



**TOWN OF GRAY**  
**PLANNING BOARD**  
**AGENDA • APRIL 14, 2022**

---

**Planning Board  
Regular Meeting**

**In-person, Henry Pennell Municipal Complex, 24 Main  
Street, Gray**

**7:00 PM**

---

**I. MEETING COMMENCES**

Roll Call

**II. MINUTES APPROVAL**

- a. Minutes Approval: Planning Board Regular Meeting of March 10, 2022

**III. INFORMATION EXCHANGE**

MMA Planning Board training: May 10 in Bangor/ Online video training option

**IV. PUBLIC HEARINGS**

- a. Public Hearing: Multi-Family Ordinance Change

The Town of Gray, Maine is proposing amendments to the Zoning Ordinance (Chapter 402). The Town Council will hold a public hearing/first reading on April 5 and public hearing/second reading/adoption on April 19, 2022. The Planning Board will hold a public hearing at its April 14, 2022 meeting. Proposed amendments to section 402.10.14.E of the Zoning Ordinance include increasing the maximum number of attached dwelling units per multi-family structure from 6 to 30 only in the VC Zoning District on lots larger than 14 acres, provided that the footprint of the multi-family development structure is less than 15,000 square feet.

- b. Public Hearing: Self-Storage Development at 100 and 104 Lewiston Road

A request by Scott Liberty, dba as Odessa Properties LLC, represented by JP Connolly of DM ROMA Consulting Engineers, for PB review of a proposal to create two additional lots on his property at 100 and 104 Lewiston Road, Map 28, Lots 26-02 and 26-02-01 in the Commercial Zoning District and Light Manufacturing Overlay District. One lot is proposed for commercial development of self-storage units, while a second would be for a single-family residential use.

**V. NEW BUSINESS**

- a. Cambell Acres/Jenny Drive Subdivision

A request by Kristin Stanley, represented by Tom Noonan, for an amendment to an approved subdivision, to divide an existing 12-acre lot at 55 Cambell Shore Road, Tax Map 56, Lot 017-028-000 in the Cambell Acres/Cambell Shore Road/Jenny Drive subdivision, into three lots. The parcel is located in the Rural Residential & Agriculture Zoning District. The proposal is

subject to minor subdivision plan review.

b. Sketch Plan Review: Gracewoods Subdivision

A request by Robert Thayer Jr., represented by Wayne Wood, for Planning Board sketch plan review of an amendment to a minor subdivision. This proposal is to create two additional lots on Mr. Thayer's property in the Gracewoods subdivision, on Gracewoods Road, Map 62, Lots 027-112 and 027-113, in the Rural Residential and Agricultural zoning district and partly in the Limited Residential Shoreland Zoning District. Both lots are proposed for residential use. This proposal is subject to minor subdivision amendment review and Shoreland Zoning review.

c. Pre-application conference: Caswell Farm

A request by Catherine Caswell, seeking a Planning Board pre-application conference on a proposal to construct a 24x40' building for use as a commercial kitchen and expand the existing 60 square foot farmstand to 200 square feet, on her property at 120 Whitney Road, Map 69, Lot 41-33, in the Rural Residential Agricultural zoning district. This proposal is subject to conditional use, similar use, and site plan review.

**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  
GRAY PLANNING BOARD  
DRAFT MINUTES – MARCH 10, 2022**

---

Gray Planning Board	Henry Pennell Municipal Complex	7:00 PM
Regular Meeting	24 Main Street, Gray, ME 04039	

---

**I. MEETING COMMENCED AT 7:00 PM**

This meeting took place virtually.

- **Roll Call**

Attendee Name	Title	Status
Dan Cobb	Chair	Present
Tamara Lee Pinard	Regular Board Member	Present
Kiersten Scarpati	Regular Board Member	Present
Keary Sibole	Regular Board Member	Present
Manny Archibald	Regular Board Member	Absent – Excused
Doug Webster	Comm. Deve. Director	Present
Kristen Muszynski	Community Planner	Present
Dan Maguire	Council Liason	Present

- **Elevate Alternate Member into voting role.** No elevation necessary. There was a full board present.

**II. MINUTES APPROVAL:** The following motion was made.

**MOTION:** *by Kiersten Scarpati, seconded by Tamara Lee Pinard, to approve the Planning Board meeting minutes of February 10, 2022, as written.*

**VOTED:** *4-0 (Passed).*

**III. INFORMATION EXCHANGE:** Dan Cobb – Chair stated he had a minute correction to make. This was on Page 3 of the board packet, Item III. c. to correct “*Cambell Shores*” to read, “*Cambell Shore.*”

Dan Cobb welcomed new Regular Board Member – Keary Sibole.

He also stated that he received resignation from Andrew Watson. He thanked him for his time and contributions for the past three (3) years. He noted his term was up this year.

Dan Maguire reminded everyone of the Joint Town Council/Planning Board meeting/workshop, which is April 11, 2022 at 6:00 pm. Sandra Carder – Council Chair sent an e-mail regarding this. All Board Members responded that they are able to attend. He said the timing is good with the new members. This will be facilitated by the GPCOG. The goal is two- (2-) fold. The Planning Board requested the meeting to do some aligning with the Council. The Council wants to do the same. There have been a lot of changes – there is the Comp Plan, irons in the fire around town infrastructure, etc. This is a good opportunity to get together. The Planning Board and Council have very distinct and different duties and responsibilities. The Town Council, the Town Manager, and Planning are working on a plan to try to improve and streamline the Ordinance process so it will be more responsive to the Towns needs.

Communication - Dan Cobb said it needs to be determined, whether it is Dan Maguires job as Council Liaison; Nate Rudy, as the Town Manager; or Sandra Carder the Council Chair, to communicate new board appointments. Dan

Cobb said the communication process needs to be clarified. Dan Maguire, as Council Liaison, needs to communicate this information.

Procedural – It was asked if two (2) shorter meetings are preferred in April due to the large volume of applications. Dan Cobb said that there is no new business after 10:00 pm and he is not in favor of beginning a meeting earlier than 7:00 pm. He feels it would be a better choice to split the meeting in April to two (2). A public meeting would need to be set for the second one (1). They could be a week or two (2) weeks apart. Doug Webster said the current regularly scheduled meeting is April 14, 2022. He said he would respectfully suggest, if it becomes necessary to schedule another meeting, for either April 21<sup>st</sup> or April 28, 2022. Doug Webster suggested keeping the same submittal guideline as if it would be held on April 14, 2022. Doug Webster then asked for input on availability for April 21<sup>st</sup> or April 28, 2022. Tamara Lee Pinard said both would be good for her, but she prefers the 21<sup>st</sup>. Kiersten Scarpati is not available on the 21<sup>st</sup>. Keary Sibole is available on both dates. Dan Cobb concluded both dates look equally undesirable. This input is very helpful if two (2) meetings are necessary. Dan Cobb said the intent is to put all applications on the Agenda and see what the submittals look like and make a decision. Doug Webster said to see what comes in and what the options are. Dan Cobb commented that the 21<sup>st</sup> is school vacation week, so it is not ideal. Kristen Muszynski said they were just trying to get a feel on what the Board's preference is. In conclusion, to see what applications actually come in.

