.R.S.A section 465-A;
6. The removal of non-native invasive vegetation species, provided the following minimum requirements are met:
(a) If removal of vegetation occurs via wheeled or tracked motorized equipment, the wheeled or tracked motorized equipment is operated and stored at least twenty-five (25) feet, horizontal distance, from the shoreline, except that wheeled or tracked equipment may be operated or stored on existing structural surfaces, such as pavement or gravel;
(b) Removal of vegetation within twenty-five (25) feet, horizontal distance, from the shoreline occurs via hand tools; and
(c) If applicable clearing and vegetation removal standards are exceeded due to the removal of non-native invasive species vegetation, the area shall be revegetated with native species to achieve compliance.

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NOTE: An updated list of non-native invasive vegetation is maintained by the Department of Agriculture, Conservation and Forestry's Natural Areas Program:
http://www.maine.gov/dacf/mnap/features/invasive_plants/invasives.htm

7. The removal of vegetation associated with emergency response activities conducted by the Department, the U.S. Environmental Protection Agency, the U.S. Coast Guard, and their agents.

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R. REVEGETATION REQUIREMENTS

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When revegetation is required in response to violations of the vegetation standards set forth in Section 15(ON), to address the removal of non- native invasive species of vegetation, or as a mechanism to allow for development that may otherwise not be permissible due to the vegetation standards, including removal of vegetation in conjunction with a shoreline stabilization project, the revegetation must comply with the following requirements.

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1. The property owner must submit a revegetation plan, prepared with and signed by a qualified professional, that describes revegetation activities and maintenance. The plan must include a scaled site plan, depicting where vegetation was, or is to be removed, where existing vegetation is to remain, and where vegetation is to be planted, including a list of all vegetation to be planted.

2. Revegetation must occur along the same segment of shoreline and in the same area where vegetation was removed and at a density comparable to the pre-existing vegetation, except where a shoreline stabilization activity does not allow revegetation to occur in the same area and at a density comparable to the pre-existing vegetation, in which case revegetation must occur along the same segment of shoreline and as close as possible to the area where vegetation was removed:

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3. If part of a permitted activity, revegetation shall occur before the expiration of the permit. If the activity or revegetation is not completed before the expiration of the permit, a new revegetation plan shall be submitted with any renewal or new permit application.

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4. Revegetation activities must meet the following requirements for trees and saplings:

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(a) All trees and saplings removed must be replaced with native noninvasive species;

(b) Replacement vegetation must at a minimum consist of saplings;

(c) If more than three (3) trees or saplings are planted, then at least three (3) different species shall be used;

(d) No one species shall make up 50% or more of the number of trees and saplings planted;

(e) If revegetation is required for a shoreline stabilization project, and it is not possible to plant trees and saplings in the same area where trees or saplings were removed, then trees or sapling must be planted in a location that effectively reestablishes the screening between the shoreline and structures; and

(f) A survival rate of at least eighty (80) percent of planted trees or saplings is required for a minimum five (5) years period.

5. Revegetation activities must meet the following requirements for woody vegetation and other vegetation under three (3) feet in height:

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- (a) All woody vegetation and vegetation under three (3) feet in height must be replaced with native noninvasive species of woody vegetation and vegetation under three (3) feet in height as applicable;
- (b) Woody vegetation and vegetation under three (3) feet in height shall be planted in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
- (c) If more than three (3) woody vegetation plants are to be planted, then at least three (3) different species shall be planted;
- (d) No one species shall make up 50% or more of the number of planted woody vegetation plants; and
- (e) Survival of planted woody vegetation and vegetation under three feet in height must be sufficient to remain in compliance with the standards contained within this chapter for minimum of five (5) years

6. Revegetation activities must meet the following requirements for ground vegetation and ground cover:

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- (a) All ground vegetation and ground cover removed must be replaced with native herbaceous vegetation, in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
- (b) Where necessary due to a lack of sufficient ground cover, an area must be supplemented with a minimum four (4) inch depth of leaf mulch and/or bark mulch to prevent erosion and provide for effective infiltration of stormwater; and
- (c) Survival and functionality of ground vegetation and ground cover must be sufficient to remain in compliance with the standards contained within this chapter for minimum of five (5) years.

Q-S. EROSION AND SEDIMENTATION CONTROL

a. All activities which involve filling, grading, excavation or other similar activities which result in un-stabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan. The plan shall be submitted to the Code Enforcement Officer for approval and shall include, where applicable, provisions for:

- i. Mulching and re-vegetation of disturbed soil.
- ii. Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
- iii. Permanent stabilization structures such as retaining walls or riprap.

b. In order to create the least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.

c. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity.

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The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.

- d. Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases permanent stabilization shall occur within nine (9) months of the initial date of exposure. In addition:
 - i. Where mulch is used, it shall be applied at a rate of at least one (1) bale per five hundred (500) square feet and shall be maintained until a catch of vegetation is established.
 - ii. Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
 - iii. Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.
- e. Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainageways shall be designed and constructed in order to carry water from a twenty five (25) year storm or greater, and shall be stabilized with vegetation or lined with riprap.

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R-T. SOILS

All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, whether during or after construction. Proposed uses requiring subsurface waste disposal shall require a soils report based on an on-site investigation and be prepared by state-certified professionals. Certified persons may include Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified Geologists and other persons who have training and experience in the recognition and evaluation of soil properties. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The soils report shall include recommendations for a proposed use to counteract soil limitations where they exist.

S-U. WATER QUALITY

No activity shall deposit on or into the ground or discharge to the waters of the State any pollutant that, by itself or in combination with other activities or substances will impair designated uses or the water classification of the water body.

T-V. ARCHAEOLOGICAL SITES

Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the Planning Board shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment, at least twenty (20) days prior to action being taken by the Planning Board. The Planning Board shall consider comments received from the Commission prior to rendering a decision on the application.

U-W. MARINE REFUELING FACILITIES

Marine Refueling facilities shall be allowed in the Limited Residential District for boats and other water related craft primarily operated on the surface of the water. Refueling for seaplanes is not

allowed.

Marine Refueling facilities shall comply with the following performance standards:

- a. Space Standards – In addition to the space standards of the Shoreland Zoning Ordinance, marine refueling facilities shall comply with the following standards:
 - i. A minimum of three hundred feet (300') of lake frontage;
 - ii. A setback of one hundred feet (100') from all property lines for the product delivery line;
 - iii. All applicable space standards of the State Fire Marshall’s Office.
- b. State and Federal regulations -- In addition to the regulations of the Shoreland Zoning Ordinance, refueling facilities shall comply with all applicable standards of the following:
 - i. The Maine Department of Environmental Protection;
 - ii. The Maine Forestry Service;
 - iii. The Maine Department of Wildlife and Inland Fisheries;
 - iv. The State Fire Marshall’s Office and the Town of Gray Fire Department;
 - v. Federal Spill Prevention Containment Control;
 - vi. The Natural Resources Protection Act;
 - vii. All other applicable Local, State and Federal regulations.
- c. A copy of all Certificates of Inspections shall be filed with the Town of Gray Code Enforcement Officer.
- d. Period of operation, noise control, lighting standards, and sureties shall be as determined by the Planning Board.

V-X. TEMPORARY STRUCTURES

- a. Temporary structures including temporary living quarters used in conjunction with disasters such as fire, flood, lightning, hurricanes, and ice or snowstorms and other forces of nature shall be permitted only during the period that restoration work is in progress.
- b. Restoration work includes the repairing, rebuilding, and altering of a premise, land, or structure to a former, normal, or unimpaired state or condition including but not limited to the cleaning and removal of debris, trash, and waste.
- c. Temporary structures shall not encroach any further upon the setback requirements of the structure destroyed. Any deviation from those setbacks must be approved by the Code Enforcement Officer.
- d. Temporary living quarters shall be connected to the existing septic system or to an alternate system which, in either case, must comply with the Plumbing Code and be approved by the Code Enforcement Officer.
- e. Permits for temporary structures shall be issued for a six- (6) month period and may be renewed by the Code Enforcement Officer for a maximum of one extension provided a duly authorized building and plumbing permit has been issued for a permanent structure.

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W.Y. COMMERCIAL & INDUSTRIAL USES PROHIBITED

The following new commercial and industrial uses are prohibited within the shoreland zone adjacent to great ponds classified GPA, and rivers and streams which flow to great ponds classified GPA:

- a. Auto washing facilities
- b. Auto or other vehicle service and/or repair operations, including body shops
- c. Chemical and bacteriological laboratories
- d. Storage of chemicals, including herbicides, pesticides or fertilizers, other than amounts normally associated with individual households or farms
- e. Commercial painting, wood preserving, and furniture stripping
- f. Dry cleaning establishments
- g. Electronic circuit assembly
- h. Laundromats, unless connected to a sanitary sewer
- i. Metal plating, finishing, or polishing
- j. Petroleum or petroleum product storage and/or sale except storage on same property as use occurs and except for storage and sales associated with marinas
- k. Photographic processing
- l. Printing

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X.Z. ADULT USE MARIJUANA

Home cultivation of personal Adult Use Marijuana is permitted within the Town of Gray in all zones subject to the following restrictions:

- (1) Persons cultivating Adult Use Marijuana must be 21 years of age or older;
- (2) Cultivation of Adult Use Marijuana shall be limited to a total number of three (3) mature marijuana plants and twelve (12) immature marijuana plants on any one parcel or tract of land within the Town;
- (3) Cultivation is only permitted on a parcel or tract of land within the Town on which the person cultivating Adult Use Marijuana is domiciled;
- (4) Cultivation that occurs outdoors shall be sufficiently screened to ensure that plants are not visible from an abutting property or a public or private road or right of way; and
- (5) Cultivation that occurs outdoors must meet all applicable setbacks required for structures under this Ordinance, and in no event shall outdoor cultivation be less than ten (10) feet from any lot line.

The limitations in this section shall apply per person domiciled on a parcel or tract of land and shall not apply to seedlings.

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SECTION 16 – ADMINISTRATION

A. **ADMINISTERING BODIES AND AGENTS**

1. Code Enforcement Officer - A Code Enforcement Officer shall be appointed by the Town.
2. Board of Appeals - A Board of Appeals shall be created in accordance with the provisions of Title 30 A Section 2691.
3. Planning Board - A Planning Board shall be created in accordance with the provisions of State law.

B. **PERMITS REQUIRED**

After the effective date of this Ordinance no person shall, without first obtaining a permit, engage in any activity or use of land or structure requiring a permit in the district in which such activity or use would occur; or expand, change, or replace an existing use or structure; or renew a discontinued nonconforming use. In addition, no permit shall be issued under this ordinance unless the application complies with the requirements of Section 601.19 of the Town's Administrative Code Ordinance.

1. A permit is not required for the replacement of an existing road culvert as long as:
 - a. The replacement culvert is not more than 25% longer than the culvert being replaced;
 - b. The replacement culvert is no longer than 75 feet; and
 - c. Adequate erosion control measures are taken to prevent sedimentation of the water, and the crossing does not block fish passage in the watercourse.
2. A permit is not required for an archaeological excavation as long as the excavation is conducted by an archaeologist listed on the State Historic Preservation Officer's level 1 or level 2 approved list, and unreasonable erosion and sedimentation is prevented by means of adequate and timely temporary and permanent stabilization measures.
3. Any permit required by this Ordinance shall be in addition to any other permit required by other law or ordinance.

C. **PERMIT APPLICATION**

1. Every applicant for a permit shall submit a written application, including a scaled site plan prepared by a Professional Land Surveyor, Architect, Professional Engineer, or similar, on a form provided by the municipality, to the appropriate official as indicated in Section 14. The scaled site plan shall be an attachment to the Shoreland Zoning permit application and shall include the location of all relevant existing components on the subject parcel specifically including but not limited to the following: (a) footprint of all structures (including overhangs), (b) all subsurface wastewater disposal components, (c) all culverts/significant stormwater infrastructure, (d) streams, drainage ditches, all retaining walls (including height), (e) well for drinking water, (f) trees taller than eight (8) feet (including species and diameter), and, (g) all non-vegetated surfaces such as roads, driveways, walkways, and patios.
2. All applications shall be signed by the owner or owners of the property or other person authorizing the work, certifying that the information in the application is complete and correct. If the person signing the application is not the owner or lessee of the property then that person shall submit a letter of authorization from the owner or lessee.

3. All applications shall be dated, and the Code Enforcement Officer or Planning Board, as appropriate, shall note upon each application the date and time of its receipt.
4. ~~If the property is not served by a public sewer,~~ a valid plumbing permit or a completed application for a plumbing permit, including the site evaluation approved by the Plumbing Inspector, shall be submitted whenever the nature of the proposed structure would require the installation and/or expansion of a subsurface sewage disposal system.
5. When an excavation contractor will perform an activity that requires or results in more than one (1) cubic yard of soil disturbance, the person responsible for management of erosion and sedimentation control practices at the site must be certified in erosion control practices by the Maine Department of Environmental Protection. This person must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion. The name and certification number of the person who will oversee the activity causing or resulting in soil disturbance shall be included on the permit application. This requirement does not apply to a person or firm engaged in agriculture or timber harvesting if best management practices for erosion and sedimentation control are used; and municipal, state and federal employees engaged in projects associated with that employment.
- 4.6. Every applicant for a permit shall submit preconstruction photographs that sufficiently represent the existing site conditions. Additionally, every applicant shall submit post construction photographs to the Code Enforcement Officer no later than 20 days after the completion of the development. Photographs must contain areas of shoreline vegetation and the development site.

D. PROCEDURE FOR ADMINISTERING PERMITS

Within 35 days of the date of receiving a written application, the Planning Board or Code Enforcement Officer, as indicated in Section 14, shall notify the applicant either that the application is a complete application, or, if the application is incomplete, that specified additional material is needed to make the application complete. The Planning Board or the Code Enforcement Officer, as appropriate, shall approve, approve with conditions, or deny all permit applications in writing within 35 days of receiving a completed application. However, if the Planning Board has a waiting list of applications, a decision on the application shall occur within 35 days after the first available date on the Planning Board's agenda following receipt of the completed application, or within 35 days of the public hearing, if one is held. Permits shall be approved if the proposed use or structure is found to be in conformance with the purposes and provisions of this Ordinance.

The applicant shall have the burden of proving that the proposed land use activity is in conformity with the purposes and provisions of this Ordinance and that the accuracy, measurements and documentation are in accordance with the requirements of this ordinance.

After the submission of a complete application, the Planning Board or Code Enforcement Officer, as appropriate, the appropriate reviewing authority shall approve an application or approve it with conditions if the appropriate reviewing authority makes a positive finding based on the information presented that the proposed use:

1. Will maintain safe and healthful conditions;

2. Will not result in water pollution, erosion, or sedimentation to surface waters;
3. Will adequately provide for the disposal of all wastewater;
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
5. Will conserve shore cover and visual, as well as actual, points of access to inland waters;
6. Will protect archaeological and historic resources as designated in the comprehensive plan;
7. Will avoid problems associated with flood plain development and use; and
8. Is in conformance with the provisions of Section 15, Land Use Standards.

If a permit is either denied or approved with conditions, the reasons as well as conditions shall be stated in writing. No approval shall be granted for an application involving a structure if the structure would be located in an unapproved subdivision or would violate any other local ordinance or regulation or any State law which the municipality is responsible for enforcing.

E. SPECIAL EXCEPTIONS FOR SINGLE FAMILY CONSTRUCTION IN THE RESOURCE PROTECTION DISTRICT

In addition to the criteria specified in Section 16(D) above, excepting structure setback requirements, the Planning Board may approve a permit for a single family residential structure in a Resource Protection District provided that the applicant demonstrates that all of the following conditions are met:

1. There is no location on the property, other than a location within the Resource Protection District, where the structure can be built.
2. The lot on which the structure is proposed is undeveloped and was established and recorded in the registry of deeds of the county in which the lot is located before the adoption of the Resource Protection District.
3. All proposed buildings, sewage disposal systems and other improvements are:
 - a. Located on natural ground slopes of less than 20%; and
 - b. Located outside the floodway of the 100-year flood-plain along rivers and artificially formed great ponds along rivers, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps; all buildings, including basements, are elevated at least one foot above the 100-year flood-plain elevation; and the development is otherwise in compliance with any applicable municipal flood-plain ordinance.

If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be 1/2 the width of the 100-year flood-plain.

4. The total ~~ground floor area~~ footprint, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation shall not be altered by variance.
5. All structures, except functionally water-dependent structures, are set back from the normal high-water line of a water body, tributary stream or upland edge of a wetland to the greatest practical

extent, but not less than 75 feet, horizontal distance. In determining the greatest practical extent, the Planning Board shall consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the flood-plain, and its proximity to moderate-value and high-value wetlands.

F. **EXPIRATION OF PERMIT**

Following the issuance of a permit, if no substantial start is made in construction or in the use of the property within one year of the date of the permit, the permit shall lapse and become void.

G. **INSTALLATION OF PUBLIC UTILITY SERVICE**

No public utility, water district, sanitary district or any utility company of any kind may install services to any new structure located in the shoreland zone unless written authorization attesting to the validity and currency of all local permits required under this or any previous Ordinance, has been issued by the appropriate municipal officials. Following installation of service, the company or district shall forward the written authorization to the municipal officials, indicating that installation has been completed.

H. **APPEALS**

1. Powers and Duties of the Board of Appeals - The Board of Appeals shall have the following powers:

- a. Administrative Appeals: To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the Code Enforcement Officer or Planning Board in the enforcement or administration of this Ordinance; and to hear and decide administrative appeals on a de novo basis where it is alleged by an aggrieved party that there is an error in any order, requirement, decision or determination made by, or failure to act by, the Code Enforcement Officer in his or her review of and action on a permit application or potential ordinance violation under this Ordinance.
- b. Variance Appeals: To authorize variances upon appeal, within the limitations set forth in this Ordinance.

2. Variance Appeals

~~Except as provided in subsection 2-A,~~ Variances may be permitted only under the following conditions:

- a. Variances may be granted only from dimensional requirements including but not limited to, lot width, structure height, percent of lot coverage, and setback requirements.
- b. Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.
- c. The Board shall not grant a variance unless it finds that:
 - (i) The proposed structure or use would meet the provisions of Section 15 except for the specific provision which has created the non-conformity and from which relief is sought; and
 - (ii) The strict application of the terms of this Ordinance would result in undue hardship.

The term "undue hardship" shall mean:

- (01) That the land in question cannot yield a reasonable return unless a variance is granted;
- (02) That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood
- (03) That the granting of a variance will not alter the essential character of the locality; and
- (04) That the hardship is not the result of action taken by the applicant or a prior owner.

d. Set-back variance for a single family dwelling:

The Board may grant a variance from a set-back requirement for a single family dwelling under this section only when the strict application of the zoning ordinance to the petitioner and the petitioner's property would cause undue hardship. The term "undue hardship" as used in this subsection means:

- (i) The need for the variance is due to the unique circumstances of the property and not the general conditions of the neighborhood;
- (ii) The granting of the variance will not alter the essential character of the locality;
- (iii) The hardship is not the result of action taken by the applicant or prior owner;
- (iv) The granting of the variance will not substantially reduce or impair the use of abutting property; and
- (v) That the granting of the variance is based upon demonstrated need, not convenience, and no other feasible alternative is available.

This ordinance provision is strictly limited to permitting a variance from a set-back requirement for a single-family dwelling that is the primary year-round residence of the petitioner. A variance under this subsection may not exceed 20% of a set-back requirement and may not be granted if the variance would cause the area of the dwelling to exceed the maximum permissible lot coverage. For lots lawfully existing non-conforming lots of record recorded at the Registry of Deeds prior to January 1, 1989, a variance under this subsection may exceed 20% of the setback requirement, except for minimum setbacks from a wetland or water body required within shoreland zones by rules adopted pursuant to Title 38, chapter 3, subchapter I, article 2-B, if the petitioner meets all of the above standards and the relief requested is the least necessary to relieve the hardship.

- e. The Board of Appeals shall limit any variances granted as strictly as possible in order to ensure conformance with the purposes and provisions of this Ordinance to the greatest extent possible, and in doing so may impose such conditions to a variance as it deems necessary. The party receiving the variance shall comply with any conditions imposed.
- f. A copy of each variance request, including the application and all supporting information supplied by the applicant, shall be forwarded by the municipal officials to the Commissioner of the Department of Environmental Protection at least twenty (20) days prior to action by the Board of Appeals. Any comments received from the Commissioner prior to the action by the Board of Appeals shall be made part of the record and shall be taken into consideration by the Board of Appeals.

3. Administrative Appeals

When the Board of Appeals reviews a decision of the Code Enforcement Officer the Board of

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Appeals shall hold a “de novo” hearing. At this time the Board may receive and consider new evidence and testimony, be it oral or written. When acting in a “de novo” capacity the Board of Appeals shall hear and decide the matter afresh, undertaking its own independent analysis of evidence and the law, and reaching its own decision.

When the Board of Appeals hears a decision of the Planning Board, it shall hold an appellate hearing, and may reverse the decision of the Planning Board only upon finding that the decision was contrary to specific provisions of the Ordinance or contrary to the facts presented to the Planning Board. The Board of Appeals may only review the record of the proceedings before the Planning Board. The Board Appeals shall not receive or consider any evidence which was not presented to the Planning Board, but the Board of Appeals may receive and consider written or oral arguments. If the Board of Appeals determines that the record of the Planning Board proceedings is inadequate, the Board of Appeals may remand the matter to the Planning Board for additional fact finding.

4. Disability Variance Appeals

a. Dwelling Accessibility

~~The Board of Appeals, or the Code Enforcement Officer if authorized in accordance with 30-A MRSA §4353-A, may shall have the authority to~~ grant a variance ~~that does not include vehicle storage~~ to an owner of a residential dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. ~~The board-CEO shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The board-mayCEO shall impose appropriate conditions on the variance, specifically including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. -The term “structures necessary for access to or egress from the dwelling” shall include railing, wall or roof systems necessary for the safety or effectiveness of the structure. Any permit issued pursuant to this subsection is subject to Sections 16(H)(2)(f) and 16(H)(5)(b)(v).~~

b. Vehicle Storage

- (i) The Board may grant a variance to an owner-occupant who is a person with a permanent disability for the construction of a place of storage and parking for a noncommercial vehicle owned by that person and for no other purpose. The width and length of the structure may not be larger than 2 times the width and length of the noncommercial vehicle. The owner shall submit proposed plans for the structure with the request for the variance pursuant to this paragraph to the Board.
- (ii) The person with the permanent disability shall prove such status.
- (iii) For purposes of this paragraph, "noncommercial vehicle" means a motor vehicle as defined in Title 29-A, Maine Revised Statutes, section 101, subsection 42 with a gross vehicle weight of no more than 6,000 pounds, bearing a disability registration plate (or placard) issued pursuant to Title 29-A, section 521 and owned by the person with the disability.
- (iv) The Board may impose conditions on the variance granted pursuant to this subsection.

- (v) For the purposes of this subsection, "disability" has the same meaning as a physical or mental disability under Title 5, section 4553-A.

5. Appeal Procedure

a. Making an Appeal

- (i) An administrative or variance appeal may be taken to the Board of Appeals by an aggrieved party from any decision of the Code Enforcement Officer or the Planning Board. Such appeal shall be taken within thirty (30) days of the date of the decision appealed from, and not otherwise, except that the Board, upon a showing of good cause, may waive the thirty (30) day requirement.
- (ii) Such appeal shall be made by filing with the Board of Appeals a written notice of appeal on forms provided by the Town which includes:
 - (01) A concise written statement indicating what relief is requested and why it should be granted including how the criteria, as applicable, are met.
 - (02) For an Administrative Appeal, a sketch drawn to scale showing lot lines, location of existing buildings and structures and other physical features of the lot pertinent to the relief sought.
 - ~~(02)~~(03) For any Variance Appeal, a survey from a Professional Land Surveyor shall be required
- (iii) Upon being notified of an appeal, the Code Enforcement Officer or Planning Board, as appropriate, shall transmit to the Board of Appeals all of the papers constituting the record of the decision appealed from.
- (iv) The Board of Appeals shall hold a public hearing on the appeal within thirty-five (35) days of its receipt of an appeal request.

b. Decision by Board of Appeals

- (i) A majority of the board shall constitute a quorum for the purpose of deciding an appeal. A member who abstains shall not be counted in determining whether a quorum exists.
- (ii) The concurring vote of a majority of the members of the Board of Appeals present and voting shall be necessary to reverse an order, requirement, decision, or determination of the Code Enforcement Officer or Planning Board, or to decide in favor of the applicant on any matter on which it is required to decide under this Ordinance, or to affect any variation in the application of this Ordinance from its stated terms. The board may reverse the decision, or failure to act, of the Code Enforcement Officer or Planning Board only upon a finding that the decision, or failure to act, was clearly contrary to specific provisions of this Ordinance.
- (iii) The person filing the appeal shall have the burden of proof.
- (iv) The Board shall decide all appeals within thirty five (35) days after the close of the hearing, and shall issue a written decision on all appeals.
- (v) All decisions shall become a part of the record and shall include a statement of findings and conclusions as well as the reasons or basis therefor, and the appropriate order, relief or denial thereof. The Board shall cause written notice of its decision to be mailed or

hand-delivered to the applicant and to the Department of Environmental Protection within seven (7) days of the Board's decision. Copies of written decisions of the Board of Appeals shall be given to the Planning Board, Code Enforcement Officer, and the municipal officers.

6. Appeal to Superior Court

Any party may take an appeal, within forty five (45) days of the date of the vote on the original decision, to Superior Court from any order, relief or denial in accordance with the Maine Rules of Civil Procedure, Rule 80B. This time period may be extended by the court upon motion for good cause shown. The hearing before Superior Court must be without a jury.

7. Reconsideration

In accordance with 30-A M.R.S.A. section 2691(3)(F), the Board of Appeals may reconsider any decision within forty-five (45) days of its prior decision. A request to the Board to reconsider a decision must be filed within ten (10) days of the decision that is being reconsidered. A vote to reconsider and the action taken on that reconsideration must occur and be completed within forty-five (45) days of the date of the vote on the original decision. Reconsideration of a decision shall require a positive vote of the majority of the Board members originally voting on the decision, and proper notification to the landowner, petitioner, planning board, code enforcement officer, and other parties of interest, including abutters and those who testified at the original hearing(s). The Board may conduct additional hearings and receive additional evidence and testimony.

I. **ENFORCEMENT**

1. Nuisances

Any violation of this Ordinance shall be deemed to be a nuisance.

2. Code Enforcement Officer

a. It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance. If the Code Enforcement Officer shall find that any provision of this Ordinance is being violated, he or she shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, including discontinuance of illegal use of land, buildings or structures, or work being done, removal of illegal buildings or structures, and abatement of nuisance conditions. A copy of such notices shall be submitted to the municipal officers and be maintained as a permanent record.

b. The Code Enforcement Officer shall conduct onsite inspections to ~~insure~~ensure compliance with all applicable laws and conditions attached to permit approvals. The Code Enforcement Officer shall also investigate all complaints of alleged violations of this Ordinance.

c. The Code Enforcement Officer shall keep a complete record of all essential transactions of the office, including applications submitted, permits granted or denied, variances granted or denied, revocation actions, revocation of permits, appeals, court actions, violations investigated, violations found, and fees collected. ~~On an biennial basis, beginning in 1992, a summary of this record shall be submitted by March 1 to the Director of the Bureau of Land Quality Control within the Department of Environmental Protection.~~

3. Legal Actions

When the above action does not result in the correction or abatement of the violation or nuisance condition, the Municipal Officers, upon notice from the Code Enforcement Officer, are hereby

directed to institute any and all actions and proceedings, either legal or equitable, including seeking injunctions of violations and the imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the municipality. The municipal officers, or their authorized agent, are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without Court action. Such agreements shall not allow an illegal structure or use to continue unless there is clear and convincing evidence that the illegal structure or use was constructed or conducted as a direct result of erroneous advice given by an authorized municipal official and there is no evidence that the owner acted in bad faith, or unless the removal of the structure or use will result in a threat or hazard to public health and safety or will result in substantial environmental damage.

4. Fines

Any person, including but not limited to a landowner, a landowner's agent or a contractor, who orders or conducts any activity in violation of this Ordinance shall be penalized in accordance with Title 30 A, Maine Revised Statutes Annotated, Subsection 4452.

NOTE: Current penalties include fines of not less than \$100 nor more than \$2500 per violation for each day that the violation continues.

SECTION 17 – DEFINITIONS

Accessory structure or use – a use or structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated shall not subordinate the principal use of the lot. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure, but shall not include the use of any portion of a lot for purposes related to Medical Marijuana Registered Dispensaries, Medical Marijuana Registered Dispensary Cultivation Facilities, Medical Marijuana Manufacturing Facilities, Medical Marijuana Testing Facilities, Marijuana Food Establishments, Caregivers, Caregiver Retail Stores and Adult Use Marijuana Establishments.

Adult Use: The acquisition, possession, cultivation, consumption, transfer or transportation of marijuana or paraphernalia relating to the consumption of marijuana by persons 21 years of age or older.

Adult Use Marijuana: Marijuana that is cultivated, manufactured, distributed or sold by an adult use marijuana establishment.

Adult Use Marijuana Cultivation Facility: A facility licensed under Maine law to purchase marijuana plants and seeds from other cultivation facilities; to cultivate, prepare and package adult use marijuana; to sell adult use marijuana to products manufacturing facilities, to marijuana stores and to other cultivation facilities; and to sell marijuana plants and seeds to other cultivation facilities and immature marijuana plants and seedlings to marijuana stores.

Adult Use Marijuana Establishment: An adult use marijuana cultivation facility, an adult use marijuana products manufacturing facility, an adult use marijuana testing facility or an adult use marijuana store licensed under Maine law.

Adult Use Marijuana Products Manufacturing Facility: A facility licensed under Maine law to purchase adult use marijuana from a cultivation facility or another products manufacturing facility; to manufacture, label and package adult use marijuana and adult use marijuana products; and to sell adult

use marijuana and adult use marijuana products to marijuana stores and to other products manufacturing facilities.

Adult Use Marijuana Store: A facility licensed under Maine law to purchase adult use marijuana, immature marijuana plants and seedlings from a cultivation facility, to purchase adult use marijuana and adult use marijuana products from a products manufacturing facility and to sell adult use marijuana, adult use marijuana products, immature marijuana plants and seedlings to consumers.

Adult Use Marijuana Testing Facility: A facility licensed under Maine law to develop, research and test marijuana, marijuana products and other substances.

Aggrieved party – an owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance.

Agriculture: the production, keeping or maintenance for use, sale or lease, of plants ~~and~~ or animals, including, but not limited to, forages and sod crops, grains and seed crops, dairy animals and dairy products, poultry and poultry products, livestock, fruits and vegetables, and ornamental ~~and~~ green house products, including the growing and harvesting of Christmas trees. Such agricultural use will remain in existence until such time as its land use changes to another land use as allowed by the Town Zoning Ordinance. Agriculture does not include forest management and timber harvesting activities, or cultivation of Marijuana for Medical Use or Adult Use.

Aggrieved party – an owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance.

Alteration – Any change, addition, or modification in construction, other than cosmetic or decorative, or any change in the structural members of buildings such as bearing walls, columns, beams, or girders.

Aquaculture – the growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species.

Basal Area – the area of cross-section of a tree stem at 4 1/2 feet above ground level and inclusive of bark.

Basement – any portion of a structure with a floor-to-ceiling height of 6 feet or more and having more than 50% of its volume below the existing ground level.

Boat Launching Facility – a facility designed primarily for the launching and landing of watercraft, and which may include an access ramp, docking area, and parking spaces for vehicles and trailers.

Campground – any area or tract of land to accommodate two (2) or more parties in temporary living quarters, including, but not limited to tents, recreational vehicles or other shelters.

Canopy – the more or less continuous cover formed by tree crowns in a wooded area.

Caregiver: A person or an assistant of that person that provides care for a qualifying patient to receive Medical Marijuana pursuant to Maine law.

Caregiver Retail Store: A retail store in which a Caregiver sells harvested marijuana to qualifying patients for the patients' medical use.

Commercial use – the use of lands, buildings, or structures, other than a "home occupation," defined below, the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of rental of residential buildings and/or dwelling units.

Cultivation: The planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of adult use marijuana for personal use, but not including manufacturing, testing, or marijuana extraction.

DBH – the diameter of a standing tree measured 4.5 feet from ground level.

Development – a change in land use involving alteration of the land, water or vegetation, or the addition or alteration of structures or other construction not naturally occurring.

Dimensional requirements – numerical standards relating to spatial relationships including but not limited to setback, lot area, shore frontage and height.

Disability – any disability, infirmity, malformation, disfigurement, congenital defect or mental condition caused by bodily injury, accident, disease, birth defect, environmental conditions or illness; and also includes the physical or mental condition of a person which constitutes a substantial handicap as determined by a physician or in the case of mental handicap, by a psychiatrist or psychologist, as well as any other health or sensory impairment which requires special education, vocational rehabilitation or related services.

Driveway – a vehicular access-way less than five hundred (500) feet in length serving two lots or less.

Emergency operations – operations conducted for the public health, safety or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings, property and livestock from the threat of destruction or injury.

Essential services – the construction, alteration or maintenance of gas, electrical or communication facilities; steam, fuel, electric power or water transmission or distribution lines, towers and related equipment; telephone cables or lines, poles and related equipment; gas, oil, water, slurry or other similar pipelines; municipal sewage lines, collection or supply systems; and associated storage tanks. Such systems may include towers, poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic signals, hydrants and similar accessories, but shall not include service drops or buildings which are necessary for the furnishing of such services.

Excavation contractor – an individual or firm engaged in a business that causes the disturbance of soil, including grading, filling and removal, or in a business in which the disturbance of soil results from an activity that the individual or firm is retained to perform.

Expansion of a structure – an increase in the ~~floor area or volume~~ footprint or height of a structure, including all extensions such as, but not limited to attached: decks, garages, porches and greenhouses.

Expansion of use – the addition of weeks or months to a use's operating season; additional hours of operation; or the use of more floor area or ground area devoted to a particular use.

Family – one or more persons occupying a premise and living as a single housekeeping unit.

Floodway – the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation by more than one foot in height.

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Floor area – the sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls, ~~plus the horizontal area of any unenclosed portions of a structure such as porches and decks.~~

Footprint– the entire area of ground covered by the structure(s) on a lot, including but not limited to cantilevered or similar overhanging extensions, as well as unenclosed structures, such as patios and decks.

~~**Forest management activities**— timber cruising and other forest resource evaluation activities, pesticide or fertilizer application, management planning activities, timber stand improvement, pruning, regeneration of forest stands, and other similar or associated activities, exclusive of timber harvesting and the construction, creation or maintenance of roads.~~

Forested wetland – a freshwater wetland dominated by woody vegetation that is six (6) meters tall (approximately twenty (20) feet) or taller.

Foundation the supporting substructure of a building or other structure, excluding wooden sills and post supports, but including but not limited to basements, slabs, sills, posts or frostwalls, basements, slabs, frostwalls, or other base consisting of concrete, block, brick, or similar material.

Freshwater wetland – freshwater swamps, marshes, bogs and similar areas, other than forested wetlands, which are:

1. of ten or more contiguous acres; or of less than 10 contiguous acres and adjacent to a surface water body, excluding any river, stream or brook such that in a natural state, the combined surface area is in excess of 10 acres; and
2. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

Front Property Line– the line separating the lot from a road and ordinarily regarded as the front of the lot. On any lot bounded by a road on more than one property line, the front lot line shall be that property line of the lot designated as "road frontage" in any building permit application for such lot.

Frontage, Road – the road frontage shall be on the lot line that lies between the two sidelines and abuts a road. For any lot bounded on more than one property line by a road, only one road shall be used for the purpose of road frontage. Frontage on a cul-de-sac shall be measured at the building setback line. Except as determined by the horizontal distance, between side lot lines, nearest to and roughly parallel to the closest road or street.

Frontage, Shore – the horizontal distance, measured as a straight line, between the intersections of the side lot lines with the shoreline at the normal high water mark elevation or in the case of a wetland, the intersections of the side lot lines with the upland edge.

Functionally water-dependent uses– those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, inland waters and which cannot be located away from these waters. The uses include, but are not limited to commercial and recreational fishing and boating facilities, ~~excluding recreational boat storage buildings,~~ finfish and shellfish processing, fish storage and retail and wholesale fish marketing facilities, waterfront dock and port facilities, shipyards and boat building facilities, marinas, navigation aids, basins and channels, shoreline

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structures necessary for erosion control purposes, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or processing water and which cannot reasonably be located or operated at an inland site, municipal and State public beach facilities that provide health and safety and beach access services, and uses which primarily provide general public access to ~~marine~~ inland tidal waters. Recreational boat storage buildings are not considered to be a functionally water-dependent use.

Great pond – any inland body of water which in a natural state has a surface area in excess of ten acres, and any inland body of water artificially formed or increased which has a surface area in excess of thirty (30) acres except for the purposes of this Ordinance, where the artificially formed or increased inland body of water is completely surrounded by land held by a single owner.

Great pond classified GPA – any great pond classified GPA, pursuant to Title 38 Article 4-A Section 465-A. This classification includes some, but not all impoundments of rivers that are defined as great ponds.

Ground cover – small plants, fallen leaves, needles and twigs, and the partially decayed organic matter of the forest floor.

Harvested Marijuana: The plant material harvested from a mature marijuana plant, except the stalks, leaves and roots of the plant that are not used for a qualifying patient's medical use, including marijuana concentrate and marijuana products.

Hazard tree- a tree with a structural defect, combination of defects, or disease resulting in a structural defect that under the normal range of environmental conditions at the site exhibits a high probability of failure and loss of a major structural component of the tree in a manner that will strike a target. A normal range of environmental conditions does not include meteorological anomalies, such as, but not limited to: hurricanes; hurricane-force winds; tornados; microbursts; or significant ice storm events. Hazard trees also include those trees that pose a serious and imminent risk to bank stability. A target is the area where personal injury or property damage could occur if the tree or a portion of the tree fails. Targets include roads, driveways, parking areas, structures, campsites, and any other developed area where people frequently gather and linger.

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Height of a structure: the vertical distance between the mean original grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances which have no floor area.

Home occupation: an occupation or profession which is customarily conducted on or in a residential structure or property and which is 1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and 2) which employs no more than two (2) persons other than family members residing in the home. Home Occupations shall not include the use of any portion of a lot for purposes related to Medical Marijuana Registered Dispensaries, Medical Marijuana Registered Dispensary Cultivation Facilities, Medical Marijuana Manufacturing Facilities, Medical Marijuana Testing Facilities, Marijuana Food Establishments, Caregivers, Caregiver Retail Stores and Adult Use Marijuana Establishments.

Increase in nonconformity of a structure – any change in a structure or property which causes further deviation from the dimensional standard(s) creating the nonconformity such as, but not limited to, reduction in water body, tributary stream or wetland setback distance, increase in lot coverage, or increase in height of a structure. Property changes or structure expansions which either meet the dimensional standard or which cause no further increase in the linear extent of nonconformance of the

existing structure shall not be considered to increase nonconformity. For example, there is no increase in nonconformity with the setback requirement for water bodies, wetlands, or tributary streams if the expansion extends no further into the required setback area than does any portion of the existing nonconforming structure. Hence, a structure may be expanded laterally provided that the expansion extends no closer to the water body, tributary stream, or wetland than the closest portion of the existing structure from that water body, tributary stream, or wetland. Included in this allowance are expansions which in-fill irregularly shaped structures.

Individual private campsite – an area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed ten (10) individuals and which involves site improvements which may include but not be limited to [a gravel pads](#), parking areas, fire places, or tent platforms.

Industrial –the assembling, fabrication, finishing, manufacturing, packaging or processing of goods, or the extraction of minerals. Industrial uses shall not include the use of any portion of a lot for purposes related to Medical Marijuana Registered Dispensaries, Medical Marijuana Registered Dispensary Cultivation Facilities, Medical Marijuana Manufacturing Facilities, Medical Marijuana Testing Facilities, Marijuana Food Establishments, Caregivers, Caregiver Retail Stores and Adult Use Marijuana Establishments.

Institutional – a non-profit or quasi-public use, or institution such as a church, library, public or private school, hospital, or municipally owned or operated building, structure or land used for public purposes.

Lot area – the area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath roads serving more than two lots.

Lot coverage- [the area of a lot located within the shoreland zone that is covered by structures, driveways, parking areas, and all other non-vegetated surfaces, expressed as a percentage of the total lot area located within the shoreland zone.](#) **Note: See Section 403.15.B.4.**

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Marijuana: The leaves, stems, flowers and seeds of a marijuana plant, whether growing or not. Marijuana includes marijuana concentrate, but does not include industrial hemp as defined by Maine law or a Marijuana Product.

Marijuana concentrate - the resin extracted from any part of the plant genus cannabis and every compound, manufacture, salt, derivative, mixture or preparation from such resin, including hashish. In determining the weight of marijuana concentrate, the weight of any other ingredient combined with marijuana to prepare a marijuana product may not be included.

Marijuana Food Establishment: A factory, plant, warehouse or store in which food and food products are manufactured, processed, packed, held for introduction into commerce or sold, by a Caregiver or Registered Dispensary that prepare food containing marijuana for medical use by a qualifying patient.

Marijuana Extraction: The process of extracting marijuana concentrate from marijuana using water, lipids, gases, solvents or other chemicals or chemical processes.

Manufacture or Manufacturing/Processing: Uses such as a textile mill, shoe factory, metal fabrication, canning of foods, meat packing or grain mill, the preparation of finished products made from foodstuff, fabrics, leather, wood, paper, rubber, stone, clay, glass, plastics, manmade materials and other similar materials. Manufacturing and Processing shall not include any principal or accessory uses related to medical marijuana cultivation facilities, medical marijuana registered dispensaries, adult use

marijuana establishments, marijuana food establishments, marijuana extraction, or the manufacturing of marijuana concentrate or marijuana products as defined herein, unless expressly authorized herein.

Marijuana Paraphernalia - Equipment, products and materials of any kind that are used or intended for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, ingesting, smoking or otherwise introducing into the human body marijuana for medical use or recreational use as defined in this Chapter, including, without limitation, water pipes, hashish pipes, glass pipes, bongs, vaporizers, scales rolling papers, hydroponic equipment and grow lights and general tobacco products in so-called smoke shops.

Marijuana Product: A product composed of marijuana, harvested marijuana or marijuana concentrate and other ingredients that is intended for medical use or consumption for adult use, including, but not limited to, an edible marijuana product, a marijuana ointment and a marijuana tincture, but not including marijuana concentrate.

Marina – a business establishment having frontage on navigable water and, as its principal use, providing for hire offshore moorings or docking facilities for boats, and which may also provide accessory services such as boat and related sales, boat repair and construction, indoor and outdoor storage of boats and marine equipment, [boat-bait](#) and tackle shops and marine fuel service facilities.

Market value – the estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

Medical Marijuana: Medical Marijuana means marijuana used for “medical use,” as that term is defined herein.

Medical Marijuana Registered Dispensary Cultivation Facility: A facility that is used solely for the purpose of cultivating marijuana by a medical marijuana registered dispensary, which shall be limited to no more than one additional location or as otherwise prescribed by Maine law.

Medical Marijuana Manufacturing Facility: A registered tier 1 or tier 2 manufacturing facility or a person authorized to engage in marijuana extraction under section 2423-F of Title 22 of the Maine Revised Statutes.

Medical Marijuana Registered Dispensary: An entity registered by the State of Maine under Section 2425-A of Title 22 of the Maine Revised Statutes, as amended, that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses marijuana or related supplies and educational materials to qualifying patients and caregivers of those patients. A Medical Marijuana Registered Dispensary shall not include a caregiver retail store or an adult use marijuana establishment as defined herein.

Medical Marijuana Testing Facility: A public or private laboratory that: a.) Is authorized in accordance with section 2423-A, subsection 10 of Title 22 of the Maine Revised Statutes, as amended, to analyze contaminants in and the potency and cannabinoid profile of samples; and b.) Is accredited

pursuant to standard ISO/IEC 17025 of the International Organization for Standardization by a 3rd-party accrediting body or is certified, registered or accredited by an organization approved by the Department of Administrative and Financial Services.

Medical Use: The acquisition, possession, cultivation, manufacture, use, delivery, transfer or transportation of marijuana or marijuana paraphernalia relating to the administration of marijuana to treat or alleviate a qualifying patient's medical diagnosis or symptoms for which a medical provider has provided the qualifying patient a written certification under Maine law.

Minimum lot width – the closest distance between the side lot lines of a lot. When only two lot lines extend into the shoreland zone, both lot lines shall be considered to be side lot lines.

Mineral exploration – hand sampling, test boring, or other methods of determining the nature or extent of mineral resources which create minimal disturbance to the land and which include reasonable measures to restore the land to its original condition.

Mineral extraction – any operation within any twelve (12) month period which removes more than one hundred (100) cubic yards of soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location and to transport the product removed, away from the extraction site.

Multi-unit residential – a residential structure containing three (3) or more residential dwelling units.

Native – indigenous to the local forests.

Non-conforming condition – non-conforming lot, structure or use which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendment took effect.

Non-conforming lot – a single lot of record which, at the effective date of adoption or amendment of this Ordinance, does not meet the area, frontage, or width requirements of the district in which it is located.

Non-conforming structure – a structure which does not meet any one or more of the following dimensional requirements; setback, height, [footprint](#), or lot coverage, but which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

Non-conforming use – use of buildings, structures, premises, land or parts thereof which is not permitted in the district in which it is situated, but which is allowed to remain solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

Non-forested wetland – a freshwater wetland dominated by non-woody vegetation and/or woody vegetation that is less than six (6) meters tall.

[Non-native invasive species of vegetation-](#) [species of vegetation listed by the Maine Department of Agriculture, Conservation and Forestry as being invasive in Maine ecosystems and not native to Maine ecosystems.](#)

Normal high-water line – that line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. Areas contiguous with rivers and great ponds that support non-forested wetland vegetation and hydric soils and that are at the same or lower elevation as the water level of the river or great pond during the period of normal high-water are considered part of the river or great pond.

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Outlet stream- any perennial or intermittent stream, as shown on the most recent highest resolution version of the national hydrography dataset available from the United States Geological Survey on the website of the United States Geological Survey or the national map, that flows from a freshwater wetland.

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Person – an individual, corporation, governmental agency, municipality, trust, estate, partnership, association, two or more individuals having a joint or common interest, or other legal entity.

Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high-water line or within a wetland –

1. Temporary: Structures which remain in or over the water for less than seven (7) months in any period of twelve (12) consecutive months.
2. Permanent: Structures which remain in or over the water for seven (7) months or more in any period of twelve (12) consecutive months.

Principal structure – a [building-structure](#) other than one which is used for purposes wholly incidental or accessory to the use of another [building-structure](#) or use on the same [premises/lot](#).

Principal use – a use other than one which is wholly incidental or accessory to another use on the same [premises/lot](#).

Public facility – any facility, including, but not limited to, buildings, property, recreation areas, and roads, which are owned, leased, or otherwise operated, or funded by a governmental body or public entity.

Recent flood plain soils – the following soil series as described and identified by the National Cooperative Soil Survey:

Alluvial	Cornish	Charles
Fryeburg	Hadley	Limerick
Lovewell	Medomak	Ondawa
Podunk	Rumney	Saco
Suncook	Sunday	Winooski

Recreational facility – a place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities, excluding boat launching facilities.

Recreational Use of Marijuana – Recreational use of marijuana means personal use of marijuana as permitted in 7 M.R.S.A. § 2452, as may be amended from time to time.

Recreational vehicle – a vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a [pick-up](#) camper, travel trailer, tent trailer, camp trailer, and motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground, and must be registered with the State Division of Motor Vehicles.

Registered Caregiver: Registered caregiver means a caregiver who is registered by the Maine Department of Administrative and Financial Services pursuant to 22 M.R.S.A. § 2425-A, as may be amended from time to time.