Site Visit - Kristen Muszynski mentioned the Liberty Project on the Lewiston Road. She asked the Board if they wanted to see the site prior to the April 14, 2022 meeting to see what it looks like. This has been narrowed down to a single proposal. Dan Cobb asked the Board if they want a site walk for this application. Doug Webster said Planning would need to get notification out to the abutters and an advertisement in the local paper sometime the week of March 21<sup>st</sup>. It was decided to schedule a Site Visit for March 22, 2022 at 5:00 pm. Doug Webster feels it would help the Board to see the site.

**IV. NEW BUSINESS: *Avesta Meadowview II Updates.*** John Mahoney, applicant, provided the following update. Dan Cobb asked the applicant to focus on the updates.

John Mahoney did screen-sharing. He said they did update the rendering. He showed the transformer location. They worked with the electrical engineer to put in an actual size. They added the trash room. The next submission will include an Elevation Plan.

John Mahoney stated that they were working with the engineer on the traffic review that the Board had requested. He updated the Board on the traffic circulation and the road discontinuance. They met with Tom Erico, of TY Lin International, and workshopped the traffic circulation. They had a good discussion. One of the things brought up was the yield sign at the intersection of Hancock Street. The access drive is being called, "*Avesta Drive.*" He zoomed in to the area of the intersection. Currently, there is a yield sign. Cars exiting would have to yield to someone taking a left-hand-turn. They thought it would be better to remove the yield sign and have a stop sign at the end of Hancock Street. Dan Cobb said the Board would defer to traffic engineer recommendation. John Mahoney said they are open to changing the names. He said they did talk, at length, about site circulation. Some think the clockwise situation is better, including the Fire Department. He showed the one-way in road. There is a peninsula to slow traffic down coming in. He showed the location of the wayfinding sign. They will be keeping the removable speed bumps to ensure the slow flow of traffic. Crosswalks are okay. They went through the list – snow storage and the rebuilding of the sidewalk to name a few. TY Lin recommends a five-foot-wide sidewalk. He showed the trees along the sidewalk and that it might make sense to keep it at four-feet, so as to not disturb the trees. Everywhere else, they can do five-feet.

He continued by saying they did some landscape buffering (bushes) by the transformer. They need to meet CMP setback requirements of three-feet to the back and five-feet to the side. At the corners of Buildings 1 and 2, more buffering will be added and at the shed. He then showed the updated Landscaping Plan. The rendering now matches the Landscape Plan on what is proposed.

Next, he showed the existing Condition Survey. He showed the parcel under discussion in terms of conveying the fee from the Town to Avesta. Avesta would, in turn, convey back public access and a Maintenance Agreement over that land.

Board Feedback on Traffic Circulation. Kiersten Scarpati questioned the clockwise circulation. John Mahoney clarified it to be counter-clockwise. She said this makes sense for the drop-off.

Tamara Lee Pinard said she appreciates the slow ingress into the property.

Keary Sibole said she appreciates that the Fire Department has signed off and that it is a safe way to access and leave the building.

Dan Cobb said he appreciated the second look at this. He said this pattern is a better solution. He asked what they had in regards to signage telling people to stop traveling clockwise. He asked are there do-not-enter signs? John Mahoney responded that there is a “do-not-enter” sign. The aisles are 28-feet-wide. He showed both the 28-foot-wide and 24-foot-wide aisles. The 24-foot-wide is the standard. There is enough room for two- (2-) way traffic. Delivery trucks would be able to turnaround, if they had to. John Mahoney said the stop bar could be moved back. This can be looked at further. The stop bar is tied into the turnaround.

Doug Webster said he was hoping for input on the five (5) different options he laid out in the memo attached to the Planning Board memo. And, he had an update on the current proposed plan resolution to the road question. The second piece was related to the road. Doug Webster said he has had some discussions with the Towns Public Works Director, as well as with legal counsel, and he provided an update to the Council at their meeting on March 1, 2022. He wants to outline what is currently proposed so the Board has an understanding with this application as it moves forward. He said this is in regards to the new road. He said in 1974 or 1976, there is a portion of the road that was transferred from Gray Senior Housing (Avesta) to the Town. What is labeled as “Avesta Drive” – the fee to that was transferred from Avesta to the Town in connection with the existing buildings. The discussions the Town has had with Public Works, legal counsel, and the current representatives from Avesta for this proposed expansion to their number of units, this has focused on transferring the fee simple back. In discussions with the Town’s legal counsel, it appears as though what is most viable and appears to meet all the needs for everybody involved is to do a partial discontinuance of Avesta Drive. A public easement would automatically be retained when the portion is discontinued. The proposal is to draw a line straight down and the portion that would be discontinued is labeled, “Avesta Drive” and everything to the left of the red line drawn would be retained by the Town for the purposes of not making either of the abutting properties to the east and west more non-conforming with frontage. The Town would retain the fee to everything to the left. The Town would retain a public easement and that would be viable for the purposes of winter maintenance, as well as the pedestrian easement for the Valt Trail. He said that is the current proposal. The Council was comfortable with this at their March 1, 2022 meeting. He said all three (3) of the existing buildings have one (1) 911 address. It is recommended the Hancock Street take that turn and that there be a new road name that would pick up right where the turn occurs. There would be a new road name for all four (4) Avesta buildings. Each of the buildings would have a different number on, conceptually, Avesta Drive.

This concluded the updates. They will be submitting something that addresses everything on the 23<sup>rd</sup>.

Dan Maguire asked if this is going to change the address for that last house located on Hancock Street? They would need to be informed, if that is a possibility.

Doug Webster asked if the Board was comfortable with the rendering and are there other submittals, besides the Peer Review, for the access, for the Board to be looking for, for this application?

There were no further comments other than Dan Cobb wants to see what the recycling area will look like at the front of the building. John Mahoney responded that an elevation will be provided that shows that. This item will be coming back in April.

**V. PUBLIC HEARING: *The Town of Gray, Maine is proposing amendments to both the Zoning Ordinance (Chapter 402) and the Subdivision Ordinance (Chapter 401). The proposed amendments to Section 401.13.18 include specifically exempting Multi-Family Developments in the Village Center (VC) and Village Center Proper (VCP) Zoning Districts from being required to meet Net Residential Area/Density standards. Proposed amendments to Section 402.10.14.E include increasing the maximum***

***number of attached dwelling units per Multi-Family structure from 6 to 30 in the VC/VCP Zoning Districts.*** Dan Cobb read the Public Hearing. He then opened this up for public comment. There was none. He then closed the Public Hearing and opened this item up to the Board for feedback.

Kiersten Scarpati said that this gives the Board a little more direction on what they can do.

Tamara Lee Pinard expressed gratitude towards the Town Council.

Keary Sibole said she is lacking some of the background information and could not really comment.

Dan Cobb said he had previously provided his feedback to the Council via an e-mail and forwarded it to the Board. He paraphrased his concerns around the speed of the change of potential vetting. There could likely be some unintended consequences that arise if things such as this are not well thought through and vetted. The Board is not in an easy position because there are some conditional uses and waivers that are really beyond what makes sense for the Board to be providing. He is not sure a wide-sweeping Ordinance change is the right way to address the issue. He gave an example and mentioned the Open Space Subdivision change, which is a beneficial thing to increase housing density to set aside Open Space. An Ordinance was put in place to allow that. He said developers are offered certain density bonuses when they utilize Open Space. The Board immediately found that every Open Space Subdivision Application that came in front of the Board, included the applicant setting aside Open Space that was previously undevelopable anyways. These applications immediately set aside wetlands as the Open Space. He said, in reality, this sets aside swampland, undevelopable land, ledge, steep grades, places that houses would not be put anyways. He is not sure that one (1) achieved its full potential, as he is just using this as an example.

Provided in his March 9<sup>th</sup> memo, from Doug Webster, were five (5) potential options that were laid out. Doug Webster said the Council specifically asked for feedback from the Planning Board. He said his intended purpose for the March 9, 2022 memo was the five (5) potential options and to solicit input from the Planning Board and then bring that back to the Council for their consideration this coming Tuesday, March 15, 2022. Doug Webster said the Council is looking for input from the Board on the options that they are most supportive of so the Council can have a discussion on where they want to go or not want to go with some possible Ordinance amendments.

Dan Maguire said the Council is just looking for the Planning Board's opinion on the proposals that are on the table.

Kiersten Scarpati said she is looking at either Option 4 or 5. She said, in general, this needs to be re-evaluated. She said to look at what the Comp Plan needs to change. There is a longer term and shorter term. The shorter term will address this project – Avesta. She concluded by saying she is looking at Option 4.

Tamara Lee Pinard said she is inline with this as well and agrees with Kiersten Scarpati. She does not want this to get in the way of the great project, as well. She said this project is inline with the Comp Plan. It fits the need.

Dan Cobb said he does not support Option 2 as a good way to go. He mentioned a CZA may be the way to go. He said the waiver should have been fronted head on. He said this should be looked at through multiple lenses. Option 5 he would support. He said it is more on the lines of vetting the Ordinance and getting it right.

Dan Maguire would like to identify what areas are or where potential developments like this could go in and what parts of the zone is the Town affecting.

Dan Cobb said the Board needs to be able to answer what affect this Ordinance has. What he is in favor of is just changing the Ordinance, as written. Doug Webster said that there are a lot of moving parts here and his objective in putting together his memo was to spark a discussion to provide some input for the Council.

Keary Sibole agrees with the Board and said the waiver process is a positive way to support the Avesta project. With unintended circumstances, there is a great deal of risk involved. She agrees with Option 4. A CZA, she would like to know more about. Option 5 is definitely in order.

Dan Maguire asked Doug Webster if he had a document that summarizes the waivers issued in the past. Doug Webster responded that there is no summarization that he is aware of.

Dan Cobb explained that a waiver is granted when it is not applicable or relevant to the project.

Doug Webster said that Subdivision waivers granted need to be cited on the final plan. Site Plan application is a different scenario.

**VI. ADJOURNMENT:** The following motion was made to adjourn the meeting.

**MOTION:** *by Kiersten Scarpati, seconded by Tamara Lee Pinard, to adjourn the meeting at 8:23 p.m.*

**VOTED:** *4-0 (Passed).*

Respectfully submitted,

Doreen M. Christ  
Transcriptionist/Minute Taker - Town of Gray

DRAFT

# MEMO

March 30, 2022

**FROM:** Community Development Staff

**TO:** Town Council,  
Town Manager Nate Rudy

**RE:** First Reading of proposed ordinance changes affecting multifamily development (April 5, 2022 Town Council meeting)

The council is asked to consider a change to the multi-family provision of the zoning ordinance that will align the requirements more closely with the vision of the 2020 Comprehensive Plan.

While wholesale revision to these ordinances is underway towards this goal, making these changes at this time will assist the Planning Board with a pending application for an affordable senior housing development, providing the board with clarity on their ability to proceed with approvals.

## BACKGROUND

A change to the multi-family provisions in the zoning ordinance was considered by the Council at its March 1 meeting and concerns were raised about how the changes applied to all parcels in both Village Center and Village Center Proper districts irrespective of lot size.

Community Development Director Doug Webster provided a memo with additional options, dated March 9, which was reviewed by the Council at the second reading of the proposed ordinance on March 15.

While the original ordinance was not approved, the council expressed support for the “more fine-tuned/less sweeping ordinance amendments” proposed as “Option 3” in his memo.

The Ordinance Advisory Committee (OAC) reviewed the proposed change at their meeting of March 24. The OAC was provided with a copy of the 3-9-22 memo outlining the five options. While the OAC had reservations regarding the applicability of the amendment to the entirety of the VC district, they recognized the consensus of the council endorsing Option 3. They also suggested considering a maximum footprint if 30-unit multi-family structures are to be allowed in the VC district; this input has been incorporated into the proposed zoning amendment.

Thus, before you tonight is an amended ordinance change for your consideration, based on option 3 together with OAC input on the maximum footprint.

## PROPOSED CHANGE

The ordinance now before you for consideration includes only the Village Center zoning district, limits larger multi-family structures to parcels of 14 acres or larger, and limits a multi-family building to a footprint of no greater than 15,000 square feet.

This amendment to the Zoning Ordinance, 402.10.14, would increase the maximum number of attached dwelling units per structure from 6 to 30 for multi-family developments in the Village Center zoning district, located on parcels 14 acres or larger.

Other than the Avesta property off Hancock Street, the only parcel in the VC district that is larger than 14 acres is the Maine Narrow Gauge Railroad parcel that was divided from the Gray Plaza property a few years ago.

**The council is asked to consider sending this ordinance change to the Planning Board at its meeting of April 14, 2022 for the statutorily required public hearing, and to schedule a second reading on April 19, 2022.** If approved, the ordinance change would be in effect for the June 9, 2022 Planning Board meeting.

The text of the zoning ordinance change is below, in strike-through/underline format:

### **Proposed Zoning Ordinance Changes to 402.10.14: Standards for Multi-Family Housing**

E. Number of Units per Building and Minimum Separation

1. In the Village Center zoning district, the maximum number of attached dwelling units per structure shall be thirty (30) for multi-family developments sited on lots of 14 acres or larger provided that the footprint of the multi-family development structure is less than 15,000 square feet.

2. For multi-family developments in all other zoning districts and in the Village Center zoning district on lots less than 14 acres, the maximum number of attached dwelling units per structure shall be six (6) and the average number or attached dwelling units shall be four (4).