Replacement system – a system intended to replace: 1.) an existing system which is either malfunctioning or being upgraded with no significant change of design flow or use of the structure, or 2.) any existing overboard wastewater discharge.

Retail marijuana – marijuana or marijuana concentrate that is cultivated, manufactured, distributed or sold by a licensed retail marijuana establishment or retail marijuana social club.

Retail marijuana cultivation facility – an entity licensed to cultivate, prepare and package retail marijuana and sell retail marijuana to retail marijuana establishments and retail marijuana social clubs.

Retail marijuana establishment – a retail marijuana store, a retail marijuana cultivation facility, a retail marijuana products manufacturing facility or a retail marijuana testing facility.

Retail marijuana product – a marijuana product that is manufactured, processed, distributed or sold by a licensed retail marijuana establishment or a retail marijuana social club.

Retail marijuana products manufacturing facility - an entity licensed to purchase retail marijuana; manufacture, prepare and package retail marijuana products; and sell retail marijuana and retail marijuana products only to other retail marijuana products manufacturing facilities, retail marijuana stores and retail marijuana social clubs.

Retail marijuana social club – an entity licensed to sell retail marijuana and retail marijuana products to consumers for consumption on the licensed premises.

Retail marijuana store – an entity licensed to purchase retail marijuana from a retail marijuana cultivation facility and to purchase retail marijuana products from a retail marijuana products manufacturing facility and to sell retail marijuana and retail marijuana products to consumers.

Retail marijuana testing facility – an entity licensed and certified to analyze and certify the safety and potency of retail marijuana and retail marijuana products.

Residential dwelling unit – a room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family at a time, and containing cooking, sleeping and toilet facilities. The term shall include mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units. [A cooking facility means any area of a structure or any appliance intended for the cooking and preparation of food. Cooking appliances include but are not limited to a cooking range, microwave oven, toaster or toaster oven, hot plate, or any other food cooking appliance.](#)

Residual Basal Area – ~~the sum of the basal area of trees remaining on a harvested site.~~

Riprap – rocks, irregularly shaped, and at least six (6) inches in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two (2) units horizontal to one (1) unit vertical or less.

River – a free-flowing body of water including its associated flood plain wetlands from that point at which it provides drainage for a watershed of twenty five (25) square miles to its mouth.

Road – a route or track [which may be located within a specific area described in a deed and/or shown on a plan recorded at the Cumberland County Registry of Deeds,](#) consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles.

Sapling – [a tree species that is less than two \(2\) inches in diameter at four and one half \(4.5\) feet above ground level.](#)

Seedling – [a young tree species that is less than four and one half \(4.5\) feet in height above ground level.](#)

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Service drop – any utility line extension which does not cross or run beneath any portion of a water body provided that:

1. in the case of electric service
 - a. the placement of wires and/or the installation of utility poles is located entirely upon the premises of the customer requesting service or upon a roadway right of way; and
 - b. the total length of the extension is less than one thousand (1,000) feet.
2. in the case of telephone service
 - a. the extension, regardless of length, will be made by the installation of telephone wires to existing utility poles, or
 - b. the extension requiring the installation of new utility poles or placement underground is less than one thousand (1,000) feet in length.

Setback – the nearest horizontal distance from the normal high-water line of a water body, tributary stream, or upland edge of a wetland to the nearest part of a structure, road, parking space or other regulated object or area. [For the purposes of determining the setback distance from a road, the setback shall be measured from the closest described boundary as defined in a deed or survey plan, or when a road is not defined in a deed or survey plan, the setback shall be measured from the closest edge of the travelled way. A travelled way includes an associated constructed road shoulder.](#)

Shoreland zone – the land area located within two hundred and fifty (250) feet, horizontal distance, of the normal high-water line of any great pond, river, or saltwater body; within 250 feet, horizontal distance, of the upland edge of a ~~coastal or~~ freshwater wetland; or within seventy-five (75) feet , horizontal distance, of the normal high-water line of a stream.

Shoreline – the normal high-water line, or upland edge of a freshwater wetland.

Significant River Segments – See Title 38 MRSA Sec. 437.

~~**Skid trail** – a route repeatedly used by forwarding machinery or animal to haul or drag forest products from the stump to the yard or landing, the construction of which requires minimal excavation.~~

~~**Slash** – the residue, e.g., treetops and branches, left on the ground after a timber harvest.~~

Stream – a free-flowing body of water from the outlet of a great pond or the confluence of two (2) perennial streams as depicted on the most recent, [highest resolution version of the national hydrography dataset available from the edition of a United States Geological Survey 7.5 minute series topographic map, or if not available, a 15 minute series topographic map, on the website of the United States Geological Survey or the national map](#) to the point where the ~~body of water~~ stream becomes a river or flows to ~~where the stream meets the shoreland zone of~~ another water body or wetland. ~~within a shoreland area. When a stream meets the shoreland zone of a water body or wetland and a channel forms downstream of the water body or wetland as an outlet, that channel is also a stream.~~

Structure – anything ~~temporarily or permanently located, built, constructed or erected~~ for the support, shelter or enclosure of persons, animals, goods or property of any kind, ~~together with or~~ anything constructed or erected ~~with a fixed location~~ on or in the ground, ~~exclusive of fences~~. The term includes structures temporarily or permanently located, such as decks, ~~patios~~, and satellite dishes. [Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in Title 30-A,](#)

[section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, section 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, section 4700-E, subsection 8.](#)

Substantial start – completion of thirty (30) percent of a permitted structure or use measured as a percentage of estimated total cost.

Subsurface sewage disposal system – a collection of treatment tank(s), disposal area(s), holding tank(s) and pond(s), surface spray system(s), cesspool(s), well(s), surface ditch(es), alternative toilet(s), or other devices and associated piping designed to function as a unit for the purpose of disposing of wastes or wastewater on or beneath the surface of the earth. The term shall not include any wastewater discharge system licensed under 38 MRSA Section 414, any surface wastewater disposal system licensed under 38 MRSA Section 413 Subsection 1-A, or any public sewer. The term shall not include a wastewater disposal system designed to treat wastewater which is in whole or in part hazardous waste as defined in 38 MRSA Chapter 13, subchapter 1.

Sustained slope – a change in elevation where the referenced percent grade is substantially maintained or exceeded throughout the measured area.

Timber harvesting – the cutting and removal of trees from their growing site, and the attendant operation of cutting and skidding machinery but not the construction or creation of roads. “Timber harvesting” does not include the ~~clearing of land for approved construction~~ [cutting or removal of vegetation within the shoreland zone when associated with any other land use activities](#). The cutting or removal of trees in the shoreland zone on a lot that has less than two (2) acres within the shoreland zone shall not be considered timber harvesting. Such cutting or removal of trees shall be regulated pursuant to Section 15 ~~ENO~~, Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting.

Tributary stream – a channel between defined banks created by the action of surface water, whether intermittent or perennial, and which is characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits on exposed soil, parent material or bedrock, and which flows to a water body or wetland as defined. This definition does not include the term "stream" as defined elsewhere in this Ordinance, and only applies to that portion of the tributary stream located within the shoreland zone of the receiving water body or wetland. “Tributary stream” does not include rills or gullies forming because of accelerated erosion in disturbed soils where the natural vegetation cover has been removed by human activity.

Upland edge – the boundary between upland and wetland. For purposes of a freshwater wetland, the upland edge is formed where the soils are not saturated for a duration sufficient to support wetland vegetation; or where the soils support the growth of wetland vegetation, but such vegetation is dominated by woody stems that are six (6) meters (approximately twenty (20) ~~feet~~feet) tall or taller.

Vegetation – all live trees, shrubs, ground cover, and other plants including without limitation, trees both over and under 4 inches in diameter, measured at 4 1/2 above ground level.

Volume of a structure – the volume of all portions of a structure enclosed by roof and fixed exterior walls as measured from the exterior faces of these walls and roof.

Water body – any great pond, river, ~~stream~~ or [stream](#)tidal area.

Water Crossing – any project extending from one bank to the opposite bank of a river or stream, whether under, through, or over the water course. Such projects include but may not be limited to roads, fords, bridges, culverts, water lines, sewer lines, and cables as well as maintenance work on these crossings. This definition includes crossings for timber harvesting equipment and related activities.

Wetland – a freshwater wetland.

Wetlands associated with great ponds and rivers- Wetlands contiguous with or adjacent to a great pond or river, and which during normal high water, are connected by surface water to the great pond or river. Also included are wetlands which are separated from the great pond or river by a berm, causeway, or similar feature less than one hundred (100) feet in width, and which have a surface elevation at or below the normal high water line of the great pond or river. Wetlands associated with great ponds or rivers are considered to be part of that great pond or river.

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~~Wetlands associated with great ponds and rivers—wetlands contiguous with or adjacent to a great pond or river, and which during normal high water, are connected buy surface water to the great pond or river. Also included are wetlands which are separated from the great pond or river by a berm, causeway, or similar feature less than one hundred (100) feet in width, and which have a surface elevation at or below the normal high water line of the great pond or river. Wetlands associated with great ponds or rivers are considered to be part of that great pond or river.~~

Woody Vegetation – live trees or woody, non-herbaceous shrubs.

**CHAPTER 406 SIGN ORDINANCE
TOWN OF GRAY MAINE**

Adopted August 19, 1982

Amended January 20, 1989

Amended October 3, 2002

Replacement Adopted January 15 2013

Amended August 4, 2015 / Effective September 4, 2015

Amended September 17, 2019 / Effective October 17, 2019

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ARTICLE 1 – TITLE AND PURPOSE

406.1.1 TITLE

This Ordinance shall be known and may be cited as the Sign Ordinance of the Town of Gray, Maine.

406.1.2 PURPOSE

The purpose of regulating signs is to promote and protect the public health, safety and welfare by regulating existing and proposed outdoor advertising, outdoor advertising signs, and outdoor signs of all types; to protect property values; enhance and protect the physical appearance of the community; preserve the scenic and natural beauty and provide a more enjoyable and pleasing community; to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents; reduce hazards that may be caused by signs overhanging or projecting over public right of way; provide more open space, and curb the deterioration of natural beauty and community environment.

ARTICLE 2 – DEFINITIONS

406.2.1 DEFINITIONS

Abandoned Sign: Any sign remaining or portion thereof, derelict at a location where the advertised goods or services are no longer being provided.

A-Frame: A temporary sign containing two (2) sign faces and whose framing is hinged at the apex at an angle less than forty-five (45) degrees.

Animated Sign: A sign employing actual motion or the illusion of motion.

Awning/Awning Sign: An awning which includes words, letters, figures, designs, symbols, graphics or pictorial art shall not be counted toward calculating the maximum number of signs allowed on a property, but shall constitute a wall sign for all other purposes, including the calculation of maximum aggregate sign area.

Banner Hill: The grassy knoll located on State Route 26 just northeast of the intersection of State Route 26A ("by-pass"). For the purposes of this Sign Ordinance, Chapter 406, Banner Hill shall be considered the portion of road frontage on the northeasterly side of the intersection of Routes 26 and 26A commencing at the fire hydrant ("2006" on casting, located fifty (50) feet southeasterly from CMP/Utility Pole #280) extending southeasterly two-hundred and fifty (250) feet to CMP/Utility Pole #277 (Pole #277 is located fifty (50) feet from the edge of pavement). Measurements are perpendicular to the paved road and extending the full width of the road right-of-way.

Banner Sign: A temporary sign having words, letters, figures, designs, or other specifications contained in the definition of "Sign" in this Ordinance applied to plastic, cloth, canvas, or other light flexible foldable or rollable non-rigid material that projects from or hangs from a building,

structure, pole or wire. Banner signs shall be subject to all applicable standards in this Chapter 406 and does not include pennants or flags.

Banner Sign, Commercial: A Banner Sign containing a commercial message. Off-site "Banner Signs, Commercial", are specifically prohibited.

Banner Sign, Community: A Banner Sign, utilized by a business subject to standards in this Chapter 406, containing a Non-Commercial message announcing a function or event of Town-wide interest supported the Gray Town Council.

Billboard: An advertising sign not located at the premises that it is promoting. A billboard is deemed not to be a sign as otherwise defined herein.

1. **Bright, Brightness:** The subjective attribute of visual perception in which a source appears to be emitting or reflecting light. It is the perception elicited by the luminance of a visual target. For the purposes of this Ordinance, brightness means luminance.

Berma Shave Signs: Multiple sequential individual signs conveying fragments of information which cumulatively creates an entire message or similar such signs created and displayed for the same purpose.

Business, Establishment or Religious Institutions: A business, establishment, or religion institution occupying an entire building or a part of a building.

Candela (cd): A unit of luminous intensity of a light source measured perpendicular to the surface equal to 1/60th of a square centimeter of a blackbody at the temperature of solidification of platinum (2,045 degrees Kelvin). Also known as a "candle".

Canopy or Marquee Sign: A sign which is on or attached to a permanent overhang projecting from the face of the building and supported entirely or partially by the building.

Commercial Message: The promotion or display of any, logo, insignia, trademark, lettering, numbering or otherwise using words, letters, figures, designs, or other specifications contained in the definition of "Sign" in this Ordinance for a product or service of an entity operating for profit.

Contrast Ratio: The proportion of the ratio between any one or more point(s) of brightness on any sign and the average brightness level of the general surroundings of the area adjacent to the sign.

Directory Sign: A freestanding or wall affixed sign which identifies the businesses in an integrated center such as an office campus or industrial park, in whole or in part, usually with a listing or a graphic representation of some or all of the tenants at the location.

2. **Electronic Message Display Board:** A permanent message board in which one or more illuminated characters in a display may be changed by electronic means.
3. **Entrance Sign:** A sign designed to identify the entrance to a business, residential subdivision, shopping plaza, commercial office, or industrial park.

Establishment: See Business, Establishment, or Religious Institutions in this Ordinance.

Externally Illuminated: Illumination of a sign by reflecting artificial light off its surface.

Farm Stand: A roadside stand selling only farm, garden, greenhouse, nursery, or Farm Food Products. The individual or business entity operating the Farm Stand must participate in the harvesting and/or production of the majority of food/products offered for sale.

Farm Food Products: Food products of the soil not subject to State Tax including fruits, vegetables, grain and grain products, honey, nuts, and maple products. If produced on the same premises as the Farm Stand where sold, eggs, dairy products, meat and meat products (including poultry) shall be considered Farm Food Products.

Feather Sign(s): A flexible or rigid typically vertical pole to which one side is fixed a flexible fabric, generally but not necessarily in the shape of feather or similar shape using words, letters, figures, designs, or other specifications contained in the definition of Sign in this Ordinance for the purpose of advertising or attention-getting by the public display of visually communicative images. Such banners are also known under the following names: Feather Banner, Feather Banner Sign, Quill Sign, Banana Banner, Flutter Flag, Bowflag, Teardrop Banner, and others. This definition includes any similarly displayed devices.

Freestanding Sign: A sign supported by one or more uprights or braces, permanently affixed into the ground. It shall not be erected in or project over the public right-of-way.

4. **Frontage, Street:** As defined in the Town's Zoning Ordinance (Chapter 402)

Grand Opening Signs: See standards in Article 5

Ground Sign: A free-standing sign, generally having a low profile where the base of the sign structure is on the ground or a maximum of twelve inches (12) above the lowest point of the ground adjacent to the sign such that the sign has the appearance of a solid base and contains information on activities or businesses. It shall not be erected in or project over the public right-of-way.

Home Occupation: As defined in the Town's Zoning Ordinance (Chapter 402).

5. **Identification Sign:** A sign indicating the location of, or direction to, a separate function performed within one portion of that building. Examples of identification signs are: "entrance", "exit", "auditorium", etc. Identification signs do not name or advertise the activity conducted within or outside of the premises.
6. **Illuminated Sign:** A sign characterized by the use of artificial light.

Inflatable Sign(s): Any object that can be or is inflated which is used for the purpose of advertising and/or attention-getting by the public display of visually communicative shape. Simply shaped balloons associated with Grand Opening Signs as allowed in Section 5 of this Ordinance are permitted provided that standards in this Ordinance are maintained.

Internally Illuminated: Illumination in a manner in which artificial light is projected through the signs surface. This does not include individually pin-mounted reverse illuminated solid-faced channel letters signs, often referred to as "halo-lit signs".

Industrial Park: A parcel of land classified by the Town Planner as an Industrial Park at the time of site location approval.

Motor Fuel Price Sign: Numerals designating the price per gallon or liter for a particular grade of motor fuel.

Multi-Tenant Property: A lawfully existing lot or parcel having a minimum of one hundred (100) feet of street/road frontage on a publicly owned road which has four (4) or more separate ground-level commercial establishments or units each of which having its own entrance and individual area to conduct business. If two (2) or more commercial establishments or units are occupied or utilized by the same commercial entity or parent company, they shall be considered one (1) commercial establishment or unit.

Municipal Signage: Signs erected by the Town, on municipal property, and Municipal Banners erected either promoting or sponsored by the Town or has Town support.

Murals: A painting or pictorial representation conveying a Non-Commercial Message not containing any offensive content or language that is applied to or incorporated into a structure or wall, that can be viewed from public places, alleys, or rights-of-way. The entire area of a mural that contains any advertising, logos, or similar associated with a non-residential entity shall be considered sign area for the purposes of this Ordinance.

Nit: a metric for measuring luminance equivalent to 1 Candela per square meter

Non-Commercial Message: A constitutionally protected message that is not commercial in nature. Non-commercial messages on signs typically addresses topics of public interest such as, but not limited to, politics, religion, philosophy, science, art, or social commentary.

Occupant: Business(es) located in a specific definable space that may be owned, rented, or leased as a unit whether a stand-alone building or portion thereof separated from other business locations by fixed walls without interior access. Multiple businesses practically functioning from the same fixed owned/ rented/ leased unit shall be considered one “occupant” for the purposes of this Ordinance specifically including Table 1.3.

Office Building: A single building of no less than 5,000 sq. ft. floor area net. As defined in the Town’s Zoning Ordinance.

Office, Business or Professional: The place within and from which a person or persons conducts a business providing, by way of example, but not limited to, a trade, professional or service to clients or customers. Business and professional offices may include, but are not limited to, offices for plumbing, electrical, and other construction trades, firms or contractors; and for lawn care and building cleaning companies; and for lawyers, doctors, accountants, engineers and other professional consultants. Personal services, as defined in the Town’s Zoning Ordinance, are not included in this definition.

Office Campus: A group of two (2) or more Business or Professional Office Buildings in a designated area served by a single main entrance.

Official Business Directional Sign (OBDS): Refer to the Town of Gray’s Official Business Directional Sign Ordinance

Off-Site Sign: A sign that advertises commercial products, accommodations, services, or activities not provided in or on the property or premises upon which it is located. Off-Site Banner Signs, Commercial, are specifically prohibited.

On-Site Sign: Directs attention to a business, industry, accommodations, profession or service conducted on the property or premises where the sign is displayed.

Open Flag: Standard flag indicating that an establishment is “open for business.” This Ordinance does not prohibit or restrict displays of the United States Flag or the State of Maine Flag.

Permanent Sign: A sign or advertising display designed and intended for long-term use constructed of weather-resistant rigid materials that is securely attached to a building, wall, and/or sign structure in the ground. OR A sign which is constructed of rigid material and is securely attached to a building, wall, fence, or freestanding structure in the ground, and is designed and intended to be utilized for long-term display.

Person: Includes a firm, association, organization, partnership, trust company, or corporation as well as an individual, but does not include a governmental unit or entity.

7. **Photometer:** An instrument that measures light intensity in terms of luminance.

Political Sign: See standards in Article 5.

Portable Sign: A temporary sign which is not designed to be permanently affixed into the ground or to a structure. All portable signs as defined in this Ordinance shall be considered a temporary sign provided that all standards in Section 5 of this Ordinance are met and maintained.

8. **Premises:** One or more lots, tracts, plots, or parcels of land together with the building(s) and structure(s) thereon which are in the same ownership and are contiguous.

Professional: See definition of Office, Business, Professional in this Ordinance.

Property Identification Sign: A sign designed for the purpose of identifying a residential or commercial property by street address, primarily in the interest of public safety

Projecting Sign: A sign that is wall-mounted, perpendicular to the building surface. In no event shall a projecting sign project into the public right of way or be higher than the roof of the building to which it is attached.

Public Notice Sign: A temporary sign containing a Non-Commercial message for the primary purpose(s) displaying information of a civic, social, or religious nature. Such a sign may have a surface which allows the use of removable letters subject to standards in this Ordinance.

Push-Through signage: Word(s), letter(s), figure(s), design(s), number(s), logo(s), specifications contained in the definition of Sign in this Ordinance or similar advertising on a sign that extends through and/or beyond the front surface of a sign face that may or may not be internally illuminated.

Push-Through flush signage: Push-through style signage that does not extend beyond the front surface of a sign face.

9. **Real Estate Sign:** a temporary sign which advertises the lease or sale of land, space or structure.

Religious Institutions: See Business, Establishment or Religious Institutions in this Ordinance.

Retail Trade: As defined in the Town's Zoning Ordinance.

Roof Sign: A sign installed on top of, or over, the roof of a building with the principal support on the roof structure.

Shopping Center: A group of retail stores and/or office having a minimum of 25,000 sq. ft. of floor area net as defined in the Town's Zoning Ordinance.

Sign: Any object, device, display, or structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images. For the purpose of this Ordinance any logo, and/or lettering painted on or adhered to the exterior sheathing, wall or roof of a building shall be considered a sign. Graphics and pictorial art work are allowed on signs and shall be considered a part of the sign and shall constitute sign area.

10. **Sign Area:** The area of a sign (which is also the area of a wall sign or other sign with only one (1) face). Sign area shall be computed by using the smallest square, rectangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning Ordinance regulations and is clearly incidental to the display itself (refer to Diagrams 1 and 2).

Subdivision: The term shall be defined as in Title 30-A M.R.S.A. § 4401, sub-§4, as amended.

Temporary Sign: A sign or advertising display designed to be displayed for a limited amount of time as defined in Article 5 of this Ordinance constructed of lightweight or flexible material designed and intended to be on display for short time periods and is easily installed and removed using ordinary hand tools. A Portable Sign, as defined in this Chapter 406, shall also be considered to be a temporary sign provided that standards established in Section 5 and in this Chapter 406 are maintained.

Town: Means the municipality or Town of Gray, Maine.

11. **Wall Sign:** Any sign mounted parallel to or painted on the wall of a building extending not more than six (6) inches from that surface.

12.

ARTICLE 3 – SIGN DISTRICTS & TABLES

406.3.1 DISTRICTS ESTABLISHED

For the purposes of this Ordinance, the Town of Gray’s Shoreland Zoning, Zoning and Overlay District(s) have been classified into three (3) Sign Districts:

- A. **Residential District:** This district is comprised of the following Zoning Districts per Chapters 402 & 403: Rural Residential & Agriculture District (RRA), the Lake District (LD), the Medium Density District (MD) Zoning Districts, and the Mobile Home Park Overlay District (MHP). This district also includes the following Shoreland Zoning Districts: Limited Residential (LD), Stream Protection (SP) and Resource Protection (RP).
- B. **Business District:** This district incorporates the following Zoning Districts per Chapters 402 & 403: Business Development Districts (BD-1 & 2), the Commercial District (C), Business Transitional-1 & 2 (BT-1 & 2), and the Wellhead Protection Districts 1 and 2 (WH1 and WH2) Zoning Districts. This district includes the Limited Commercial (LC) Shoreland Zoning District.
- C. **Village District:** This district includes both the Village Center District (VC) and the Village Center Proper District (VCP) Zoning Districts per Chapter 402.

406.3.2 TABLES

The Tables in this Section 406.3.2 establish the following:

- A. Table 1.1: Sign Types permitted by Sign District
- B. Table 1.2: Maximum aggregate sign area by Sign District
- C. Table 1.3: Sign requirements by Sign District

This table defines the allowable sign types and sizes by District. ‘P’ designates a permitted sign within a specific district. ‘N’ designates signs that are not permitted.

Table 1.1: Sign Type permitted by Sign District

Sign Type	Residential	Business	Village
A-Frame	P	P	P
Animated	N	N	N
Billboard	N	N	N
Banner Signs-Commercial-Temporary	N	P	N
Banner Signs-Community-Temporary	P	P	P
Canopy or Marquee	P	P	P
Directory	P	P	P
Electronic Message Display Board*	N	P	N
Entrance	P	P	P
Externally Illuminated	P	P	P
Feather-Temporary	N	N	N
Freestanding	P	P	P
Ground Sign	P	P	P
Home Occupation	P	P	P
Inflatable-Temporary	N	N	N
Internally Illuminated	N	P	N
Mural	P	P	P
Off-Site	N	N	N
On-Site	P	P	P
Portable-Temporary	P	P	N
Projecting	P	P	P
Property Identification	P	P	P
Roof	N	P	P

Wall	P	P	P
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* Municipality owned signage is exempt from district requirements.

All other sign types are prohibited.

Table 1.2: Maximum aggregate sign area by District.

	Residential District	Business District	Village District
Maximum Aggregate Sign Area*	48 sq ft	150 sq ft	56 sq ft

* Aggregate sign area is the total sign area of all signs permitted per business or establishment, including temporary signs, with the exception of Directory signs that conform to standards in this Ordinance including but not limited to Table 1.3 below. Specific Signs established in Articles XX and XX that are in conformance with all standards in this Chapter 406 shall not count towards Aggregate Sign Area. (NOTE: May need to eliminate new sentence)

This table defines the number of signs and maximum square footage of each sign type per district.

Table 1.3: Sign requirements by District.

	Residential District	Business District	Village District
Free Standing Signs			
Number Permitted Per Establishment	1 per Frontage	1 per Frontage or 1 per each 250 ft Frontage	1 per establishment
Maximum Sign Area (Square Feet)	36 sq ft per Sign Maximum total combined 36 s.f.	60 sq ft per Sign	24 sq ft per Sign Maximum total combined 24 sq ft
Maximum Height (feet)	12 ft	25 ft	12 ft
Ground Signs			
Number Permitted Per Establishment	1 per Frontage	1 per Frontage or 1 per each 250 ft Frontage	1 per Frontage
Maximum Sign Area (Square Feet)	36 sq ft per Sign	60 sq ft per Sign	24 sq ft per Sign
Maximum Height (feet)	8 ft	8 ft	8 ft
Wall Signs			

Number Permitted Per Establishment	1 per Occupant	1 per Occupant	2 per Occupant
Maximum Sign Area (Square Feet)	36 sq ft per Occupant	75 sq ft per Occupant	24 sq ft per Occupant
Maximum Height (feet)	N/A	N/A	Subject to max height of 16 ft from grade
Projecting Signs			
Number Permitted Per Establishment	36 sq ft per Occupant	1 per Occupant	1 per Occupant
Maximum Sign Area (Square Feet)	36 sq ft per Occupant	75 sq ft per Occupant	24 sq ft per Occupant
Roof Signs			
Number Permitted Per Establishment	1 per Occupant	1 per Occupant	1 per Occupant
Maximum Sign Area (Square Feet)	36 sq ft per Occupant	75 sq ft per Occupant	24 sq ft per Occupant
Maximum Height (feet)	Maximum height shall be 7 ft above the lowest eave.	Maximum height shall be 7 ft above the lowest eave.	Maximum height shall be 7 ft above the lowest eave. Subject to max height of 16 ft from grade
Temporary Public Notice Sign			
Number Permitted Per Premises	1 Sign per street Frontage up to 2 total	1 Sign per street Frontage up to 2 total	1 Sign
Maximum Sign Area (Square Feet)	6 sq ft each Sign	24 sq ft total all Signs combined	12 sq ft total
Temporary Real Estate, Construction Signs			
Number Permitted Per Premises	1 Sign per street Frontage up to 2 total	1 Sign per street Frontage up to 2 total	1 Sign

Maximum Sign Area (Square Feet)	6 sq ft each Sign	24 sq ft total all Signs combined	12 sq ft total
Municipal Signs			
Number Permitted Per Premises	Exempt	Exempt	Exempt
Maximum Sign Area (Square Feet)	Exempt	Exempt	Exempt
Portable signs			
Number Permitted Per Premises	1 Sign	1 Sign	Not Permitted
Maximum Sign Area (Square Feet)	18 sq ft	18 sq ft	Not Permitted
Home Occupation Signs			
Number Permitted Per Premises	1 Sign per house	1 Sign per house	1 Sign per house
Maximum Sign Area (Square Feet)	6 sq ft	6 sq ft	6 sq ft
Directory Signs			
Number permitted Per Establishment	1 per Frontage	1 per Frontage	1 per Frontage
Maximum Sign Area (Square Feet)	3 sq ft per Occupant	3 sq ft per Occupant	3 sq ft per Occupant
Maximum Height (feet)	8 ft	8 ft	8 ft
Maximum Width (feet)	7 ft	7 ft	7 ft

ARTICLE 4 – PERMITS AND CONFORMANCE

406.4.1 SIGN PERMITS

- A. Permit Required: Except as otherwise provided herein, any sign or advertising device of any nature may not be erected or altered on a lot or affixed to the exterior of any building, structure, or the like without first obtaining a sign permit from the Code Enforcement Officer (CEO). Applications shall be on forms prescribed and provided by the CEO setting forth such

information as may be required by him/her for a complete understanding of the proposed work including applicable fees.

- B. Sign Permit Submission Requirements. All sign permit applications shall include:
1. A plot plan showing the proposed location of the sign showing setbacks to all property lines, easements, and rights-of-way.
 2. Color scaled drawings, including elevational renderings, showing building dimensions of all components of the sign as necessary including but not limited to types of materials, wording, colors, along with all proposed illumination. The CEO may require a visual depiction of where the sign is proposed to be located on the subject property.
 3. Day and night renderings, including light color temperatures and illuminance/luminance brightness are required for any illuminated sign.
- C. Registration Required for types of Temporary Signs: Prior to installing or displaying any of the following types of Temporary Signs, the sign must obtain verification of registration from the CEO:
1. Portable
 2. Grand Opening
 3. Banner-Commercial
 4. Banner-Community
 5. Subdivision
- D. Sign Permit Fees: Permit Fees are specified in the Town's Municipal Fee Schedule (from current 406.9.1)

406.4.2 MAINTENANCE AND CONFORMANCE OF SIGNS

- A. No sign shall be erected or altered except in conformity with the provisions herein. The sign must be kept clean, neatly painted or otherwise printed and free from all hazards such as, but not limited to, faulty wiring and loose fastenings, and must be maintained at all times in such safe condition so as not to be detrimental to the public health or safety or detrimental to physical appearance or scenic or natural beauty of the community as otherwise provided herein, or constitute a distraction or obstruction that may contribute to traffic accidents.
- B. Legally erected non-conforming signs installed prior to adoption of this Ordinance amendment may continue usage if:
1. Regular repairs and maintenance of nonconforming signs, such as repainting and electrical repairs, replacement of parts and light bulbs, are performed, provided that repainting shall not include a change of copy.
 2. Replacement panels replicate or convey the same business or activity conducted or product sold as the original panels.
- C. Legally erected non-conforming sign(s) installed prior to adoption of this Ordinance amendment may not continue usage if one or more of the following are met:

1. The sign no longer advertises a bona fide business or activity conducted on premises, product sold, or public notice or is an abandoned sign.
 2. The sign becomes or is in disrepair. It shall be removed upon order of the CEO if not repaired within thirty (30) days after written notification from the CEO. Any new sign must conform to this Ordinance.
 3. The sign requires changes to the display surface if the advertised business or activity conducted or product sold is changing from the original.
 4. There is a change in ownership in the premises, resulting in a change in business name, since the adoption of the Ordinance.
 5. The sign is moved for any reason for any distance or the sign is temporarily removed along with its supporting uprights or braces, in which event it shall be required to conform to this Ordinance when re-assembled.
- D. In no case, may the replacement or repair of any sign existing prior to adoption of this Ordinance be less compliant than the original. Any replacement panels or repaired sign(s) are subject to the review of the CEO to ensure compliance with the standards set forth in this Section 406.4.2.
- E. Any sign deemed inconsistent with this Ordinance shall be taken down and removed by the owner, agent or person having the beneficial use of the building or premises upon which such sign may be found within ten (10) days after the activity has ceased, or if the removal has not occurred, within thirty (30) days after written notification from the CEO.
- F. If there is a change of use on a property and there were one or more on-premise non-conforming signs which advertised the former business or use, any new signs used, and all new sign(s) faces for the new use or business must meet all sign requirements in this Ordinance.
- G. No non-conforming sign shall continue to be used or allowed to remain following any activity that requires Site Plan Review approval as established in the Zoning Ordinance.

ARTICLE 5 – TEMPORARY SIGNS AND BANNER SIGNS

406.5.1 TEMPORARY SIGNS

Temporary signs in this Article 5 are permitted and shall conform to standards within municipal, state or federal Ordinances, statutes or regulations and this Ordinance, including Tables 1.1, 1.2 and 1.3 in Article 3 of this Ordinance.

406.5.1.2 TEMPORARY SIGN STANDARDS

- A. Except as expressly allowed in this Ordinance, Temporary sign(s) conveying any type of commercial message shall not be erected or maintained on any of the following:
1. A traffic control signal or device

2. A public utility pole or fixture
3. A rotary traffic island
4. A tree or public property or within a public right-of-way
5. A control-of-access right of way area
6. A median of less than six (6) feet wide

406.5.1.3 TEMPORARY SIGNS NOT REQUIRED TO OBTAIN A PERMIT

The following types of Temporary Signs shall maintain compliance with all applicable standards and shall not be required to obtain a permit from the CEO:

- A. **Public Notice Sign:** Signs of a temporary nature, not including banners, that display advertisements of charitable functions, notices of meetings and other non-commercial signs of a similar nature, are permitted for a period not to exceed twenty-one (21) days in any one calendar year and shall be removed by the person(s) who posted the signs within forty-eight (48) hours after fulfilling their function. Temporary signs specified in this section shall not be attached or painted to fences, trees, or other natural features, or utility poles and shall not be placed in a position that will obstruct or impair vision or traffic or in any manner create a hazard or disturbance to the health and welfare of the general public.
- B. **Political Signs:** Temporary political signs on public property or within public rights-of-way shall be permitted as provided by State law. Political signs are prohibited from all Town-owned properties except the public rights of way as otherwise provided by state law. Political signs are specifically prohibited on Banner Hill as defined in this Ordinance.
- C. **Real Estate Signs:** a temporary real estate sign advertises the lease or sale of land, space or structure. Unless prohibited by State Authorities, one off-premises Temporary Real Estate sign and/or one temporary Real Estate sign bearing the message “Open House” may be placed without obtaining a permit at the entrance to a dead-end or cul-de-sac street for the purpose of directing motorists to property for sale on that street. All other real estate signs must be physically located on the actual property for sale or lease, and only one sign may be located per street frontage. Real estate signs must be removed within ten (10) business days of the date of sale or lease of property. The Town’s Public Works Department or Code Enforcement Officer (CEO) shall have the authority to remove signs that remain after the ten (10) day period, and violators will be charged for the cost of removal. If legal action is necessary to collect fines, violators must also reimburse the Town for associated legal and court costs. Additionally, the Town will not issue building permits or permit the erection of new signs for the property cited for a sign violation until all fines and costs have been paid.
- D. **Open Flags:** In addition to the maximum number, total square footage per lot and size of permitted signs, “Open” flags are permitted in all districts subject to the following conditions:
 1. Only one flag per business establishment shall be permitted.
 2. The flag shall be flown only during open business hours.

3. The flag area is limited to a maximum of sixteen (16) square feet.
 4. Flag design shall be limited to the standard "Open" type.
 5. No logos, signage or advertising for the respective business(es) of any size or type is permitted.
 6. This section does not prohibit or restrict displays of the United States Flag or the State of Maine Flag.
- E. **Farm Stands:** To the extent permitted by State law (see Title 23 M.R.S.A., Part 1, Chapter 15, subchapters 1 & 2 and other relevant State Statutes), the operator of a Farm Stand, as defined herein and by State law, may install a maximum of five (5) sandwich-board style signs between June 1st and November 15th of each year for the purposes of directing motorists to the location where agricultural products are offered for sale provided that the standards in this Ordinance and the following are met and maintained:
1. A maximum of two (2) on-premises and three (3) off-premises signs shall be permitted.
 2. Each sign shall be thirty-six (36) inches or less in height and may not exceed six (6) square feet in Sign Area.
 3. Signs shall not be clustered together and "Burma Shave" style signs (sequential) are specifically prohibited.
 4. All signs shall constitute Sign Area for the purposes of calculating Maximum Aggregate per Table 1.2 herein.
 5. All signs shall be chalkboard or whiteboard and no changeable copy is permitted.
 6. No add-ons such as balloons, flags, streamers, or lighting are permitted.
 7. All signs shall be safely secured with, for example, weights but shall not be affixed to the ground if they are within a road right-of-way.
 8. No sign shall adversely affect motorist sight distance, pedestrian and/or bicycle traffic, nor infringe upon accessibility for handicapped individuals.
 9. Subject to State law requirements, maximum of two (2) "on-site" sign(s) may be located within fifteen (15) feet of the entrance or the property line and within the right-of-way, subject to "h" above, at the sign-owners risk and the issuance of an revocable license agreement and waiver of liability are executed and permission by the Town.
 10. Subject to State law requirements, maximum of three (3) "off-site" sign(s) must be located within one (1) mile of the Farm Stand, not within a road right-of-way, and only on private property with the consent of the property owner(s).

11. The three (3) "off-site" sign(s) detailed above in this section 406.7.1.11 shall not require issuance of a permit by the CEO.

406.5.1.4 TEMPORARY SIGNS REQUIRING REGISTRATION

13. The following types of Temporary Signs shall maintain compliance with all applicable standards and shall be required to obtain verification from the CEO that the sign is registered per Section 406.4.1.C:

- B. Portable Signs:** Portable signs on movable frames, whether or not the wheels have been removed, shall be prohibited in the Village zone. No person shall park any vehicle or trailer or truck trailer on a public right-of-way, public property or on private property visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the purpose of providing advertisement of products or directing people to a business or activity. This section is not intended to apply to standard advertising or identification practices where such signs or advertising devices are painted on or permanently attached to business or commercial vehicles (see Motor Vehicle Signs in Article 7) Portable signs may be permitted for a period not to exceed twenty-one (21) days in any one calendar year and shall be removed by the person(s) who posted the signs.
- C. Grand Opening Signs:** One (1) Temporary Grand Opening sign may be installed on the premises of a newly opened business. Business establishments located on corner lots may install two (2) Temporary Grand Opening signs. Temporary Grand Opening signs may be in the form of a banner or window sign. A Temporary Grand Opening sign shall be displayed for no more than sixty (60) days and shall be removed by the person(s) who posted the sign. A Temporary Grand Opening sign shall conform to standards in this Ordinance.
- D. Banner Sign Standards:** All Banner signs shall comply with the following standards:
1. Registration verification from the Code Enforcement Officer shall be required prior to being affixed and able to be viewed by the public.
 2. Banner Signs-Commercial shall be subject to standards in Section 406.5.3 below and Banner Signs-Community shall be subject to standards in Section 406.5.4 below.
 3. **Construction:** All Banner Signs in a vehicular public right-of-way, or within twenty (20) feet of a public ROW shall be constructed in accordance with the following standards:
 - a. Grommets: All Banner Signs displayed on Banner Hill or over a private vehicular accessway shall have grommets placed every 18 inches near to the edges of top and bottom of the Banner Sign. Banner Signs in excess of 30 inches in height shall have grommets placed at least every 12 inches at both ends of the Banner Sign.
 - b. Wind Deterrents: All Banner Signs shall have wind flaps cut into the Sign every 3 feet approximately 5 inches in height and width.

- c. Banner Signs shall be made of durable tear resistant reinforced vinyl, canvas, or other light flexible fabric like material that is designed to be weatherproof medium and able to withstand wind-driven precipitation events.
 - d. Banner Signs must meet and maintain all the requirements of state and local law.
4. **Width and Height:** Unless specifically allowed in Section 406.5.1.4.F below, All Banner Signs shall conform to the following maximum Width and Height:
 - a. Width: Maximum width is 18 feet.
 - b. Height: Maximum height is 36 inches.
 5. Banner Signs shall be a single unit. At no time shall two (2) Banner Signs be hung together to make one unit (unsafe during windy conditions).
 6. Banner Signs shall not be illuminated and shall not include or utilize any reflective materials.
 7. Banner Signs shall be securely fastened on all sides to a permanent on-site structure such as a building, fence, or wall. The fastening must be sufficient to ensure that it will remain in place for weather events.
 8. Banner Signs shall be continuously maintained in good condition.
 9. Signs shall only advertise events that are to take place within the Gray municipal limits, or that are sponsored by or raise funding for organizations located within Gray unless specifically allowed by the Gray Town Council.
- E. **Standards for Banner Signs-Commercial:** The following provisions relating to Banner Signs-Commercial are applicable in all permitted Districts:
1. Banner Signs displayed in accordance with all applicable standards shall not count towards Maximum Aggregate Sign Area established in Table 1.2 of this Ordinance.
 2. Banner Signs shall be displayed for a maximum of four (4) time periods each calendar year. Each period may not run more than thirty (30) consecutive days. After each display period, no successive Banner Sign may be displayed for at least sixty (60) calendar days).
 3. Banner Signs shall comply with Banner Sign standards per 406.5.1.4.C. above and shall not exceed fifty-four (54) square feet or ten (10) percent of the side of the building (not counting roof area) that faces the vehicular access to the property, in which case whichever is greater shall apply.
 4. Only one (1) Banner Sign shall be allowed at any one time per establishment.
 5. Banner Signs shall be on the same site as the sponsoring establishment. Off-Site Banner Sign(s) is specifically prohibited.

6. Banner Signs shall be at least ten (10) feet above ground level.
 7. In no event shall any Banner Sign be utilized as any part of the Permanent Signage for any property or establishment.
 8. Banner Signs must be removed within forty-eight (48) hours after the event.
 9. Off-Site Banner Signs are specifically prohibited. Commercial Banners must only be placed on the business premises.
 10. Unless attached to a permanent principal building, not an accessory structure, Banner Signs-Commercial shall not be located less than ten (10) feet from the front property line, edge of the right-of-way, or thirty-three (33) feet from the centerline of a publicly owned or maintained road, whichever measurement is further away from the road accessing the property where the Banner Sign is placed. In no event shall Banner Signs shall be mounted or project into any public right of way.
 11. Banner Signs-Commercial shall not be placed on any parcel or any property that sells, stores, and/or dispenses motor fuel(s).
- F. **Banner Signs-Community Standards:** The following provisions relating to Banner Signs-Community are applicable in all permitted Districts:
1. When the Town of Gray sponsors or co-sponsors a program for a special public event, with or without co-sponsors, public property may be used to promote and identify the special event.
 2. Off-site signs used to advertise parades, festivals, charitable or educational fundraisers, sports league sign-ups, holiday home tours and similar events are allowed provided that the standards in this Ordinance are adhered to.
 3. Signs shall not be placed more than thirty (30) days in advance of the event and shall be removed no later than five days after the conclusion of the event.
 4. The cumulative area of all commercial messages, specifically including logos, shall not exceed ten (10) percent of the Banner Sign Area for any banner located less than two-hundred (200) feet from a publicly-owned road.
 5. Except as specifically provided for below for Town-owned recreational fields located on a parcel that is at least two hundred (200) feet from a publicly owned road, the cumulative area of any banner sign(s) on any one property shall exceed fifty-four (54) square feet nor shall any one banner be more than three (3) feet high or more than eighteen (18) feet wide.
 6. Standards specifically applicable for Town-owned recreational fields located on a parcel that is at least two hundred (200) feet from a publicly owned road:

- a.. One seasonal banner on each publicly owned recreational field shall be permitted provided that it does not exceed nine hundred and sixty (960) square feet nor more than twelve (12) feet high nor more than eighty (80) feet wide.
- b. Seasonal banners shall be not be installed or displayed for longer than one hundred and eighty (180) days in any calendar year.
- c. The cumulative area of all commercial messages on a seasonal banner, specifically including logos, shall not exceed fifty (50) percent of the banner sign area.
- d. All other standards in this Ordinance shall be applicable unless specifically stated in this section addressing Banner Signs-Community Standards for banners located on a Town-owned recreational field on a parcel located at least two-hundred (200) feet from a publicly owned road.

7. **Priority Order of Banner Pole Use:** The priority of use for Banner Hill, as defined herein, shall be determined by the following order unless specifically approved by the Gray Town Council:

- a. Town of Gray and MSAD 15 community events including but not limited to the Crystal Lake Ice Fishing Derby, Patriot 5K, Crossroads Challenge, Gray Fire/Rescue Barbecue, Blueberry Festival, and other Town-sponsored or co-sponsored events.
- b. Town of Gray Recreation Department sign-ups/events.
- c. Approved non-profit, non-religious organizations/feeder program(s) sign-ups for sports season(s) and sports camp(s).
- d. MSAD 15 School events.

NOTE: The desired size of Banners on Banner Hill is three (3) feet by fifteen (15) feet.

G. **Subdivision:** One (1) temporary sign is allowed to advertise an approved subdivision site while construction is underway until the permanent 911 road sign is installed. The sign shall not contain more than twelve (12) square feet of sign area. Any such sign visible from a public vehicular travel-way shall not exceed sixteen (15) square feet of sign area and shall not be posted for more than two (2) years. One (1) additional sign not exceeding thirty-two (32) square feet depicting the overall layout of the development is allowed provided that it is located a minimum of one hundred (100) feet from a vehicular public travel-way or right of way. Standards for permanent Subdivision signs are contained in Article 7 of this Ordinance.

ARTICLE 6 – REGULATIONS ALL DISTRICTS

406.6.1 REGULATIONS APPLICABLE TO SIGNS IN ALL DISTRICTS

The following provisions relating to signs are applicable in all districts.

- A. One sign identifying the name, address and profession of a permitted home occupation or a lawfully existing nonconforming home occupation is allowed.
- B. One (1) bulletin board or similar sign in connection with any church, museum, library, school or similar public structure, but not exceeding twelve (12) square feet is allowed.
- C. No sign, except traditional barber poles for licensed barber shops, shall have visible moving parts, blinking, moving or glaring illumination, or any part consisting of banners, pennants, ribbons, streamers, spinners or other similar devices. In addition, "Open" flags are permitted only as described in Article 5 of this Ordinance.
- D. Any sign, or portion thereof, which no longer advertises a bona fide business conducted, product sold, activity being conducted, or public notice, shall be taken down and/or removed by the owner, agent or person having the beneficial use of the building or premises upon which such sign is located within ten (10) days after the activity has ceased, or if the removal has not occurred, within thirty (30) days after written notification from the CEO. Temporary signs shall be removed in accordance with Article 5 of this Ordinance.
- E. District setback requirements as established in the Town's Zoning Ordinance shall not apply to signs; however, no part of any sign shall project over or be within the public right-of-way if it is located in a zoning district which has a front setback building requirement. No ground or portable signs shall be permitted in the public right-of-way. Signs located in any business sign district, as established in Section 406.3.1 above, shall be set back a minimum of five (5) feet from the edge of the public right of way including any overhanging portions of the sign.
- F. In addition to the maximum number and size of signs permitted, directional signs solely indicating ingress and egress placed at driveway locations, containing no advertising material, having a display area not exceeding five (5) square feet, and not extending higher than three (3) feet above ground level, are permitted with issuance of a CEO permit evidencing compliance with this Ordinance.
- G. Non-conforming signs may continue only as referenced in Article 4 of this Ordinance, but may not be rebuilt or relocated on the same premises; however, non-conforming signs located on land which is acquired for governmental purposes may be relocated on the same premises.
- H. In addition to the maximum number and size of permitted signs, identification signs may be erected over or by the doorway or entrance to such portion of the building. The sign area shall not exceed ten percent (10%) of the area of such doorway or entrance to such portion of the building.
- I. A sign with an identical double signboard or display area (two back-to-back sign faces) shall be construed to be one sign for the purpose of this Ordinance.
- J. Any sign added or attached to a sign's upright or brace by any means shall be considered part of the sign area and will be included in calculating the permitted signs total area.
- K. Murals are allowed in all districts, but may not contain any advertising, commercial messages, or logos. Such murals are still subject to all requirements of any zoning standards which may

apply and are considered public art. The entire area of a mural that contains any advertising, logos, or similar associated with a non-residential entity shall be considered sign area for the purposes of this Ordinance.