3. For all multi-family developments, the distance between the foundations of any two principal structures shall be no less than the height of the taller of the two buildings, but in no event shall a building separation of less than thirty (30) feet be permitted.

**From:** [Rick Licht](#)  
**To:** [Doug Webster](#); [Kristen Muszynski](#)  
**Subject:** April 5th Council Read - Proposed revisions to Ordinance 402.10.14 -Multifamily Developments  
**Date:** Tuesday, April 5, 2022 3:42:19 PM

---

Doug/Kristen:

I have reviewed the proposed “Option 3” Amendments to the referenced Multifamily Ordinance and have a few questions & Comments for staff and the Council.

1. Is the change from 6 units per structure to 30 units meant as a temporary “bridge” ordinance to assist the Avesta affordable development (which I support) with the intent that the OAC may refine such provisions applicable basically to that one (or two) lots in the VC District of 14 or more acres? If so my comments may be more directed to the final OAC revisions.
  - A. I applaud the move towards increasing density in the village -It is simply a backbone of smart growth provided the infrastructure is available to support such. I agree that the current 402.10.14 is recessive with a cap of 6 units in a multifamily building – it limits both the opportunity for providing economically feasibly, quality housing in the village and essentially limits the introduction of various types of architecture due to the smaller size of buildings. I would hope that the final future OAC provisions eliminate the 14 acre provision which effectively spot zones larger buildings to one or two lots in the Village District. The maximum units should ultimately be, in my opinion, based on the allowable density per Zoning Table 402.5.4.A (i.e.10,000 sf per dwelling unit) and other site factors such as setbacks, parking, design/architecture, required max. coverage, buffers, septic, etc. Let the zoning and Site Plan Review standards determine the “carrying capacity” of a parcel and building size not limited to an arbitrary 6 units per building....
  - B. As a follow up to A above, would also other than for this particular project, not get into building footprints as a determining standard. The 15,000 sf is somewhat arbitrary. Let the zoning, soils-septic and site plan standards inform what size a building can fit on a site.
  - C. A multifamily development by definition is also a Subdivision under Statute (Title 30-A MRSA S. 4401) and Gray Chapter 401 Subdivision Ordinance. That ordinance requires that the Net Residential Area deductions and calculations be applied to determine the maximum actual density based on the Zoning Table 402.5.4.A Dimensional & Density Requirements. However the proposed Chapt.402 Amendment does not appear to invoke this other standing density provision. Should there be a footnote exempting Multifamily from the Subdivision NRA/NRD requirements to allow a straight up 30 units per structure on 14+ acre lots?
  - D. If we want to increase density in the village the 10,000 sf /unit density (4 units/acre) could be reviewed and revised or bonus incentives provided for certain positive impacts by a developer (Providing additional open space, trail or walk connections, public infrastructure extensions, etc.)

Just a few thoughts for consideration as I will not be able to make the hearing this evening.

Best,

Frederic (Rick) Licht

[REDACTED]

Gray, ME 04039

[REDACTED]

Sent from [Mail](#) for Windows

This electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it, may be considered public records, and may therefore be subject to public record requests for review and copying under Maine's Right to Know Law (Title 1, 401-521 of the Maine Revised Statutes).

# LEWISTON ROAD SUBDIVISION

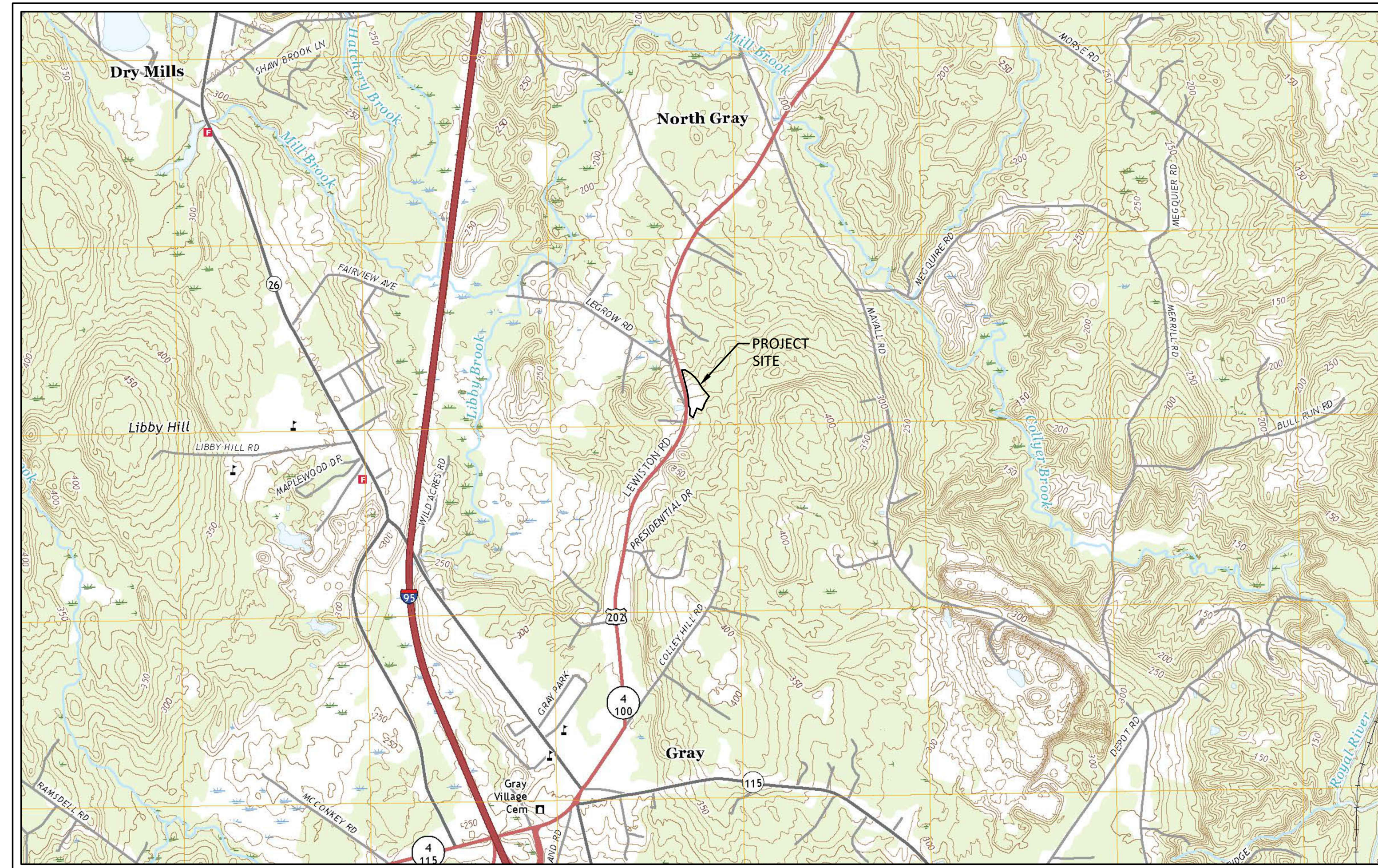
100 & 104 LEWISTON ROAD  
GRAY, MAINE

**CONSULTANTS**

CIVIL ENGINEER DM ROMA CONSULTING ENGINEERS

LAND SURVEYOR JOHN PALMITER, PLS

SITE EVALUATOR & WETLAND SCIENTIST MAINLY SOILS, LLC



PROJECT VICINITY MAP

ISSUED FOR TOWN REVIEW - NOT FOR CONSTRUCTION  
APRIL 5, 2022

PREPARED BY:

**DM ROMA**

CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

**APPLICANT:**  
ODESSA PROPERTIES, LLC  
P.O. BOX 963  
GRAY, MAINE 04039

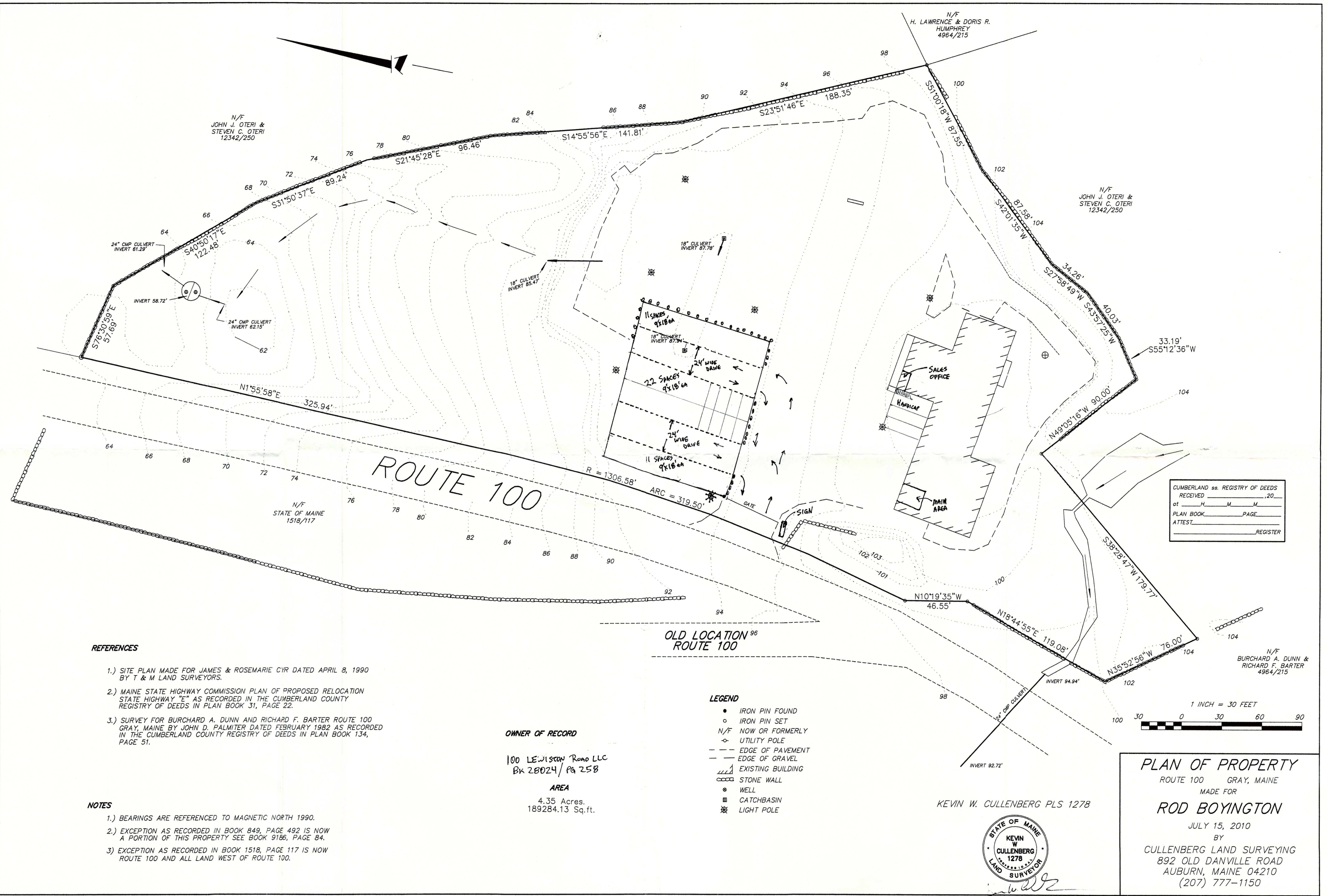
**LEWISTON ROAD SUBDIVISION**

**DRAWING SHEET INDEX**

PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN OF PROPERTY
3	SUBDIVISION PLAN
4	SITE & LANDSCAPING PLAN
5	GRADING AND UTILITY PLAN
6	DETAILS
7	DETAILS

**PLAN ATTACHMENTS**

WATERSHED MAPS  
TURNING TEMPLATE PLAN



N/F  
JOHN J. OTERI &  
STEVEN C. OTERI  
12342/250

N/F  
JOHN J. OTERI &  
STEVEN C. OTERI  
12342/250

N/F  
H. LAWRENCE & DORIS R.  
HUMPHREY  
4964/215

N/F  
BURCHARD A. DUNN &  
RICHARD F. BARTER  
4964/215

N/F  
STATE OF MAINE  
1518/117

CUMBERLAND ss. REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_ H \_\_\_\_\_ M \_\_\_\_\_  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTER

**REFERENCES**

- 1.) SITE PLAN MADE FOR JAMES & ROSEMARIE CYR DATED APRIL 8, 1990 BY T & M LAND SURVEYORS.
- 2.) MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION STATE HIGHWAY "E" AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 31, PAGE 22.
- 3.) SURVEY FOR BURCHARD A. DUNN AND RICHARD F. BARTER ROUTE 100 GRAY, MAINE BY JOHN D. PALMITER DATED FEBRUARY 1982 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 134, PAGE 51.

**NOTES**

- 1.) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1990.
- 2.) EXCEPTION AS RECORDED IN BOOK 849, PAGE 492 IS NOW A PORTION OF THIS PROPERTY SEE BOOK 9186, PAGE 84.
- 3.) EXCEPTION AS RECORDED IN BOOK 1518, PAGE 117 IS NOW ROUTE 100 AND ALL LAND WEST OF ROUTE 100.