- L. No sign shall obscure required vehicular sight lines from any driveway or roadway intersection or cause a safety hazard to pedestrians or motorists. The CEO or the Town's Public Works Department shall have the authority to remove any such sign.
- M. No sign, whether new or existing, shall be permitted that causes a sight, traffic, health or welfare hazard or results in a nuisance, as specifically prohibited elsewhere in this Ordinance due to illumination, placement, display, or manner of construction.
- N. For the purpose of this Ordinance, the term "sign" does not include signs erected and maintained for public safety and welfare or pursuant to and in discharge of any governmental function, or required by law, Ordinance or governmental regulation, nor to a "name sign" not exceeding one (1) square foot in area identifying the name(s) of the residents of the premises where such sign is located.
- O. No lighted sign, including a non-conforming sign that is replaced or relocated shall be placed within eight (8) feet of the drip lines of any overhead utility wires and their appurtenances. This requirement is not subject to variance or waiver.
- P. If the ratio of the actual sign area to the overall sign (including borders and all portions of the supporting structure not counting a planter base) exceeds two (2.0), the entirety of the perimeter of the sign, specifically including the supporting structure, shall be counted as sign area.
- Q. Unless specifically exempted in this Ordinance, if any portion of the supporting structure contains visible logo(s), number(s), lettering, or similar, the entire supporting structure shall be considered sign area.
- R. The lighting of neon or other illuminated tube-type signs or advertising device is specifically prohibited.
- S. Berma Shave Sign(s), as defined in this Ordinance, are specifically prohibited in all Sign Districts
- T. A string of lights shall not be used for the purpose of advertising or attracting attention. This paragraph shall not prohibit temporary decoration of buildings during holiday season when such decoration is customary.

ARTICLE 7 – SPECIFIC STANDARDS

406.7.1 SPECIFIC STANDARDS

- A. The standards contained in of this Article 7 shall apply on a per building basis. In calculating allowable signage, each principal building together with its accessory buildings or structures, if any, shall count as one building.
- B. Signs Excluded from this Section:

1. Signs displayed within the interior of a window of a building if the sign or grouping of signs does not occupy more than one-third of the surface area of such window or 10% of the wall area upon which the window is placed, whichever is more restrictive;
2. Identification signs as described in Article 6 Section 406.6.1.H of this Ordinance.

406.7.2 WALL, PROJECTING, AND ROOF SIGNS

- A. Unless otherwise provided, wall, projecting and roof signs shall not extend more than six (6) inches from the wall to which it is attached or party wall separating occupancies into the wall area of other premises. Wall, Projecting, or Roof Signs shall not exceed 25% of the wall area or roof on which they are located and/or attached.

406.7.3 ELECTRONIC MESSAGE DISPLAY BOARD STANDARDS

1. All electronic message display boards shall have dark/black background and utilize only amber-colored lights.
 - A. The numbers or letters shall consist of a single row of pixels.
 - B. Electronic Message Display Boards constitute sign area and shall be maintained to conform the following standards:
 1. Except for time and temperature information, changeable signs may change no more often than once per minute.
 2. Time/date/temperature information must be displayed for a minimum of three (3) seconds each time it is shown.
 3. When changing messages, the message must change instantly and may not include any phasing, rolling, flashing, blending, or any such similar change of messages.
 4. Streaming of information or video animation is not permitted.
 5. While being displayed, the message shall remain fixed with no flashing, phasing, rolling, scrolling, blending, or any such similar display of information.
 - C. Brightness and Illumination Standards: In addition to the maximum brightness/illumination established in Section 406.7.4 in this Ordinance, brightness measurements shall be measured by the following procedure and conform to the following standards:
 1. For determining night-time maximum brightness standards, measurements shall be taken at least one-half hour past sunset until one-half hour prior to sunrise. For determining daytime maximum brightness standards, measurements shall be taken at least one-half hour after sunrise and until one-half hour prior to sunset. Measurements shall use a calibrated, certified photometer to record the ambient light reading for the area adjacent to the sign while the electronic message center is off or displaying all black copy.
 2. The reading shall be taken with the photometer aimed directly at the electronic message center filling the central circle of the viewfinder (the "measurement area") at the distance

established in Section 406.7.4 of this Ordinance. If the sign being measured contains multiple colors, the photometer shall be positioned such that an area of the sign displaying all white fills the measurement area. It may be necessary to move the photometer closer to the sign area until this can be accomplished.

3. For the purposes of measuring electronic message centers that contain only amber lights, turn on the electronic message center to full amber copy and take another reading.
4. The difference between the two readings shall not exceed the standards in Section 406.7.4 of this Ordinance.

406.7.4 ILLUMINATED SIGN STANDARDS

2. All types of illuminated signs shall meet and maintain all of the following standards specifically including, but not limited to, internally illuminated signs, externally illuminated signs, electronic reader boards, and electronic gas price signs.
 - A. The light source, whether internal or external, shall be shielded from view and shall not create a hazardous glaze for pedestrians or motor vehicles either in a public right of way or on any private premises.
 - B. Sign illumination for externally illuminated signs shall utilize focused light fixtures that do not allow light or glare to shine above the horizontal plane of the top of the sign or onto any right of way or abutting property.
 - C. Internally-lit signs shall have opaque or dark background to minimize glare and lighting impacts.
 - D. If a sign is internally illuminated, the use of white or light-colored background should be avoided. If white or light-colored is used in the background, not more than thirty percent (30%) of the internally illuminated area of the entire sign face may be of such color. This 30% maximum shall not be eligible for a waiver appeal as established in Article 9 of this Ordinance.
 - E. All internally illuminated signs shall be equipped with an automatic dimming feature that reduces the intensity of the sign in accordance with standards in this Ordinance. This equipment shall not be able to be controlled from the business premises and shall be fixed the sign company.
 - F. The Light Color Temperature of any illuminance or luminance not including logos or light color temperatures associated with proprietary letters, numbers, or characters, whether internal, external, push-through, or otherwise shall be between 2700 and 4000 utilizing the Kelvin scale.
 - G. Maximum Luminance: The illumination level or brightness of any portion of the face of the sign shall not exceed any of the following standards:
 1. 150 Nits from the period of time from one-half hour before sunset to one-half hour after sunrise (Nighttime) and 3,000 Nits from one-half hour after sunrise to one-half hour before sunset (Daytime). The Planning Board may allow an increase in the daytime illumination

- level to not more than 5,000 Nits if the applicant demonstrates during Site Plan Review that the higher level is necessary for the sign to be readable in anticipated ambient light levels.
2. The contrast ratio between any one or more point(s) of brightness on any sign and the general surroundings of the area adjacent to the sign shall not exceed forty (40).
 3. 0.5 Footcandles at boundary of ROW or any abutting parcel measured at the property line.
 4. 0.3 Footcandles over ambient lighting conditions when measured at the most current International Sign Association (ISA) recommended distance based on sign size. **NOTE:** 2020 ISA standards specify the following for square feet (SF) of sign area vs. measurement distance: 10 SF @ 32', 20 SF @ 45', 30 SF @ 55', 40 SF @ 63', 50 SF @ 71', 60 SF @ 77', 80 SF @ 89', and 90 SF @ 95'.
- H. The measurement and recording of Daytime and Nighttime luminance shall be in accordance with the following:
1. Luminance shall be measured using a calibrated, certified photometer.
 2. The photometer shall be positioned for measurements such that the sign being measured fills the central circle of the viewfinder (the "measurement area"). If the sign being measured contains multiple colors, the photometer shall be positioned such that an area of sign displaying all white fills the measurement area, it will be necessary to move the photometer closer to the sign until this takes place.
- I. If any part of the supporting structure of any sign(s) contains or utilizes any type of internal illumination, the entire supporting structure shall constitute sign area.
- J. Prior to illuminating the sign, the owner of the sign shall provide written certification to the Code Enforcement Officer from the duly qualified supplier and/or installer, as appropriate, that the message board sign conforms to the standards for the maximum illumination levels and that the controls for illumination are in conformance with this Ordinance.
3. Open Flags (Moved to Article 5)

406.7.5 FUEL DISPENSING CANOPY SIGNS STANDARDS

4. Signs on any canopy covering a fuel dispensing area shall not extend beyond the edges of the canopy and shall comply with one of the two following provisions:
 - A. No sign shall exceed 15% of the square footage of the side of the canopy upon which it is located. No side shall contain more than one (1) sign.
 - B. The total area of signs on the canopy shall not exceed 9% of the total square footage of all sides of the canopy. No canopy shall have more than two (2) signs located on it.

406.7.6 CANOPY (NON-FUEL DISPENSING), MARQUEE, OR AWNING SIGNS

5. Canopy (non-Fuel Dispensing), Marquee, or Awning signs may be permitted provided that the sign area does not exceed 25% of the plane of the canopy, marquee, or awning on which the sign appears.

406.7.7 HOME OCCUPATION SIGNS

6. Unless prohibited by State authorities, one non-internally illuminated off-premises sign identifying the name, address, and profession of a permitted home occupation is allowed provided that such sign does not exceed six (6) square feet and may be placed (subject to necessary permission from property owner(s)) at the entrance to a dead-end or cul-de-sac for the purpose of directing motorists to the location of the Home Occupation.

406.7.8 MENU BOARD SIGNS

7. A menu board installed at the point where customers place their orders at a drive-thru restaurant which does not exceed 32 square feet of gross display area and the location of which has been approved by the Planning Board under the Site Plan Review standards, shall not be counted as a sign in applying the dimensional requirements of this Ordinance.
- 8.
- 9.

406.7.9 MOTOR VEHICLE SIGNS

- A. Signs on, attached to, or affixed to motor vehicles are not subject to this Ordinance unless they have the effect of circumventing restrictions or limitations imposed herein. A sign on a motor vehicle will be presumed to have the effect of circumventing this Ordinance if the vehicle is parked or stored in a location visible from a public way and one or more of the following circumstances exist:
 1. The vehicle is not registered.
 2. The vehicle is not inspected.
 3. The sign is larger in any dimension than or extends beyond any surface of the vehicle to which it is placed, attached, or affixed.
 4. The vehicle is parked or stored continuously in the same location.
 5. The vehicle is parked or stored in an area not designed, designated, or commonly used for parking.
 6. The vehicle is regularly parked or stored in the front yard or in the public right of way adjacent to the front yard.
 7. The vehicle is regularly parked or stored in a location where a sign would not be permitted by this Ordinance.

- B. The presumption that a vehicle has the effect of circumventing this Ordinance may be rebutted by evidence that the vehicle is parked or stored in a particular location for reasonable business or personal purposes not related to advertising, identifying, displaying, directing, or attracting attention to an object, person, institution, organization, business, product, service, event, or location.

10. **Farm Stands:** (Moved to Article 5)

406.7.10 STATE OF MAINE LIMITED SIZE/HEIGHT ALLOWANCE

- A. Notwithstanding anything to the contrary in Tables 1.2 and 1.3 of this Sign Ordinance, which establish maximum aggregate sign area and maximum sign standards, an individual parcel owned by the State of Maine, located in a "residential" sign district per Section 406.3.1 of this Sign Ordinance which contains at least one hundred (100) acres and one thousand (1,000) feet of frontage on a State-owned numbered highway shall be regulated by the provisions contained within this Section 406.7.1.10.
- B. All standards not specifically detailed in this Section 406.7.1.12 within this Sign Ordinance shall be applicable.
- C. Any State-owned parcel utilizing the provisions of this Section 406.7.1.10 of this Sign Ordinance shall only contain one (1) free-standing sign for the entirety of the State-owned numbered highway frontage.
- D. The maximum sign area for the one (1) free-standing sign in this Section 406.7.1.10 is sixty-five (65) square feet. In addition, Directory Signs not exceeding twenty-two (22) square feet shall be permitted provided that they are attached to the same supporting structure and direct patrons to other uses or buildings on the State-owned property.
- E. The maximum height of the one (1) free-standing sign utilizing this Section 406.7.1.10 shall not exceed eighteen (18) feet.
- F. The free-standing sign authorized by this Section 406.7.1.10 that is in excess of thirty-six (36) square feet of total sign area per Table 1.3 of this Sign Ordinance shall be the entirety of the maximum free-standing sign area and seventy-five percent (75%) of the Aggregate Sign Area established in Table 1.2 of this Sign Ordinance.

406.7.11 ELECTRONIC MOTOR FUEL PRICE

- A. Each lawfully existing retail businesses which sell motor fuels to the public shall be permitted to install one (1) double-faced Electronic Motor fuel Price Sign provided that the following standards are maintained:
1. A permit from the CEO is required prior to installing gas price signage
 2. Only one Electronic Motor Fuel Price Sign is permitted on any one (1) property. The determination of one (1) or two (2) faces shall be per Articles 6 and 8 in this Ordinance.

3. Electronic Motor Fuel Price Signs shall only be allowed to be placed on properties that have obtained all necessary approvals and permits to be Auto Service Station or gasoline and other motor fuels are retailed directly to the public on the premises.
4. Only motor fuel prices for gasoline and diesel shall be displayed. In no event shall the price of heating oil or any other products be displayed using this Section 406.7.11.
5. All standards in this Chapter 406, Sign Ordinance shall be applicable except for deviations specifically established in this Section 406.7.11.
6. Provided that all applicable standards in this Section 406.7.11 are followed, Electronic Motor Fuel Price Signs shall not apply to the maximum aggregate sign area established in Table 1.2 as well as the freestanding sign portion of Table 1.3 of this Ordinance.
7. The electronic display shall have a dark/black background and amber colored lights. A white or light-colored border around the electronic portion of the sign is acceptable provided that it is not reflective. Any border around the electronic portion of the sign shall not contain any internal illumination or illumination.
8. Only the price(s) shall be permitted to be digital lights. Any other information including the type of fuel (i.e. "unleaded") shall not be electronic, shall not be internally illuminated, and shall be permanently affixed to the sign face. The sign shall maintain an unlit background with only the illumination of the lettering, numbering or text associated with the electronic motor fuel price.
9. The electronic prices of the motor fuel shall be fixed and shall not scroll, flash, or change intensity except for dusk to dawn auto-dimming as required in Article 7 of this Ordinance entitled Electronic Message Display Board Standards.
10. The brightness of the electronic price portion shall adhere to the standards established in Article 7 of this Chapter 406 including auto-dimming from dusk until dawn.
11. The size of the letters for the type of fuel and the prices shall not be less than eight (8) inches in height nor more than twelve (12) inches in height. Fractions of currency (i.e. 9/10ths) displayed may be smaller than eight (8) inches.
12. The size of the entire panel (edge to edge of *all* components) shall not exceed ten (10) square feet. This specifically includes any borders, edges, type of fuel, and price per unit. This size allows for a 2 and 1/2 foot wide by 4 foot tall panel and letters/numbers that are between 8 and 12 inches.
13. The entirety of the ten (10) sq. ft. panel shall not contain any information other than the type of fuel and the price per unit. If any advertising of any other information, products, services, or otherwise is on any part of the Electronic Motor Fuel Price panel, the entirety of the panel/cabinet shall count as Sign Area and shall not be exempt from the maximum sign area either for the individual or aggregate sign area.

14. All portions of the Electronic Motor Fuel Price sign/panel, including any overhangs or any part of the sign or supporting structure, shall be set back at least five (5) feet from the property line and/or edge of right of way, whichever is more restrictive and further from the traveled way.
 15. The lowest portion of Electronic Motor Fuel Price signs shall be at least four (4) feet above ground level and the highest portion no higher than ten (10) feet. For the purposes of this measurement, ground level shall mean average finished grade within a twenty (20) foot radius of the base of the sign.
 16. Electronic Motor Fuel Price signs shall not be affixed to a Fuel Dispensing Canopy.
 17. The standards established in Table 1.3 of this Ordinance, specifically including the maximum of one (1) free-standing sign per establishment, shall be applicable for this Section 406.7.11. Property owners/applicants that have existing signs must make the necessary adjustments to meet applicable standards. Adding an additional free-standing sign is specifically prohibited and is not eligible for a waiver per Article 9 of this Ordinance.
- 11.

406.7.12 MULTI-TENANT FREE-STANDING SIGNAGE WITHIN THE VILLAGE SIGN DISTRICT

- A. Applicability: Standards in this Section 406.7.12 shall be for Multi-Tenant Properties, as defined herein, located in the Village Sign District. Section 406.7.12 shall not be applicable in any other Sign District within the Town of Gray.
- B. Purpose: The purpose of Multi-Tenant Free Standing Sign standards is to allow additional sign area and flexibility for commercial properties within the Village Sign District to have sufficient signs for their unique needs. These signs can be viewed as having four distinct components.
 1. The 911 address is required at the very top of the sign.
 2. Below the 911 address is the name of the overall premises i.e. Pine Hill Plaza.
 3. Below the premises name are the signs for the individual businesses on the property.
 4. A planter is required at the base. The amount of frontage is proportional to the maximum width and allowed area of the premises name and cumulative area for individual business signs.
- C. Except for standards specifically stated in this Section 406.7.12, all other standards in this Chapter 406 (Sign Ordinance) are applicable including the maximum supporting structure ratio.
- D. Standards in this Section 406.7.12 shall only be utilized for one (1) Free Standing sign per property. In no event shall this Section be construed or utilized for more than one Free Standing sign per property per Table 1.3.
- E. The issuance of a permit utilizing this Section shall utilize the entirety of both the twenty-four (24) sq. ft. of Freestanding Sign area and the three (3) square feet per occupant for Directory Signs per Table 1.3 of this Ordinance. The remaining Maximum Aggregate Sign Area available for all other signs any one parcel is thirty-two (32) sq. ft. per Tables 1.2 and 1.3 of this

Ordinance. **OAC-** Want to consider increasing max aggregate sign area per Table 1.2 or i.e. wall signage?

- F. Any Banner Sign attached to a multi-tenant free-standing sign shall not be larger than the Sign or supporting structure. All portions of Banner Signs placed on a Multi-Tenant Property Free Standing Sign shall be a minimum of four (4) feet above average finish grade within a twenty (20) foot radius.

G. Multi-Tenant Property Free Standing Sign Standards:

1. A planter base constructed of durable materials is required. Planter base construction of masonry products, stone, or brick is strongly encouraged. The footprint of the planter base shall be at least as large as the supporting structure and sign, whichever is larger. The planter shall be one (1) structure at least eighteen (18) inches above average finished grade within a twenty (20) foot radius of the planter.
2. Sign Location:
 - a. The Sign shall be located as centered as possible on the parcel near the vehicular entrance/exit to the property.
 - b. The closest portion of any portion of the Sign, including any overhangs, shall be located both a minimum of ten (10) feet from the edge of any vehicular access/right-of-way and thirty-three (33) feet from the centerline of the traveled portion of the vehicular access/right of way; whichever is greater. NOTE: Article 6 of this Ordinance specifies minimum overhead utility line setbacks for lighted Signs.
3. Illumination Standards:
 - a. Electronic Reader Board Signs are specifically prohibited.
 - b. Any lighting shall be equipped with the necessary components for automatic dusk to dawn dimming without the ability for business(es) inside to make adjustment(s) to such settings. The maximum daytime and nighttime brightness shall be in accordance with Article 7 of this Ordinance.
 - c. All lighting shall conform to Section 406.7 of this Ordinance and applicable standards.
4. 911 Address Required:
 - a. All Multi-Tenant Property Free Standing Signs is required to be clearly and exclusively display the official 911 address at the highest portion of the sign. The 911 Addressing Officer shall have the authority to allow reasonable readily understandable abbreviations for street/road names given limited sign area.
 - b. A minimum of eight (8) sq. ft. and no more than ten (10) sq. ft. of Sign Area shall be devoted to display the 911 address. Numbers and letters designating the 911 address shall not be smaller than eight (8) inches nor larger than twelve (12) inches.
 - c. No commercial advertising of any type, specifically including logos, trademarks, etc., may be displayed within the top/highest portion of sign devoted to the 911 address.
 - d. Any illumination of the 911 portion of the sign shall be consistent with any lighting for the premises name illumination.

- e. The use of same/similar background colors for both the 911 and premises name is encouraged to create a uniform aesthetic sign.
- f. **5.** Arched-topped signs are encouraged to allow for the road/street number. In such instances, the maximum sign height may be increased by an additional ten (10) inches.

H. Standards for the individual business sign portion of a Multi-Tenant Free-Standing Sign:

1. One individual business sign per premises: Each commercial business or entity on the subject property shall only have one (1) individual sign on the Multi-Tenant Free-Standing Sign. No combination of any type of two (2) or more individual business signs prescribed in Section 406.7.12.H.4 and 5 below for the same business or individual establishment shall be permitted.
2. For the purposes of measuring height for Sections 4 and 5 below in this section, height shall be measured from the average finished grade within a twenty (20) feet of the radius of the base of the entire footprint of the sign.
3. If the top 911 portion of the sign is arched, the maximum sign height may be increased an additional six (6) inches.
4. Parcels with at least one-hundred (100) but not more than one-hundred and fifty (150) feet of street/road frontage owned in fee immediately adjacent to a publicly owned road shall be subject to the following standards:
 - a. Maximum Overall Sign width: six (6) feet.
 - b. Maximum sign height: thirteen (13) feet
 - c. Maximum size of Premises name: fifteen (15) sq. ft.
 - d. Maximum size of any individual sign: six (6) sq. ft.
 - e. Maximum area of all individual signs: thirty (30) sq. ft.
 - f. Minimum height for lowest portion of lowest sign: three (3) feet.
5. Parcels with at least one hundred and fifty-one (151) feet of street/road frontage owned in fee immediately adjacent to a publicly owned road shall be subject to the following standards:
 - a. Maximum Overall Sign width: eight (8) feet.
 - b. Maximum sign height: fifteen (15) feet.
 - c. Maximum size of Premises name: twenty-five (25) sq. ft.
 - d. Maximum size of any individual sign: eight (8) sq. ft.
 - e. Maximum area of all individual signs: forty-eight (48) sq. ft.
 - f. Minimum height for lowest portion of lowest sign: four (4) feet.

406.7.13 PERMANENT SUBDIVISION SIGNS

A permanent sign is permitted to identify a neighborhood that has been created as a result of a residential subdivision approved by the Planning Board. The sign may not be placed in the right-of-

way nor block safe sight distance along a road. Total sign area shall not exceed thirty-two (32) square feet. Temporary subdivision sign standards are in Article 5 of this Ordinance.

406.8.1 COMPUTATIONS

12. **Computation of area of individual signs.** The area of a sign face (which is also the sign area of a wall sign or other sign with only one (1) face) shall be computed by means of the smallest square, rectangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning Ordinance regulations and is clearly incidental to the display itself. Refer to Diagram 1 for guides to computation methods.
13. **Computation of area of multi-faced signs.** The sign area for a sign with more than one (1) face shall be computed by adding together the sign area of all sign faces from any one (1) point. When two (2) identical sign faces are placed back to back, or at no greater than fifteen (15) degrees from one another, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two (42) inches apart, the sign area shall be computed by the measurement of one (1) of the faces. Refer to Diagram 2 for guides to computation methods.
14. **Computation of height.** The height of a sign shall be computed as the distance from the base of the sign or sign structure at normal finish grade (within twenty (20) feet of the base of the sign not counting any planter base) to the top of the highest attached component of the sign. In the case of Wall, Projecting or Roof signs, the height of a sign shall be computed as the distance from the normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of either (1) existing grade prior to construction; or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of the street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower. Refer to Diagram 3 for guides to computation methods.
15. **Multiple Signs:** Multiple signs placed immediately adjacent to one another shall be considered one sign for the purposes of this Ordinance. Examples include individual signs all attached to the same supporting structure (i.e. free-standing sign) or multiple Wall/ Projecting/ Roof signs placed in a row for the purposes of circumventing the maximum number and/ or size of allowed sign(s). In such and similar circumstances, the areas of all such signs shall be totaled and considered one sign for the purposes of this Ordinance. Burma Shave sign(s) are specifically prohibited.

16. **Painting/ Stripes:** The painting or application of stripes or banding of colors on a building or canopy purposefully intended to function collaboratively with proposed sign(s) shall be considered sign area for the purposes of this Ordinance.
17. **Push-Thru signage:** In no event shall only the area of the push-thru letters be counted as sign area. The entire square or rectangular area on a sign which contains push-thru style letters and/or numbers, and/or logos, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed shall constitute sign area. The definition of sign area and Diagrams 1 and 2 of this Chapter 406 detail and substantiate this provision.

ARTICLE 9 –ADMINISTRATION & CONFLICTS

406.9.1

(Moved to 406.4.1)

(Placeholder)

406.9.2 ADMINISTRATION, ENFORCEMENT, PENALTY AND APPEALS

18. This Ordinance shall be enforced by the CEO.
19. The burden of proof for compliance with all standards in this Ordinance shall be borne by the applicant. The applicant is responsible for submitting all necessary information for the CEO to make a decision regarding compliance with this Ordinance.
20. If the CEO finds that any provision of this Ordinance is being violated, he shall notify by registered or certified mail the person determined to be responsible for the violation, indicating the nature of the violation and ordering the action necessary to correct it and a time limit for the correction.
21. When any violation of any provision of this Ordinance is found to exist, the CEO is hereby authorized and directed to institute any actions and proceedings that may be appropriate or necessary to enforce the provision of this Ordinance.
22. Any person who violates any provision of this Ordinance shall be guilty of a civil violation and shall be penalized in accordance with Title 30-A, Maine Revised Statutes Annotated, Subsection 4452. Each day a violation is permitted to exist after notification constitutes a separate offense.
23. Any person aggrieved by a decision of the CEO must submit an application for a waiver appeal to the Zoning Board of Appeals (ZBA) within thirty (30) days from the date of written decision. The Board may increase the length of the thirty (30) day appeal period for an administrative appeal, upon showing of good cause, for a reasonable period.
24. Administrative Appeal: Any person aggrieved by a decision of the CEO in the interpretation of standards in this Ordinance may file an administrative appeal to the ZBA within thirty (30) days from the date of written decision.

25. The actions of the CEO may be modified or reversed by the ZBA by a concurring vote as established in the Board's by-laws or as required for a land use administrative appeal in the Zoning Ordinance. Decisions of the CEO may be reversed only upon a finding that the decision is clearly contrary to the specific provisions of this Ordinance.
26. Waiver Appeals:
27. The ZBA has the authority to hear and decide upon a waiver appeal in specific cases to relax the dimensional standards contained in this Ordinance. For the purpose of a waiver appeal, the ZBA's authority for dimensional standards is limited to maximum sign area and maximum height.
28. A waiver appeal may only be granted upon a concurring vote as established in the Board's by-laws or as required for a land use variance appeal in the Town's Zoning Ordinance. Any waiver appeal the Board may grant is limited to the minimum reasonably necessary to alleviate the problem created by the unique or unusual physical conditions.
29. The Reviewing authority may impose conditions on the approval of a sign variance necessary to establish compliance with approval criteria. In deciding a waiver appeal, the ZBA shall consider the following:
 30. Shape and size of the lot;
 31. Number of businesses in a building or on a lot;
 32. Any unique feature(s) of the lot or building;
 33. Compatibility with neighboring signage, lots and properties;
 34. Is the sign variance request necessary to permit signage comparable with other properties in the vicinity that have the same Sign District designation and are in compliance with the standards in this Ordinance;
 35. The sign variance will not adversely affect the functioning or appearance of the development and use of the property and surrounding properties, and
 36. Determine that granting the requested waiver is consistent with the general intent and purpose of this Ordinance; and
 37. Is granted solely to prevent a hardship based on conditions not generally prevalent in the area where the premises are located.

When an appeal is made to the ZBA, the same notification requirements to abutters, as established in Article 9 Chapter 402 of the Zoning Ordinance, shall apply.

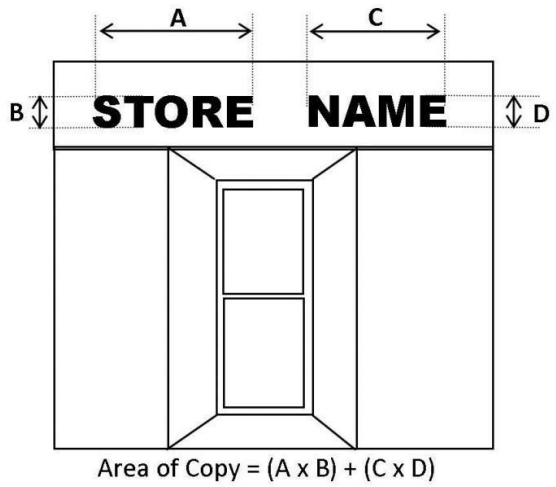
Any person aggrieved by the decision of the ZBA or by an order rendered by the ZBA to remove a sign may appeal said decisions to the Maine Superior Court. The appeal shall be filed within thirty (30) days after the decision of the ZBA.

406.9.3 CONFLICT WITH OTHER ORDINANCES

This Ordinance shall not repeal, annul, or in any way impair or remove the necessity of compliance with any other rules, regulations, by-laws, permits or provision of law. Where this Ordinance imposes a greater restriction upon the location, size, or type of sign allowed, the provisions of this Ordinance shall control.

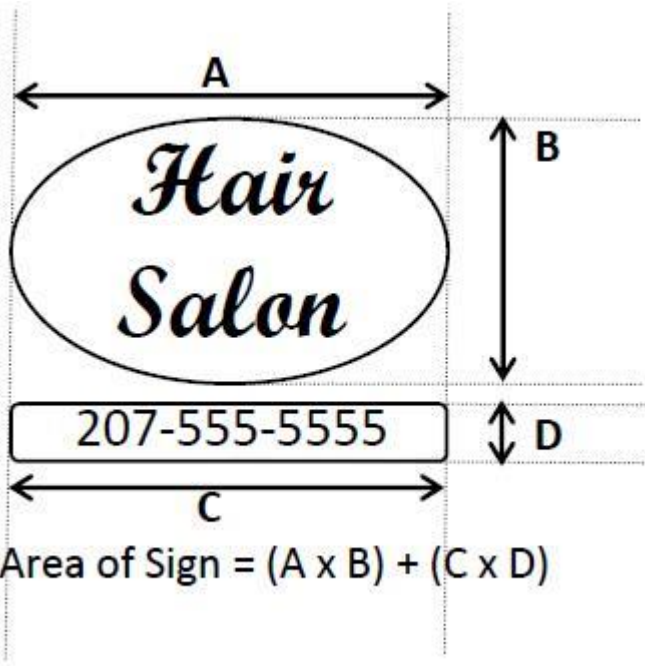
ARTICLE 10 – DIAGRAMS

**DIAGRAM 1
Computation of Area of Individual Signs**



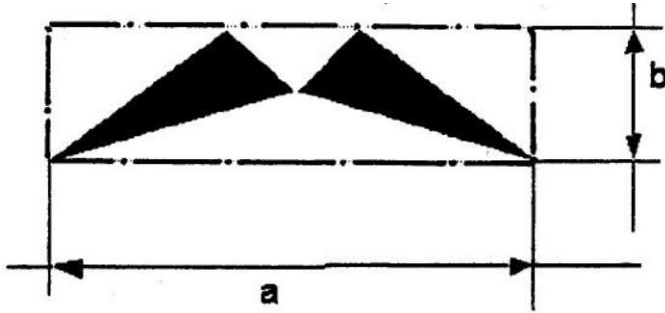
Area of copy

The entire area within a single continuous perimeter composed of squares or rectangles which encloses the extreme limits of the advertising message announcement or decoration on a fascia or wall sign.



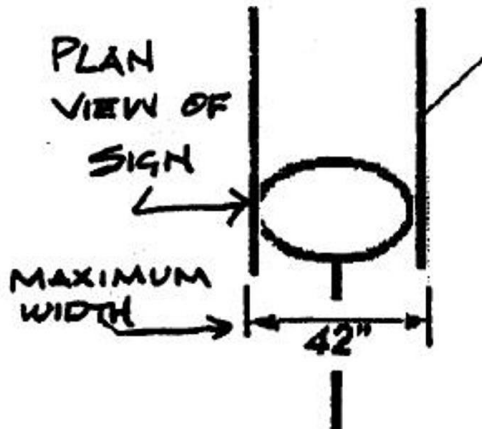
Area of Sign

The area of the largest single face of the sign within a perimeter which forms the outside shape, including any frame, forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be calculated.



Sign Area = A x B

DIAGRAM 2
Computation of Area of Multi-faced Signs



Sign Area Computed for one face

Total Sign Area = (AxB) + (Cx D)

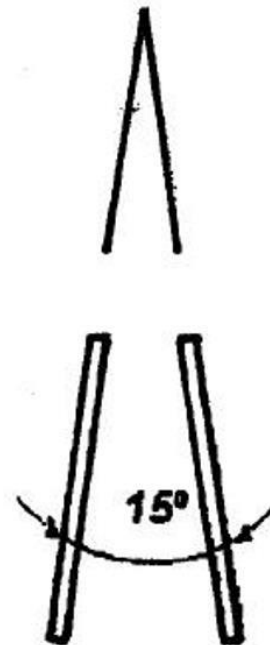
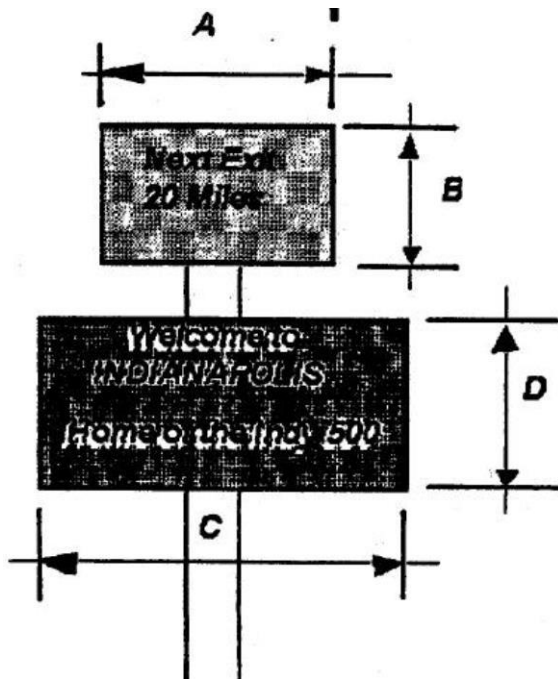
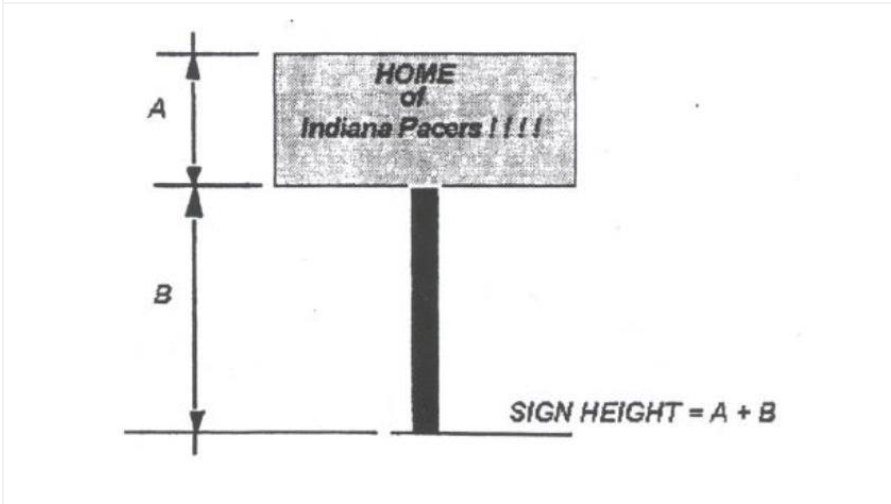
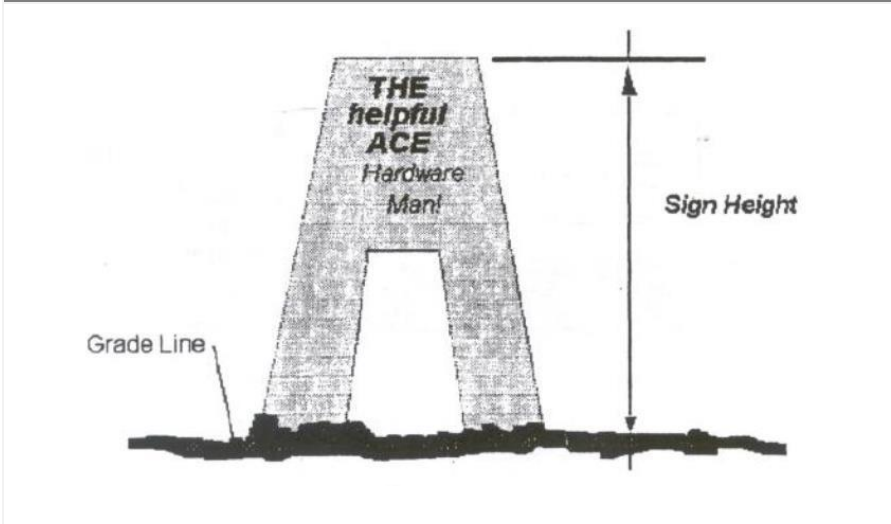
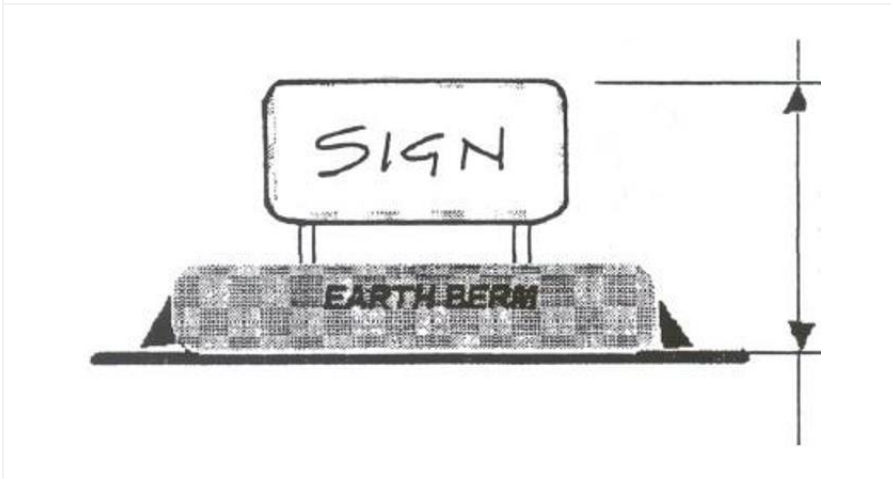


DIAGRAM 3
Computation of Height



Sign Height = A + B



Ground Mounding Height
Maximum sign height includes any berming

TOWN OF GRAY
VILLAGE DISTRICT(S) SINGLE & TWO-FAMILY MORATORIUM ORDINANCE

THE TOWN OF GRAY adopts a Moratorium in the Village Districts for the construction or expansion of all Single-Family, Accessory Apartments, & Two-Family dwellings.

Section 1. Definitions.

Accessory Apartment means a dwelling unit on a lot that is subordinate to a single-family dwelling residential use and conforms to the definition and standards established in Chapter 402, Town of Gray Zoning Ordinance.

Multi-Family Development means a lot which contains one or more multifamily dwellings, two or more duplexes, three or more single family dwellings, or any combination of buildings containing three or more dwelling units.

Single-Family Dwelling means a detached dwelling unit designed for and occupied by one family unit only.

Two-Family Dwelling means detached dwelling containing two dwelling units designed for and occupied by not more than two families living independently of each other.

Village Zoning Districts means the Village Center District and the Village Center Proper Zoning Districts, which are the most densely developed portion of the Town of Gray and is intended to provide services and shopping opportunities to the residents of the community, and to visitors, in a pleasant, village type, shopping environment.

Section 2. Moratorium Declared.

WHEREAS, The Comprehensive Plan Steering Committee was created in 2019 to update the town's 2003 Comprehensive Plan;

WHEREAS, the Town has a newly adopted Comprehensive Plan deemed consistent by the State in November 2020 it intends to implement;

WHEREAS, this major effort involved a sustained focus on reaching out to the public to update the Town's vision for what Gray could be in the future, to identify the priorities, challenges and opportunities Gray could be facing over the next 10-15 years, and to articulate the closely held values of the people who live and work in Gray;

WHEREAS, the Town of Gray's Comprehensive Plan of 2020 prioritizes a focus on moving people safely through Gray and getting around town via walking, biking, car, or public transportation; protection of Gray's rural character and natural resources and investment in the Village and community programs;

WHEREAS, the Gray Town Council has directed the Town Manager and Staff to focus on strategic planning initiatives to promote new business and real estate development in Gray;

WHEREAS, prioritizing growth in places where people already live, work and visit is part of the GPCOG *Transit Tomorrow* vision for a transportation network, and Whereas, the Town of Gray will make substantial investments in major water, storm water, road and sidewalk, and other projects in the Gray Village, and along roads and traffic corridors for which it is a hub;

WHEREAS, Gray's Open Space Plan is anticipated to prioritize development along corridors with existing infrastructure and the density to warrant maintenance and new investment in drinking water, storm water, and natural gas infrastructure;

WHEREAS, thoughtful investments in Gray's infrastructure and built environments can reflect the town's values in neighborhood cohesion, compatible uses, public health, and community safety;

WHEREAS, the Town of Gray's investments should represent a sustainable return in tax base for the cost of maintaining necessary infrastructure for commercial and residential uses;

WHEREAS, thoughtful zoning, ordinances, and performance standards protect land and property values for current and future Gray residents and businesses:

WHEREAS, the Town of Gray Planning Department is currently working on updates to the Town's ordinances and performance standards related to the development of single- and two-family housing in Grays Village Zoning Districts.

WHEREAS, the Town's current Zoning Ordinance does not contain sufficient standards to effectively provide municipal review and approval of proposals involving Single-Family and Two-Family development in the Village Districts:

WHEREAS, the Town currently has review standards for Multi-Family Development only in 402.10.14 which are applicable in the Village Zoning Districts;

WHEREAS, the Town needs time to develop basic review criteria for Single-Family and Two-Family construction in the Village Districts;

WHEREAS, the Town is Currently pursuing long range plans for the Village Districts:

WHEREAS, the Town' current Village Center Design guidelines are not applicable to residential development;

WHEREAS, the Town Council first discussed the Moratorium at their 4-6-21 Town Council Meeting:

NOW, THEREFORE, the Town does hereby ordain that this Ordinance be, and hereby is, enacted, and, in furtherance thereof, the Town does hereby declare a moratorium on development proposals involving Single-Family, including Accessory Apartments, and Two-Family development in the Village Districts. The moratorium shall remain in effect for one hundred and eighty (180) days from the date of applicability of this Ordinance, unless extended or modified by the Town Council, for the express purpose of drafting an amendment or amendments to Town ordinances to projects involving Single-Family, Accessory Apartment, and Two-Family Development in the Village Districts; and

BE IT FURTHER ORDAINED, that this Ordinance shall apply to any new development proposals involving Single-Family, Accessory Apartments, and Two-Family dwellings after the April 6, 2021 applicability date of this Ordinance; and

BE IT FURTHER ORDAINED, that notwithstanding the provisions of 1 M.R.S.A. § 302 or any other law to the contrary, this Ordinance, when enacted, shall govern any new development proposal involving Single-Family, Accessory Apartments, and Two-Family dwellings for which an application for a license, building permit, certificate of approved use, conditional use review and/or any other required land use approval has not been submitted and finally acted on by the Code Enforcement Officer, Planning Board, Board of Appeals or other Town official or administrative board or agency prior to April 6, 2021, the applicability date of this Ordinance; and

BE IT FURTHER ORDAINED, that no person or organization shall start or engage in the construction of Single-Family, Accessory Apartments, and Two-Family dwellings on or after the April 6, 2021 applicability date of this Ordinance without complying with whatever ordinance amendment or amendments the Town may enact as a result of this moratorium; and

BE IT FURTHER ORDAINED, that during the time this moratorium is in effect, no officer, official, employee, office, administrative board or agency of the Town shall accept, process, approve, deny, or in any other way act upon any application for a license, building permit, certificate of approved use, conditional use review and/or any other permits, licenses or approvals related to a single-family, accessory apartments and two-family dwellings in the Village Zoning Districts; and

BE IT FURTHER ORDAINED, that those provisions of the Town's Zoning, Subdivision, or other ordinances that are inconsistent or conflicting with the provisions of this Ordinance, are hereby repealed to the extent that they are applicable for the duration of the moratorium hereby ordained, and as it may be extended as permitted by law, but not otherwise; and

BE IT FURTHER ORDAINED, that should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.

Section 3. Violations; Civil Penalties.

If the construction of a Single-Family, Accessory Apartments, and Two-Family dwellings is established in violation of this Ordinance, each day of any continuing violation shall constitute a separate violation of this Ordinance, and the Town shall be entitled to all rights available to it in law and equity, including, but not limited to, fines and penalties in accordance with 30-A M.R.S.A. § 4452, injunctive relief, and its reasonable attorney's fees and costs in prosecuting any such violations.

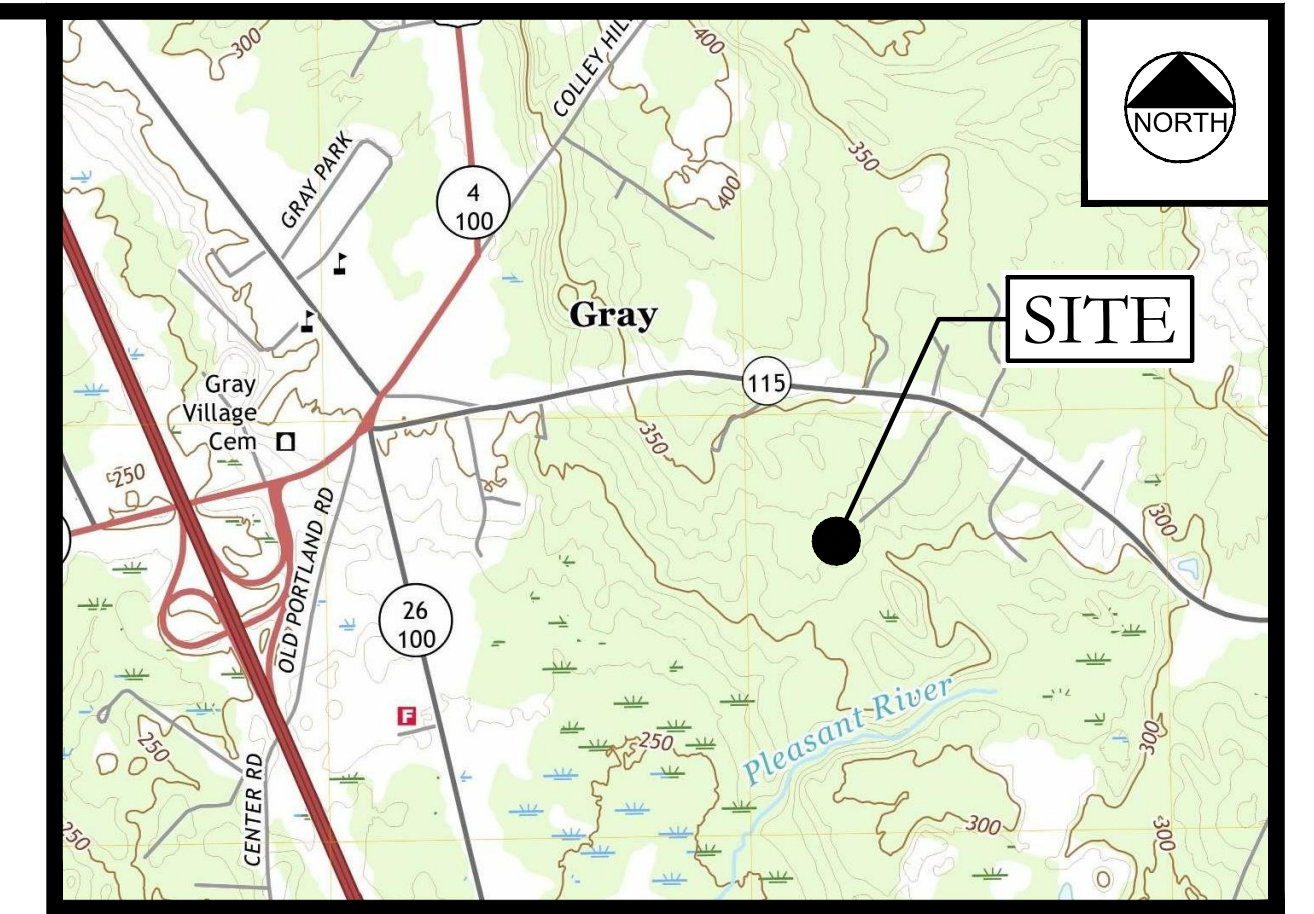
Section 4. Effective Date; Applicability Date.