**OWNER OF RECORD**

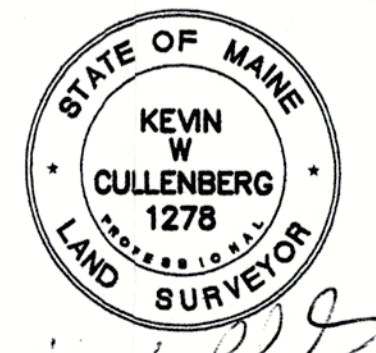
100 LEWISTON ROAD LLC  
Bk 28024 / Pg 258

**AREA**  
4.35 Acres.  
189284.13 Sq.ft.

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- N/F NOW OR FORMERLY
- UTILITY POLE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- ▨ EXISTING BUILDING
- ⊘ STONE WALL
- ⊙ WELL
- ▣ CATCHBASIN
- ⊛ LIGHT POLE

1 INCH = 30 FEET  
0 30 60 90



KEVIN W. CULLENBERG PLS 1278

**PLAN OF PROPERTY**

ROUTE 100 GRAY, MAINE  
MADE FOR  
**ROD BOYINGTON**  
JULY 15, 2010  
BY  
CULLENBERG LAND SURVEYING  
892 OLD DANVILLE ROAD  
AUBURN, MAINE 04210  
(207) 777-1150







EROSION AND SEDIMENTATION CONTROL NOTES:

EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY.

IN ORDER TO EFFECTIVELY PREVENT AND CONTROL EROSION RELATED TO SOIL DISTURBANCE, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE EMPLOYED:

1. POLLUTION PREVENTION

MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNWIND GRASS BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE.

WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

2. TEMPORARY SOIL STABILIZATION BMPs

TEMPORARY MULCHING SHALL BE APPLIED IMMEDIATELY TO ANY AREAS THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED. ANY DISTURBED SOIL WITHIN 75' OF A STREAM, WATER BODY OR WETLAND MUST RECEIVE TEMPORARY MULCH WITHIN 48 HOURS FOLLOWING DISTURBANCE AND BEFORE ANY STORM EVENT. ALL OTHER AREAS SHALL RECEIVE TEMPORARY MULCH WITHIN 7 DAYS OF DISTURBANCE. AREAS WHICH CANNOT BE SEEDED DURING THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION. THE FOLLOWING ARE ACCEPTABLE TEMPORARY MULCHING METHODS:

HAY OR STRAW MULCHES NEED TO BE AIR-DRIED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SQ FT OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75-90% OF THE GROUND SURFACE. HAY OR STRAW CAN BE DRIVEN INTO THE GROUND WITH TRACKED EQUIPMENT IF SLOPES ARE LESS THAN 3%, OR CAN BE ANCHORED WITH JUTE, WOOD FIBER OR PLASTIC NETTING ON STEEPER SLOPES.

EROSION CONTROL MIX MUST CONSIST PRIMARILY OF ORGANIC MATERIAL AND WILL INCLUDE ANY OF THE FOLLOWING: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK OR OTHER ACCEPTABLE PRODUCTS BASED ON A SIMILAR RAW SOURCE. WOOD OR BARK CHIPS, GROUND CONSTRUCTION WOOD PRODUCTS ARE NOT ACCEPTABLE. EROSION CONTROL MIX CAN BE USED AS A STAND-ALONE REINFORCEMENT ON SLOPES OF 2 HORIZONTAL TO 1 VERTICAL OR LESS AND DRAINING IN SHEET FLOW. IT CAN BE PLACED WITH A HYDRAULIC BUCKET, WITH A PNEUMATIC BLOWER OR BY HAND, AND MUST PROVIDE 100% SOIL COVERAGE.

EROSION CONTROL MIX SHALL MEET THE FOLLOWING SPECIFICATIONS:
-ORGANIC MATTER CONTENT SHALL BE BETWEEN 80-100%, DRY WEIGHT BASIS.
-PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6 IN. SCREEN AND BETWEEN 70-85% PASSING 0.75 IN. SCREEN
-ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
-LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX

WHEN USED AS MULCH, THE THICKNESS OF THE EROSION CONTROL MIX IS BASED UPON THE FOLLOWING:

Table with columns: LENGTH OF SLOPE, 3:1 SLOPE OR LESS, BETWEEN 2:1 AND 3:1 SLOPE. Rows: LESS THAN 20 FT, BETWEEN 20 - 60 FT, BETWEEN 60 - 100 FT.

CHEMICAL MULCHES AND SOIL BINDERS MAY BE USED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER TO DETERMINE ADEQUATE APPLICATION RATES AND METHODS.

TEMPORARY MULCH SHALL BE INSPECTED FOLLOWING ANY SIGNIFICANT RAINFALL EVENT. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. EROSION CONTROL MATS AND MULCH ANCHORING MUST BE INSPECTED AFTER RAINFALL EVENTS FOR DISLOCATION OR FAILURE, AND REPAIRED IMMEDIATELY. INSPECTIONS SHALL TAKE PLACE UNTIL 95% OF THE SOIL SURFACE IS COVERED WITH PERMANENT VEGETATION. WHERE MULCH IS USED WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE, AND REPAIR AS NEEDED.

TEMPORARY VEGETATION SHALL BE ESTABLISHED ON SOILS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 30 DAYS. IF TEMPORARY VEGETATION IS ESTABLISHED PRIOR TO OCTOBER 15, TEMPORARY MULCH SHALL BE APPLIED THROUGH THE WINTER AND TEMPORARY VEGETATION SHALL BE PLANTED AT THE BEGINNING OF THE GROWING SEASON THE FOLLOWING YEAR. TO PREPARE THE SEEDBED, THE CONTRACTOR SHALL APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OF 10-10-10 (N-P205-K20) OR EQUIVALENT AND LIMESTONE AT A RATE OF 3 TONS PER ACRE, IF NECESSARY. LOOSEN SOIL TO A DEPTH OF 2 INCHES IN AREAS THAT HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES. GRASS SEED SHALL BE SELECTED BASED UPON THE TIME OF YEAR THE PLANTING WILL TAKE PLACE AS SUMMARIZED IN THE FOLLOWING TABLE:

Table with columns: SEED, LB. PER ACRE, RECOMMENDED SEEDING DATES. Rows: WINTER RYE, OATS, ANNUAL RYEGRASS.

TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED TO MAINTAIN AT LEAST 95% VEGETATIVE COVER OF SOIL SURFACE. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES SHALL BE USED IN THE INTERIM SUCH AS TEMPORARY MULCH, FILTER BARRIERS, ETC.

3. SEDIMENT BARRIER BMPs

PRIOR TO CONSTRUCTION TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED AT THE DOWNWIND EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS INCLUDE ANY OF THE FOLLOWING:

FILTER BARRIER FENCE, ALSO CALLED SILT FENCE, SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE FILTER FABRIC SHALL BE A PEROUS SHEET OF PROPYLENE NYLON, POLYESTER OR ETHYLENE YARN AND SHALL PROVIDE A MINIMUM OF 6 MONTHS USABLE CONSTRUCTION LIFE INCLUDING PROTECTION AGAINST ULTRA-VIOLET LIGHT. THE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES INSTALLED AND POST SPACING SHALL NOT EXCEED 6 FEET. JOINTS IN THE FENCE SHALL BE AVOIDED TO THE EXTENT POSSIBLE, AND IF NECESSARY SHALL BE SPICED TOGETHER AT A SUPPORT POST WITH A MINIMUM 6 INCH OVERLAP. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP, AND THE BOTTOM 6-8 INCHES OF FABRIC SHALL BE "TOED-IN" TO THE TRENCH AND COMPACTED. THE TRENCH SHOULD BE UPHILL OF THE FABRIC PRIOR TO BURIAL.

EROSION CONTROL MIX BERMS ARE LINEAR BARRIERS COMPOSED OF EROSION CONTROL MIX AS SPECIFIED ABOVE. THE BERM MUST BE A MINIMUM OF 12 INCHES TALL AND 24 INCHES WIDE AT THE BASE IF UPHILL SLOPES ARE LESS THAN 5%. STEEPER SLOPES OR SLOPES GREATER THAN 20 FEET LONG MAY REQUIRE A LARGER WIDTH BERM. EROSION CONTROL MIX BERMS SHALL BE PROHIBITED AT THE BASE OF A LONG OR STEEP SLOPE (8% OR GREATER) WITHOUT THE ADDITIONAL SUPPORT OF A FILTER FENCE INSTALLED ON THE DOWNHILL SIDE OF THE BERM.

SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED RUNNING ONTO THE STOCKPILE. SEDIMENT BARRIERS SHALL BE INSPECTED AFTER ANY SIGNIFICANT RAINFALL EVENT AND REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE BARRIERS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR EDGES OF THE BARRIER, OR IF LARGE VOLUMES OF WATER ARE IMPOUNDED BEHIND THE BARRIER, IT MAY BE NECESSARY TO REPLACE THE BARRIER WITH A TEMPORARY STONE CHECK DAM. SEDIMENT SHALL BE REMOVED ONCE IT REACHES HALF THE BARRIER HEIGHT. AFTER THE BARRIER IS REMOVED, ANY REMAINING SILT SHALL EITHER BE REMOVED OR GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

4. STORM DRAIN INLET PROTECTION

STORM DRAIN INLETS THAT ARE MADE OPERATIONAL BEFORE THEIR DRAINAGE AREA IS STABILIZED SHALL BE PROTECTED WITH A FILTER UNTIL THE DRAINAGE AREA IS EITHER OPERATIONAL OR STABILIZED WITH 95% VEGETATIVE GROWTH. THE FOLLOWING ARE ACCEPTABLE BMPs ASSOCIATED WITH STORM DRAIN INLET PROTECTION:

MANUFACTURED SEDIMENT FILTERS ARE THE PREFERRED METHOD FOR PROTECTING CATCH BASIN INLETS IN PAVED OR GRAVEL ROADWAYS. THE FILTERS TYPICALLY CONSIST OF A FABRIC OR OTHER PERVIOUS MATERIAL THAT IS PLACED ABOVE OR BELOW THE GRATE THAT TRAPS SEDIMENT ON THE SURFACE AND ALLOWS WATER TO FLOW THROUGH THE GRATE. CONSIDERATIONS SUCH AS WEATHER CONDITIONS, SLOPES, TRIBUTARY WATERSHED AREA AND EXPECTED SEDIMENT ACCUMULATION SHOULD BE FACTORED INTO MAKING A DECISION ON ANY PARTICULAR PRODUCT, AND THE MANUFACTURER'S RECOMMENDATIONS ON INSTALLATION AND MAINTENANCE SHALL BE STRICTLY ADHERED TO.

5. STABILIZED CONSTRUCTION ENTRANCE/EXIT

TO REDUCE THE TRACKING OF SEDIMENT ONTO ROADWAYS, A STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED AT ALL POINTS OF EGRESSES WHERE VEHICLES MAY TRAVEL FROM THE PROJECT SITE TO A PUBLIC ROAD OR OTHER PAVED AREA. THE STONE PAD SHALL CONSIST OF A MINIMUM 6-INCH DEPTH OF 2-3 INCH CRUSHED STONE, AND SHALL BE PLACED ON A GEOTEXTILE FABRIC. THE PAD SHALL EXTEND AT LEAST 50 FEET INTO THE PROJECT SITE AND BE A MINIMUM OF 10 FEET WIDE. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, AND THE CONTRACTOR SHALL SWEEP PAVEMENT AT EXITS THAT HAVE EXPERIENCED ANY MUD-TRACKING PRIOR TO THE NEXT STORM EVENT. MAINTAIN THE PAD UNTIL ALL DISTURBED AREAS ARE STABILIZED.

INSPECTION & MAINTENANCE NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL CONSTRUCTION OPERATIONS COMPLY WITH THE INSPECTION AND MAINTENANCE PROCEDURES FOR THE PROJECT, INCLUDING, BUT NOT LIMITED TO THOSE INCLUDED IN THIS PLAN SET, THE "INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN," AND THE "MINING EROSION AND SEDIMENTATION CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS". INSPECTION SHALL OCCUR ON ALL DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIAL STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. THESE AREAS SHALL BE INSPECTED AT LEAST ONCE A WEEK AS WELL AS 24 HOURS BEFORE AND AFTER A STORM EVENT GENERATING MORE THAN 0.5 INCH OF RAINFALL OVER A 24-HOUR PERIOD AND PRIOR TO CONDUCTING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.
2. EROSION CONTROLS SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF BMPs NEED TO BE MAINTAINED OR MODIFIED, ADDITIONAL BMPs ARE NECESSARY, OR OTHER CORRECTIVE ACTION IS NEEDED, IMPLEMENTATION MUST BE COMPLETED WITHIN SEVEN CALENDAR DAYS AND PRIOR TO ANY RAINFALL EVENT.
3. A REPORT SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN MUST BE MAINTAINED ON SITE. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS; THE DATE(S) OF THE INSPECTIONS; AND THE MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF SEDIMENTATION CONTROLS. MATERIAL STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION REQUIRING ADDITIONAL BMPs, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO MDEP AND TOWN STAFF, AND A COPY MUST BE PROVIDED UPON REQUEST. THE OWNER SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

6. DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST ON THE PROJECT SITE AND ON ADJACENT ROADWAYS. EXPOSED SOIL SURFACES SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST. GRAVEL SURFACES SHALL EITHER BE TREATED WITH AN APPLICATION OF CALCIUM CHLORIDE OR COVERED WITH CRUSHED STONE IF DUST CONTROL BECOMES DIFFICULT WITH NORMAL WATER APPLICATIONS.