This Ordinance shall take effect immediately upon passage by Town Council Meeting. The applicability date of this Ordinance is April 6, 2021.

STILLWATER PINES SUBDIVISION

MAP: 44 LOT: 32-112

GRAY, MAINE 04039



LOCATION MAP

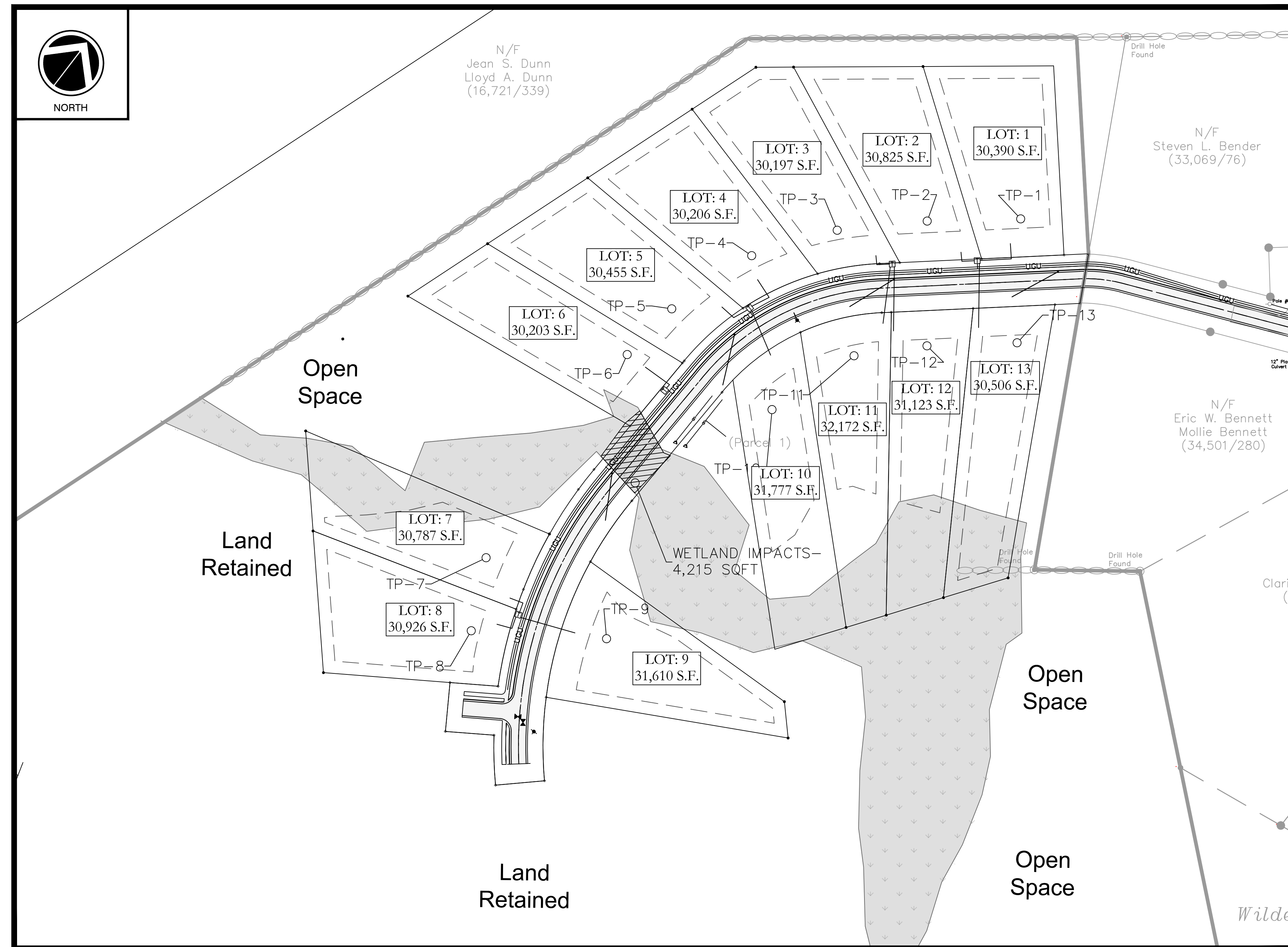
SCALE: 1" = 1500'

OWNER/DEVELOPER:
 ALLEN HAMILTON & BEN GROVER
 170 SHAKER ROAD
 GRAY, MAINE 04039

CIVIL ENGINEER:



541 US ROUTE ONE, SUITE 21
 FREEPORT, MAINE 04032



PLAN VIEW

SCALE 1"=80'

SHEET INDEX

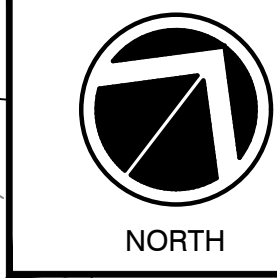
COVER	SHEET SET COVER
C-100	OVERALL EXISTING CONDITIONS PLAN
C-101	SUBDIVISION LAYOUT AND UTILITIES PLAN
C-102	EROSION & SEDIMENTATION CONTROL PLAN
C-103	ACCESS IMPROVEMENTS PLAN
C-200	ROADWAY PLAN AND PROFILE I
C-201	ROADWAY PLAN & PROFILE II
C-300	EROSION & SEDIMENTATION CONTROL NOTES
C-301	EROSION & SEDIMENTATION CONTROL DETAILS
C-302	SITE CIVIL DETAILS I
C-303	SITE CIVIL DETAILS II
C-304	SITE CIVIL DETAILS III
C-305	SITE CIVIL DETAILS IV

SUBMITTED FOR
FINAL PLAN
REVIEW

ISSUED: MAY 3, 2021

GENERAL NOTES:

- OWNERS OF RECORD ARE BIRCHPOINT PROPERTIES, LLC AND A. H. GROVER, INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36,348 PAGE 165.
- AREA RETAINED FOR FUTURE PHASES CANNOT BE SOLD OR DEVELOPED WITHOUT A SITE LOCATION OF DEVELOPMENT PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH OF THE YEAR 1988 AS PER THE PLAN IN REFERENCE 5 AND CALCULATED FROM ANGLES OF AN ACTUAL ON THE GROUND SURVEY.
- THIS PROPERTY IS SHOWN AS LOT 32-112 ON TAX MAP 44 AND IS IN THE MEDIUM DENSITY (MD) AND THE RURAL RESIDENTIAL AND AGRICULTURAL (RRA) ZONING DISTRICTS.
- THIS PLAN REFERENCES A PLAN BY WAYNE WOOD AND CO. GRAY, MAINE 04039. PLAN TITLE: PLAN OF LAND ON WOODCOCK DRIVE FOR GRAY, MAINE ALLEN HAMILTON 170 SHAKER ROAD - GRAY, MAINE 04039. APRIL 2020. JOB NO. 22002. BY: WTWIKW SCALE: 1" = 100' DRAWING NO. 1 OF 1
- ALL WETLANDS WILL BE PROTECTED AS FORESTED BUFFERS, INCLUDING SIGNS PROHIBITING ANY CLEARING OR DISTURBANCE BEYOND THE WETLAND LIMITS.
- EACH BUILDABLE LOT IS ALLOCATED 12,000 SQUARE FEET FOR DISTURBANCE.



ZONING SUMMARY:

CURRENT USE: UNDEVELOPED LAND
 PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)
 ZONE - MD MEDIUM DENSITY DISTRICT (WITH PUBLIC WATER)

APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT AREA	30,000 S.F.	> 30,000 S.F.
STREET FRONTAGE	100'	> 100'
CUL-DE-SAC FRONTAGE	N/A	N/A
LOT WIDTH	100'	> 100'
PRINCIPAL STRUCTURE:		
FRONT SETBACK	35 FT.	35 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
ACCESSORY STRUCTURE:		
FRONT SETBACK	35 FT.	35 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
BUILDING COVERAGE		
MAXIMUM	20%	<20%
BUILDING HEIGHT		
MAXIMUM	35 FT.	35 FT.
ACCESSORY STRUCTURE HEIGHT		
MAXIMUM	35 FT.	35 FT.

NET DEVELOPMENT DENSITY CALCULATION:

TOTAL PARCEL AREA	2,310,376 S.F.
AREAS UNSUITABLE IN NATURAL STATE:	178,727 S.F.
-- WETLANDS/WATERCOURSES & FLOODPLAIN	0 S.F.
-- STEEP SLOPES OVER 30%	0 S.F.
AREAS REMOVED FOR:	127,488 S.F.
-- ACCESS ROAD/R.O.W.*	0 S.F.
-- EASEMENTS*	2,004,161 S.F.
REMAINING LAND	
MINIMUM LOT AREA IN MEDIUM DENSITY DISTRICT WITH PUBLIC WATER= 30,000 S.F.	
NET DEVELOPMENT DENSITY CALCULATION: 2,004,161/30,000 = 50 UNITS	
PROPOSED LOTS = 13 UNITS	

LEGEND

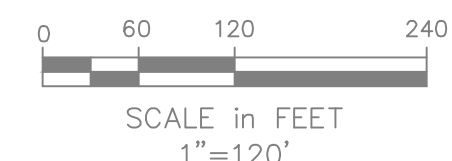
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	STORMWATER FLOW	---
---	STORM DRAIN	---
---	WATER MAIN/SERVICE	---
---	UNDERGROUND UTILITY	---
---	UGU	---
---	OVERHEAD UTILITY	---
---	OHU	---
---	UTILITY POLE	---
---	TRANSFORMER	---

**SUBMITTED FOR
FINAL PLAN
REVIEW**

MAP: 44 LOT: 32-112
67.67 Acres
GRAY, MAINE

Total Lot Area
 2,947,455 sq.ft.
 67.66 Acres

SCALE



REV	DATE	DESCRIPTION

STILLWATER PINES SUBDIVISION
 WOODCOCK DRIVE, MAINE 04261
**OVERALL EXISTING
 CONDITIONS PLAN**
 ALLEN HAMILTON & BEN GROVER
 170 SHAKER ROAD
 GRAY, MAINE 04039

Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

DRAWN: MPV/CEB	DATE: MAY 2021
DESIGNED: CEB/MPV	SCALE: 1" = 120'
CHECKED: JAV/CEB	JOB NO. 20-012
FILE NAME:	
SHEET: C-100	

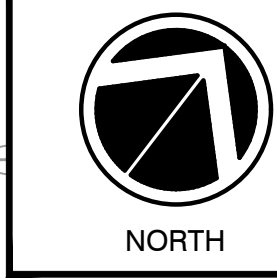
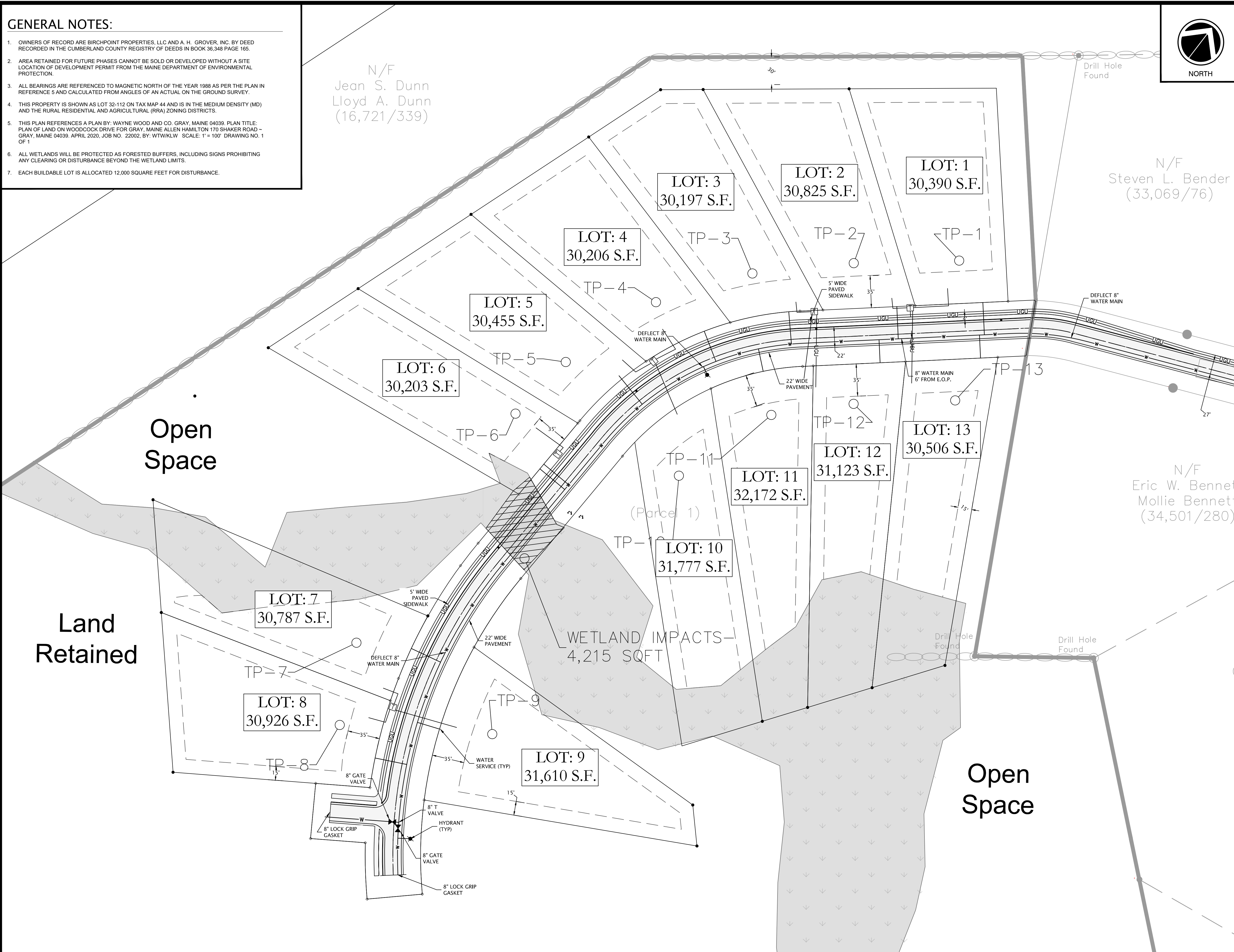
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N/F
Jean S. Dunn
Lloyd A. Dunn
(16,721/339)

N/F
Steven L. Bender
(33,069/76)

N/F
Eric W. Bennett
Mollie Bennett
(34,501/280)



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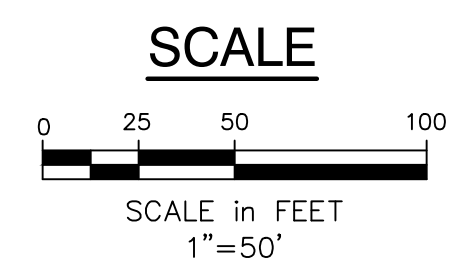
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LEGEND

EXISTING	DESCRIPTION	PROPOSED
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---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
○	IRON PIPE/ROD	○
▭	BUILDING	▭
▨	WETLAND	▨
+	SIGN	+
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
×30.20	SPOT GRADE	42.0
---	STORMWATER FLOW	---
---	STORM DRAIN	---
---	WATER MAIN/SERVICE	---
---	UNDERGROUND UTILITY	---
---	UGU	---
---	OVERHEAD UTILITY	---
○ □	UTILITY POLE TRANSFORMER	○ □

**SUBMITTED FOR
FINAL PLAN
REVIEW**



REV	DATE	DESCRIPTION	REVISIONS

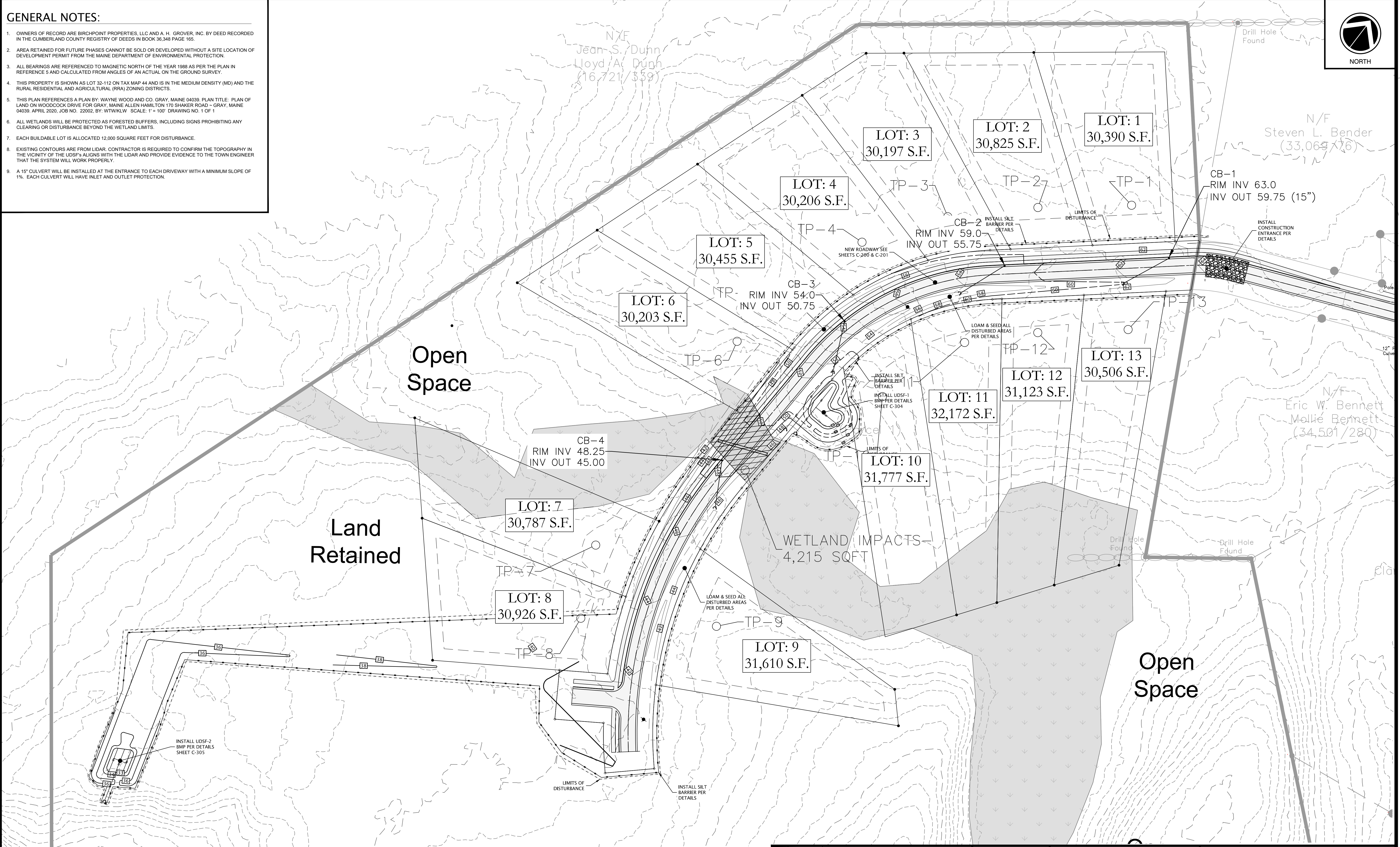
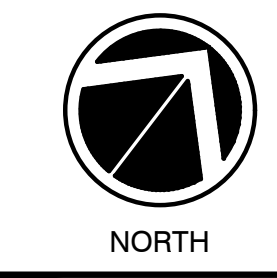
STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261
SITE MATERIALS &
UTILITIES PLAN
ALLEN HAMILTON & BEN GROVER
170 SHAKER ROAD
GRAY, MAINE 04039

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV/CEB DATE: MAY 2021
DESIGNED: CEB/MPV SCALE: 1" = 50'
CHECKED: JAV/CEB JOB NO. 20-012
FILE NAME:
SHEET: C-101

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- ALL WETLANDS WILL BE PROTECTED AS FORESTED BUFFERS, INCLUDING SIGNS PROHIBITING ANY CLEARING OR DISTURBANCE BEYOND THE WETLAND LIMITS.
- EACH BUILDABLE LOT IS ALLOCATED 12,000 SQUARE FEET FOR DISTURBANCE.
- EXISTING CONTOURS ARE FROM LIDAR. CONTRACTOR IS REQUIRED TO CONFIRM THE TOPOGRAPHY IN THE VICINITY OF THE UDSP'S ALIGNS WITH THE LIDAR AND PROVIDE EVIDENCE TO THE TOWN ENGINEER THAT THE SYSTEM WILL WORK PROPERLY.
- A 15" CULVERT WILL BE INSTALLED AT THE ENTRANCE TO EACH DRIVEWAY WITH A MINIMUM SLOPE OF 1%. EACH CULVERT WILL HAVE INLET AND OUTLET PROTECTION.

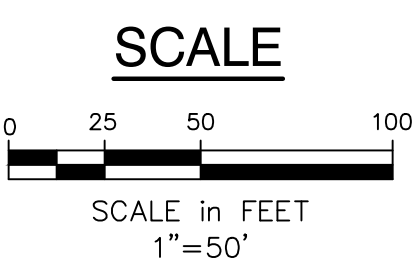


Open Space

Land Retained

Open Space

**SUBMITTED FOR
FINAL PLAN
REVIEW**

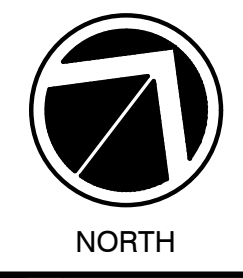


REV	DATE	DESCRIPTION	REVISIONS

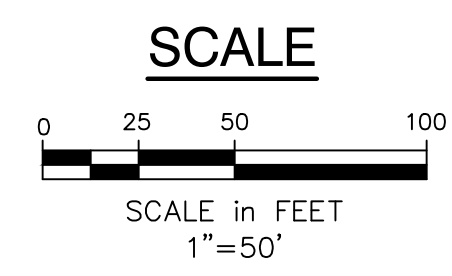
STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261
SITE GRADING &
EROSION CONTROL PLAN
ALLEN HAMILTON & BEN GROVER
170 SHAKER ROAD
GRAY, MAINE 04039

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV/CEB	DATE: MAY 2021
DESIGNED: CEB/MPV	SCALE: 1" = 50'
CHECKED: JAV/CEB	JOB NO. 20-012
FILE NAME:	
SHEET: C-102	




**SUBMITTED FOR
FINAL PLAN
REVIEW**



REV	DATE	DESCRIPTION	REVISIONS

STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261
ACCESS IMPROVEMENTS
PLAN (Woodcock Drive)
 ALLEN HAMILTON & BEN GROVER
 170 SHAKER ROAD
 GRAY, MAINE 04039

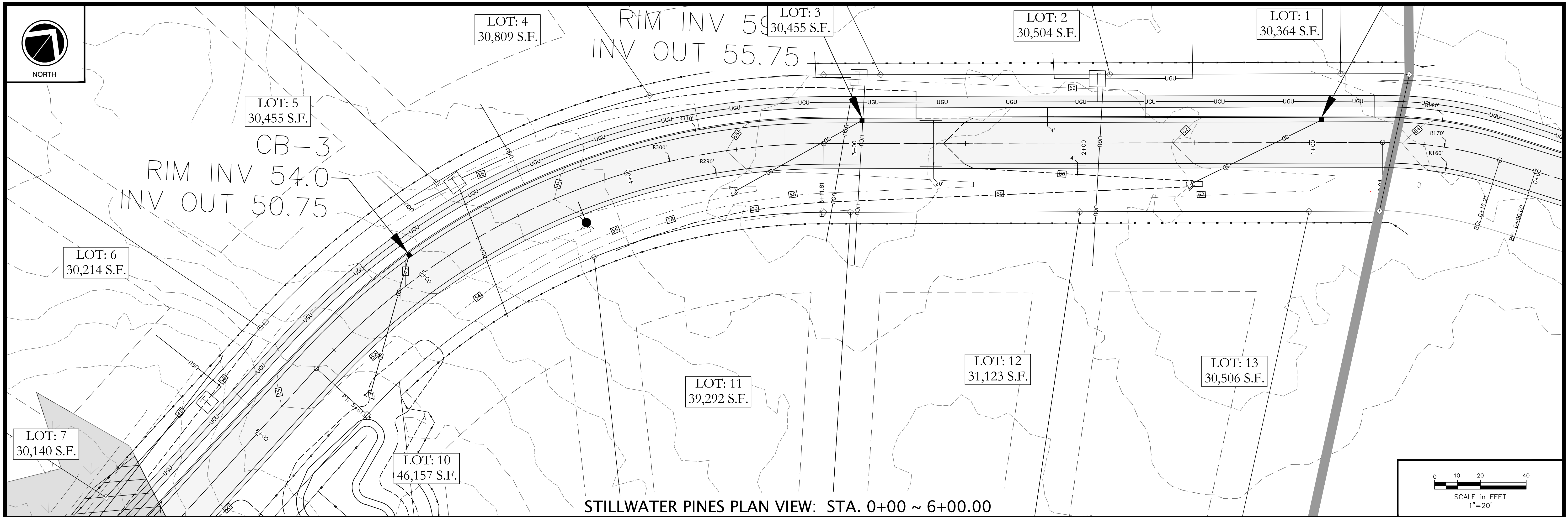


Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

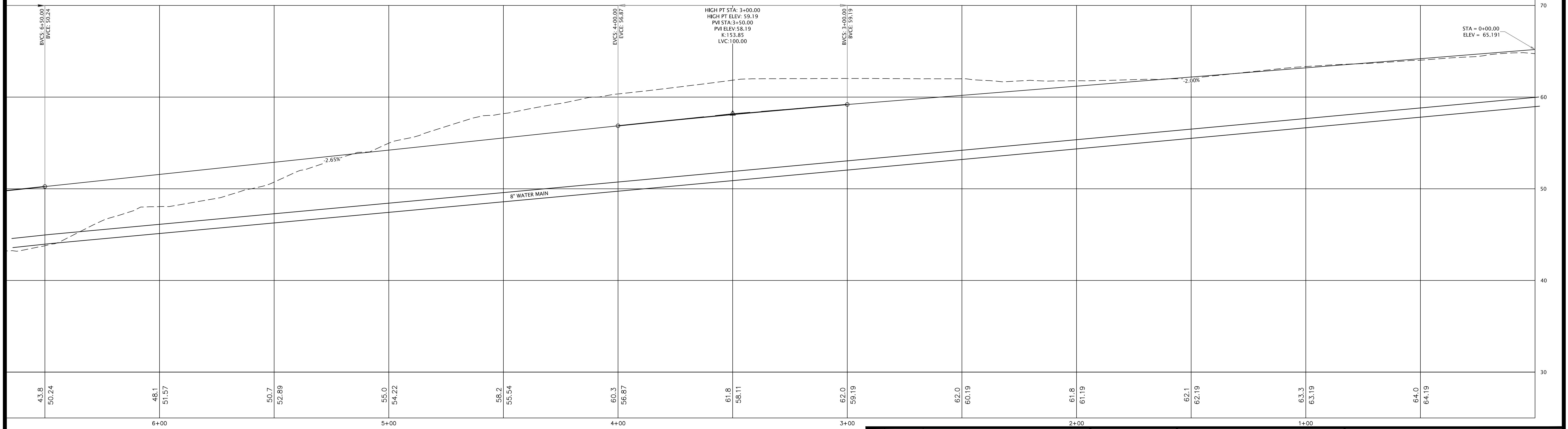
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DESIGNED: CGB/MPV	SCALE: 1"=50'
CHECKED: JAV/CGB	JOB NO. 20-012
FILE NAME:	
SHEET: C-103	



NORTH



STILLWATER PINES PLAN VIEW: STA. 0+00 ~ 6+00.00




STILLWATER PINES PROFILE VIEW: STA. 0+00 ~ 6+00.00

SCALE
 VERTICAL - 1" = 5'
 HORIZONTAL - 1" = 20'

**SUBMITTED FOR
 PRELIMINARY PLAN
 REVIEW**

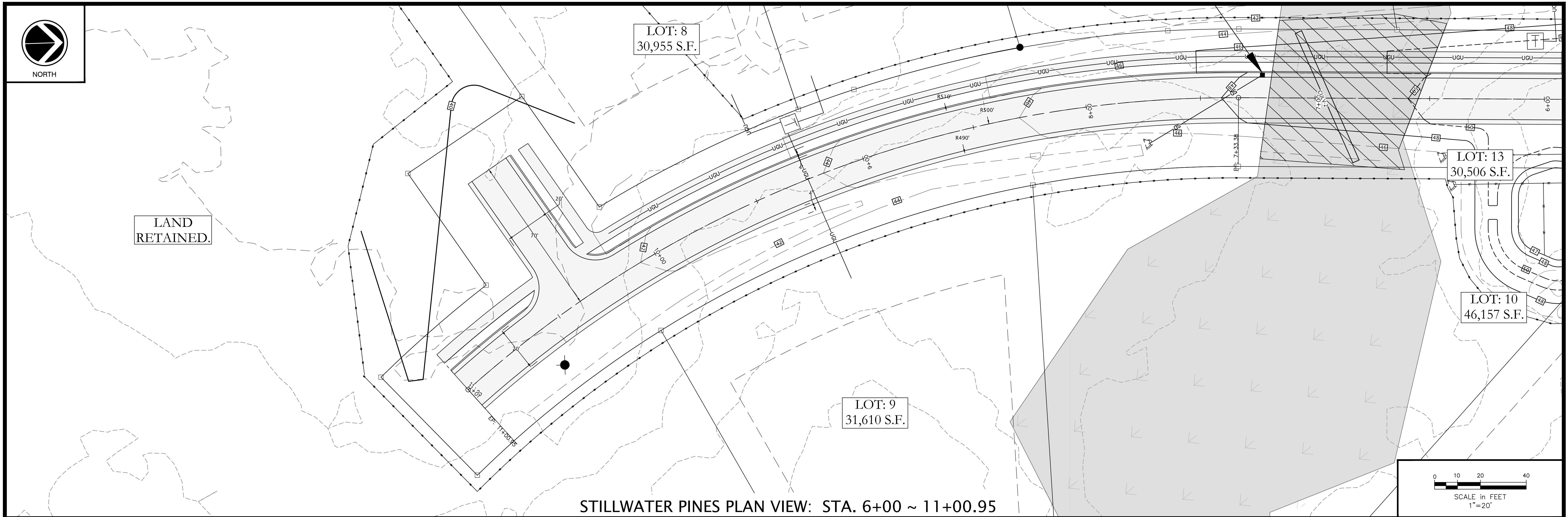
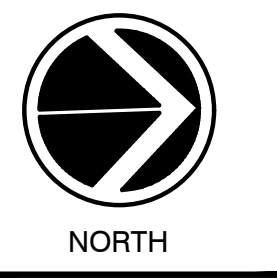
REV	DATE	DESCRIPTION	REVISIONS

STILLWATER PINES SUBDIVISION
 WOODCOCK DRIVE, MAINE 04261
 ROADWAY
 PLAN & PROFILE I
 ALLEN HAMILTON & BEN GROVER
 170 SHAKER ROAD
 GRAY, MAINE 04039

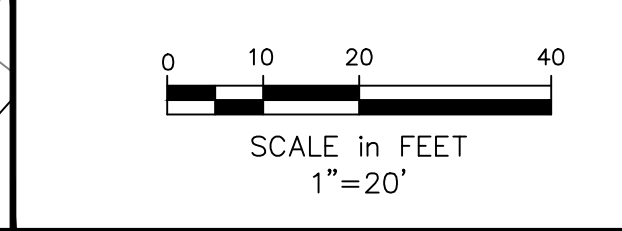


Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

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FILE NAME:	
SHEET: C-200	

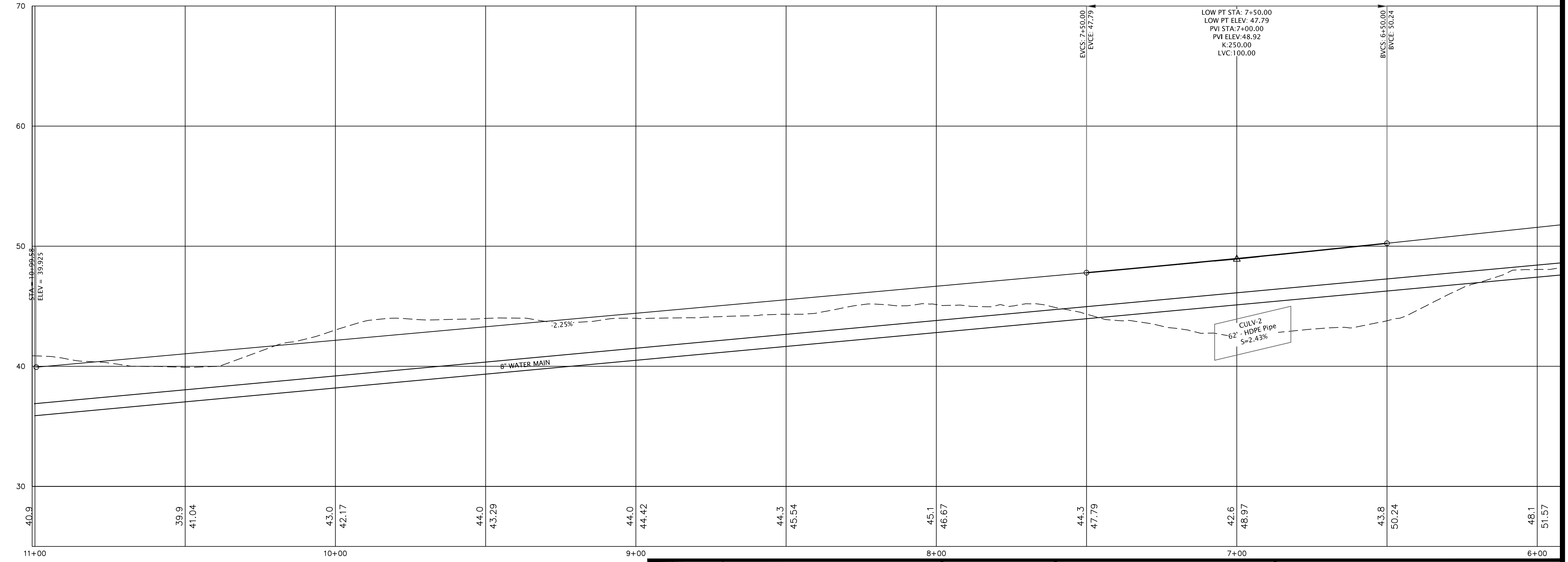


STILLWATER PINES PLAN VIEW: STA. 6+00 ~ 11+00.95



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	STORMWATER FLOW	---
---	STORM DRAIN	---
---	WATER MAIN/SERVICE	---
---	UNDERGROUND UTILITY	---
---	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	TRANSFORMER	---



STILLWATER PINES PROFILE VIEW: STA. 6+00 ~ 11+00.95

SUBMITTED FOR PRELIMINARY PLAN REVIEW

SCALE
VERTICAL - 1" = 5'
HORIZONTAL - 1" = 20'

STILLWATER PINES SUBDIVISION WOODCOCK DRIVE, MAINE 04261 ROADWAY PLAN & PROFILE II ALLEN HAMILTON & BEN GROVER 170 SHAKER ROAD GRAY, MAINE 04039		Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050 DRAWN: MPV/CEB DATE: MAY 2021 DESIGNED: CEB/MPV SCALE: AS SHOWN CHECKED: JAV/CEB JOB NO. 20-012 FILE NAME: SHEET: C-201
REV	DATE	DESCRIPTION
REVISIONS		

A. SOIL EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.

GENERAL

- 1. IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION & SEDIMENT CONTROL BMPs - MANUAL FOR DESIGNERS AND ENGINEERS (2016), OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
3. ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/ REPLACEMENT MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
a. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
b. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
c. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
d. FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
e. PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
f. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTINGS OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

- 1. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR ENGINEER. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADIENT SIDE OF CONSTRUCTION WORK AREAS, WITH LOCATIONS BEING ADJUSTED ALONG WITH THE CONSTRUCTION PHASING AREAS. THE CONTRACTOR MAY USE EROSION MIX IN PLACE OF SINGLE SILT FENCE BARRIER. IN AREAS WHERE THE GRADE IS STEEPER THAN 8% SILT FENCE AND EROSION CONTROL MIX SHOULD BE USED.
2. THE SILT FENCE SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST WEEKLY IN THE ABSENCE OF SIGNIFICANT RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. THE CONTRACTOR SHALL MAKE REPAIRS IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE. IF SUCH EROSION IS OBSERVED, THE CONTRACTOR SHALL TAKE PROACTIVE ACTION TO IDENTIFY THE CAUSE OF THE EROSION AND TAKE ACTION TO AVOID ITS REOCCURRENCE. PROPER PLACEMENT OF STAKES AND KEYING THE BOTTOM OF THE FABRIC INTO THE GROUND IS CRITICAL TO THE FENCE'S EFFECTIVENESS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM AND MEASURES TAKEN TO AVOID THE CONCENTRATION OF FLOWS NOT INTENDED TO BE DIRECTED TO THE SILT FENCE. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.
3. TEMPORARY SEDIMENT SUMPS WILL PROVIDE SEDIMENTATION CONTROL FOR STORMWATER RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.
4. A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT LOCAL ROADS AND STREETS.
5. SILT LOGS MAY BE INSTALLED IN LIEU OF STONE CHECK DAMS PROVIDED THE DEVICES ARE WELL ANCHORED, AND IF PRIOR APPROVAL IS RECEIVED FROM THE PROJECT ENGINEER.
6. SILTSACKS™ WILL BE UTILIZED IN CATCH BASINS IN OR NEAR WORK AREAS AT RISK FROM RECEIVING TRANSPORTED SEDIMENT.
7. ALL CATCH BASINS AND FIELD INLETS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
8. REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
9. GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
10. ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
11. TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT OFF-SITE DRAINAGE FROM ENTERING THE WORK AREA.
12. TEMPORARY STABILIZATION SHALL BE CONSTRUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
13. TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LB. PER 1,000 SQUARE FEET), UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY. RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1
APPLICATION RATE: 112 LBS/ACRE
ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
APPLICATION RATE: 40 LBS/ACRE
PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
APPLICATION RATE: 40 LBS/ACRE

- 14. PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 15 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
a. APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).
c. UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.
d. THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
30% CREEPING RED FESCUE
50% KENTUCKY BLUEGRASS
20% ITALIAN/PERENNIAL RYE GRASS
NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.
15. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

- 1. DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
2. RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.
3. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. SPECIAL MEASURES FOR SUMMER CONSTRUCTION

DURING DRY SUMMER CONDITIONS, THE CONTRACTOR SHALL:

- 1. IMPLEMENT A PROGRAM TO APPLY DUST CONTROL MEASURES ON A DAILY BASIS EXCEPT THOSE DAYS WHERE PRECIPITATION IS SUFFICIENT TO SUPPRESS DUST FORMATION. THIS PROGRAM SHALL EXTEND TO AND INCLUDE SWEEPING OF ADJACENT STREETS.
2. SPRAY ANY MULCHES WITH WATER AFTER ANCHORING TO DAMPEN THE SOIL AND ENCOURAGE EARLY GROWTH. SPRAYING MAY BE REQUIRED SEVERAL TIMES. TEMPORARY SEED MAY BE REQUIRED UNTIL THE LATE SUMMER SEEDING SEASON.
3. COVER STOCKPILES OF FINE-GRAINED MATERIALS, OR EXCAVATED SOILS WHICH ARE SUSCEPTIBLE TO EROSION TO PROTECT FROM THE INTENSE, SHORT-DURATION STORMS WHICH ARE MORE PREVALENT IN THE SUMMER MONTHS.
4. TAKE ADDITIONAL STEPS NEEDED, INCLUDING WATERING, OR COVERING EXCAVATED MATERIALS TO CONTROL FUGITIVE DUST EMISSIONS TO MINIMIZE REDUCTIONS IN VISIBILITY AND THE AIRBORNE DISPERSION OF FINE-GRAINED SOLIDS. THIS IS PARTICULARLY IMPORTANT GIVEN THE POTENTIAL PRESENCE OF SOIL CONTAMINANTS, AND THEIR PROXIMITY ALONG THE ADJACENT STREETS AND PROPERTIES.
5. THESE MEASURES MAY ALSO BE REQUIRED IN THE SPRING AND FALL DURING THE DRIER PERIODS OF THESE SEASONS.

D. WINTER CONDITIONS

- 1. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
2. SILT FENCE: IN LIEU OF PROVIDING THE 4' X 4' TRENCH FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
3. HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
4. AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
5. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
6. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

E. HOUSEKEEPING

- 1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
4. DEBRIS AND OTHER MATERIAL. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. COMPLY WITH ALL LOCAL AND STATE REGULATIONS FOR THE REMOVAL AND DISPOSAL OF CONSTRUCTION DEBRIS AND WASTE.
6. TRENCH OR FOUNDATION DE-WATERING. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.
7. NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORWATER DISCHARGES. WHERE ALLOWED NON-STORWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE.

F. INSPECTION AND MAINTENANCE

- 1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT. PRIOR TO COMPLETION OF PERMANENT STABILIZATION, A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
2. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES.
3. INSPECTION OF THE PROJECT WORK SITE SHALL INCLUDE:
a. IDENTIFICATION OF PROPER EROSION CONTROL MEASURE INSTALLATION IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET.
b. DETERMINE WHETHER EACH EROSION CONTROL MEASURE IS PROPERLY OPERATING. IF NOT, IDENTIFY DAMAGE TO THE CONTROL DEVICE AND DETERMINE REMEDIAL MEASURES.
c. IDENTIFY AREAS WHICH APPEAR VULNERABLE TO EROSION AND DETERMINE ADDITIONAL EROSION CONTROL MEASURES WHICH SHOULD BE USED TO IMPROVE CONDITIONS.
d. INSPECT AREAS OF RECENT SEEDING TO DETERMINE PERCENT CATCH OF GRASS. A MINIMUM CATCH OF 90 PERCENT IS REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
4. IF INSPECTION OF THE SITE INDICATES A CHANGE SHOULD BE MADE TO THE EROSION CONTROL PLAN, TO EITHER IMPROVE EFFECTIVENESS OR CORRECT A SITE-SPECIFIC DEFICIENCY, THE INSPECTOR SHALL IMMEDIATELY IMPLEMENT THE CORRECTIVE MEASURE AND NOTIFY THE OWNER OF THE CHANGE.
5. ALL CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS PREPARED BY THE INSPECTOR(S) SHALL BE FILED WITH THE OWNER, AND THE PERMIT FILE CONTAINED ON THE PROJECT SITE. ALL WRITTEN CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS MUST BE FILED WITHIN ONE (1) WEEK OF THE INSPECTION DATE.
6. THE PERMITTEE SHALL RETAIN COPIES OF THE ESC PLAN AND ANY FORMS, SUBMISSIONS, REPORTS, OR OTHER MATERIALS REQUIRED BY THE GENERAL PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.
7. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION/SEDIMENT CONTROL REPORT, INCLUDING CONTROL OF FUGITIVE DUST, AND SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

C. CONSTRUCTION SCHEDULE & SEQUENCE

(TIMELINES ARE APPROXIMATE AND WILL BE DEPENDENT ON WEATHER AND SITE CONDITIONS).

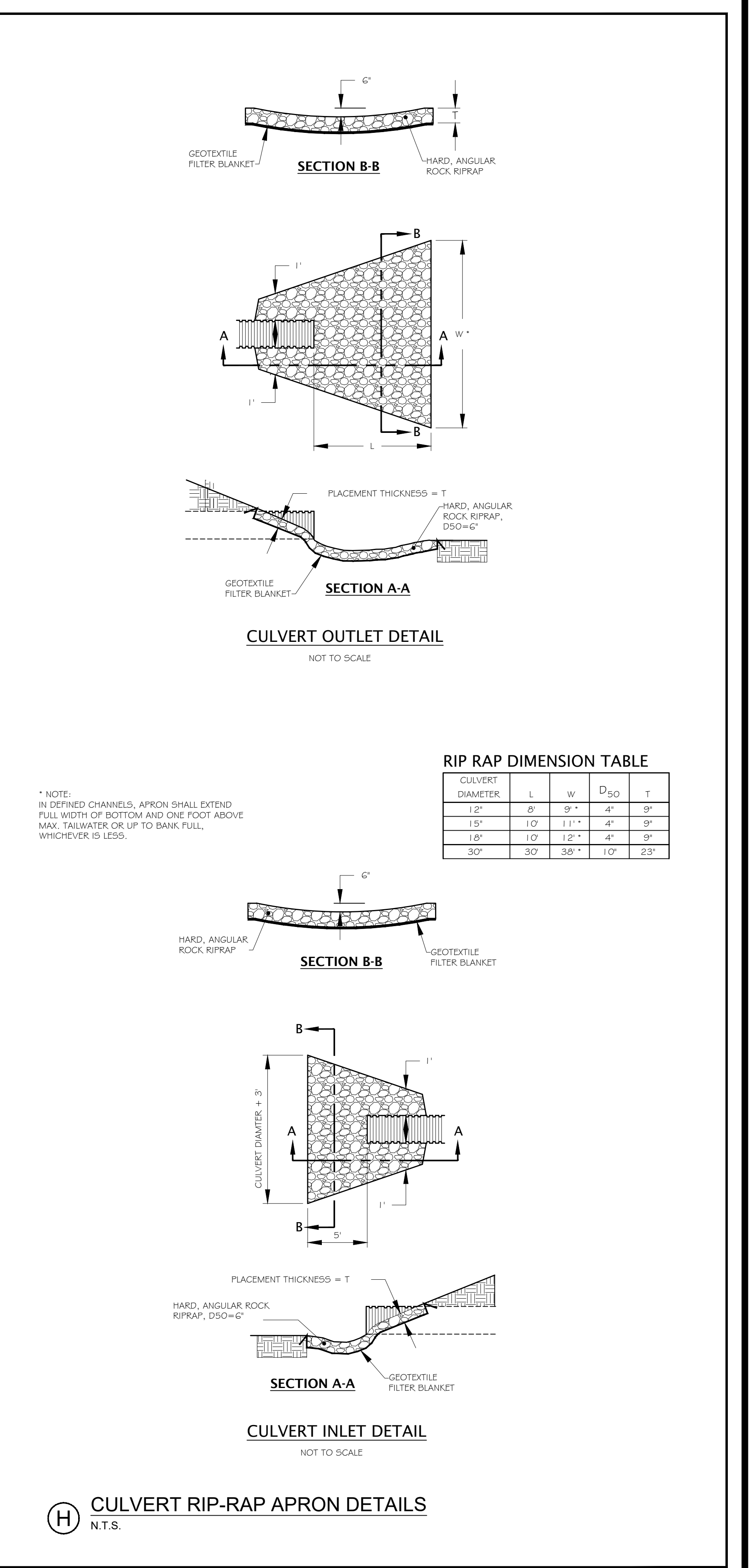
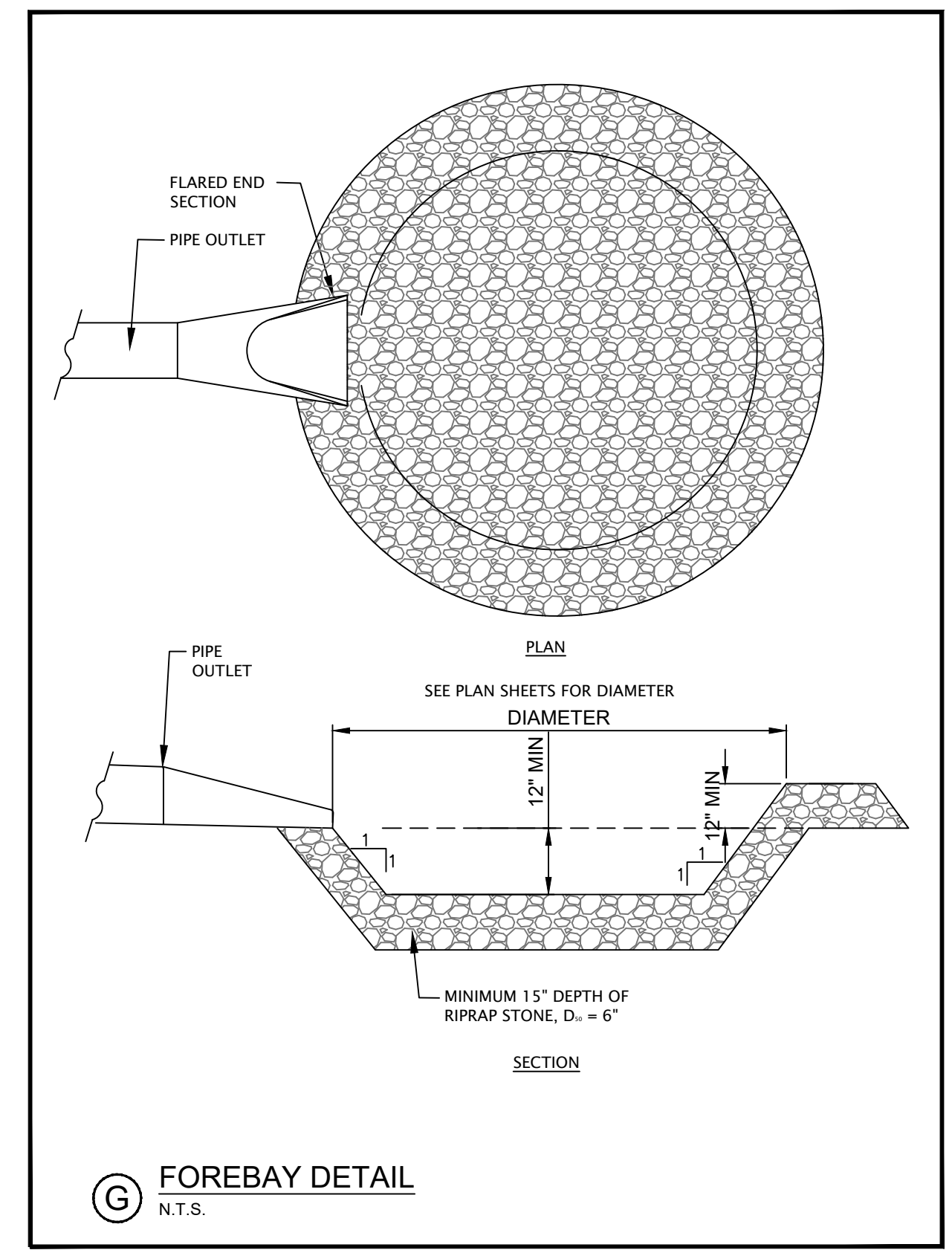
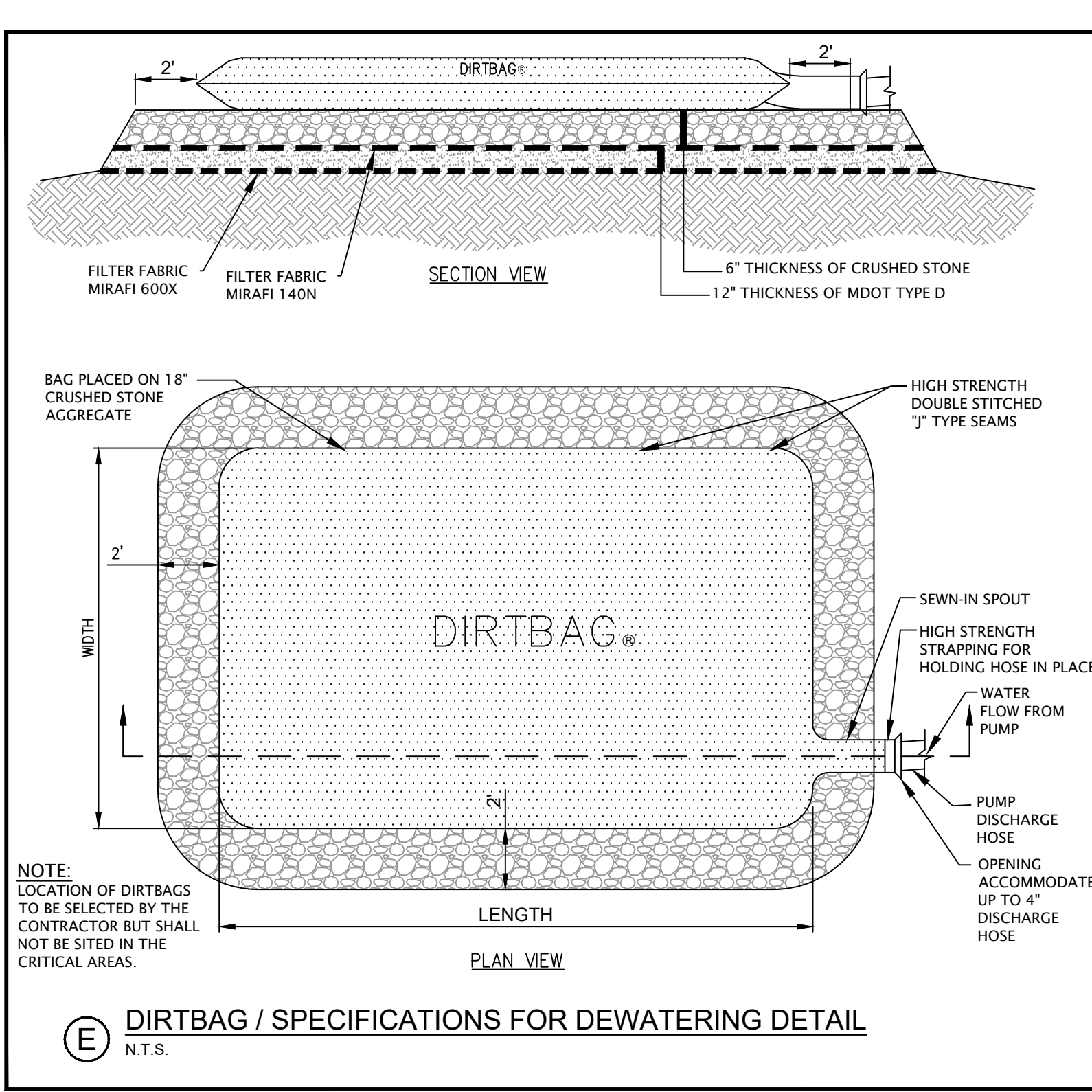
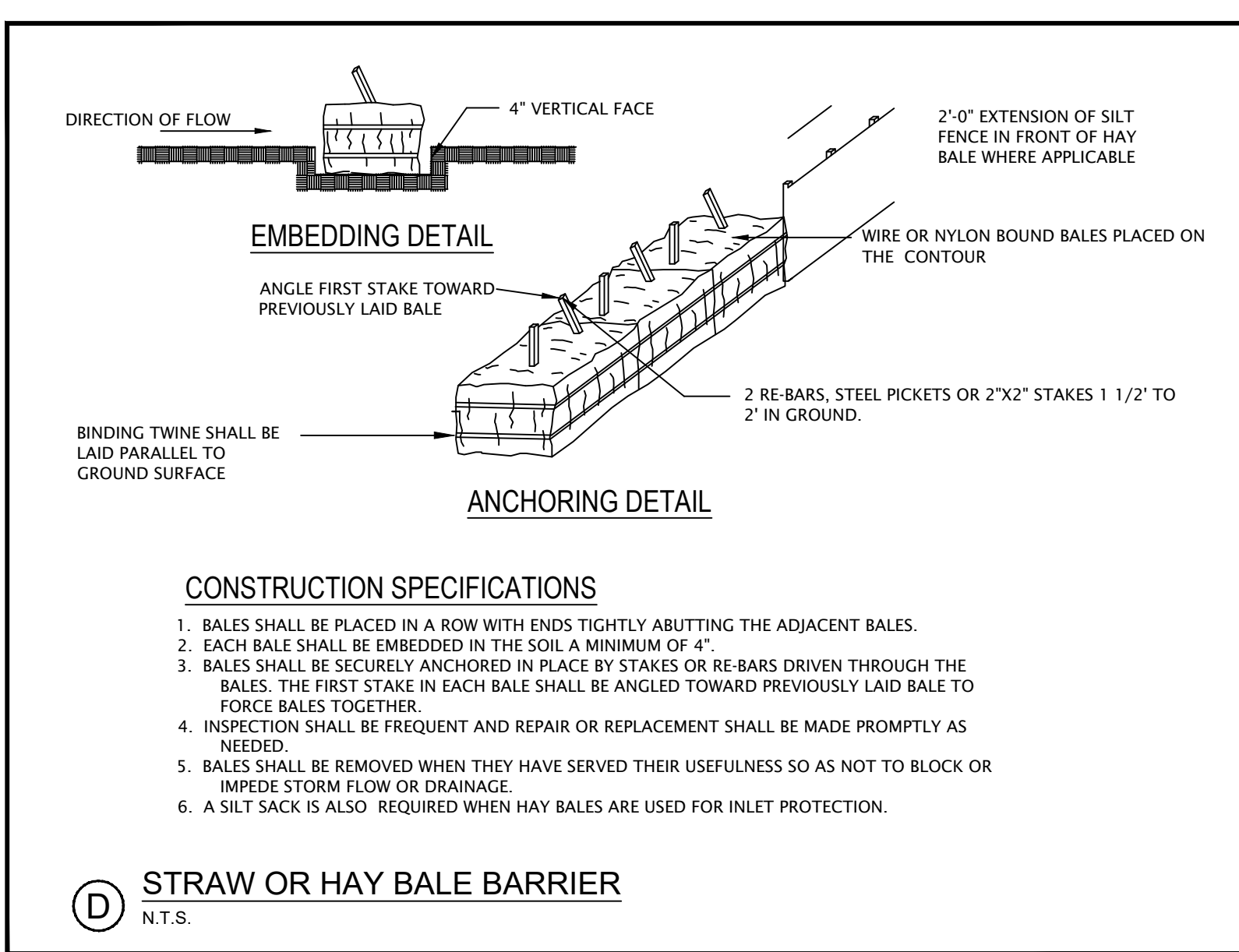
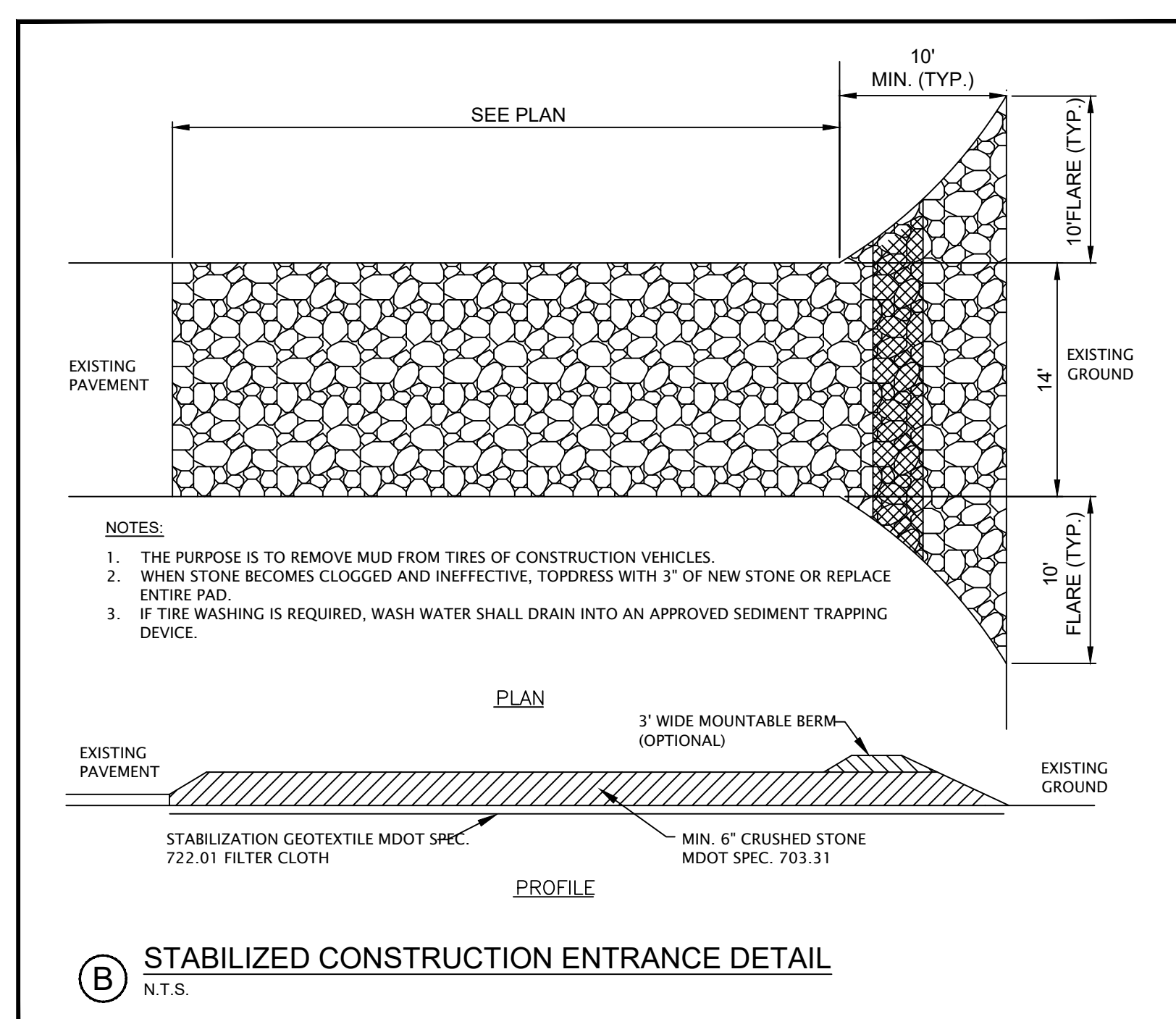
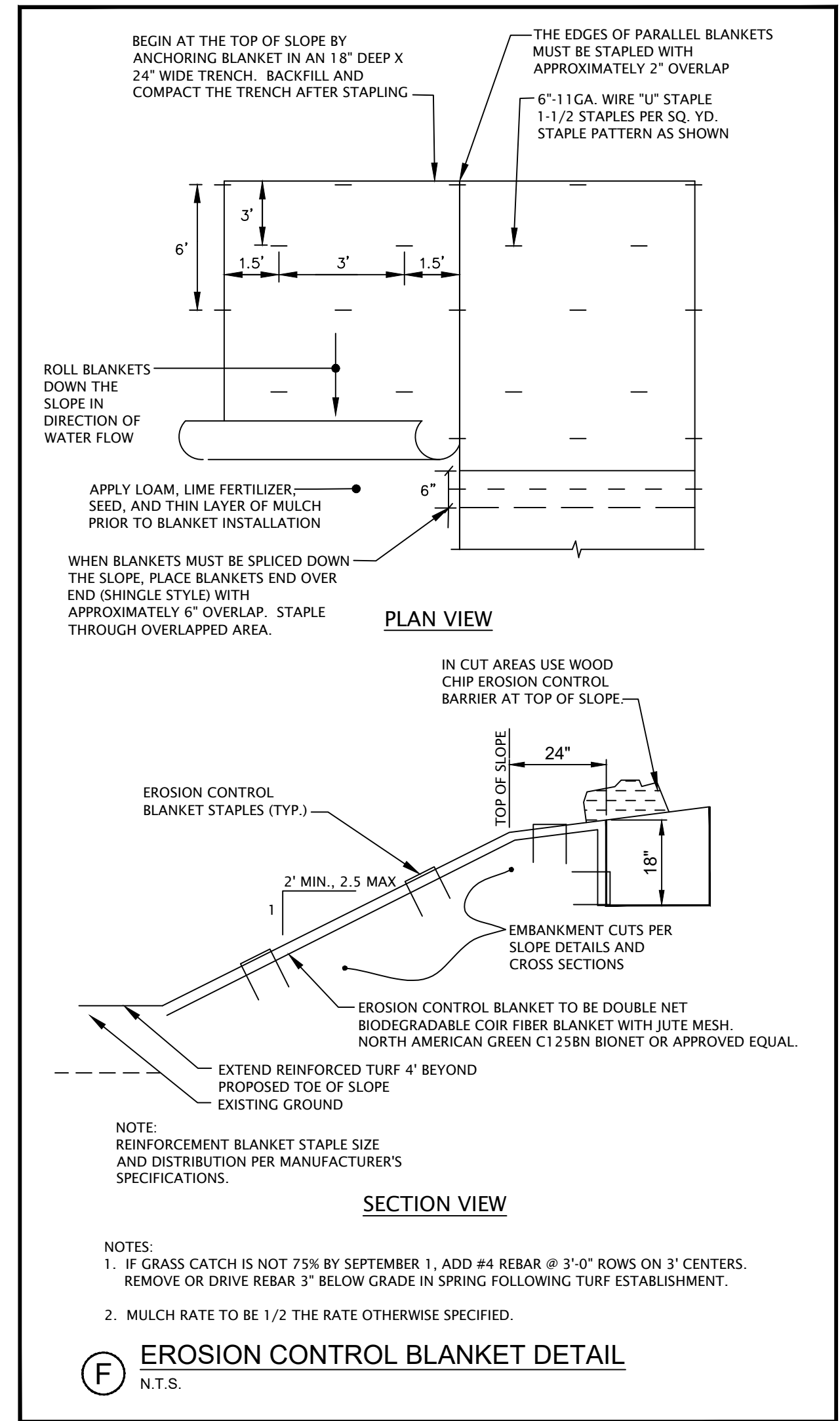
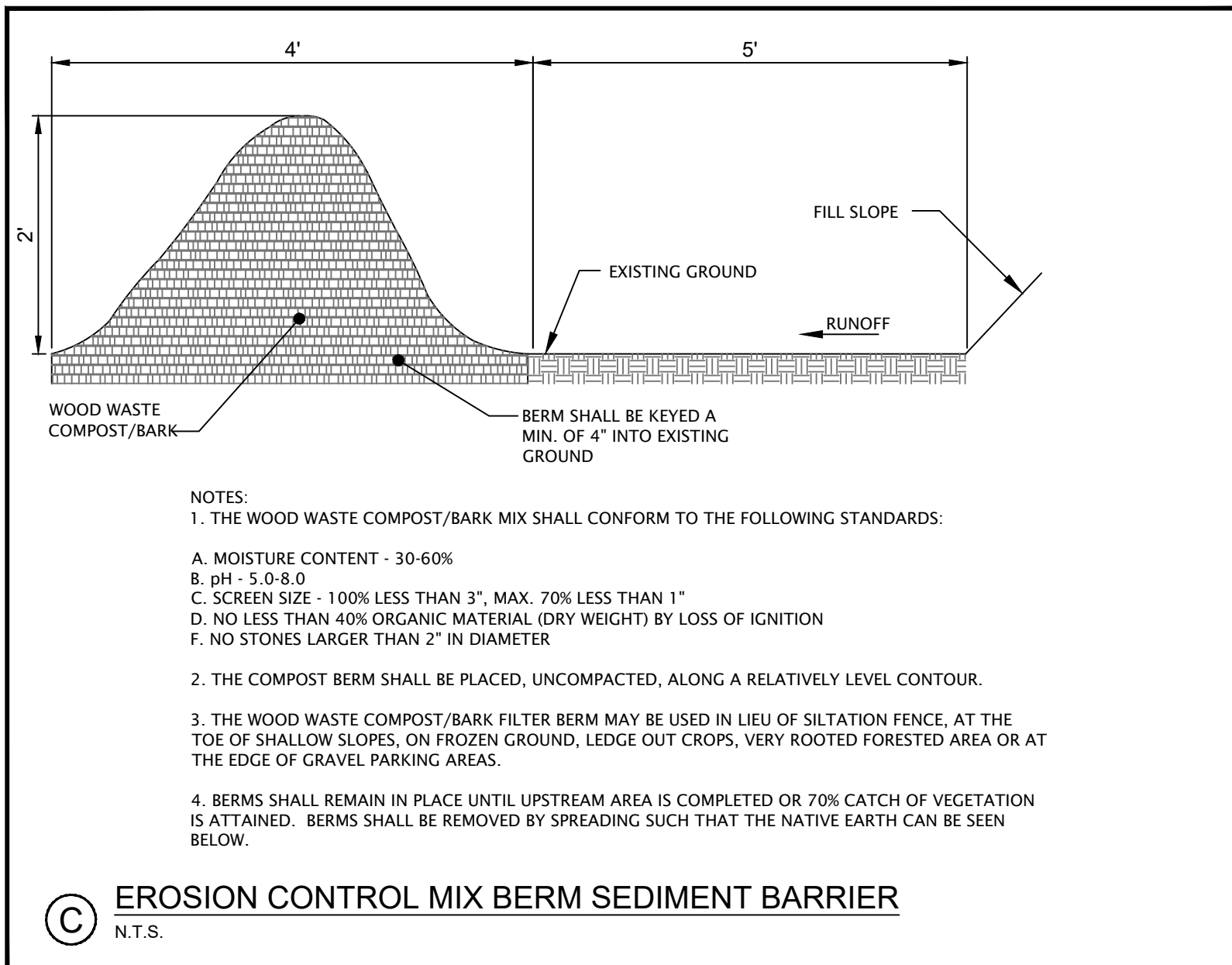
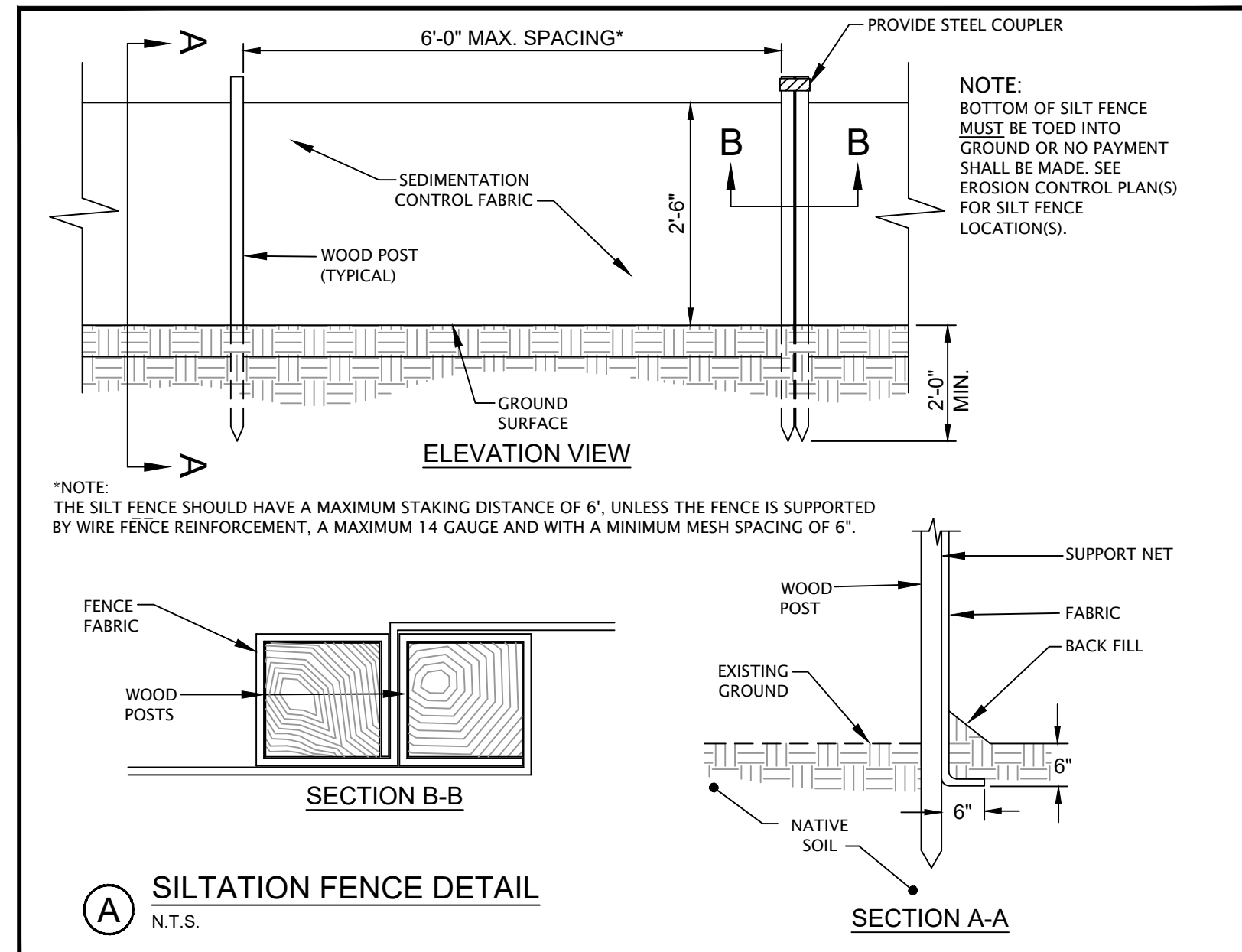
- 1. **PRE-CONSTRUCTION CONFERENCE:** PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE CONTRACTOR, THE ARCHITECT, THE OWNER, AND THE SITE DESIGN ENGINEER SHALL MEET TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION AND THE DESIGNATION OF THE RESPONSIBLE PARTIES FOR IMPLEMENTING THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE MEETING. PRIOR TO THE MEETING, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND A MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONDUCT A MEETING WITH EMPLOYEES AND SUB-CONTRACTORS TO REVIEW THE EROSION CONTROL PLAN, THE CONSTRUCTION TECHNIQUES WHICH WILL BE EMPLOYED TO IMPLEMENT THE PLAN AND PROVIDE A LIST OF ATTENDEES AND ITEMS DISCUSSED AT THE MEETING TO THE OWNER. THREE COPIES OF THE SCHEDULE, THE CONTRACTOR'S MEETING MINUTES, AND MARKED-UP SITE PLAN SHALL BE PROVIDED TO THE OWNER.
2. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES IS OPTIMIZED.
a. INSTALL SAFETY AND CONSTRUCTION FENCE TO SECURE THE SITE FOR DEMOLITION.
b. INSTALL ALL PERIMETER SILTATION FENCE AND EROSION CONTROL BARRIERS. PARTICULAR ATTENTION SHALL BE PAID TO AREAS UPSTREAM OF PROTECTED NATURAL RESOURCES. SIGNS SHALL BE ERECTED PERIODICALLY ALONG THESE PERIMETER BARRIERS INDICATING THAT THE DOWNSTREAM AREAS ARE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES.
c. INSTALL CONSTRUCTION ENTRANCES.
d. MAINTAIN EXISTING PAVED AREAS FOR LAYDOWN AND ACCESS DURING INITIAL CONSTRUCTION ACTIVITIES.
e. CONSTRUCT ACTIVITIES ON THE SITE TO OPTIMIZE THE HANDLING OF MATERIALS AND RESTRICT THE DENUDED AREAS TO THE TIME STIPULATED.
f. CONSTRUCT STABILIZED PADS FOR FOUNDATION AND BUILDING CONSTRUCTION.
g. MAINTAIN STABILIZED SITE ACCESS AND WORKING AREAS DURING BUILDING CONSTRUCTION.
h. INSTALL STORWATER BMPs
i. REMOVE EXISTING PAVEMENT AND INSTALL NEW PAVEMENT BASE GRAVEL MATERIALS TO RAISE THE SITE TO THE DESIGN SUBGRADE ELEVATION.
j. INSTALL BINDER PAVEMENT.
k. LANDSCAPE (LOAM AND SEED).
l. INSTALL SURFACE PAVEMENTS.
m. INSTALL STRIPING, SIGNAGE, AND MISCELLANEOUS SITE IMPROVEMENTS.
n. REVIEW AND PUNCH THE SITE.
o. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES.
3. THE CONTRACTOR MUST MAINTAIN AN ACCURATE SET OF RECORD DRAWINGS INDICATING THE DATE WHEN AN AREA IS FIRST DENUDED, THE DATE OF TEMPORARY STABILIZATION, AND THE DATE OF FINAL STABILIZATION. ON OCTOBER 1 OF ANY CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR STABILIZING THE SITE FOR THE WINTER AND A DESCRIPTION OF WHAT ACTIVITIES ARE PLANNED DURING THE WINTER.

SUBMITTED FOR FINAL PLAN REVIEW

Table with 3 columns: REV, DATE, DESCRIPTION. Includes a row for REVISIONS.

STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261
EROSION & SEDIMENTATION
CONTROL NOTES
ALLEN HAMILTON & BEN GROVER
170 SHAKER ROAD
GRAY, MAINE 04039

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050
DRAWN: MPV/CEB DATE: MAY 2021
DESIGNED: CEB/MPV SCALE: N/A
CHECKED: JAV/CEB JOB NO. 20-012
FILE NAME:
SHEET: C-300



RIP RAP DIMENSION TABLE

CULVERT DIAMETER	L	W	D ₅₀	T
12"	8'	9"	4"	9"
15"	10'	11"	4"	9"
18"	10'	12"	4"	9"
30"	30'	36"	10"	23"

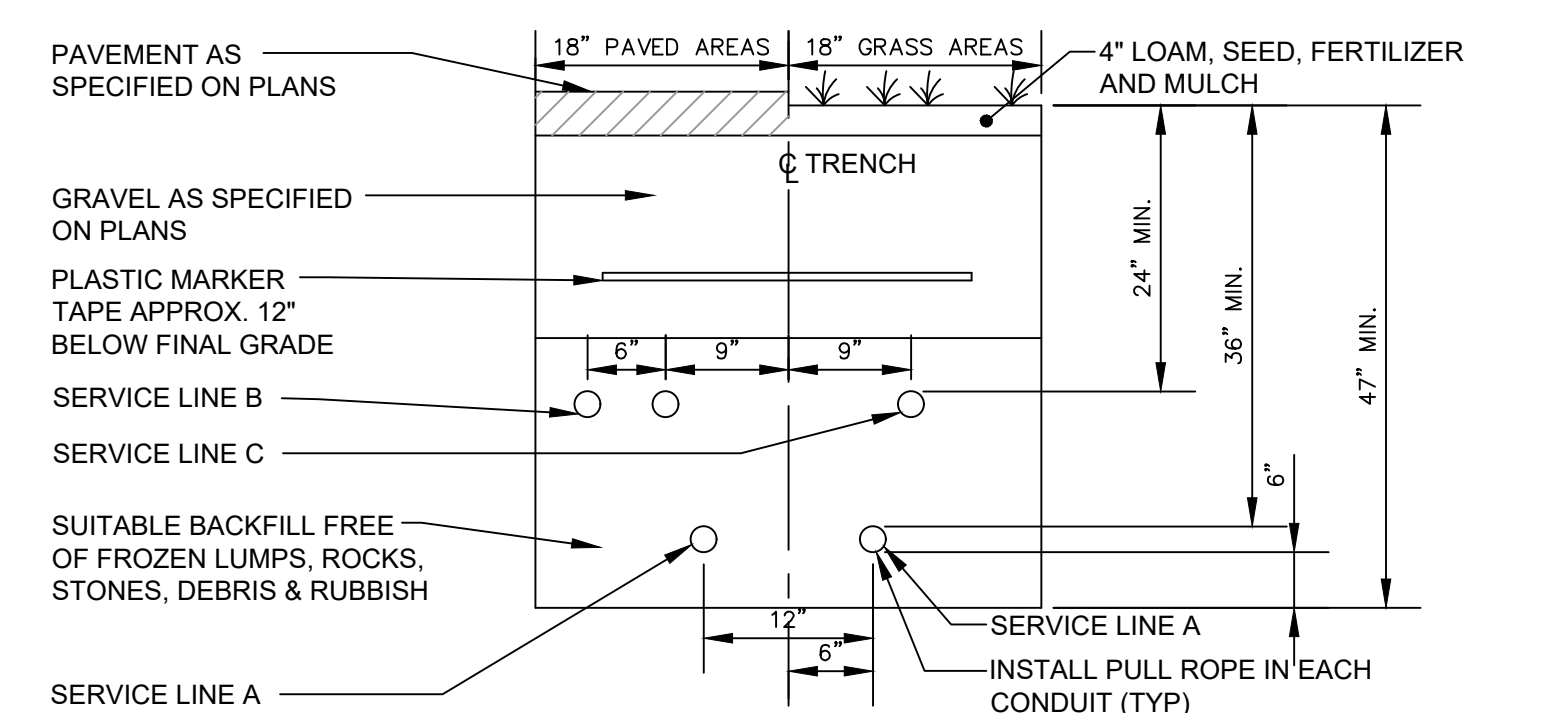
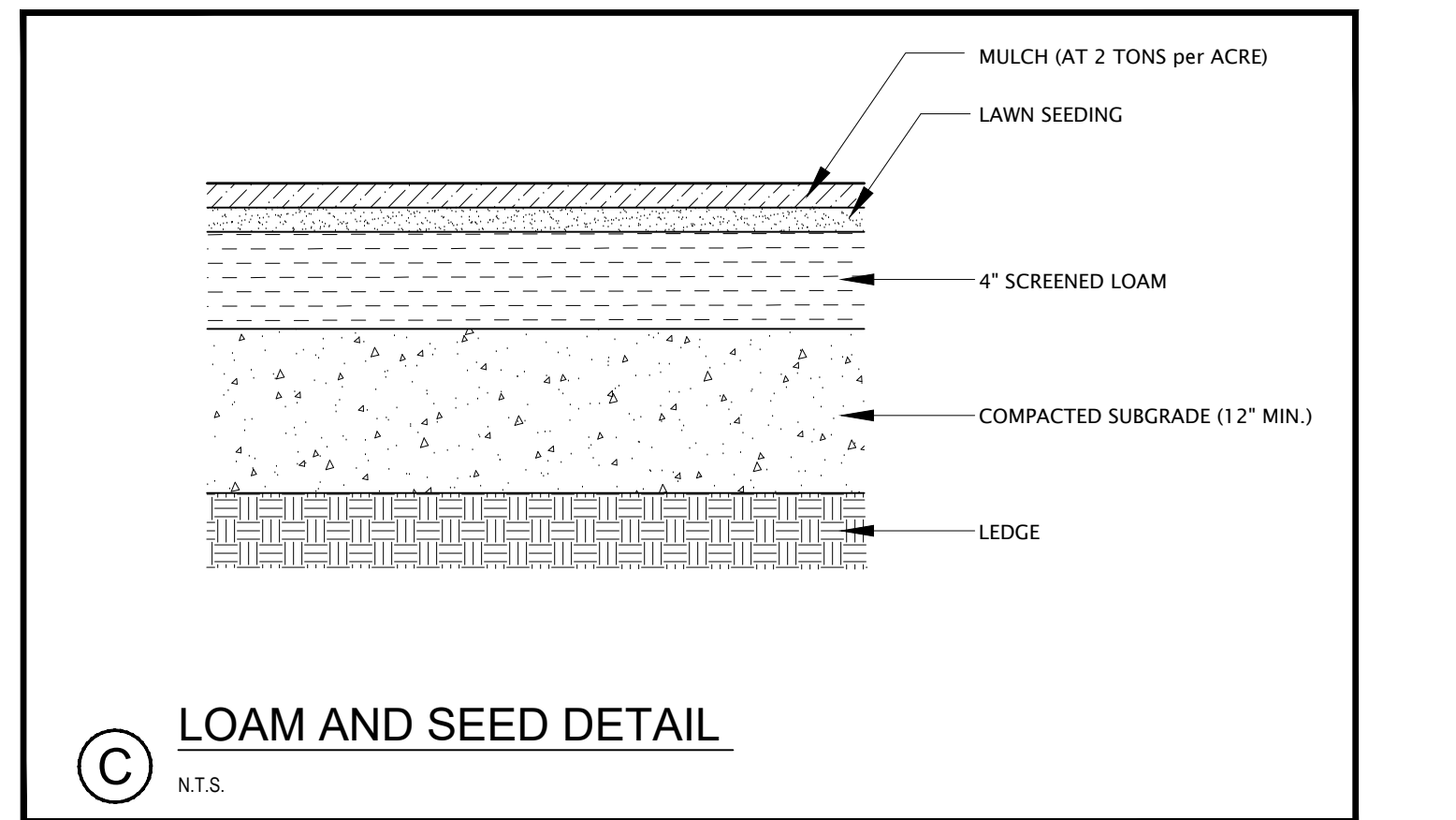
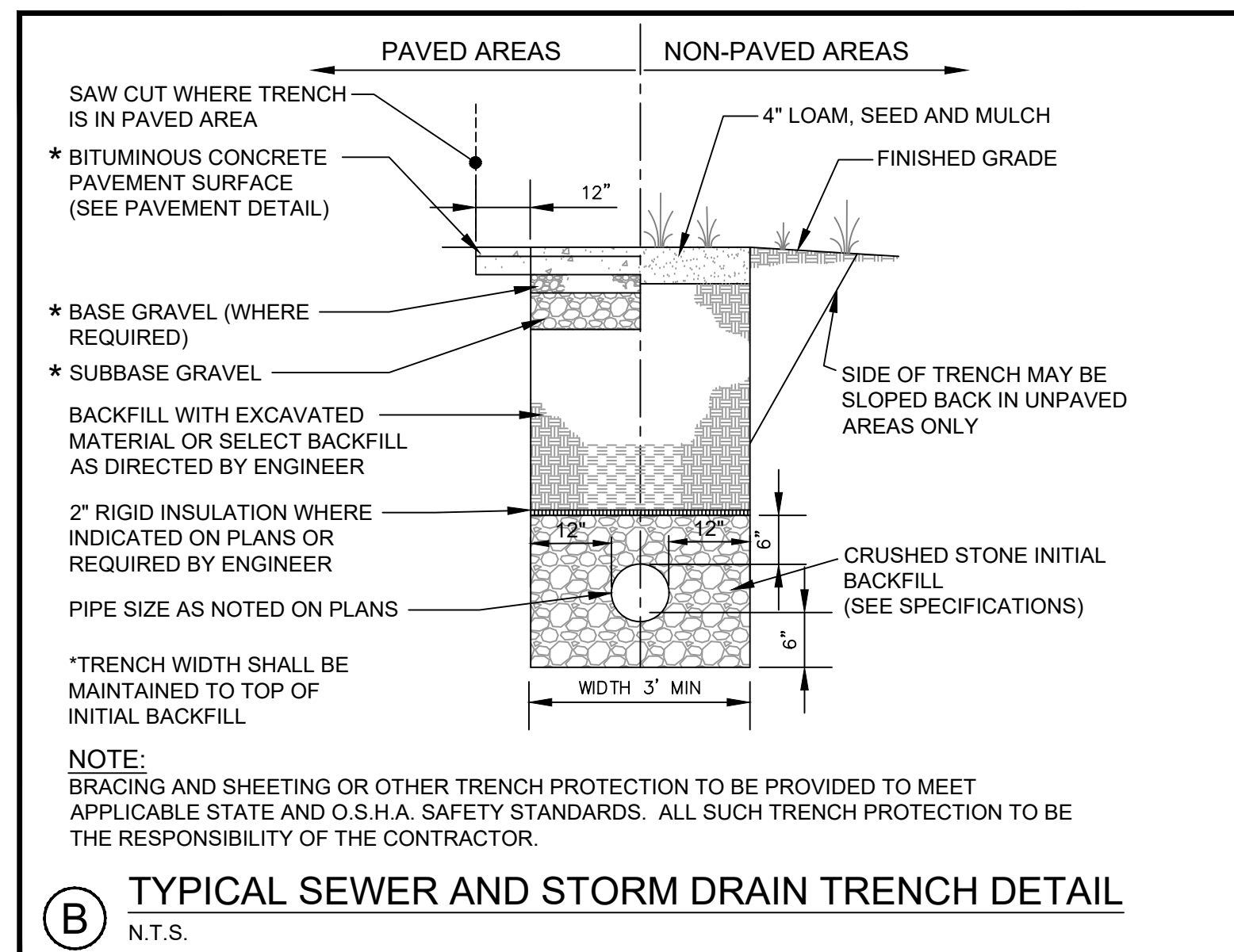
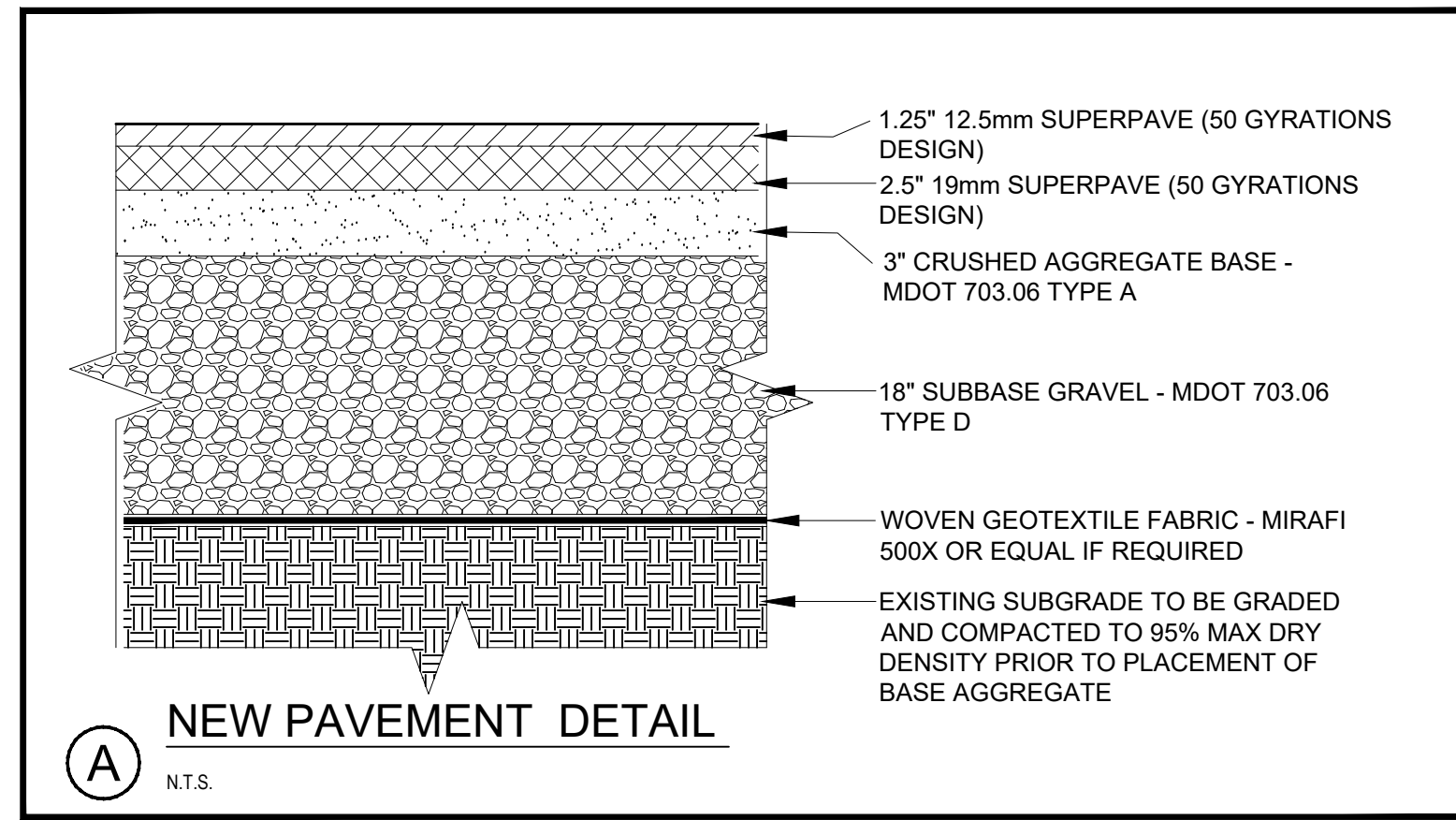
**SUBMITTED FOR
FINAL PLAN
REVIEW**

STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261
EROSION & SEDIMENTATION
CONTROL DETAILS
ALLEN HAMILTON & BEN GROVER
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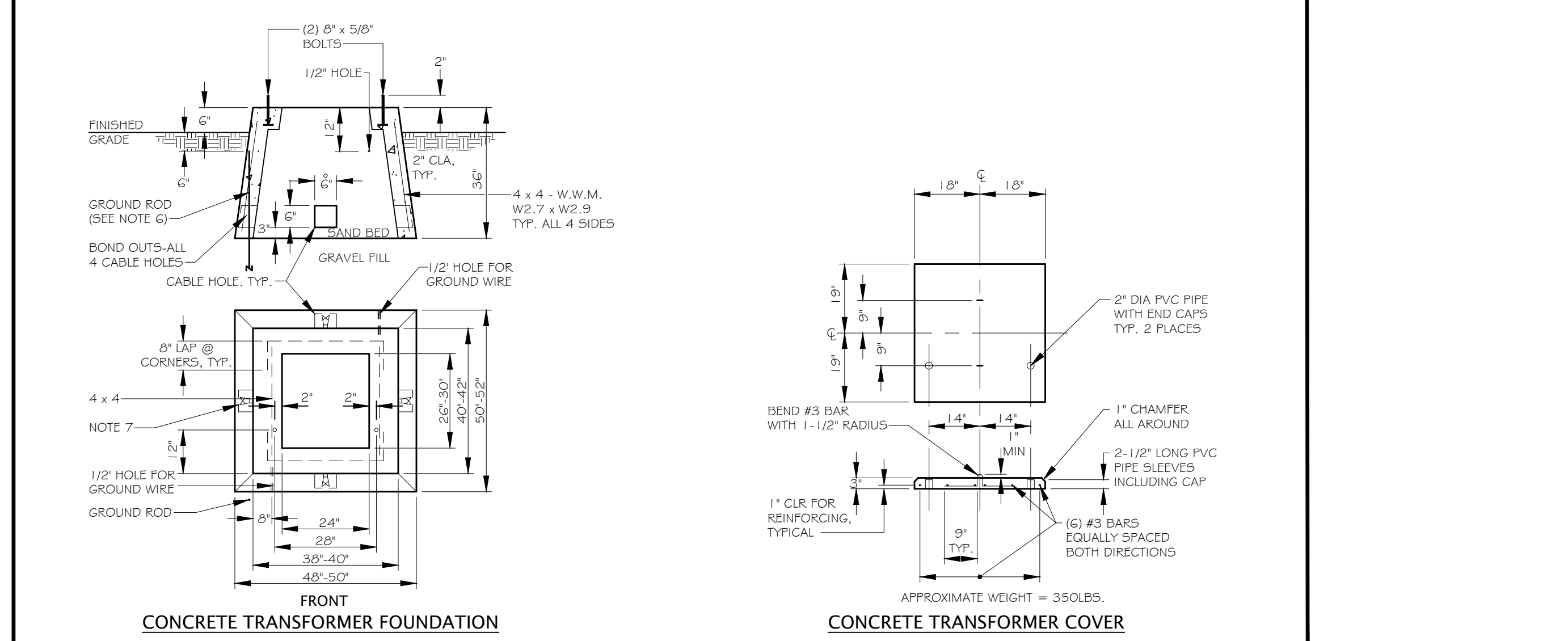
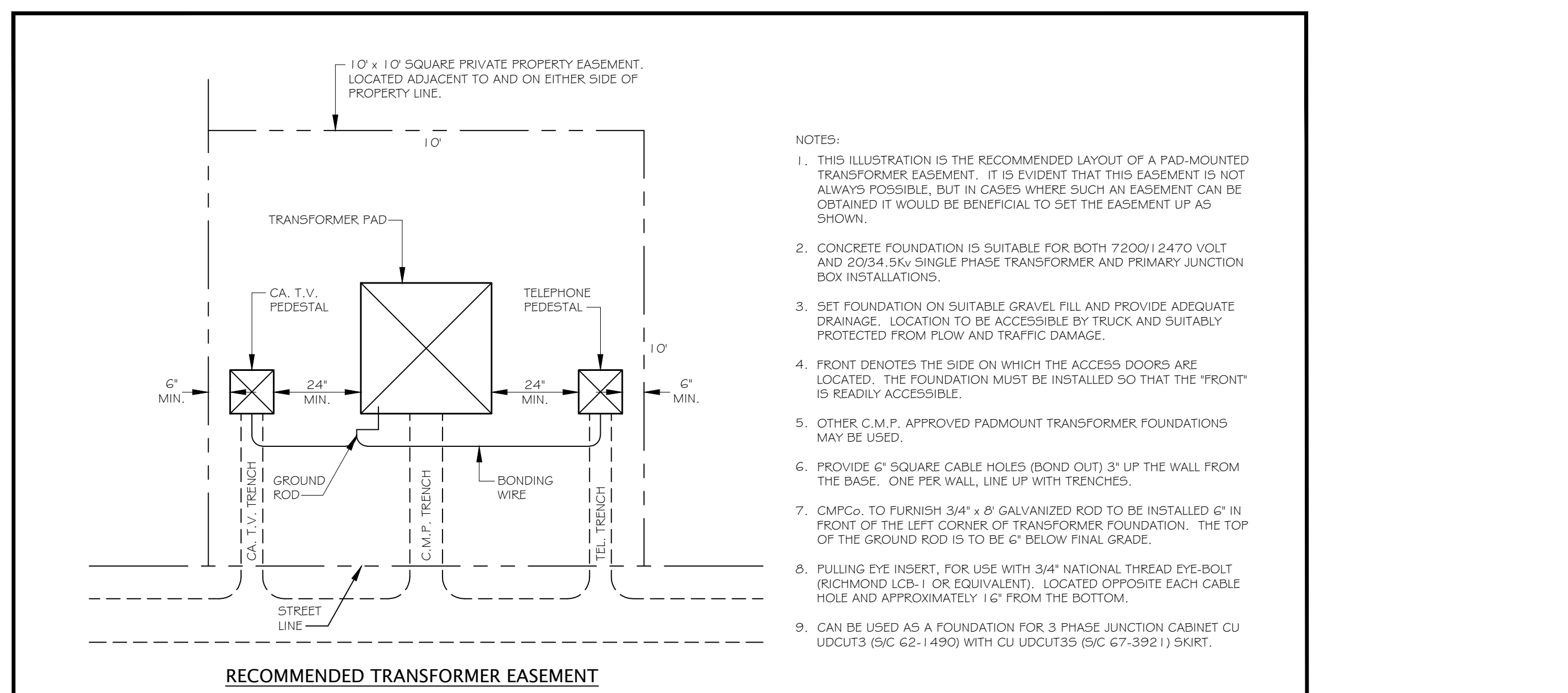
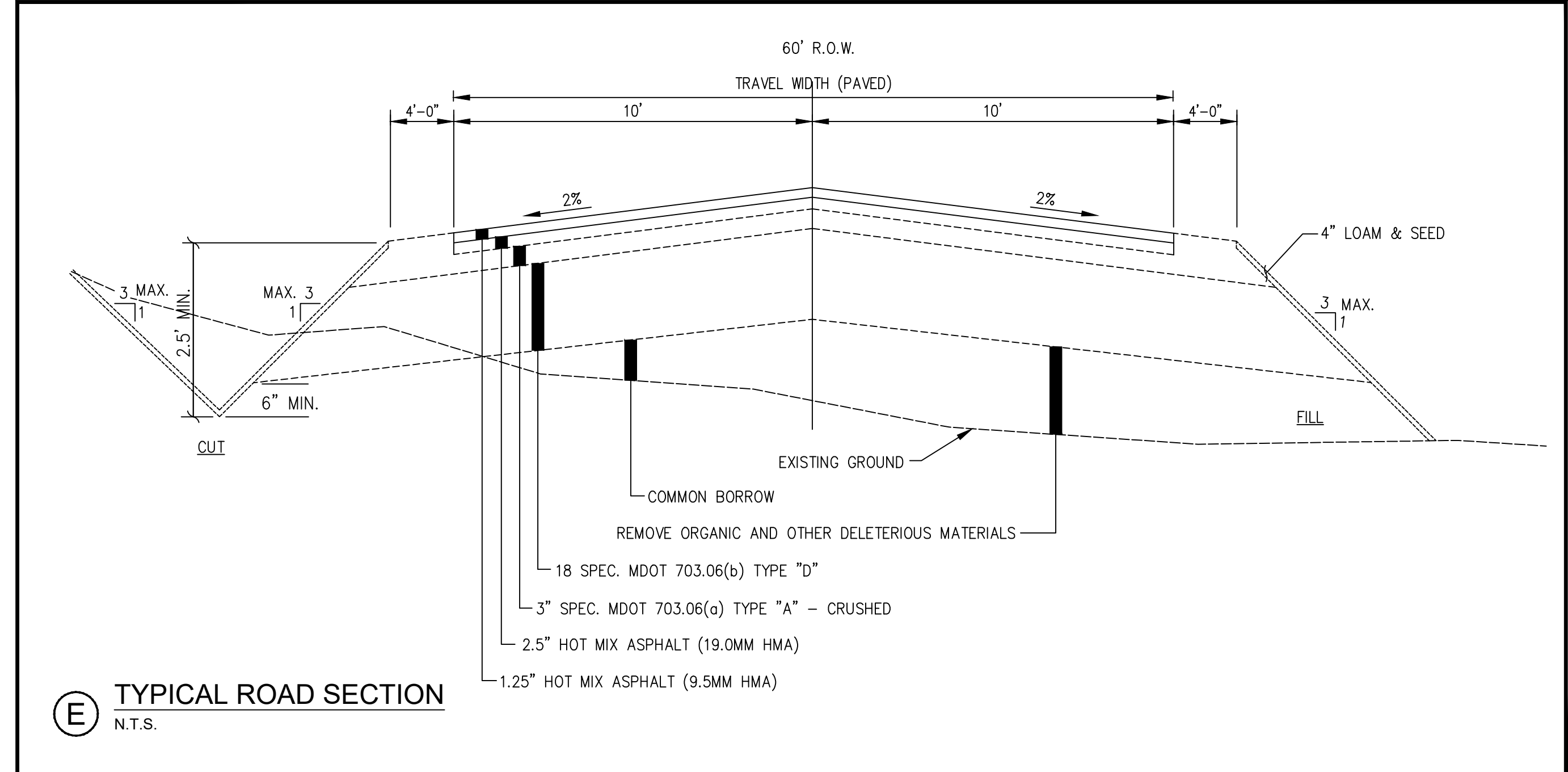
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DESIGNED: CEB/MPV SCALE: N.T.S.
CHECKED: JAV/CEB JOB NO. 20-012
FILE NAME:
SHEET: C-301

REV	DATE	DESCRIPTION
REVISIONS		



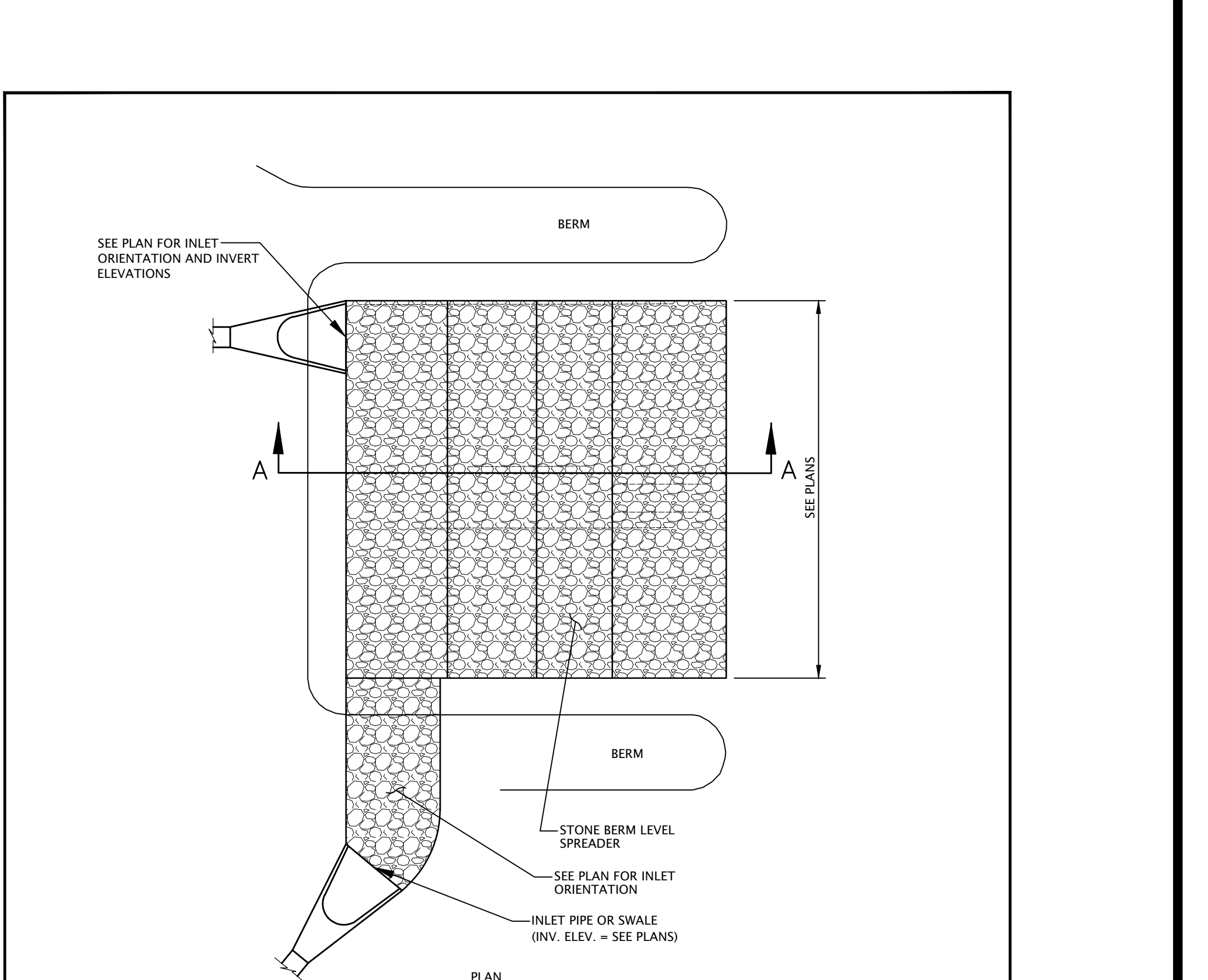
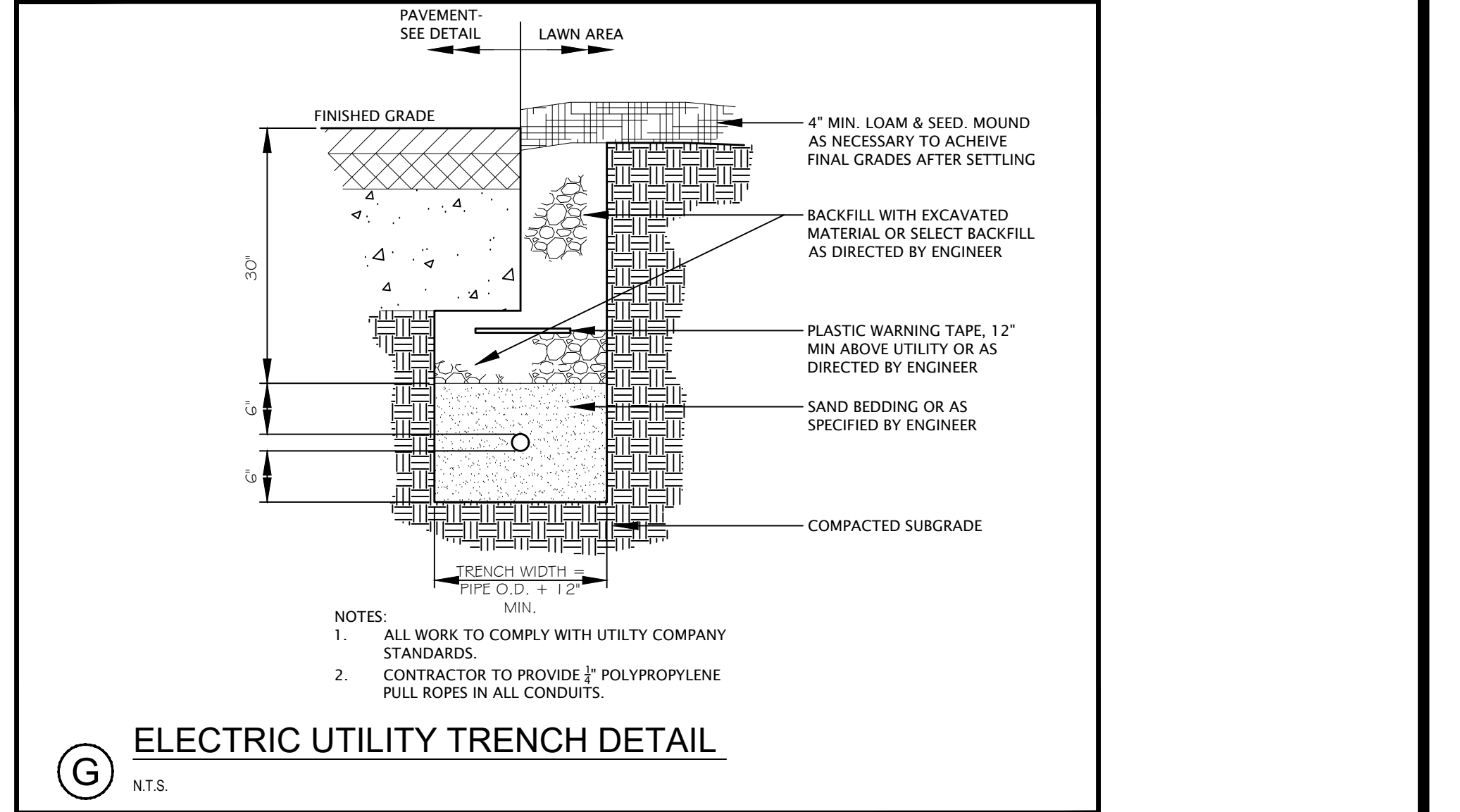
SERVICE	CONDUIT SIZE	CONDUIT TYPE		UTILITY	REMARKS
		GRASS AREAS	PAVED AREAS		
A	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120	POWER	SEE NOTE 1
B	4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	TELEPHONE	SEE NOTE 1
C	2"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	COMMUNICATION	

NOTES:
 1. ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10' ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
 2. SEE SITE ELECTRICAL PLAN FOR LOCATION AND NUMBER OF CONDUITS.



F CENTRAL MAINE POWER TRANSFORMER PAD
NOT TO SCALE

REV	DATE	DESCRIPTION	REVISIONS



B STONE BERM LEVEL LIP SPREADER
N.T.S.

STONE FOR BERM SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	% BY WEIGHT
6"	84-100
3"	68-83
1"	42-55
#4	8-12

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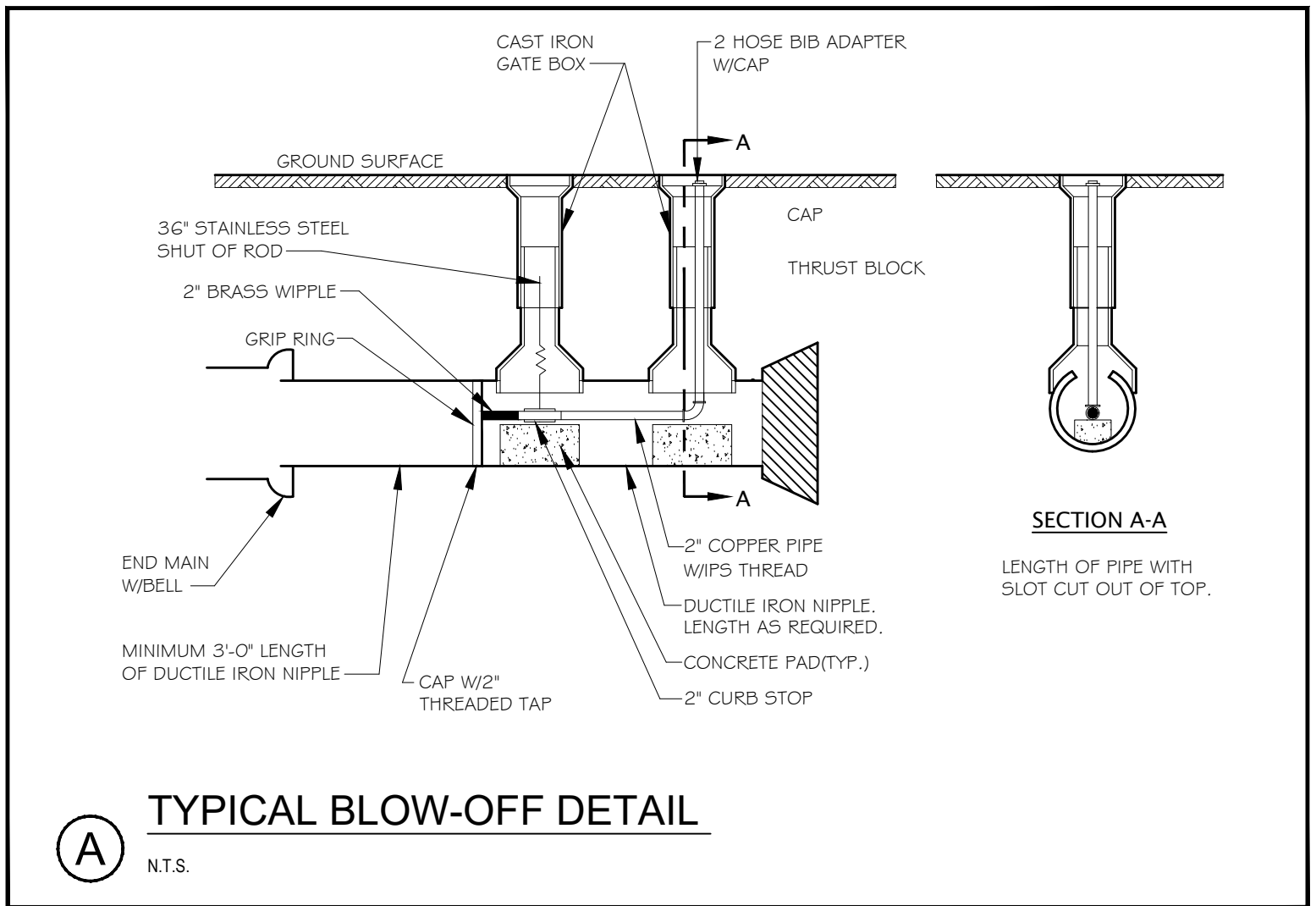
STILLWATER PINES SUBDIVISION
WOODCOCK DRIVE, MAINE 04261

**SITE CIVIL
DETAILS I**

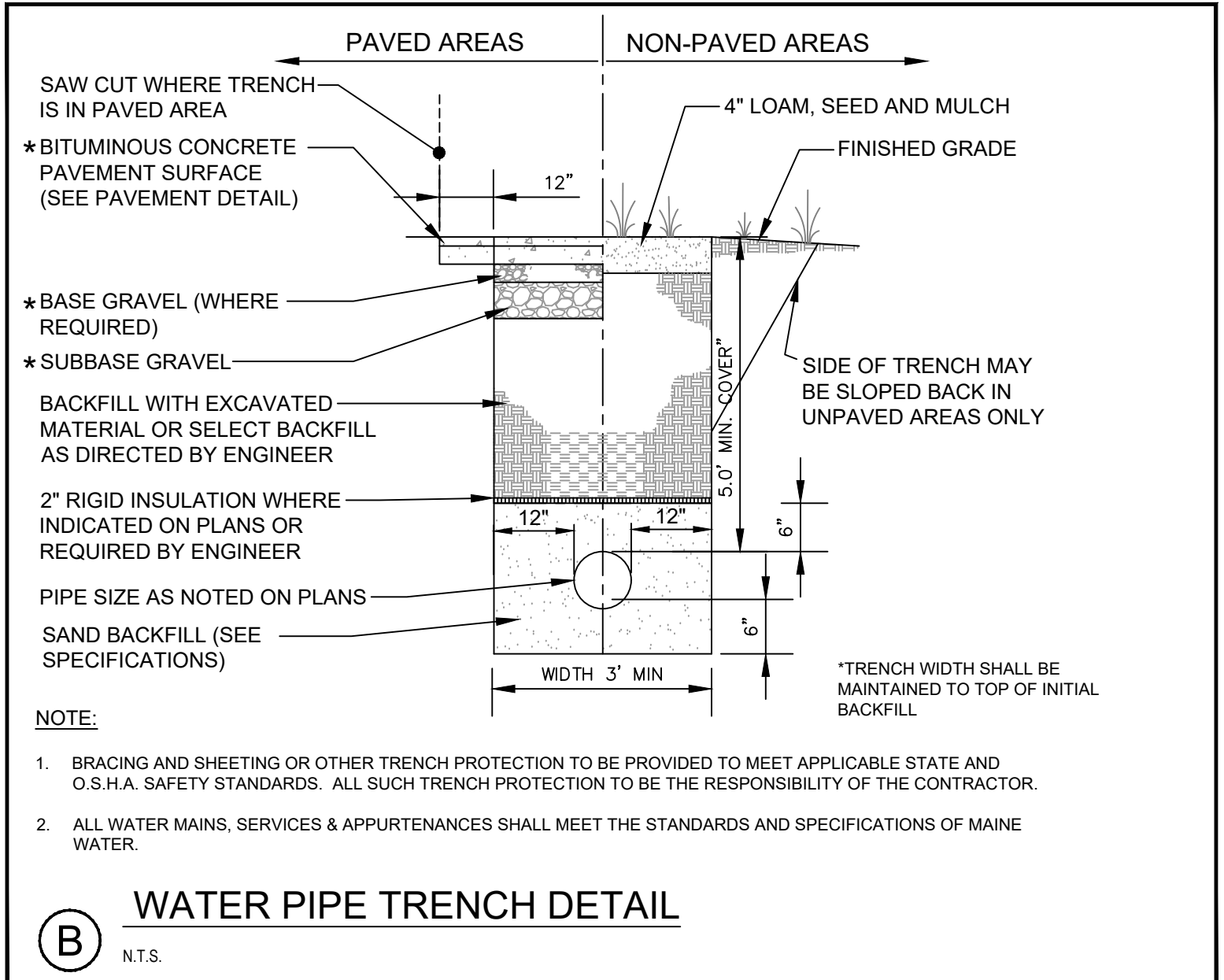
ALLEN HAMILTON & BEN GROVER
170 SHAKER ROAD
GRAY, MAINE 04039

Atlantic Resource Consultants
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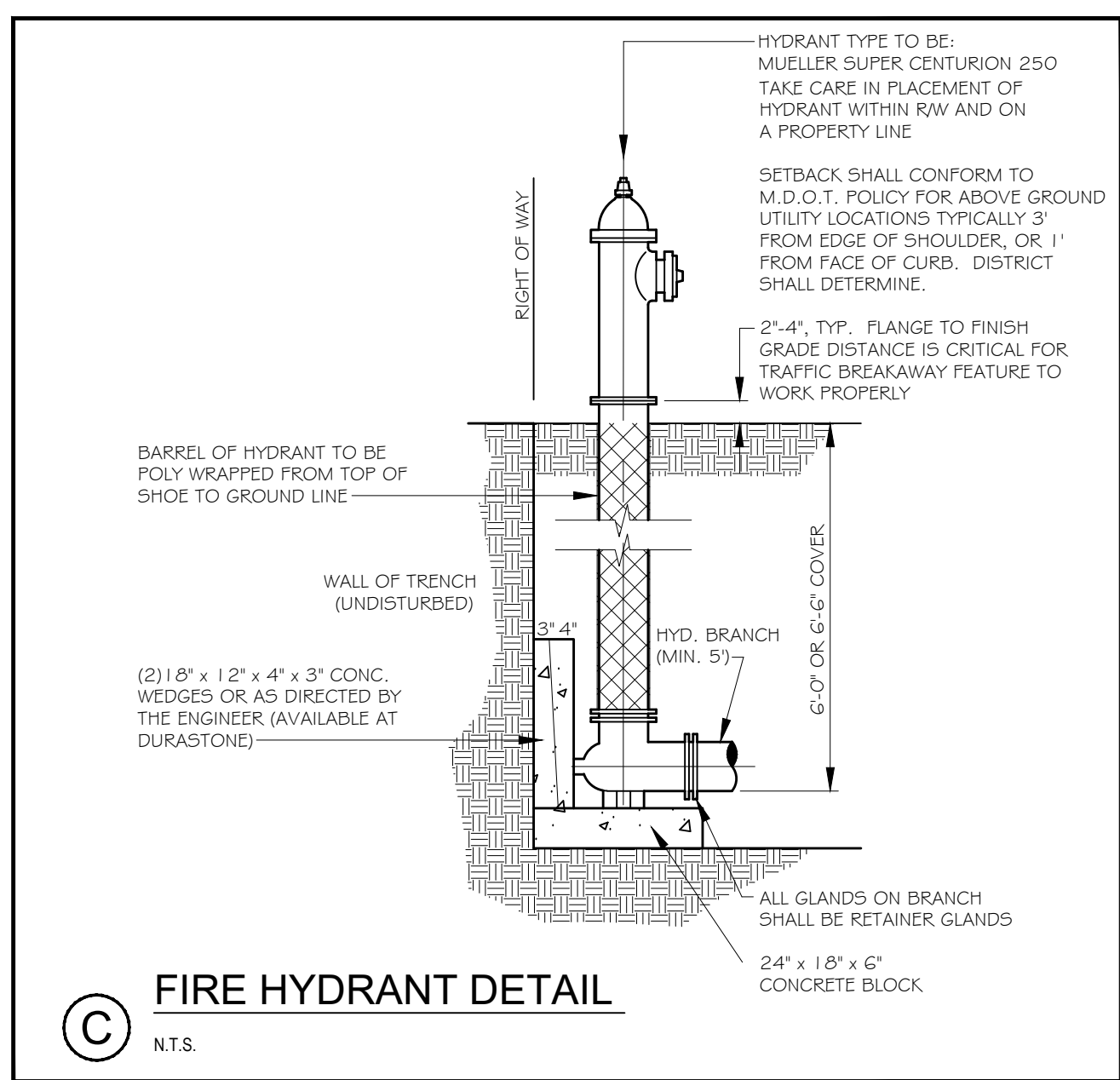
DRAWN: MPV	DATE: MAY 2021
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SHEET: C-302	



(A) TYPICAL BLOW-OFF DETAIL
N.T.S.



(B) WATER PIPE TRENCH DETAIL
N.T.S.



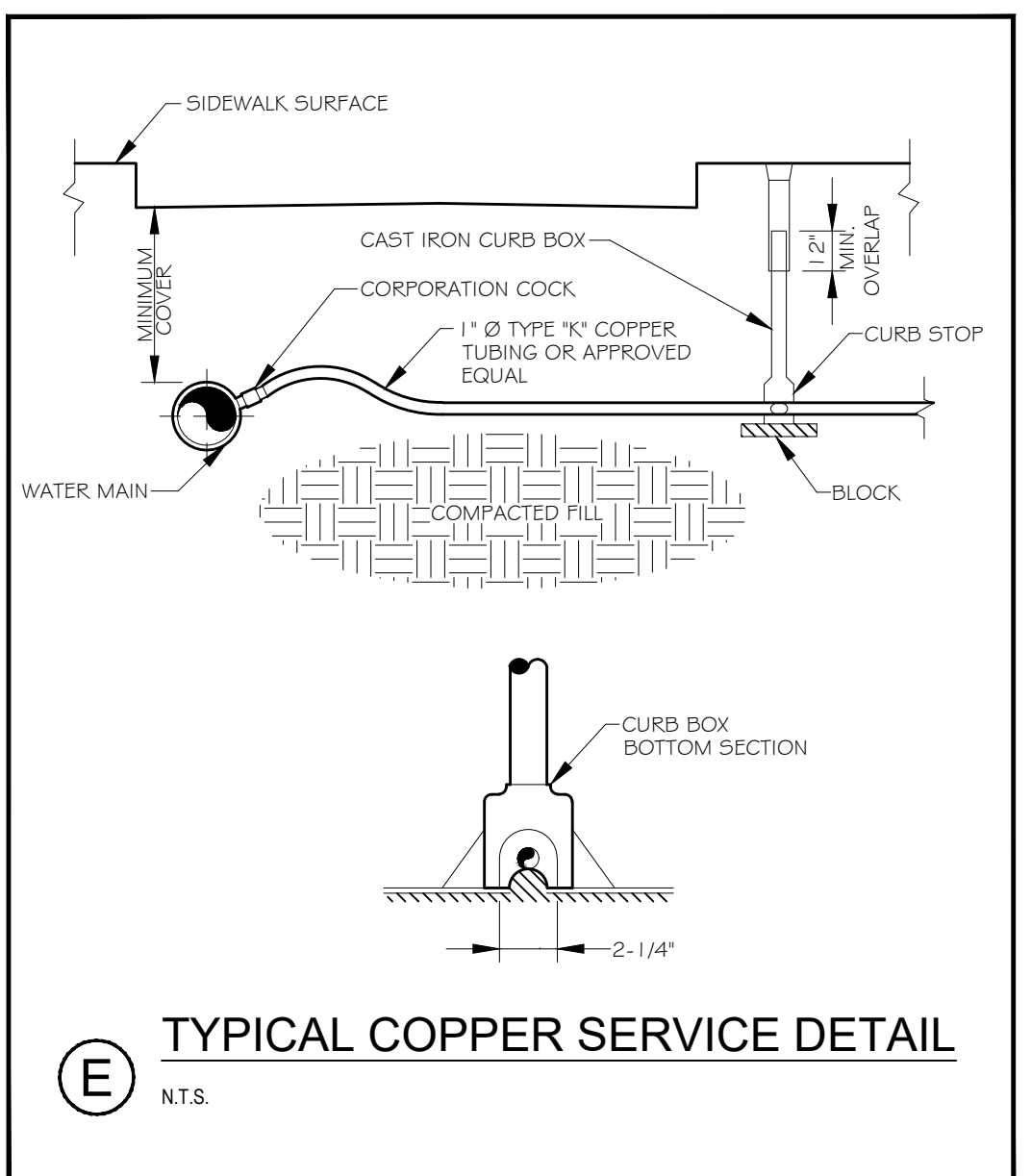
(C) FIRE HYDRANT DETAIL
N.T.S.

FITTING SIZE	(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET						(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS				
	TEE, WYE, DEAD END AND HYDRANT	STRADDLE BLOCK	90° BEND FLANGED CROSS	TEE FLANGED ON RUN	45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---	---	---	---
6	2.1	3.7	3.0	4.3	3.0	1.6	1.0	1.3	---	---	---
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0	2.3	1.1	---
10	5.9	10.2	8.4	11.8	8.4	4.6	2.4	1.2	3.7	1.8	---
12	8.5	14.7	12.0	17.0	12.0	6.6	3.4	1.7	5.5	2.8	1.2
14	11.5	---	16.3	23.0	16.3	8.9	4.6	2.3	7.6	3.9	1.7
16	15.0	26.1	21.3	30.0	21.3	11.6	6.0	3.0	9.9	5.1	2.3
18	19.0	---	27.0	38.0	27.0	14.6	7.6	3.8	---	---	---
20	23.5	40.8	33.3	47.0	33.3	18.1	9.4	4.7	---	---	---
24	34.0	58.8	48.0	68.0	48.0	26.2	13.6	6.8	---	---	---

NOTES:
 1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:
 BEARING AREA = (TEST PRESSURE / 150) x (2000 / SOIL BEARING STRESS) x (TABLE VALUE)
 2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:
 VOLUME = (TEST PRESSURE / 150) x (TABLE VALUE)

RODS FOR VERTICAL BENDS		
FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"
14"-16"	#8	36"

(D) THRUST BLOCKING DETAIL
N.T.S.



(E) TYPICAL COPPER SERVICE DETAIL
N.T.S.

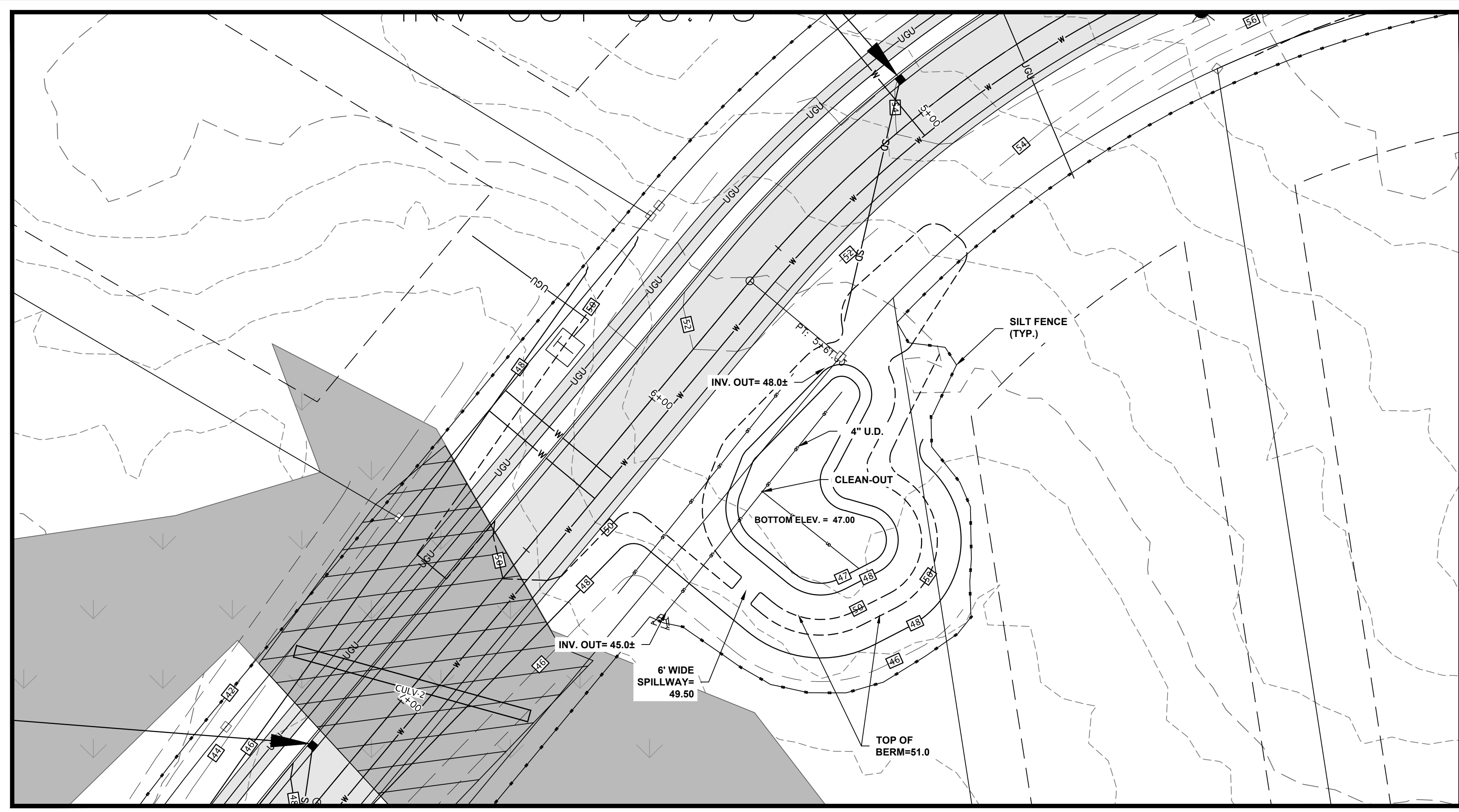
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FINAL PLAN
REVIEW

REV	DATE	DESCRIPTION	REVISIONS

STILLWATER PINES SUBDIVISION
 WOODCOCK DRIVE, MAINE 04261
**SITE CIVIL
 DETAILS II**
 ALLEN HAMILTON & BEN GROVER
 170 SHAKER ROAD
 GRAY, MAINE 04039

Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

DRAWN: MPV	DATE: MAY 2021
DESIGNED: CEB/MPV	SCALE: N.T.S.
CHECKED: JAV/CEB	JOB NO. 20-012
FILE NAME:	
SHEET: C-302	



BIORETENTION AND UNDERDRAINED FILTER NOTES

1. FILTER SOIL MATERIAL FOR UNDERDRAINED SOIL FILTERS AND BIORETENTION AREAS SHALL COMPRISE A TOPSOIL LAYER AND A LAYER OF LOAMY COARSE SAND AS FOLLOWS:
 - A. TOPSOIL LAYER SHALL BE SIX INCHES DEEP AND SHALL COMPRISE USDA SANDY LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER AND MINIMAL CLAY CONTENT (<5%). ORGANIC MATTER MAY BE ADDED TO PROVIDE SUFFICIENT NUTRIENT CONTENT TO SUPPORT PLANTINGS PROVIDED THAT THE TEXTURE REMAINS AS SPECIFIED.
 - B. THE LOAMY COARSE SAND LAYER SHALL BE 12 INCHES DEEP. THE PREFERRED MATERIAL SHALL HAVE A CLAY CONTENT <2% BUT HAVE BETWEEN 8% AND 15% PASSING THE #200 SIEVE, 15-40% PASSING THE #60, 70-100% PASSING THE #20, AND 85-100% PASSING THE #10.
 - C. UNDERDRAIN GRAVELS SHALL MEET THE SPECIFICATION REQUIREMENTS GIVE IN MDOT SPECIFICATION 703.22.
 - D. SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL ALL UPSTREAM CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. IMPERMEABLE LINERS FOR BIORETENTION CELLS, AND UNDERDRAINED FILTERS SHALL BE A STRING REINFORCED POLYETHYLENE MEMBRANE WITH A MINIMUM THICKNESS OF 24 MILS - BTL-24 BY BEND TARP AND LINER OR APPROVED EQUAL.

Underdrained Soil Filter

Construction Sequence: The filter media must not be installed until the area that drains to the filter has been permanently stabilized with pavement or other structure, 90% vegetation cover, or other permanent stabilization unless the runoff from the contributing drainage area is diverted around the filter until stabilization is complete.

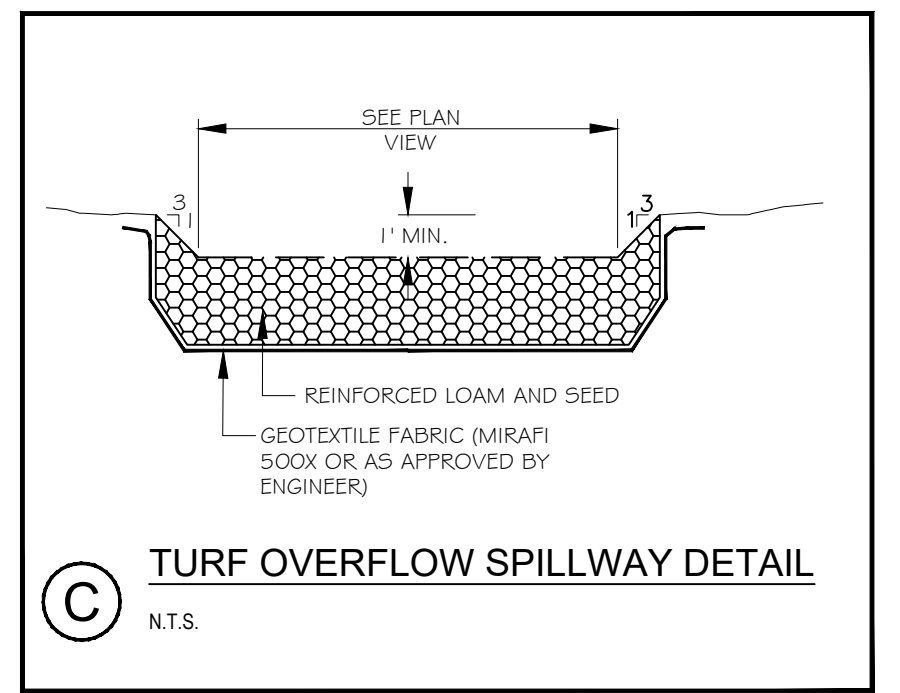
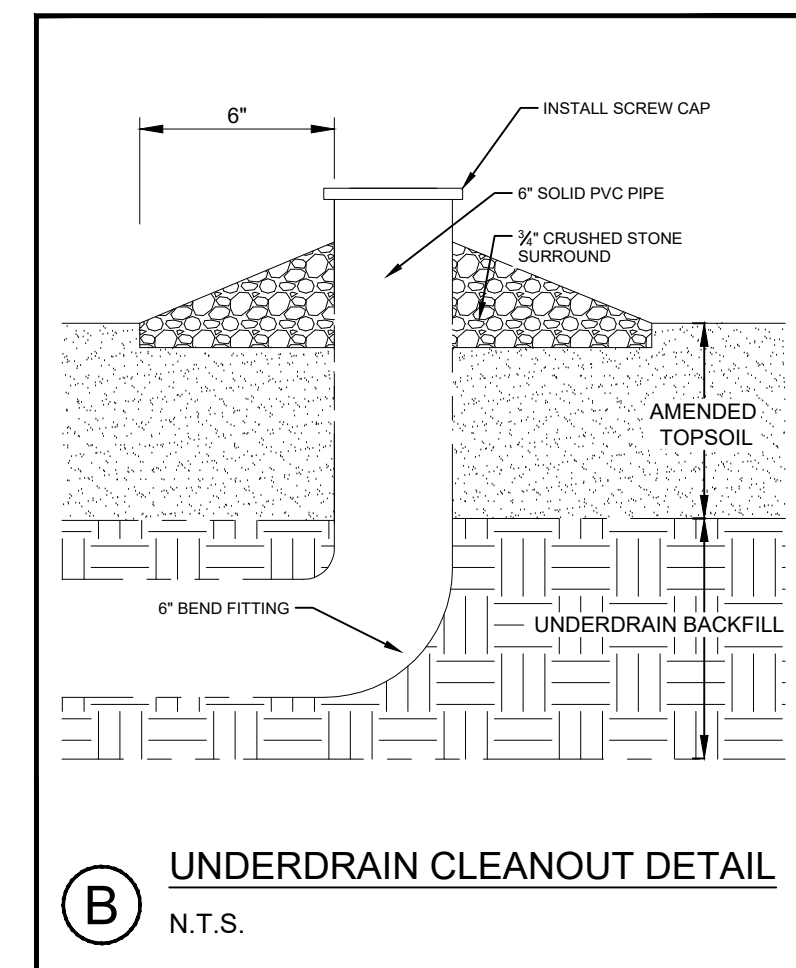
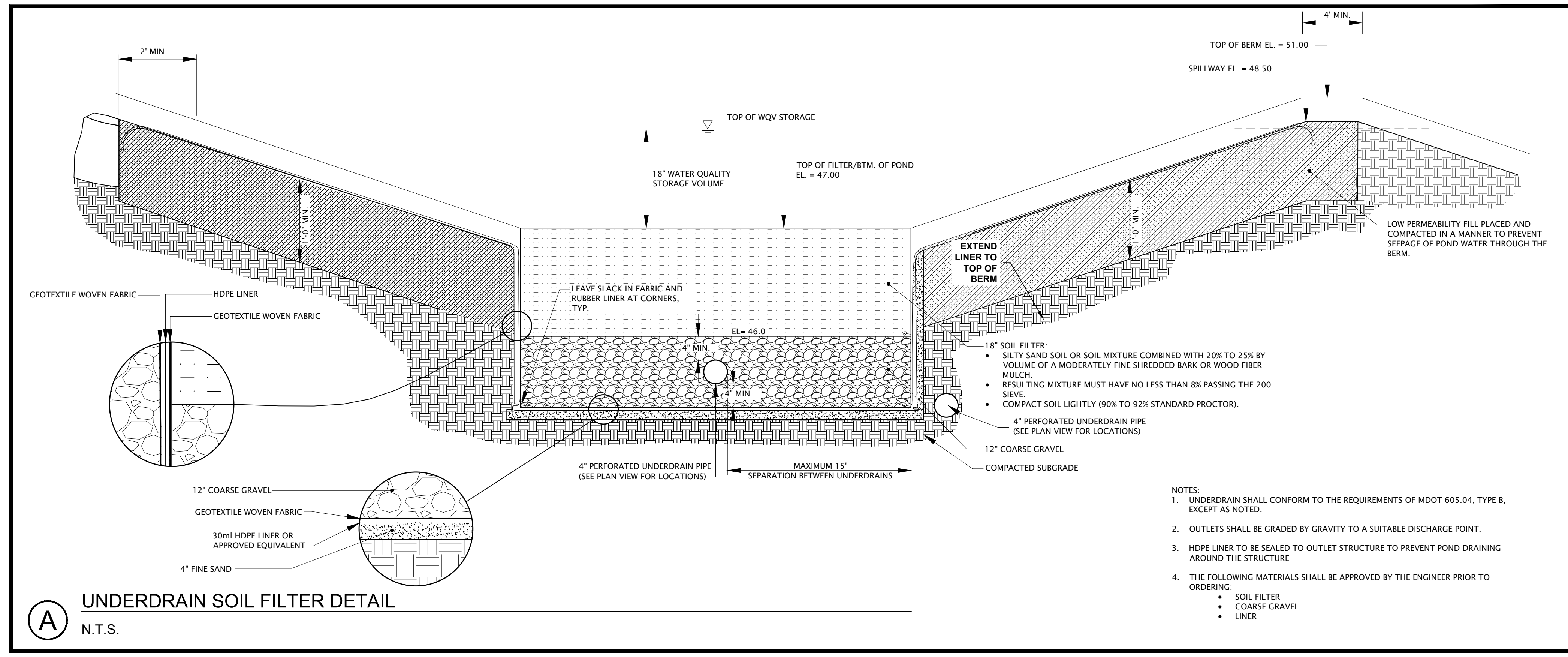
- Construction Oversight: Inspection by a professional engineer will occur at a minimum:
- o After the preliminary construction of the filter grades and once the underdrain pipes are installed but not backfilled,
 - o After the drainage layer is constructed and prior to the installation of the filter media,
 - o After the filter media has been installed and seeded,
 - o After one year to inspect health of the vegetation and make corrections.
 - o After the system has been brought up to final grade.

All the material used for the construction of the filter media must be confirmed as suitable by the design engineer. Testing must be done by a certified laboratory to show that they are passing DEP specifications.

Testing and Submittals: The contractor shall identify the location of the source of each component of the filter media. All results of field and laboratory testing shall be submitted to the project engineer for confirmation. The Contractor shall:

- o Select samples for sampling of each type of material to be blended for the mixed filter media and samples of the underdrain bedding material. Samples must be composite of three different locations (Grabs) from the stockpile or pit face. Sample size required will be determined by the testing laboratory.
- o Perform a sieve analysis conforming to STM C136 (Standard Testing Method for Sieve Analysis of fine and Coarse Aggregates 1996A) on each type of the sample material. The resulting soil filter media mixture must have 8% to 12% by weight passing the # 2100 sieve, a clay content of less than 2% (determined hydrometer grain size analysis) and have 10% dry weight of organic matter.
- o Perform a permeability test on the soil filter media mixture conforming to ASTM D2434 with the mixture compacted to 90-92% of maximum dry density based on ASTM D698.

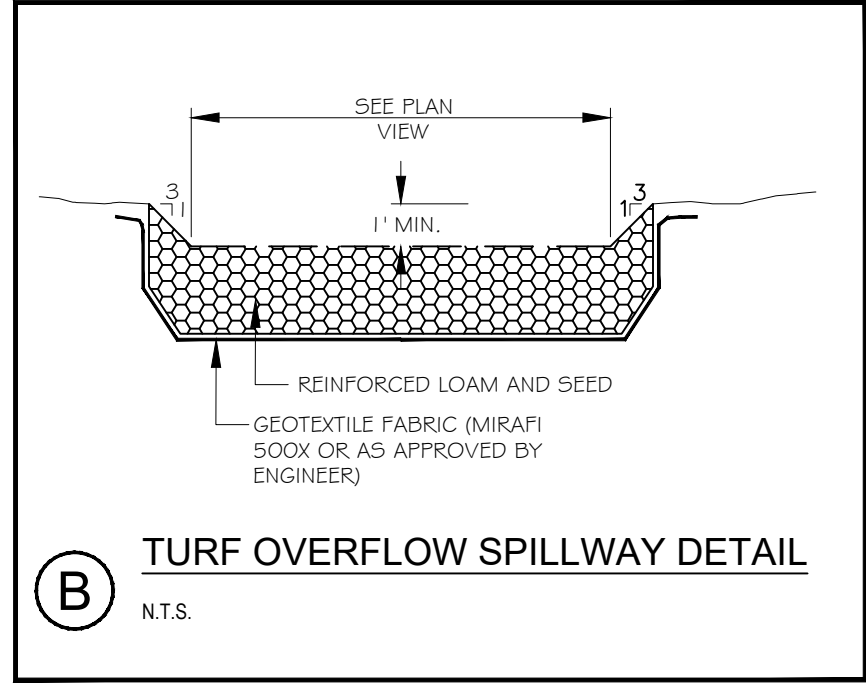
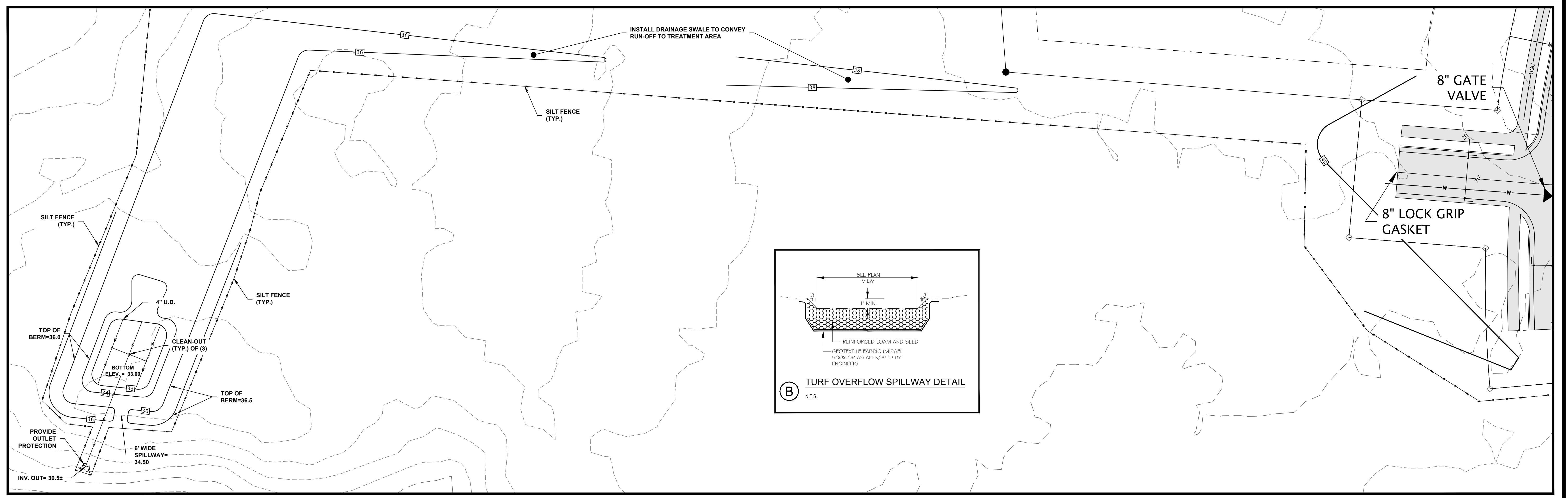
Within 30 days of completion of the underdrained filter basin, the applicant must submit a log of inspection reports detailing the items inspected, photos taken, and the dates of each inspection to the Bureau of Land Resources for review.



- NOTES:
1. UNDERDRAIN SHALL CONFORM TO THE REQUIREMENTS OF MDOT 605.04, TYPE B, EXCEPT AS NOTED.
 2. OUTLETS SHALL BE GRADED BY GRAVITY TO A SUITABLE DISCHARGE POINT.
 3. HDPE LINER TO BE SEALED TO OUTLET STRUCTURE TO PREVENT POND DRAINING AROUND THE STRUCTURE
 4. THE FOLLOWING MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO ORDERING:
 - SOIL FILTER
 - COARSE GRAVEL
 - LINER

FINAL PLAN REVIEW

STILLWATER PINES SUBDIVISION WOODCOCK DRIVE, MAINE 04261		<p>Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050</p>
SITE CIVIL DETAILS III		
ALLEN HAMILTON & BEN GROVER 170 SHAKER ROAD GRAY, MAINE 04039		<p>DRAWN: MPV/CEB DATE: MAY 2021</p> <p>DESIGNED: CEB/MPV SCALE: AS SHOWN</p> <p>CHECKED: JAV/CEB JOB NO. 20-012</p> <p>FILE NAME:</p> <p>SHEET: C-304</p>
REV	DATE	DESCRIPTION
REVISIONS		



PLAN VIEW: UNDERDRAINED SOIL FILTER BASIN UDSF-2
SCALE 1" = 20'

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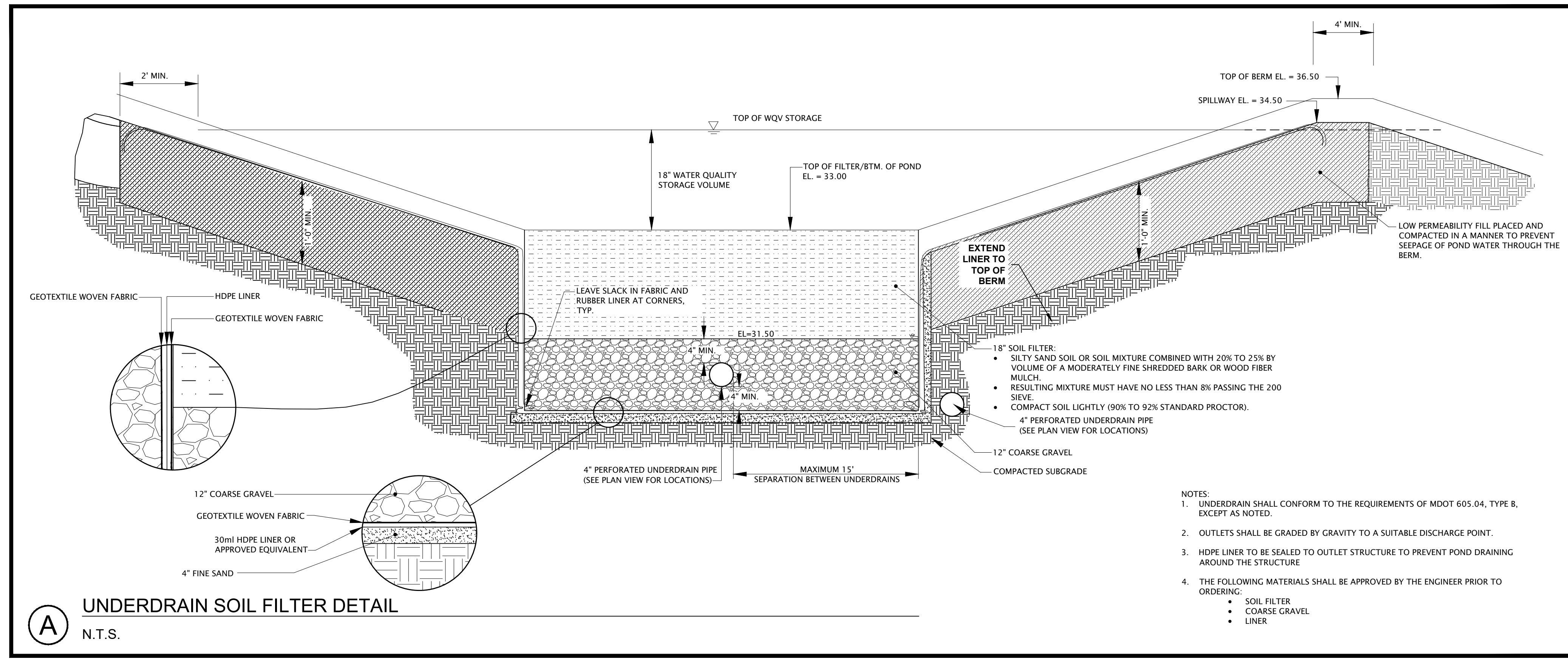
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- o Select samples for sampling of each type of material to be blended for the mixed filter media and samples of the underdrain bedding material. Samples must be composite of three different locations (Grabs) from the stockpile or pit face. Sample size required will be determined by the testing laboratory.
- o Perform a sieve analysis conforming to STM C136 (Standard Testing Method for Sieve Analysis of fine and Coarse Aggregates 1996A) on each type of the sample material. The resulting soil filter media mixture must have 8% to 12% by weight passing the # 2100 sieve, a clay content of less than 2% (determined hydrometer grain size analysis) and have 10% dry weight of organic matter.
- o Perform a permeability test on the soil filter media mixture conforming to ASTM D2434 with the mixture compacted to 90-92% of maximum dry density based on ASTM D698.

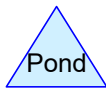
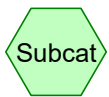
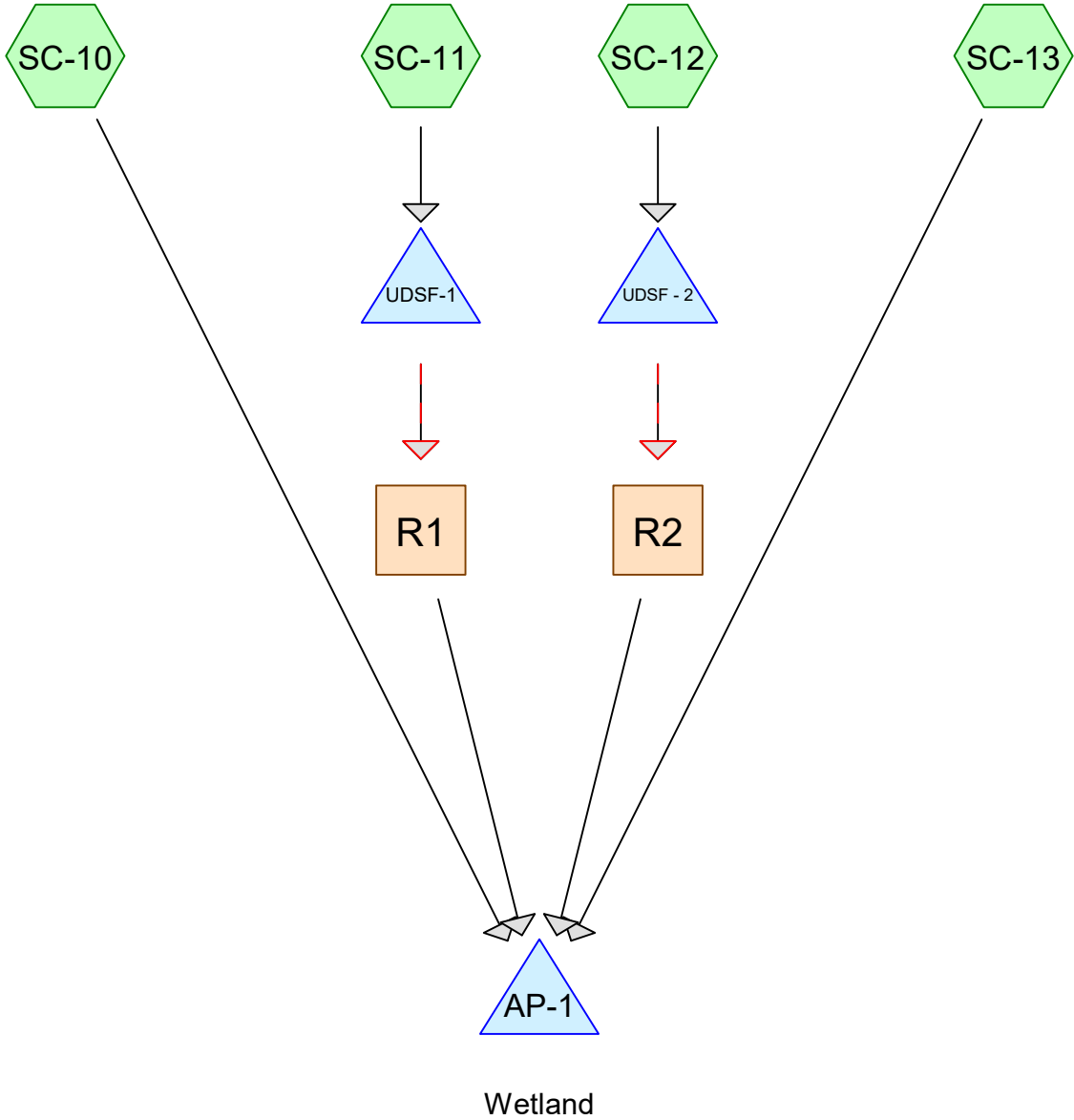
Within 30 days of completion of the underdrained filter basin, the applicant must submit a log of inspection reports detailing the items inspected, photos taken, and the dates of each inspection to the Bureau of Land Resources for review.



- NOTES:
1. UNDERDRAIN SHALL CONFORM TO THE REQUIREMENTS OF MDOT 605.04, TYPE B, EXCEPT AS NOTED.
 2. OUTLETS SHALL BE GRADED BY GRAVITY TO A SUITABLE DISCHARGE POINT.
 3. HDPE LINER TO BE SEALED TO OUTLET STRUCTURE TO PREVENT POND DRAINING AROUND THE STRUCTURE
 4. THE FOLLOWING MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO ORDERING:
 - SOIL FILTER
 - COARSE GRAVEL
 - LINER

SUBMITTED FOR
FINAL PLAN
REVIEW

	STILLWATER PINES SUBDIVISION WOODCOCK DRIVE, MAINE 04261 SITE CIVIL DETAILS IV	Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050						
	ALLEN HAMILTON & BEN GROVER 170 SHAKER ROAD GRAY, MAINE 04039	DRAWN: MPV/CEB DATE: MAY 2021 DESIGNED: CEB/MPV SCALE: AS SHOWN CHECKED: JAV/CEB JOB NO. 20-012 FILE NAME: SHEET: C-305						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">REV</th> <th style="width: 10%;">DATE</th> <th style="width: 85%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">REVISIONS</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	REVISIONS				
REV	DATE	DESCRIPTION						
REVISIONS								



Routing Diagram for Developed
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
13.901	79	1 acre lots, 20% imp, HSG C (SC-10, SC-12, SC-13)
11.076	80	1/2 acre lots, 25% imp, HSG C (SC-13)
2.981	98	Impervious (SC-10, SC-11, SC-12, SC-13)
2.060	73	Woods, Fair, HSG C (SC-11)
83.457	70	Woods, Good, HSG C (SC-10, SC-12, SC-13)
113.474	73	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
110.493	HSG C	SC-10, SC-11, SC-12, SC-13
0.000	HSG D	
2.981	Other	SC-10, SC-11, SC-12, SC-13
113.474		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	13.901	0.000	0.000	13.901	1 acre lots, 20% imp	SC-10, SC-12, SC-13
0.000	0.000	11.076	0.000	0.000	11.076	1/2 acre lots, 25% imp	SC-13
0.000	0.000	0.000	0.000	2.981	2.981	Impervious	SC-10, SC-11, SC-12, SC-13
0.000	0.000	2.060	0.000	0.000	2.060	Woods, Fair	SC-11
0.000	0.000	83.457	0.000	0.000	83.457	Woods, Good	SC-10, SC-12, SC-13
0.000	0.000	110.493	0.000	2.981	113.474	TOTAL AREA	

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Type III 24-hr 2-Year Rainfall=3.10"

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Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-10: Runoff Area=2,674,510 sf 2.71% Impervious Runoff Depth=0.82"
Flow Length=3,105' Tc=55.0 min CN=71 Runoff=21.82 cfs 4.188 af

Subcatchment SC-11: Runoff Area=116,805 sf 23.19% Impervious Runoff Depth=1.26"
Flow Length=772' Tc=30.9 min CN=79 Runoff=2.17 cfs 0.282 af

Subcatchment SC-12: Runoff Area=116,498 sf 19.24% Impervious Runoff Depth=1.14"
Tc=0.0 min CN=77 Runoff=4.19 cfs 0.254 af

Subcatchment SC-13: Runoff Area=2,035,112 sf 12.26% Impervious Runoff Depth=1.03"
Flow Length=5,973' Tc=94.3 min CN=75 Runoff=15.57 cfs 3.998 af

Reach R1: Avg. Flow Depth=0.02' Max Vel=2.46 fps Inflow=0.48 cfs 0.282 af
n=0.025 L=1,105.0' S=0.0398 '/' Capacity=25,292.70 cfs Outflow=0.48 cfs 0.282 af

Reach R2: Avg. Flow Depth=0.02' Max Vel=2.49 fps Inflow=0.45 cfs 0.254 af
n=0.025 L=736.0' S=0.0408 '/' Capacity=25,590.09 cfs Outflow=0.45 cfs 0.254 af

Pond AP-1: Wetland Inflow=34.45 cfs 8.722 af
Primary=34.45 cfs 8.722 af

Pond UDSF - 2: Peak Elev=35.00' Storage=4,124 cf Inflow=4.19 cfs 0.254 af
Primary=0.45 cfs 0.254 af Secondary=0.00 cfs 0.000 af Outflow=0.45 cfs 0.254 af

Pond UDSF-1: Peak Elev=49.25' Storage=4,695 cf Inflow=2.17 cfs 0.282 af
Primary=0.48 cfs 0.282 af Secondary=0.00 cfs 0.000 af Outflow=0.48 cfs 0.282 af

Total Runoff Area = 113.474 ac Runoff Volume = 8.722 af Average Runoff Depth = 0.92"
92.48% Pervious = 104.944 ac 7.52% Impervious = 8.530 ac

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Type III 24-hr 2-Year Rainfall=3.10"

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Summary for Subcatchment SC-10:

Runoff = 21.82 cfs @ 12.83 hrs, Volume= 4.188 af, Depth= 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
290,987	79	1 acre lots, 20% imp, HSG C
2,369,166	70	Woods, Good, HSG C
* 14,357	98	Impervious
2,674,510	71	Weighted Average
2,601,956		97.29% Pervious Area
72,554		2.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		Sheet Flow, A-B Woods: Light underbrush n= 0.400 P2= 3.30"
33.1	1,803	0.0330	0.91		Shallow Concentrated Flow, B-C Woodland Kv= 5.0 fps
0.8	1,202	0.0400	25.65	5,770.86	Channel Flow, C-D Area= 225.0 sf Perim= 71.0' r= 3.17' n= 0.025 Earth, clean & winding
55.0	3,105	Total			

Summary for Subcatchment SC-11:

Runoff = 2.17 cfs @ 12.45 hrs, Volume= 0.282 af, Depth= 1.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
89,716	73	Woods, Fair, HSG C
* 27,089	98	Impervious
116,805	79	Weighted Average
89,716		76.81% Pervious Area
27,089		23.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		Sheet Flow, A-B Woods: Light underbrush n= 0.400 P2= 3.30"
9.5	405	0.0200	0.71		Shallow Concentrated Flow, B-C Woodland Kv= 5.0 fps
0.3	267	0.0400	14.10	225.65	Channel Flow, C-D Area= 16.0 sf Perim= 15.0' r= 1.07' n= 0.022
30.9	772	Total			

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Type III 24-hr 2-Year Rainfall=3.10"

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Summary for Subcatchment SC-12:

Runoff = 4.19 cfs @ 12.00 hrs, Volume= 0.254 af, Depth= 1.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
62,772	79	1 acre lots, 20% imp, HSG C
43,872	70	Woods, Good, HSG C
* 9,854	98	Impervious
116,498	77	Weighted Average
94,090		80.76% Pervious Area
22,408		19.24% Impervious Area

Summary for Subcatchment SC-13:

Runoff = 15.57 cfs @ 13.32 hrs, Volume= 3.998 af, Depth= 1.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
482,464	80	1/2 acre lots, 25% imp, HSG C
251,755	79	1 acre lots, 20% imp, HSG C
1,222,332	70	Woods, Good, HSG C
* 78,561	98	Impervious
2,035,112	75	Weighted Average
1,785,584		87.74% Pervious Area
249,528		12.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		Sheet Flow, A-B Woods: Light underbrush n= 0.400 P2= 3.30"
71.2	3,238	0.0230	0.76		Shallow Concentrated Flow, B-C Woodland Kv= 5.0 fps
2.0	2,635	0.0080	21.68	30,899.48	Channel Flow, C-D Area= 1,425.0 sf Perim= 173.0' r= 8.24' n= 0.025
94.3	5,973	Total			

Summary for Reach R1:

Inflow Area = 2.681 ac, 23.19% Impervious, Inflow Depth > 1.26" for 2-Year event

Inflow = 0.48 cfs @ 13.41 hrs, Volume= 0.282 af

Outflow = 0.48 cfs @ 13.70 hrs, Volume= 0.282 af, Atten= 0%, Lag= 17.2 min

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Type III 24-hr 2-Year Rainfall=3.10"

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Routing by Stor-Ind+Trans method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs

Max. Velocity= 2.46 fps, Min. Travel Time= 7.5 min

Avg. Velocity = 2.46 fps, Avg. Travel Time= 7.5 min

Peak Storage= 215 cf @ 13.57 hrs

Average Depth at Peak Storage= 0.02'

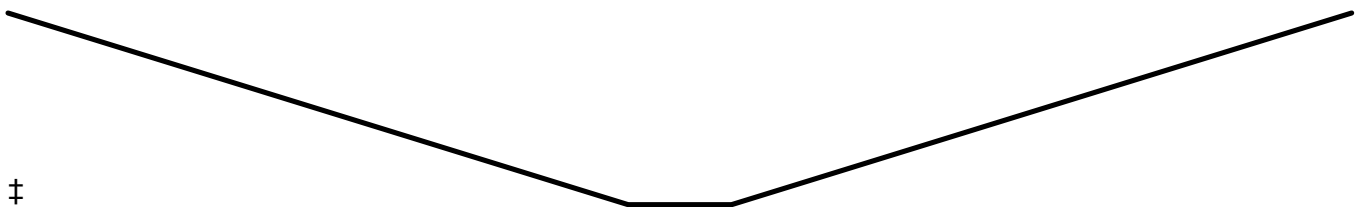
Bank-Full Depth= 10.00' Flow Area= 700.0 sf, Capacity= 25,292.70 cfs

10.00' x 10.00' deep channel, n= 0.025

Side Slope Z-value= 6.0 '/' Top Width= 130.00'

Length= 1,105.0' Slope= 0.0398 '/'

Inlet Invert= 44.00', Outlet Invert= 0.00'



Summary for Reach R2:

Inflow Area = 2.674 ac, 19.24% Impervious, Inflow Depth = 1.14" for 2-Year event

Inflow = 0.45 cfs @ 12.80 hrs, Volume= 0.254 af

Outflow = 0.45 cfs @ 12.97 hrs, Volume= 0.254 af, Atten= 0%, Lag= 10.2 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs

Max. Velocity= 2.49 fps, Min. Travel Time= 4.9 min

Avg. Velocity = 2.49 fps, Avg. Travel Time= 4.9 min

Peak Storage= 133 cf @ 12.89 hrs

Average Depth at Peak Storage= 0.02'

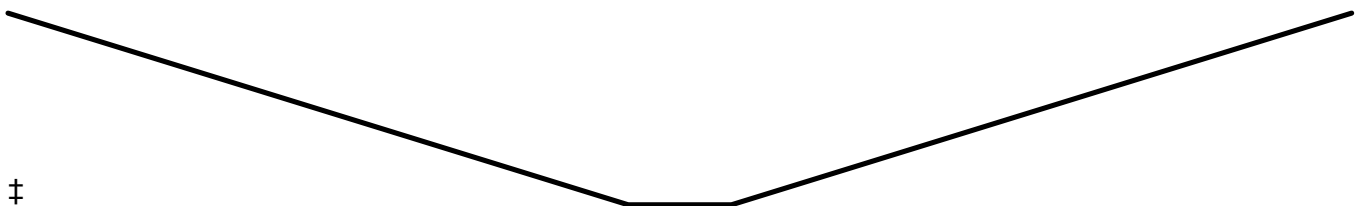
Bank-Full Depth= 10.00' Flow Area= 700.0 sf, Capacity= 25,590.09 cfs

10.00' x 10.00' deep channel, n= 0.025

Side Slope Z-value= 6.0 '/' Top Width= 130.00'

Length= 736.0' Slope= 0.0408 '/'

Inlet Invert= 30.00', Outlet Invert= 0.00'



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Type III 24-hr 2-Year Rainfall=3.10"

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Summary for Pond AP-1: Wetland

Inflow Area = 113.474 ac, 7.52% Impervious, Inflow Depth = 0.92" for 2-Year event
Inflow = 34.45 cfs @ 12.98 hrs, Volume= 8.722 af
Primary = 34.45 cfs @ 12.98 hrs, Volume= 8.722 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs

Summary for Pond UDSF - 2:

Inflow Area = 2.674 ac, 19.24% Impervious, Inflow Depth = 1.14" for 2-Year event
Inflow = 4.19 cfs @ 12.00 hrs, Volume= 0.254 af
Outflow = 0.45 cfs @ 12.80 hrs, Volume= 0.254 af, Atten= 89%, Lag= 48.0 min
Primary = 0.45 cfs @ 12.80 hrs, Volume= 0.254 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Peak Elev= 35.00' @ 12.80 hrs Surf.Area= 4,965 sf Storage= 4,124 cf

Plug-Flow detention time= 97.6 min calculated for 0.254 af (100% of inflow)
Center-of-Mass det. time= 97.6 min (946.2 - 848.6)

Volume	Invert	Avail.Storage	Storage Description
#1	33.00'	15,697 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
33.00	790	0	0
34.00	1,250	1,020	1,020
36.00	8,688	9,938	10,958
36.50	10,267	4,739	15,697

Device	Routing	Invert	Outlet Devices
#1	Primary	33.00'	4.0" Round Culvert L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 33.00' / 30.83' S= 0.1085 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf
#2	Secondary	35.00'	4.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.45 cfs @ 12.80 hrs HW=35.00' (Free Discharge)
↑1=Culvert (Inlet Controls 0.45 cfs @ 5.15 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=33.00' (Free Discharge)
↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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Type III 24-hr 2-Year Rainfall=3.10"

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Summary for Pond UDSF-1:

Inflow Area = 2.681 ac, 23.19% Impervious, Inflow Depth = 1.26" for 2-Year event
 Inflow = 2.17 cfs @ 12.45 hrs, Volume= 0.282 af
 Outflow = 0.48 cfs @ 13.41 hrs, Volume= 0.282 af, Atten= 78%, Lag= 57.5 min
 Primary = 0.48 cfs @ 13.41 hrs, Volume= 0.282 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
 Peak Elev= 49.25' @ 13.41 hrs Surf.Area= 3,879 sf Storage= 4,695 cf

Plug-Flow detention time= 111.9 min calculated for 0.282 af (100% of inflow)
 Center-of-Mass det. time= 112.0 min (982.8 - 870.8)

Volume	Invert	Avail.Storage	Storage Description
#1	47.00'	14,574 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
47.00	1,215	0	0
48.00	1,486	1,351	1,351
50.00	5,325	6,811	8,162
51.00	7,500	6,413	14,574

Device	Routing	Invert	Outlet Devices
#1	Primary	47.00'	4.0" Round Culvert L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 47.00' / 44.33' S= 0.1335 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf
#2	Secondary	49.50'	6.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=0.48 cfs @ 13.41 hrs HW=49.25' (Free Discharge)
 ↑1=Culvert (Inlet Controls 0.48 cfs @ 5.48 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=47.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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Type III 24-hr 10-Year Rainfall=4.60"

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Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-10: Runoff Area=2,674,510 sf 2.71% Impervious Runoff Depth=1.82"
 Flow Length=3,105' Tc=55.0 min CN=71 Runoff=52.87 cfs 9.307 af

Subcatchment SC-11: Runoff Area=116,805 sf 23.19% Impervious Runoff Depth=2.46"
 Flow Length=772' Tc=30.9 min CN=79 Runoff=4.30 cfs 0.550 af

Subcatchment SC-12: Runoff Area=116,498 sf 19.24% Impervious Runoff Depth=2.29"
 Tc=0.0 min CN=77 Runoff=8.66 cfs 0.511 af

Subcatchment SC-13: Runoff Area=2,035,112 sf 12.26% Impervious Runoff Depth=2.13"
 Flow Length=5,973' Tc=94.3 min CN=75 Runoff=34.05 cfs 8.289 af

Reach R1: Avg. Flow Depth=0.10' Max Vel=2.46 fps Inflow=2.95 cfs 0.550 af
 n=0.025 L=1,105.0' S=0.0398 '/' Capacity=25,292.70 cfs Outflow=2.59 cfs 0.550 af

Reach R2: Avg. Flow Depth=0.11' Max Vel=2.64 fps Inflow=3.07 cfs 0.511 af
 n=0.025 L=736.0' S=0.0408 '/' Capacity=25,590.09 cfs Outflow=2.97 cfs 0.511 af

Pond AP-1: Wetland Inflow=82.24 cfs 18.657 af
 Primary=82.24 cfs 18.657 af

Pond UDSF - 2: Peak Elev=35.40' Storage=6,439 cf Inflow=8.66 cfs 0.511 af
 Primary=0.50 cfs 0.362 af Secondary=2.57 cfs 0.149 af Outflow=3.07 cfs 0.511 af

Pond UDSF-1: Peak Elev=49.80' Storage=7,131 cf Inflow=4.30 cfs 0.550 af
 Primary=0.54 cfs 0.418 af Secondary=2.41 cfs 0.132 af Outflow=2.95 cfs 0.550 af

Total Runoff Area = 113.474 ac Runoff Volume = 18.657 af Average Runoff Depth = 1.97"
92.48% Pervious = 104.944 ac 7.52% Impervious = 8.530 ac

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Type III 24-hr 10-Year Rainfall=4.60"

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Summary for Subcatchment SC-10:

Runoff = 52.87 cfs @ 12.78 hrs, Volume= 9.307 af, Depth= 1.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 10-Year Rainfall=4.60"

Area (sf)	CN	Description
290,987	79	1 acre lots, 20% imp, HSG C
2,369,166	70	Woods, Good, HSG C
* 14,357	98	Impervious
2,674,510	71	Weighted Average
2,601,956		97.29% Pervious Area
72,554		2.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		Sheet Flow, A-B Woods: Light underbrush n= 0.400 P2= 3.30"
33.1	1,803	0.0330	0.91		Shallow Concentrated Flow, B-C Woodland Kv= 5.0 fps
0.8	1,202	0.0400	25.65	5,770.86	Channel Flow, C-D Area= 225.0 sf Perim= 71.0' r= 3.17' n= 0.025 Earth, clean & winding
55.0	3,105	Total			

Summary for Subcatchment SC-11:

Runoff = 4.30 cfs @ 12.43 hrs, Volume= 0.550 af, Depth= 2.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 10-Year Rainfall=4.60"

Area (sf)	CN	Description
89,716	73	Woods, Fair, HSG C
* 27,089	98	Impervious
116,805	79	Weighted Average
89,716		76.81% Pervious Area
27,089		23.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		Sheet Flow, A-B Woods: Light underbrush n= 0.400 P2= 3.30"
9.5	405	0.0200	0.71		Shallow Concentrated Flow, B-C Woodland Kv= 5.0 fps
0.3	267	0.0400	14.10	225.65	Channel Flow, C-D Area= 16.0 sf Perim= 15.0' r= 1.07' n= 0.022
30.9	772	Total			

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Type III 24-hr 10-Year Rainfall=4.60"

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Summary for Subcatchment SC-12:

Runoff = 8.66 cfs @ 12.00 hrs, Volume= 0.511 af, Depth= 2.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 10-Year Rainfall=4.60"

Area (sf)	CN	Description
62,772	79	1 acre lots, 20% imp, HSG C
43,872	70	Woods, Good, HSG C
* 9,854	98	Impervious
116,498	77	Weighted Average
94,090		80.76% Pervious Area
22,408		19.24% Impervious Area

Summary for Subcatchment SC-13:

Runoff = 34.05 cfs @ 13.30 hrs, Volume= 8.289 af, Depth= 2.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 10-Year Rainfall=4.60"

Area (sf)	CN	Description
482,464	80	1/2 acre lots, 25% imp, HSG C
251,755	79	1 acre lots, 20% imp, HSG C
1,222,332	70	Woods, Good, HSG C
* 78,561	98	Impervious
2,035,112	75	Weighted Average
1,785,584		87.74% Pervious Area
249,528		12.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		Sheet Flow, A-B Woods: Light underbrush n= 0.400 P2= 3.30"
71.2	3,238	0.0230	0.76		Shallow Concentrated Flow, B-C Woodland Kv= 5.0 fps
2.0	2,635	0.0080	21.68	30,899.48	Channel Flow, C-D Area= 1,425.0 sf Perim= 173.0' r= 8.24' n= 0.025
94.3	5,973	Total			

Summary for Reach R1:

Inflow Area = 2.681 ac, 23.19% Impervious, Inflow Depth = 2.46" for 10-Year event

Inflow = 2.95 cfs @ 12.72 hrs, Volume= 0.550 af

Outflow = 2.59 cfs @ 12.99 hrs, Volume= 0.550 af, Atten= 12%, Lag= 16.0 min

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Routing by Stor-Ind+Trans method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs

Max. Velocity= 2.46 fps, Min. Travel Time= 7.5 min

Avg. Velocity = 2.46 fps, Avg. Travel Time= 7.5 min

Peak Storage= 1,163 cf @ 12.86 hrs

Average Depth at Peak Storage= 0.10'

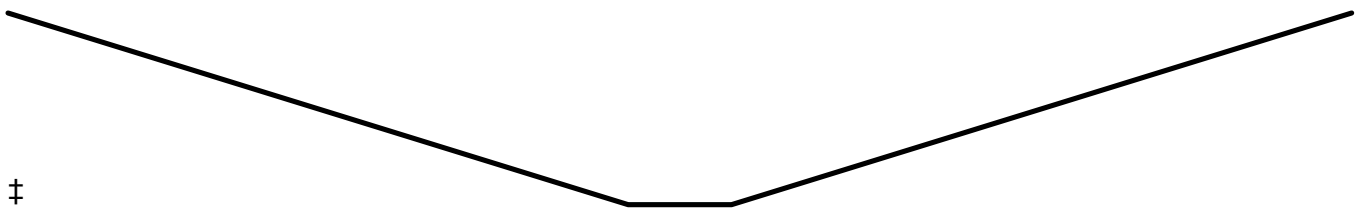
Bank-Full Depth= 10.00' Flow Area= 700.0 sf, Capacity= 25,292.70 cfs

10.00' x 10.00' deep channel, n= 0.025

Side Slope Z-value= 6.0 '/' Top Width= 130.00'

Length= 1,105.0' Slope= 0.0398 '/'

Inlet Invert= 44.00', Outlet Invert= 0.00'



Summary for Reach R2:

Inflow Area = 2.674 ac, 19.24% Impervious, Inflow Depth = 2.29" for 10-Year event

Inflow = 3.07 cfs @ 12.22 hrs, Volume= 0.511 af

Outflow = 2.97 cfs @ 12.38 hrs, Volume= 0.511 af, Atten= 3%, Lag= 9.2 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs

Max. Velocity= 2.64 fps, Min. Travel Time= 4.6 min

Avg. Velocity = 2.49 fps, Avg. Travel Time= 4.9 min

Peak Storage= 829 cf @ 12.30 hrs

Average Depth at Peak Storage= 0.11'

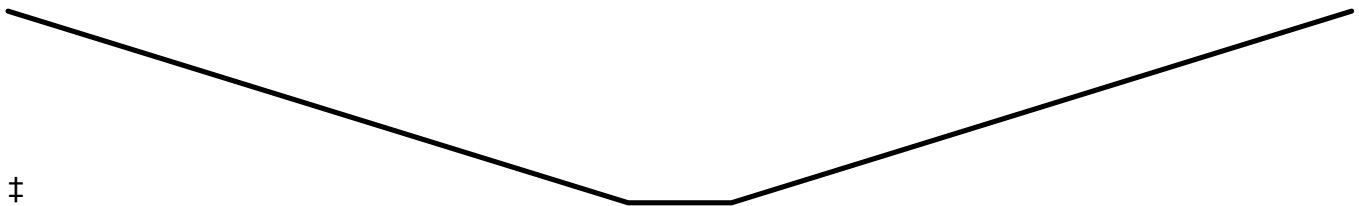
Bank-Full Depth= 10.00' Flow Area= 700.0 sf, Capacity= 25,590.09 cfs

10.00' x 10.00' deep channel, n= 0.025

Side Slope Z-value= 6.0 '/' Top Width= 130.00'

Length= 736.0' Slope= 0.0408 '/'

Inlet Invert= 30.00', Outlet Invert= 0.00'



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Type III 24-hr 10-Year Rainfall=4.60"

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Summary for Pond AP-1: Wetland

Inflow Area = 113.474 ac, 7.52% Impervious, Inflow Depth = 1.97" for 10-Year event
 Inflow = 82.24 cfs @ 12.90 hrs, Volume= 18.657 af
 Primary = 82.24 cfs @ 12.90 hrs, Volume= 18.657 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs

Summary for Pond UDSF - 2:

Inflow Area = 2.674 ac, 19.24% Impervious, Inflow Depth = 2.29" for 10-Year event
 Inflow = 8.66 cfs @ 12.00 hrs, Volume= 0.511 af
 Outflow = 3.07 cfs @ 12.22 hrs, Volume= 0.511 af, Atten= 65%, Lag= 13.3 min
 Primary = 0.50 cfs @ 12.22 hrs, Volume= 0.362 af
 Secondary = 2.57 cfs @ 12.22 hrs, Volume= 0.149 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
 Peak Elev= 35.40' @ 12.22 hrs Surf.Area= 6,471 sf Storage= 6,439 cf

Plug-Flow detention time= 80.9 min calculated for 0.511 af (100% of inflow)
 Center-of-Mass det. time= 81.1 min (909.1 - 828.1)

Volume	Invert	Avail.Storage	Storage Description
#1	33.00'	15,697 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
33.00	790	0	0
34.00	1,250	1,020	1,020
36.00	8,688	9,938	10,958
36.50	10,267	4,739	15,697

Device	Routing	Invert	Outlet Devices
#1	Primary	33.00'	4.0" Round Culvert L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 33.00' / 30.83' S= 0.1085 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf
#2	Secondary	35.00'	4.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.50 cfs @ 12.22 hrs HW=35.40' (Free Discharge)
 ↑1=Culvert (Inlet Controls 0.50 cfs @ 5.69 fps)

Secondary OutFlow Max=2.57 cfs @ 12.22 hrs HW=35.40' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 2.57 cfs @ 1.59 fps)

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Type III 24-hr 10-Year Rainfall=4.60"

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Summary for Pond UDSF-1:

Inflow Area = 2.681 ac, 23.19% Impervious, Inflow Depth = 2.46" for 10-Year event
 Inflow = 4.30 cfs @ 12.43 hrs, Volume= 0.550 af
 Outflow = 2.95 cfs @ 12.72 hrs, Volume= 0.550 af, Atten= 31%, Lag= 17.2 min
 Primary = 0.54 cfs @ 12.72 hrs, Volume= 0.418 af
 Secondary = 2.41 cfs @ 12.72 hrs, Volume= 0.132 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
 Peak Elev= 49.80' @ 12.72 hrs Surf.Area= 4,939 sf Storage= 7,131 cf

Plug-Flow detention time= 105.7 min calculated for 0.549 af (100% of inflow)
 Center-of-Mass det. time= 105.9 min (957.1 - 851.3)

Volume	Invert	Avail.Storage	Storage Description
#1	47.00'	14,574 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
47.00	1,215	0	0
48.00	1,486	1,351	1,351
50.00	5,325	6,811	8,162
51.00	7,500	6,413	14,574

Device	Routing	Invert	Outlet Devices
#1	Primary	47.00'	4.0" Round Culvert L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 47.00' / 44.33' S= 0.1335 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf
#2	Secondary	49.50'	6.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=0.54 cfs @ 12.72 hrs HW=49.80' (Free Discharge)
 ↑1=Culvert (Inlet Controls 0.54 cfs @ 6.17 fps)

Secondary OutFlow Max=2.41 cfs @ 12.72 hrs HW=49.80' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 2.41 cfs @ 1.34 fps)

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Type III 24-hr 25-Year Rainfall=5.80"

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Time span=0.00-40.00 hrs, dt=0.02 hrs, 2001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-10: Runoff Area=2,674,510 sf 2.71% Impervious Runoff Depth=2.74"
Flow Length=3,105' Tc=55.0 min CN=71 Runoff=81.12 cfs 14.011 af

Subcatchment SC-11: Runoff Area=116,805 sf 23.19% Impervious Runoff Depth=3.50"
Flow Length=772' Tc=30.9 min CN=79 Runoff=6.13 cfs 0.782 af

Subcatchment SC-12: Runoff Area=116,498 sf 19.24% Impervious Runoff Depth=3.31"
Tc=0.0 min CN=77 Runoff=12.50 cfs 0.737 af

Subcatchment SC-13: Runoff Area=2,035,112 sf 12.26% Impervious Runoff Depth=3.11"
Flow Length=5,973' Tc=94.3 min CN=75 Runoff=50.30 cfs 12.117 af

Reach R1: Avg. Flow Depth=0.14' Max Vel=3.26 fps Inflow=5.36 cfs 0.782 af
n=0.025 L=1,105.0' S=0.0398 '/' Capacity=25,292.70 cfs Outflow=5.08 cfs 0.782 af

Reach R2: Avg. Flow Depth=0.16' Max Vel=3.46 fps Inflow=6.29 cfs 0.737 af
n=0.025 L=736.0' S=0.0408 '/' Capacity=25,590.09 cfs Outflow=5.94 cfs 0.737 af

Pond AP-1: Wetland Inflow=125.40 cfs 27.648 af
Primary=125.40 cfs 27.648 af

Pond UDSF - 2: Peak Elev=35.66' Storage=8,210 cf Inflow=12.50 cfs 0.737 af
Primary=0.52 cfs 0.429 af Secondary=5.76 cfs 0.308 af Outflow=6.29 cfs 0.737 af

Pond UDSF-1: Peak Elev=49.96' Storage=7,940 cf Inflow=6.13 cfs 0.782 af
Primary=0.55 cfs 0.489 af Secondary=4.81 cfs 0.294 af Outflow=5.36 cfs 0.782 af

Total Runoff Area = 113.474 ac Runoff Volume = 27.648 af Average Runoff Depth = 2.92"
92.48% Pervious = 104.944 ac 7.52% Impervious = 8.530 ac

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Summary for Subcatchment SC-10:

Runoff = 81.12 cfs @ 12.77 hrs, Volume= 14.011 af, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 25-Year Rainfall=5.80"

Area (sf)	CN	Description
290,987	79	1 acre lots, 20% imp, HSG C
2,369,166	70	Woods, Good, HSG C
* 14,357	98	Impervious
2,674,510	71	Weighted Average
2,601,956		97.29% Pervious Area
72,554		2.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		Sheet Flow, A-B Woods: Light underbrush n= 0.400 P2= 3.30"
33.1	1,803	0.0330	0.91		Shallow Concentrated Flow, B-C Woodland Kv= 5.0 fps
0.8	1,202	0.0400	25.65	5,770.86	Channel Flow, C-D Area= 225.0 sf Perim= 71.0' r= 3.17' n= 0.025 Earth, clean & winding
55.0	3,105	Total			

Summary for Subcatchment SC-11:

Runoff = 6.13 cfs @ 12.42 hrs, Volume= 0.782 af, Depth= 3.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 25-Year Rainfall=5.80"

Area (sf)	CN	Description
89,716	73	Woods, Fair, HSG C
* 27,089	98	Impervious
116,805	79	Weighted Average
89,716		76.81% Pervious Area
27,089		23.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		Sheet Flow, A-B Woods: Light underbrush n= 0.400 P2= 3.30"
9.5	405	0.0200	0.71		Shallow Concentrated Flow, B-C Woodland Kv= 5.0 fps
0.3	267	0.0400	14.10	225.65	Channel Flow, C-D Area= 16.0 sf Perim= 15.0' r= 1.07' n= 0.022
30.9	772	Total			

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Type III 24-hr 25-Year Rainfall=5.80"

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Summary for Subcatchment SC-12:

Runoff = 12.50 cfs @ 12.00 hrs, Volume= 0.737 af, Depth= 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 25-Year Rainfall=5.80"

Area (sf)	CN	Description
62,772	79	1 acre lots, 20% imp, HSG C
43,872	70	Woods, Good, HSG C
* 9,854	98	Impervious
116,498	77	Weighted Average
94,090		80.76% Pervious Area
22,408		19.24% Impervious Area

Summary for Subcatchment SC-13:

Runoff = 50.30 cfs @ 13.30 hrs, Volume= 12.117 af, Depth= 3.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
Type III 24-hr 25-Year Rainfall=5.80"

Area (sf)	CN	Description
482,464	80	1/2 acre lots, 25% imp, HSG C
251,755	79	1 acre lots, 20% imp, HSG C
1,222,332	70	Woods, Good, HSG C
* 78,561	98	Impervious
2,035,112	75	Weighted Average
1,785,584		87.74% Pervious Area
249,528		12.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.1	100	0.0200	0.08		Sheet Flow, A-B Woods: Light underbrush n= 0.400 P2= 3.30"
71.2	3,238	0.0230	0.76		Shallow Concentrated Flow, B-C Woodland Kv= 5.0 fps
2.0	2,635	0.0080	21.68	30,899.48	Channel Flow, C-D Area= 1,425.0 sf Perim= 173.0' r= 8.24' n= 0.025
94.3	5,973	Total			

Summary for Reach R1:

Inflow Area = 2.681 ac, 23.19% Impervious, Inflow Depth = 3.50" for 25-Year event

Inflow = 5.36 cfs @ 12.58 hrs, Volume= 0.782 af

Outflow = 5.08 cfs @ 12.76 hrs, Volume= 0.782 af, Atten= 5%, Lag= 10.8 min

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Routing by Stor-Ind+Trans method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs

Max. Velocity= 3.26 fps, Min. Travel Time= 5.6 min

Avg. Velocity = 2.47 fps, Avg. Travel Time= 7.5 min

Peak Storage= 1,721 cf @ 12.67 hrs

Average Depth at Peak Storage= 0.14'

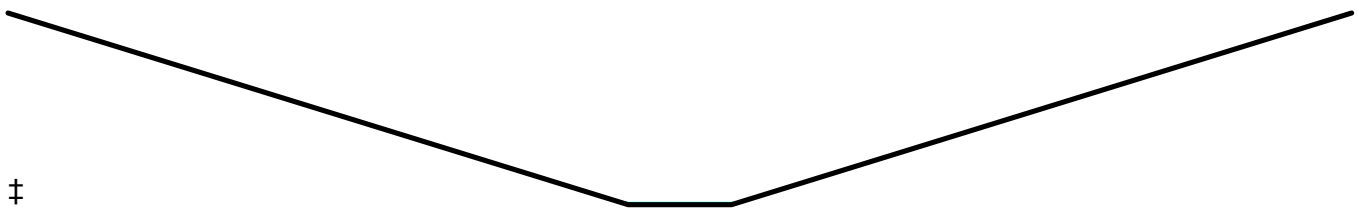
Bank-Full Depth= 10.00' Flow Area= 700.0 sf, Capacity= 25,292.70 cfs

10.00' x 10.00' deep channel, n= 0.025

Side Slope Z-value= 6.0 '/' Top Width= 130.00'

Length= 1,105.0' Slope= 0.0398 '/'

Inlet Invert= 44.00', Outlet Invert= 0.00'



Summary for Reach R2:

Inflow Area = 2.674 ac, 19.24% Impervious, Inflow Depth = 3.30" for 25-Year event

Inflow = 6.29 cfs @ 12.09 hrs, Volume= 0.737 af

Outflow = 5.94 cfs @ 12.22 hrs, Volume= 0.737 af, Atten= 6%, Lag= 7.7 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs

Max. Velocity= 3.46 fps, Min. Travel Time= 3.5 min

Avg. Velocity = 2.50 fps, Avg. Travel Time= 4.9 min

Peak Storage= 1,263 cf @ 12.16 hrs

Average Depth at Peak Storage= 0.16'

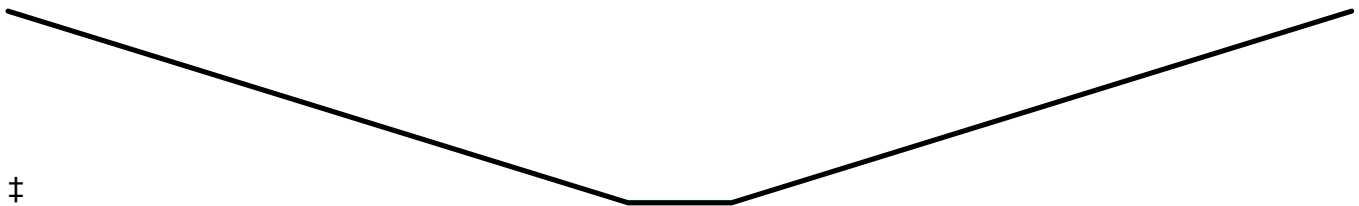
Bank-Full Depth= 10.00' Flow Area= 700.0 sf, Capacity= 25,590.09 cfs

10.00' x 10.00' deep channel, n= 0.025

Side Slope Z-value= 6.0 '/' Top Width= 130.00'

Length= 736.0' Slope= 0.0408 '/'

Inlet Invert= 30.00', Outlet Invert= 0.00'



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Type III 24-hr 25-Year Rainfall=5.80"

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Summary for Pond AP-1: Wetland

Inflow Area = 113.474 ac, 7.52% Impervious, Inflow Depth = 2.92" for 25-Year event
 Inflow = 125.40 cfs @ 12.88 hrs, Volume= 27.648 af
 Primary = 125.40 cfs @ 12.88 hrs, Volume= 27.648 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs

Summary for Pond UDSF - 2:

Inflow Area = 2.674 ac, 19.24% Impervious, Inflow Depth = 3.31" for 25-Year event
 Inflow = 12.50 cfs @ 12.00 hrs, Volume= 0.737 af
 Outflow = 6.29 cfs @ 12.09 hrs, Volume= 0.737 af, Atten= 50%, Lag= 5.3 min
 Primary = 0.52 cfs @ 12.09 hrs, Volume= 0.429 af
 Secondary = 5.76 cfs @ 12.09 hrs, Volume= 0.308 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
 Peak Elev= 35.66' @ 12.09 hrs Surf.Area= 7,419 sf Storage= 8,210 cf

Plug-Flow detention time= 70.4 min calculated for 0.736 af (100% of inflow)
 Center-of-Mass det. time= 70.6 min (888.1 - 817.5)

Volume	Invert	Avail.Storage	Storage Description
#1	33.00'	15,697 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
33.00	790	0	0
34.00	1,250	1,020	1,020
36.00	8,688	9,938	10,958
36.50	10,267	4,739	15,697

Device	Routing	Invert	Outlet Devices
#1	Primary	33.00'	4.0" Round Culvert L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 33.00' / 30.83' S= 0.1085 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf
#2	Secondary	35.00'	4.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.52 cfs @ 12.09 hrs HW=35.66' (Free Discharge)
 ↑1=Culvert (Inlet Controls 0.52 cfs @ 6.00 fps)

Secondary OutFlow Max=5.75 cfs @ 12.09 hrs HW=35.66' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 5.75 cfs @ 2.19 fps)

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Type III 24-hr 25-Year Rainfall=5.80"

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Summary for Pond UDSF-1:

Inflow Area = 2.681 ac, 23.19% Impervious, Inflow Depth = 3.50" for 25-Year event
 Inflow = 6.13 cfs @ 12.42 hrs, Volume= 0.782 af
 Outflow = 5.36 cfs @ 12.58 hrs, Volume= 0.782 af, Atten= 13%, Lag= 9.5 min
 Primary = 0.55 cfs @ 12.58 hrs, Volume= 0.489 af
 Secondary = 4.81 cfs @ 12.58 hrs, Volume= 0.294 af

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.02 hrs
 Peak Elev= 49.96' @ 12.58 hrs Surf.Area= 5,244 sf Storage= 7,940 cf

Plug-Flow detention time= 90.8 min calculated for 0.782 af (100% of inflow)
 Center-of-Mass det. time= 90.7 min (931.9 - 841.2)

Volume	Invert	Avail.Storage	Storage Description
#1	47.00'	14,574 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
47.00	1,215	0	0
48.00	1,486	1,351	1,351
50.00	5,325	6,811	8,162
51.00	7,500	6,413	14,574

Device	Routing	Invert	Outlet Devices
#1	Primary	47.00'	4.0" Round Culvert L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 47.00' / 44.33' S= 0.1335 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf
#2	Secondary	49.50'	6.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=0.55 cfs @ 12.58 hrs HW=49.96' (Free Discharge)

↑**1=Culvert** (Inlet Controls 0.55 cfs @ 6.35 fps)

Secondary OutFlow Max=4.80 cfs @ 12.58 hrs HW=49.96' (Free Discharge)

↑**2=Broad-Crested Rectangular Weir** (Weir Controls 4.80 cfs @ 1.75 fps)



**PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION
TOWN OF GRAY MAINE**

PROPERTY TO BE DEVELOPED

Property Location/Address	160 SHAKER RD.	Property Map/Lot	20 - 45 - 015 -
Zoning District	RRA	Lot Acreage	4.4
Owner Name	RAITH VANCE LAND Development	Tax Sheet	
Owner Address	590 Roosevelt Trl. Windham ME.	Owner Phone	207-232-0958

APPLICANT

Name (IF different than owner)	Contact Phone Number	207-232-0958
Mailing Address	Alternate Phone Number	
Mailing City/State/Zip	Fax Number	
Email Address		

AGENT/CONSULTANT

Name	WAYNE T WOOD & CO.	Contact Phone Number	657-3330
Mailing Address	30 WOOD DR.	Alternate Phone Number	
Mailing City/State/Zip	GRAY ME.	Fax Number	
Email Address	WTWCO1328@GMAIL.COM		

PROJECT

The undersigned requests that the Town of Gray Planning Board consider the following application for:

Subdivision

- Sketch Plan Review
- Preliminary Plan Review (Major)
- Final Plan Review (Major)
- Minor

Site Plan Review

- Pre-Application Conference
- Minor
- Major

Shoreland Zoning Permit

Other (specify)

- Conditional Use
- Amendment
- Extension
- Workshop
- Contract Zone Request

Project Description / Comments:

Applicant Signature *Anthony Vance*

Date

3/16/21



DRIVEWAY/ENTRANCE PERMIT APPLICATION TOWN OF GRAY MAINE

For Office Use Only

Permit No: _____

Date Submitted: _____

Date Paid: _____

APPLICANT

In accordance with the **Town of Gray Entrance and Culvert Policy**, the following person/s make application to construct a driveway/entrance at the location specified below.

Name RAIPH VANCE Land Development E-Mail Address AMVANCE35@YH100.COM
Street Address 590 ROOSEVELT TRL. City/State/Zip Windham ME. 04062
Phone Number 207-232-0958 TONY VANCE Work Phone _____

LOCATION

Location/Address 160 SHAKER RD. Property Map/Lot 20.45.015.
Owner Name RAIPH VANCE LAND DEVELOPMENT Zoning District RRA
Number of entrances requested: ONE Proposed width of entrance(s): 14 FEET.
Entrance shall be no less than ten (10) feet from property line. Minimum length of culvert shall be twenty-four (24) feet.

SIGNATURES

The applicant hereby agrees:

- To pay for any culverts and/or drainage structure which may be necessary for drainage, the size type and length of culverts and size and type of other incidental structures to be as recommended by the Town Manager or Public Works Director of said Town of Gray.
- To construct said driveway approach and install culvert(s) in accordance with Town of Gray Rules and Regulations.
- To provide, erect and maintain all necessary barricades, lights, warning signs and other devices to safe guard traffic property while the work is in progress.
- That the road or street will at no time be closed to traffic.
- No building construction shall take place until Driveway Entrance has been completed and approved and all specifications met.
- A Certificate of Occupancy shall not be issued until Driveway Entrance has been approved and signed by the Road Commissioner or Public Works Director.
- Once driveway is properly staked, please call Code Officer at 657-3112 to leave message.

Further condition of the permit shall be that the applicant shall well and truly pay all damages, fines and penalties for which he shall become liable and shall indemnify and save harmless aid Town of Gray against all suits, claims, damages and proceedings of every kind arising out of the construction of said entrance.

Applicant Signature: _____

Date: 3/16/21

CODE ENFORCEMENT OFFICER APPROVAL

Signature/Title: _____

Date: _____

PUBLIC WORKS APPROVAL

Signature/Title: _____

Date: _____

Culvert(s) Needed: _____ (Qty) @ _____ inches X _____ feet

MAINE REAL ESTATE TAX-Paid

RECORDING REQUESTED BY:
James A. Hopkinson, Esq.
Hopkinson & Abbondanza, P.A.
6 City Center, Suite 400
Portland, ME 04101

WARRANTY DEED
DLN: 1002140134406

ADAM M. WILSON, of Tampa, Hillsborough County, Florida, with a mailing address of 3201 W. Hawthorne Road, Tampa, Florida 33611, for consideration paid, grants to RALPH VANCE LAND DEVELOPMENT, a Maine Corporation, with a mailing address of 590 Roosevelt Trail, Windham, Maine 04062, with Warranty Covenants, a certain lot or parcel of land situated in Gray, County of Cumberland and State of Maine, more particularly bounded and described as follows:

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.

IN WITNESS my hand and seal this 27 day of February, 2021.

[Signature]
Witness

X [Signature]
ADAM M. WILSON

State of ~~Maine~~ FLORIDA
County of Hillsborough, ss.

Personally appeared before me ADAM M. WILSON and acknowledged the foregoing instrument to be his free act and deed on 27th February, 2021.

APPLY NOTARY SEAL



Before me,
[Signature]
Notary Public
Printed Name: Baron Gray
My commission expires: 01/13/2025

EXHIBIT A

(Shaker Road, Gray)

A certain lot or parcel of land situated in Gray, County of Cumberland and State of Maine, on the easterly side of the road leading from Gray to Dry Mills and bounded and described as follows:

Beginning at a stone post on the easterly side of said road leading from Gray to Dry Mills, the same being the southwesterly corner of land of or formerly, Mary Jane Morrill, thence north seventy one and three fourths ($71 \frac{3}{4}^{\circ}$) degrees east fifty seven rods and twenty links (57 r-20 l) to the center of a large rock, thence northwesterly about (40) rods to an iron pipe, thence northeasterly three rods and twelve feet (3 r 12') to a stake and stones, thence northwesterly one rod and seven links to the corner of land of Merle Verrill or formerly so, thence southwesterly on the line of Verrill's land about fifty-eight rods to the first mentioned road, thence southeasterly on the side line of said road, on the easterly side thirty two rods, nine links (32 rods 9 links) to the point of beginning, the same being a part of the Loring Field, so called.

Excepting Lots No. 2 and #3 as described in Subdivision Plan dated July, 1984, and recorded in the Cumberland County Registry of Deeds in Plan Book 144, Page 15.

Meaning and intending to convey the same premises conveyed to Adam M. Wilson from Nancy C. Wilson by deed dated January 29, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35436, Page 22.



**Wetland Investigation and Soil Report
Proposed Duplex Subdivision
Shaker Road Parcel, Gray**

Date: March 15, 2021

To: Tony Vance
RVLD, Inc.
590 Roosevelt Trail
Windham, ME 04062

Wetlands Summary:

There are no wetlands or stream drainages on the property.

Soil and Wastewater Summary:

There are multiple areas on both proposed lots that are suitable for wastewater disposal.

Date of Investigation: March 12, 2021

Location of the Investigation:

The property investigated is located on Shaker Road, Gray. The parcel is identified as Lot 45-15 on Tax Map 20. The parcel is reported to be 4.4 acres in size.

Purposes of the Investigation:

The purposes of the wetland investigation are to identify and describe wetlands on the property according to definitions in the Maine Natural Resources Protection Act (the *NRPA*) to determine if specific alteration and filling permits are required and if there are

any setbacks required under the *NRPA*, to determine the Maine DEP jurisdictional status of any streams and to identify any potential vernal pools.

The purpose of the soil investigation is to identify, describe and locate representative suitable areas for wastewater disposal, according to the Maine Subsurface Wastewater Disposal Rules (the *Rules*), to accommodate a duplex on each of two proposed lots.

Methods of the Investigation:

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

A concept plan with LIDAR topography by Wayne T. Wood & Co. was used in the field during the investigation.

Soil test pits dug by hand with a shovel and soil probe were done for the on-site wastewater disposal investigation.

Site Location and Description:

The property is located on the northeasterly margin of a broad terrace feature located easterly of Libby Hill. Drainage is northeasterly to Mill Brook (see Figure 1).

The property is depicted as an association of Hinckley loamy sand and Windsor loamy sand on the *National Cooperative Soil Survey* (see Figure 2). These are soils that formed in sandy, gravelly glacial outwash plains. On-site soil testing agrees with this mapping.

There are no drainages mapped on the property. There are no wetlands mapped on the property on the National Wetlands Inventory.

Results of the Wetlands Investigation:

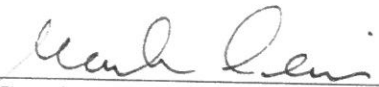
The property was walked and evaluated for any wetland conditions. The ravine was particularly reviewed. There was minimal snow cover on the ground and herb vegetation was visible. A soil auger boring was done to evaluate soil drainage conditions. No wetlands, stream drainages or vernal pools were found on the property.

Results of the Soil and Wastewater Disposal Investigation:

Soil test logs are attached. The soil is a sandy loam to loamy sand with no restrictive horizons or seasonally high-water table to at least 48 inches below the surface. The soils are rated Medium for wastewater disposal sizing by the Rules and are classified as 5B. Site reconnaissance indicates there are other suitable sites, not tested or located.

Typical four-bedroom duplex disposal areas are stone beds, 20' x 45' in size. The disposal systems do not need to be mounded above grade. Wastewater pump stations can be avoided by proper foundation planning. A 1500 gallon sized septic tank will be required for each duplex.

Further investigation will be required to design a system on any lot.

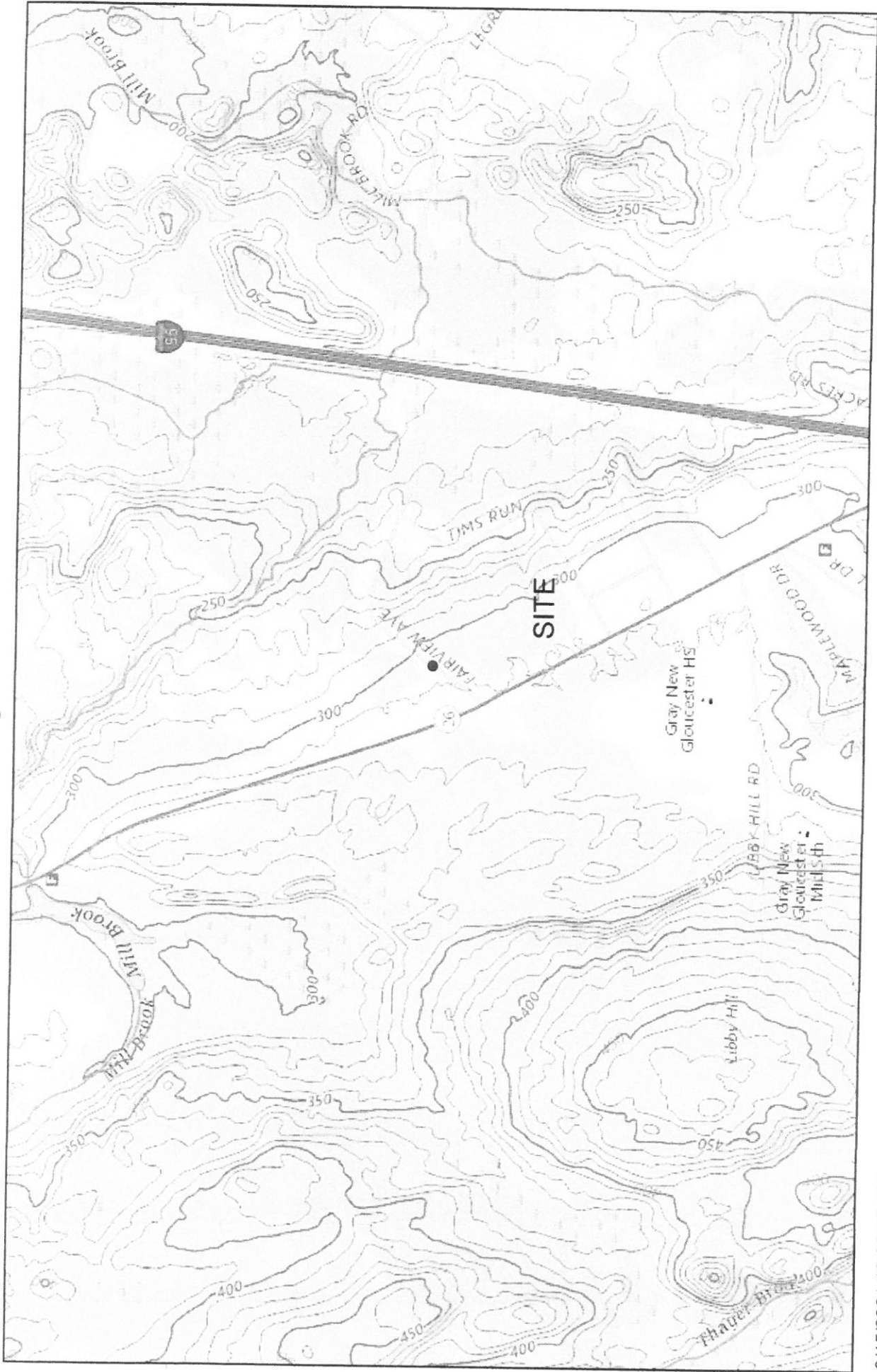


Mark Cenci

Maine Licensed Geologist #467

Maine Licensed Site Evaluator #262

Figure 1.



3/15/2021 10:20:58 AM

Normal Intermediate Contours
Normal Index Contours

1:18,056

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3185

Town, City, Plantation
GRAY

Street, Road, Subdivision
SHAKER ROAD

Owner or Applicant Name
TONY NANCE

SITE PLAN Scale 1" = _____ ft.

SITE LOCATION PLAN
(map from Maine Atlas recommended)

SEE SITE PLAN
BY WAYNE T. WOOD & CO

SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP-1 Test Pit Boring
" _____ Depth of organic horizon above mineral soil

Observation Hole # TP-2 Test Pit Boring
" _____ Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	SANDY		DK BRN	
6	LOAMY		RED BROWN	
12	TO		BROWN	
18	LOAMY	LOOSE	TO	
24	GRAVELLY		YELLOW BROWN	
30	SAND			WASH
36			GRAY	
42	LIMIT OF BORING			
48				

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	SANDY		DK BRN	
6	LOAMY		RED BROWN	
12	TO		YELLOW	
18	LOAMY	LOOSE	BROWN	
24	SAND			
30			GRAY	NONE
36				
42	LIMIT OF BORING			
48				

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
<u>5</u>	<u>B</u>		<u>-</u>	<input type="checkbox"/> Restrictive Layer
	Condition	Percent	Depth	<input type="checkbox"/> Bedrock
				<input type="checkbox"/> Pit Depth

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
<u>5</u>	<u>B</u>		<u>-</u>	<input type="checkbox"/> Restrictive Layer
	Condition	Percent	Depth	<input type="checkbox"/> Bedrock
				<input type="checkbox"/> Pit Depth

Wayne T. Wood
Site Evaluator Signature

262
SE #

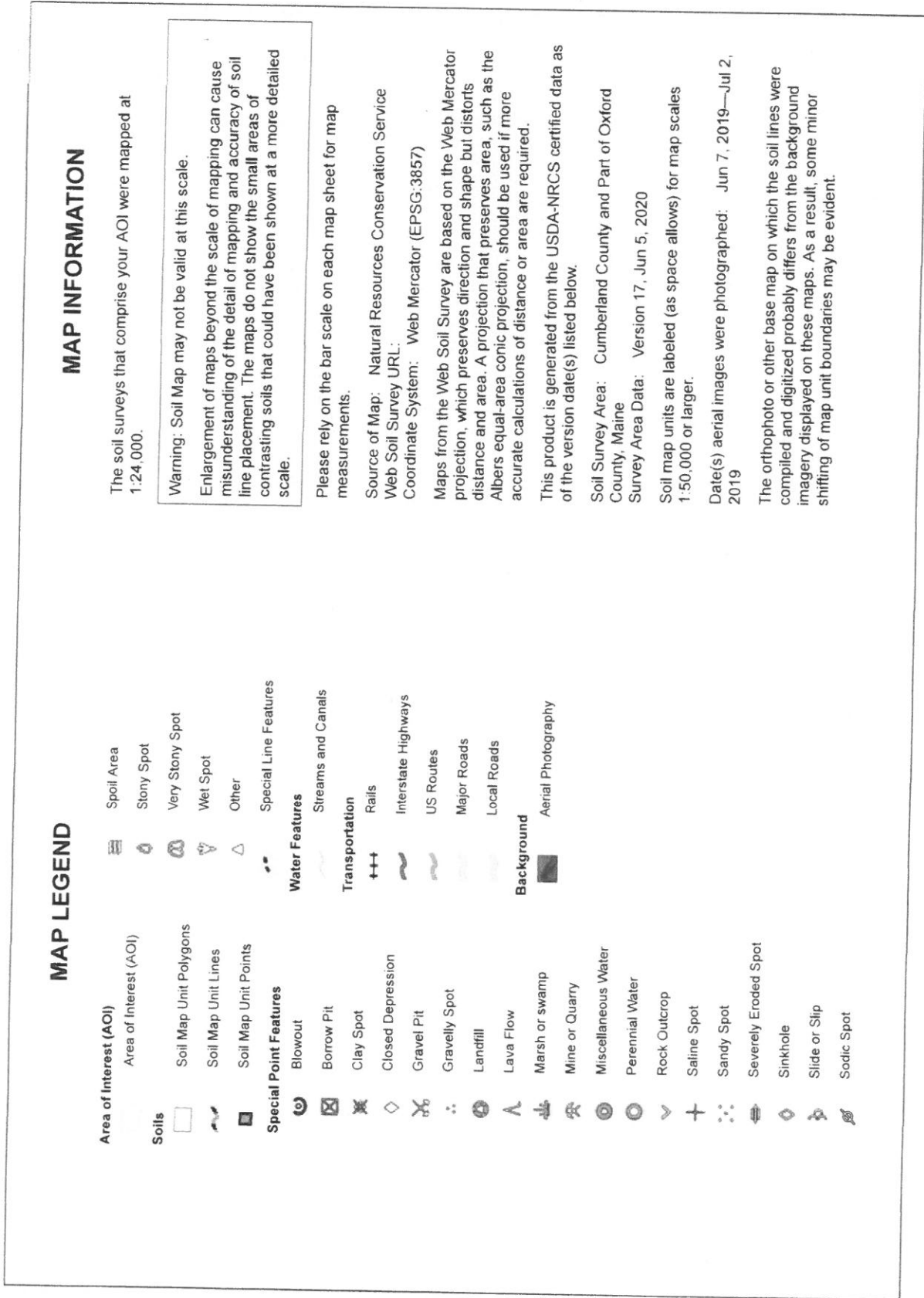
3-15-21
Date

Soil Map—Cumberland County and Part of Oxford County, Maine
(Figure 2.)



Natural Resources
Conservation Service

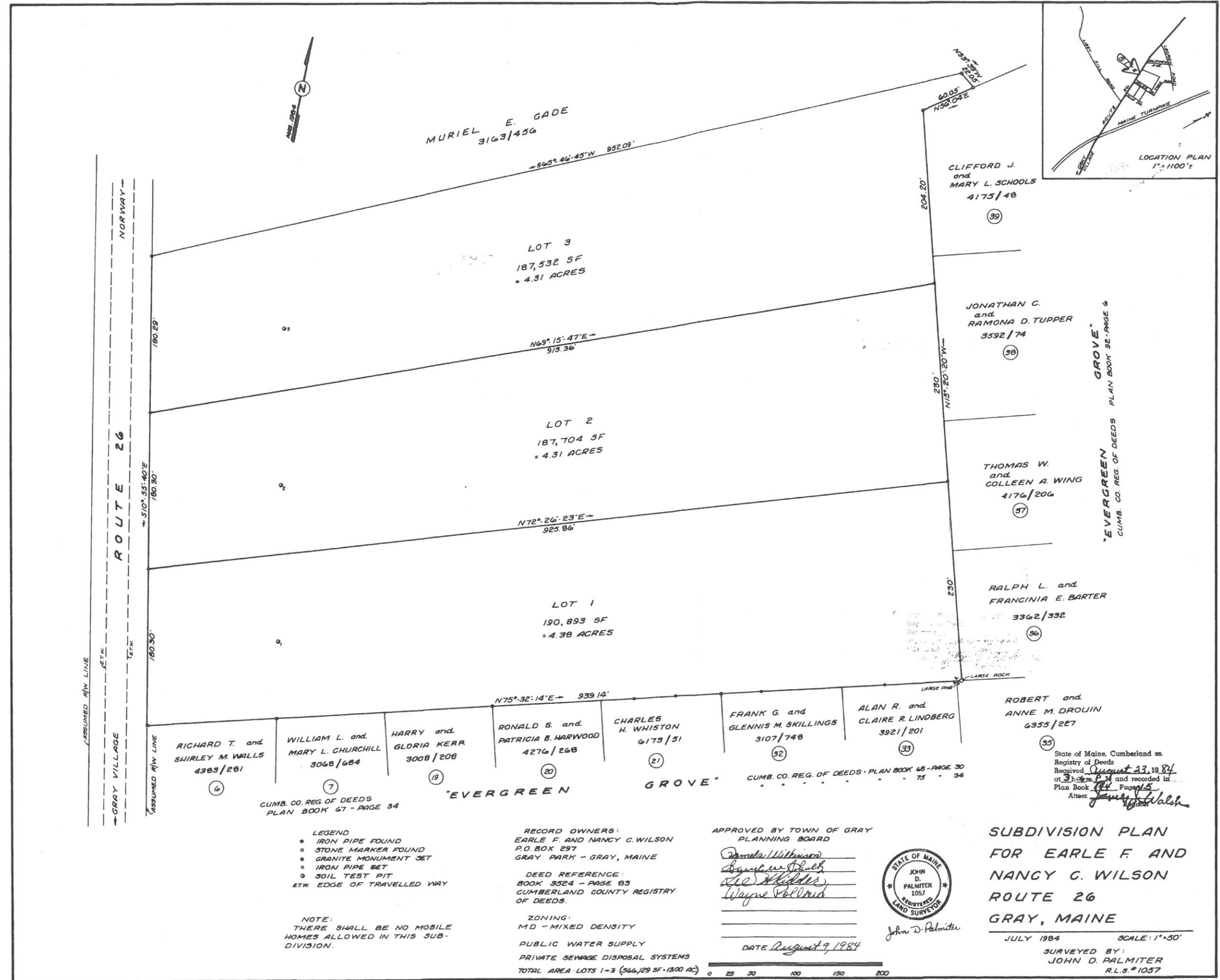
Web Soil Survey
National Cooperative Soil Survey



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	0.0	0.0%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	28.0	52.3%
Sn	Scantic silt loam, 0 to 3 percent slopes	0.2	0.3%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	0.5	0.9%
WmB	Windsor loamy sand, 0 to 8 percent slopes	23.4	43.7%
WmC	Windsor loamy sand, 8 to 15 percent slopes	1.5	2.8%
Totals for Area of Interest		53.6	100.0%

144/15



CUMB. CO. REG. OF DEEDS
PLAN BOOK 67 - PAGE 34

- LEGEND**
- IRON PIPE FOUND
 - STONE MARKER FOUND
 - GRANITE MONUMENT SET
 - IRON PIPE SET
 - SOIL TEST PIT
 - E.T.W. EDGE OF TRAVELLED WAY

NOTE:
THERE SHALL BE NO MOBILE HOMES ALLOWED IN THIS SUBDIVISION.

RECORD OWNERS:
EARLE F. AND NANCY C. WILSON
P.O. BOX 297
GRAY PARK - GRAY, MAINE

DEED REFERENCE:
BOOK 3324 - PAGE 83
CUMBERLAND COUNTY REGISTRY OF DEEDS.

ZONING:
MD - MIXED DENSITY

PUBLIC WATER SUPPLY
PRIVATE SEWAGE DISPOSAL SYSTEMS
TOTAL AREA - LOTS 1-3 (566,129 SF - 13.00 AC)

APPROVED BY TOWN OF GRAY PLANNING BOARD

Janet Wilbur
James Wilbur
John Wilbur
Wayne Pollock

DATE August 9, 1984

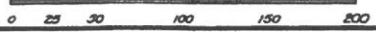


John D. Palmiter

State of Maine, Cumberland ss.
Registry of Deeds
Received August 23, 1984
at 3:00 P.M. and recorded in
Plan Book 67, Page 15
Attest *Janet Walsh*

**SUBDIVISION PLAN
FOR EARLE F. AND
NANCY C. WILSON
ROUTE 26
GRAY, MAINE**

JULY 1984 SCALE: 1"=30'
SURVEYED BY:
JOHN D. PALMITER
R.L.S.#1057



144/15



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

Portland
565 Congress Street, Suite 201
Portland, ME 04101

April 26, 2021

2125

Ms. Kathy Tombarelli, Town Planner
Town of Gray Planning Department
Henry Pennell Municipal Complex
24 Main Street
Gray, ME 04039

Pre-Application: Cureton Self Storage, Portland Road

Dear Kathy,

Terradyn Consultants LLC, on behalf of Beth Cureton, is pleased to submit this Pre-Application Conference request for the proposed Cureton Self Storage Project. The development parcel is approximately 3.85 acres and is shown as lots 31-10 & 31-14 on the Town of Gray Tax Map 59 and is approximately located at 119 Portland Road. The property is located within the Commercial (C) Zone. See attached Figure 1 for USGS Location Map.

The property contains an old driveway that connects Portland Road to a small (<10,000 SF) cleared area that is located directly adjacent to the neighboring commercial property to the south. The rest of the property is undeveloped forest and wetland area. See attached Figure 2 for Aerial Map.

Proposed Project:

The applicant is proposing to create a self-storage facility that will feature seven self-storage buildings & a small outdoor storage area along with the associated maneuvering area, utility infrastructure, landscaping and stormwater facilities. The buildings provide a total of 27,100 SF of indoor storage while the outdoor storage area will feature a 9,000 SF gravel pad. Facility rentals will be managed by a website. No rental office is proposed onsite which means that the facility does not require any water, sewage or employee parking facilities.

The applicant is proposing to construct metal buildings featuring earth tone colors. There will be a new sign adjacent to the entrance that will conform to all requirements of the land use ordinance. It will likely be externally lit.

The project will be accessed by a new driveway off Portland Road (Route 100) that will be in the same location as the existing access. The driveway leads to a front gate that is approximately 100' off the edge of the road. This distance provides more than enough stacking opportunity. The gate will be controlled with a keypad mechanism. The applicant will provide the access code to the Gray Fire & Rescue Department. A black chain link security fence will surround the development area.

The existing vegetation in the wetlands will be preserved and will provide substantial buffering between the road & the development area. Additional landscaping will be installed in the open area at the south end of the site.

Environmental Permits:

The applicant will need to obtain a Maine DEP Stormwater permit prior to construction since the new impervious area is greater than one acre. The stormwater management system will likely feature an under-drained filter basin that will provide both stormwater quality & quantity control for the site. Site runoff eventually drains to the Pleasant River. A Tier 1 wetland alteration permit will likely be necessary since site alteration will likely exceed 4,300 SF.

Site Utilities:

The project will not need to connect to the Town water main nor will a septic system be necessary. The applicant will connect to the Central Maine Power the overhead power lines that run along the project frontage. A transformer will be placed onsite that will provide power to the facility.

Fire Protection:

There are hydrants both north and south of the new entrance. Both hydrants are approximately 750' away from the proposed property entrance.

Traffic:

According to the ITE Trip Generation 10th Edition – mini-warehousing (Section 151) results in slightly higher traffic on weekends rather than during the work week:

Monday-Friday

- 1.51 trips per day per 1,000 SF of G.F.A. (41 trips)
- 0.10 trips per AM Peak hour per 1,000 SF of G.F.A. (3 trips)
- 0.17 trips per PM Peak hour per 1,000 SF of G.F.A. (5 trips)

Weekend (Saturday)

- 1.95 trips per day per 1,000 SF of G.F.A. (53 trips)
- 0.31 trips per Peak hour per 1,000 SF of G.F.A. (9 trips)

Attachments:

The attached concept plan is based upon the tax map boundary and State of Maine Office of GIS topographic LIDAR topography. Mark Cenci of Mark Cenci Geologic delineated the wetlands earlier this spring.

The following items are attached as required by the Site Plan Application procedures:

- Pre-Application Conference Review Fee (\$250)
- Site Plan Application
- Figure 1: USGS Quadrangle Map
- Figure 2: Aerial Map
- Inventory & Analysis Plan
- Conceptual Site Plan

Ms. Kathy Tombarelli
4-26-2021

2125

We are hopeful that this application can be placed on the agenda for the May 13, 2021 Planning Board Meeting. Thank you for your consideration, and please call me if you have any questions as you review the enclosed plans and information.

TERRADYN CONSULTANTS, LLC

A handwritten signature in black ink, appearing to read 'J Amos', is positioned above the typed name.

Jeff Amos, P.E.
President



PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION
TOWN OF GRAY MAINE

PROPERTY TO BE DEVELOPED

Property Location/Address	Portland Road	Property Map/Lot	59 . 31 . 10 & 14 .
Zoning District	Commercial	Lot Acreage	3.65
Owner Name	Estate of Dorothy Wood	Tax Sheet	59
Owner Address	42 Portland Rd. Gray, ME 04039	Owner Phone	207-317-2014

APPLICANT

Name (IF different than owner)	Beth Cureton	Contact Phone Number	207-317-2014
Mailing Address	29 Derby Lane	Alternate Phone Number	
Mailing City/State/Zip	North Yarmouth, ME 04097	Fax Number	
Email Address	erinmcureton@gmail.com		

AGENT/CONSULTANT

Name	Jeff Amos, P.E.	Contact Phone Number	207-272-7571
Mailing Address	41 Campus Drive, Suite 101	Alternate Phone Number	207-926-5111
Mailing City/State/Zip	New Gloucester, ME 04260	Fax Number	
Email Address	jeff@terradyconsultants.com		

PROJECT

The undersigned requests that the Town of Gray Planning Board consider the following application for:

<input type="checkbox"/> Subdivision Sketch Plan Review Preliminary Plan Review (Major) Final Plan Review (Major) Minor	<input type="checkbox"/> Other (specify) Conditional Use Amendment Extension Workshop Contract Zone Request
<input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Pre-Application Conference Minor Major	
<input type="checkbox"/> Shoreland Zoning Permit	

Project Description / Comments:

Applicant proposes to construct a self-storage facility featuring 7 self storage building and an outdoor storage area.

Applicant Signature _____ Date 4/23/2021

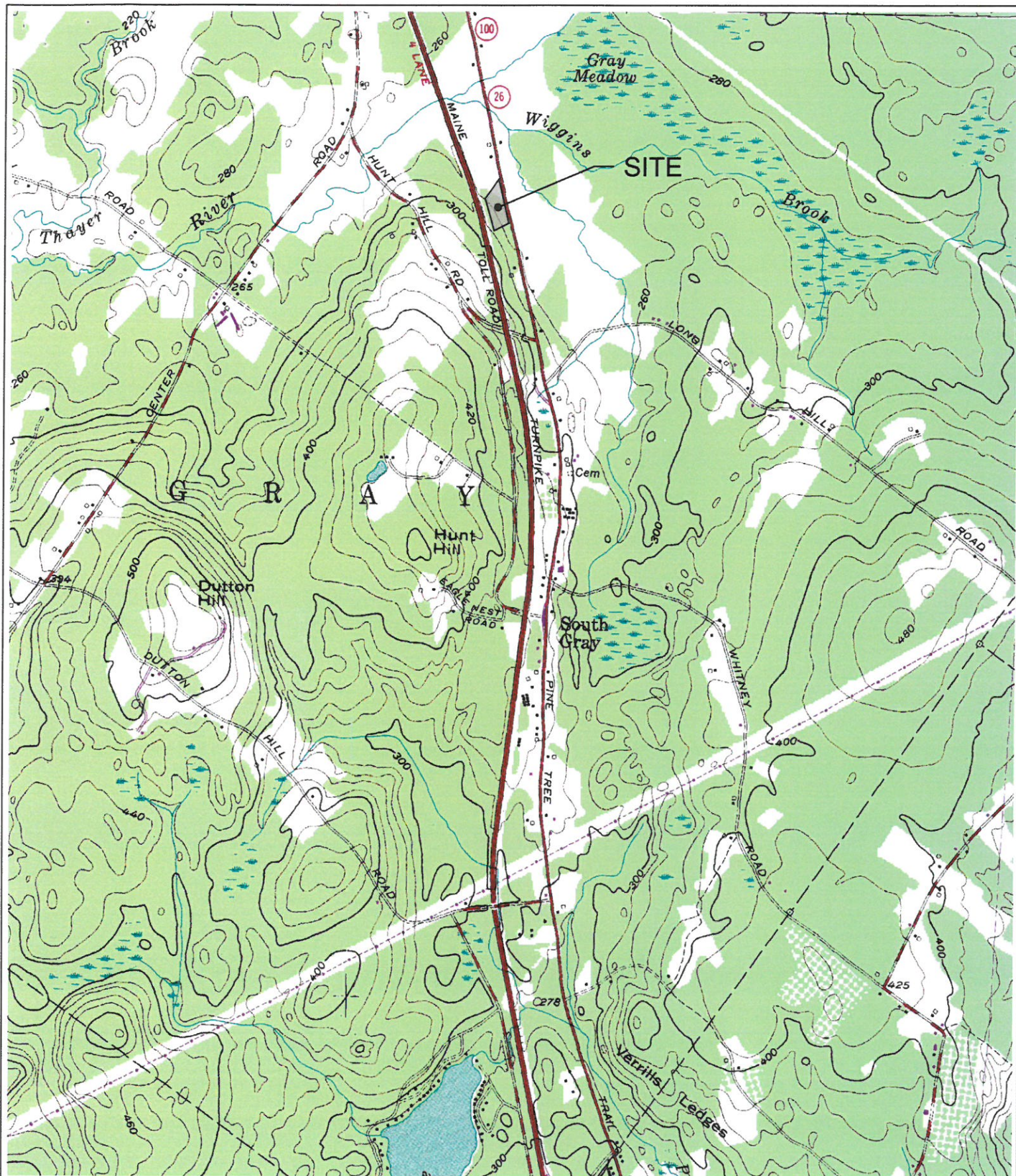


FIGURE 1: U.S.G.S. QUADRANGLE MAP			
PROJECT: CURETON SELF STORAGE		PINELAND 41 CAMPUS DRIVE, SUITE 101 NEW GLOUCESTER, ME 04260	
PREPARED FOR: BETH CURETON 29 DERBY LANE NORTH YARMOUTH, ME 04097		PORTLAND 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101	
		PROJECT NO. 2125	SHEET 1
		DATE 4/21/2021	OF 2
		SCALE 1"=2,000'	



FIGURE 2: AERIAL MAP

PROJECT:
CURETON SELF STORAGE

PREPARED FOR:
BETH CURETON
29 DERBY LANE
NORTH YARMOUTH, ME 04097



PINELAND
41 CAMPUS DRIVE, SUITE 101
NEW GLOUCESTER, ME 04260

PORTLAND
565 CONGRESS STREET, SUITE 201
PORTLAND, ME 04101

207.926.5111 • info@terradyconsultants.com • www.terradyconsultants.com

PROJECT NO.	2125	SHEET	2
DATE	4/21/2021	OF	
SCALE	1"=200'		2



**PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION
TOWN OF GRAY MAINE**

PROPERTY TO BE DEVELOPED

Property Location/Address	101 long hill rd	Property Map/Lot	059 .042 .002 .000
Zoning District	rural	Lot Acreage	7.56
Owner Name	stefan winslow	Tax Sheet	acc 2616
Owner Address	4 sugar maple rd	Owner Phone	207-838-1720

APPLICANT

Name (IF different than owner)		Contact Phone Number	207-838-1720
Mailing Address	4 sugar maple rd	Alternate Phone Number	
Mailing City/State/Zip	gray me 04039	Fax Number	
Email Address	swinslow@maine.rr.com		

AGENT/CONSULTANT

Name	Contact Phone Number
Mailing Address	Alternate Phone Number
Mailing City/State/Zip	Fax Number
Email Address	

PROJECT

The undersigned requests that the Town of Gray Planning Board consider the following application for:

Subdivision

- Sketch Plan Review
- Preliminary Plan Review (Major)
- Final Plan Review (Major)

Minor

Site Plan Review

Pre-Application Conference

Minor

Major

Shoreland Zoning Permit

Project Description / Comments:

**3 lot minor subdivision
to have underground power and sprinkled dwellings**

Other (specify)

- Conditional Use
- Amendment
- Extension
- Workshop
- Contract Zone Request

Applicant Signature

Stefan Winslow

Date *4/19/21*

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Gray on the northerly side of the road leading from North Yarmouth to the Portland and Gray Road, known as the "Long Hill Road," County of Cumberland, and State of Maine, bounded and described as follows:

Bounded on the southwesterly side by the said "Long Hill Road;" on the northwesterly side by land now or formerly of Albert H. Doughty; northeasterly and southeasterly by land formerly owned by William Simpson.

Meaning and intending to convey the same premises conveyed to Joseph G. Dumbrocyo by deed from Joseph G. Dumbrocyo, Personal Representative of the Estate of Guy Dumbrocyo, dated October 5, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29046. Page 77.

Further reference may be had to an Affidavit of Nicole Small of even date to be recorded prior to or contemporaneously with this instrument.

Doc:19395 BK:37949 PG:102

3/19/21

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Winslow Property Applicant Name: Stefan Winslow Project Location (municipality): Long Hill Road - Gray

Exploration Symbol # TP-1 Test Pit Boring

Organic horizon thickness _____ Ground surface elev. _____

Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Dark Brown	
6				
12	Sandy Loam	Friable	Brown	
18				
24	Sandy Loam	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. Soil Classification: 3 Profile C Condition Slope: 2 Percent Limiting Factor: 18 Depth Groundwater Restrictive Layer Bedrock

S.S. Soil series/phase name _____ Hydric Nonhydric Hydrologic Soil Group _____

Exploration Symbol # TP-2 Test Pit Boring

Organic horizon thickness _____ Ground surface elev. _____

Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Dark Brown	
6				
12	Sandy Loam	Friable	Brown	
18				
24	Sandy Loam	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. Soil Classification: 3 Profile C Condition Slope: 2 Percent Limiting Factor: 20 Depth Groundwater Restrictive Layer Bedrock

S.S. Soil series/phase name _____ Hydric Nonhydric Hydrologic Soil Group _____

Exploration Symbol # TP-3 Test Pit Boring

Organic horizon thickness _____ Ground surface elev. _____

Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Dark Brown	
6				
12	Sandy Loam	Friable	Brown	
18				
24	Sandy Loam	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. Soil Classification: 3 Profile C Condition Slope: 2 Percent Limiting Factor: 20 Depth Groundwater Restrictive Layer Bedrock

S.S. Soil series/phase name _____ Hydric Nonhydric Hydrologic Soil Group _____

Exploration Symbol # TP-4 Test Pit Boring

Organic horizon thickness _____ Ground surface elev. _____

Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Dark Brown	
6				
12	Sandy Loam	Friable	Brown	
18				
24	Sandy Loam	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. Soil Classification: 3 Profile C Condition Slope: 2 Percent Limiting Factor: 22 Depth Groundwater Restrictive Layer Bedrock

S.S. Soil series/phase name _____ Hydric Nonhydric Hydrologic Soil Group _____

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: [Signature] Date: 4/16/21

Name Printed/typed: Mark Hampton Cert/Lic/Reg. #: 263/216

Title: Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer

attix professional seal

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Winslow Property Applicant Name: Stefan Winslow Project Location (municipality): Long Hill Road - Gray

Exploration Symbol # TP-5 Test Pit Boring

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Dark Brown	
6				
12	Sandy Loam	Friable	Brown	
18				
24	Sandy Loam	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. Soil Classification: 3 C Slope: 2 Limiting Factor: 18 Groundwater Restrictive Layer Bedrock

S.S. Soil series/phase name: _____ Hydric Non-hydric Hydrologic Soil Group: _____

Exploration Symbol # TP-6 Test Pit Boring

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Dark Brown	
6				
12	Sandy Loam	Friable	Brown	
18				
24	Sandy Loam	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. Soil Classification: 3 C Slope: 2 Limiting Factor: 18 Groundwater Restrictive Layer Bedrock

S.S. Soil series/phase name: _____ Hydric Non-hydric Hydrologic Soil Group: _____

Exploration Symbol # _____ Test Pit Boring

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				
54				
60				

Soil Details by S.E. Soil Classification: _____ Slope: _____ Limiting Factor: _____ Groundwater Restrictive Layer Bedrock

S.S. Soil series/phase name: _____ Hydric Non-hydric Hydrologic Soil Group: _____

Exploration Symbol # _____ Test Pit Boring

_____ " Organic horizon thickness Ground surface elev. _____

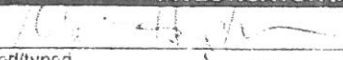
_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				
54				
60				

Soil Details by S.E. Soil Classification: _____ Slope: _____ Limiting Factor: _____ Groundwater Restrictive Layer Bedrock

S.S. Soil series/phase name: _____ Hydric Non-hydric Hydrologic Soil Group: _____

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: 	Date: <u>4/16/21</u>
Name Printed/typed: <u>Mark Hampton</u>	Cert/Lic/Reg. #: <u>263/216</u>
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Professional Engineer	

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