7. LAND GRADING AND SOLE PREPARATION

GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE NEXT PHASE. ANY EXPOSED AREA THAT WILL NOT BE FINISH GRADED WITHIN 7 DAYS SHALL BE TREATED WITH MULCH OR PLANTED WITH TEMPORARY VEGETATION. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO ENHANCE EROSION CONTROL. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASS SHALL NOT BE STEEPER THAN 2:1. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLUMPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS. FILL MATERIAL SHALL BE FREE OF STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY. ALL GRADED AREAS MUST BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

8. TOPSOIL

IF POSSIBLE, TOPSOIL SHALL BE STOCKPILED ON THE PROJECT SITE AND REUSED. HIGH QUALITY TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM), AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND NOXIOUS WEEDS. AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENEED BY SCARIFYING TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING WITH SUBSOIL. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL, BUT UNDUE COMPACTION IS TO BE AVOIDED.

9. PERMANENT SOIL STABILIZATION

IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS NOT BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DYE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, VEHICLE EROSION IS EVIDENT, ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

SEEDER AREAS: TO PREPARE THE SEEDBED, APPLY 10-20 TONS FERTILIZER AT A RATE OF 800 POUNDS PER ACRE AND GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE. WORK THE FERTILIZER AND LIMESTONE INTO THE TOPSOIL TO A DEPTH OF 4 INCHES AND REMOVE ANY STONES, ROOTS OR OTHER VISIBLE DEBRIS. SELECT A SEED MIXTURE THAT IS APPROPRIATE FOR THE SOIL TYPE AND MOISTURE CONTENT AS FOUND AT THE SITE, AND FOR THE AMOUNT OF SUN EXPOSURE AND FOR THE TYPE OF TRAFFIC. REFER TO THE LOCAL SOIL AND WATER CONSERVATION DISTRICT FOR APPROPRIATE SEED MIXTURES. APPLY SEED UNIFORMLY IN ACCORDANCE WITH SUPPLIER RECOMMENDATIONS AND IMMEDIATELY COVER WITH MULCH AS DESCRIBED IN THE TEMPORARY MULCHING SECTION OF THIS PLAN.

HYDROSEEDING SHALL BE DONE IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS. FOR SEEDED AREAS TO BE PERMANENTLY STABILIZED, 90% OF THE DISTURBED SOIL SHALL BE COVERED WITH MATURE HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

SOD STRIPS SHALL BE LAID AT RIGHT ANGLES TO DIRECTION OF SLOPE OR FLOW OF WATER STARTING AT LOWEST ELEVATION. JOINTS SHALL BE STAGGERED, AND ALL STRIPS SHALL BE ROLLED OR TAMPED INTO PLACE. ON SLOPES, SOD SHALL BE ANCHORED WITH STAPLES, WIRE OR PINS. IRRIGATE SODDED AREA IMMEDIATELY AFTER INSTALLATION. FOR SODDED AREAS TO BE PERMANENTLY STABILIZED, THE ROOTS OF THE SOD MUST BE COMPLETELY BOUND INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

PERMANENT MULCH IS A LONG TERM COVER THAT PROVIDES A GOOD BUFFER AGAINST DISTURBED AREAS. THE EROSION CONTROL MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS OR COMPOSTED BARK. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, RECYCLED WOOD PRODUCTS OR BARK CHIPS ARE NOT ACCEPTABLE. THE EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH.

RIPRAP STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNEVEN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE DEPTH OF STONE SHALL BE A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER. A GRAVEL OR GEOTEXTILE FILTER BLANKET SHALL BE PLACED BETWEEN THE RIPRAP AND UNDERLYING SOIL SURFACE. GRAVEL FILTER BLANKETS SHALL MEET MOTT TYPE-C UNDERDRAIN MATERIAL SPECIFICATIONS AND BE AT LEAST 6 INCHES THICK. GEOTEXTILE FILTER BLANKETS SHALL BE SPECIFIED BASED ON SITE CONDITIONS. RIPRAP SLOPES SHALL BE TOED INTO TO THE BASE OF THE EMBANKMENT BY EXCAVATING A TRENCH AT THE BOTTOM OF THE SLOPE AND INSTALLING A STABLE BASE OF RIPRAP TO GRADE.

DITCHES, CHANNELS AND SWALES ARE CONSIDERED PERMANENTLY STABILIZED WHEN THE CHANNEL HAS 90% COVER OF HEALTHY VEGETATION WITH A WELL GRADED RIPRAP LINING, EROSION CONTROL BLANKET, OR WITH ANOTHER NON-EROSIVE LINING SUCH AS CONCRETE OR ASPHALT PAVEMENT. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE CHANNEL LINING, UNDERCUTTING OF THE BANKS, OR DOWNCUTTING OF THE CHANNEL.

10. STORMWATER CHANNELS

EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF THE PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF A CHANNEL'S FINAL GRADING OR LINING INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL. CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING.

WINTER EROSION AND SEDIMENTATION CONTROL NOTES:

THE WINTER CONSTRUCTION PERIOD TYPICALLY BEGINS IN EARLY NOVEMBER AND ENDS IN MID APRIL. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AN AREA SHALL BE CONSIDERED DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN THE ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. A COVER OR EROSION CONTROL MIX IS THE PREFERRED TEMPORARY MULCH DURING WINTER CONDITIONS.

1. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 75 FEET FROM ANY REGULATED NATURAL RESOURCES SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER. DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (FOR EXAMPLE, SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY REGULATED NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE REGULATED NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

3. MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE (TWICE THE NORMAL ACCEPTED RATE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCHES THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. SNOW MUST BE REMOVED DOWN TO A ONE-INCH DEPTH PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WITH THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 15T, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE FOR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STACKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED WITHIN 100 FEET FROM ANY REGULATED NATURAL RESOURCE.

5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF DORMANT SEEDING IS USED, ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS PER 1,000 S.F. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75%) IN THE SPRING SHALL BE REVEGETATED.

6. OVER-WINTER STABILIZATION OF DITCHES AND CHANNELS

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED BY NOVEMBER 1. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A GRASS-LINED DITCH OR CHANNEL IS STABILIZED BY SEPTEMBER 1, THEN EITHER A SOIL LINING SHALL BE INSTALLED PRIOR TO OCTOBER 1 OR THE DITCH MUST BE LINED WITH STONE RIPRAP BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE PRIOR TO NOVEMBER 1.

7. OVER-WINTER STABILIZATION OF DISTURBED SLOPES

ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. ALL AREAS HAVING A GRADE STEEPER THAN 8% SHALL BE CONSIDERED A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN THE SLOPE SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1, SOD BY OCTOBER 1, EROSION CONTROL MIX BY NOVEMBER 1 OR STONE RIPRAP BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

8. OVER-WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN THE AREA SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION BY OCTOBER 1, SOD BY OCTOBER 1, OR MULCH BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

9. MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM, PERIOD OF THAWING AND RUNOFF AND AT LAST ONCE A WEEK, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

HOUSEKEEPING NOTES

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

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 CONTAMINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSED INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EXCESSIVE GROUNDWATER OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

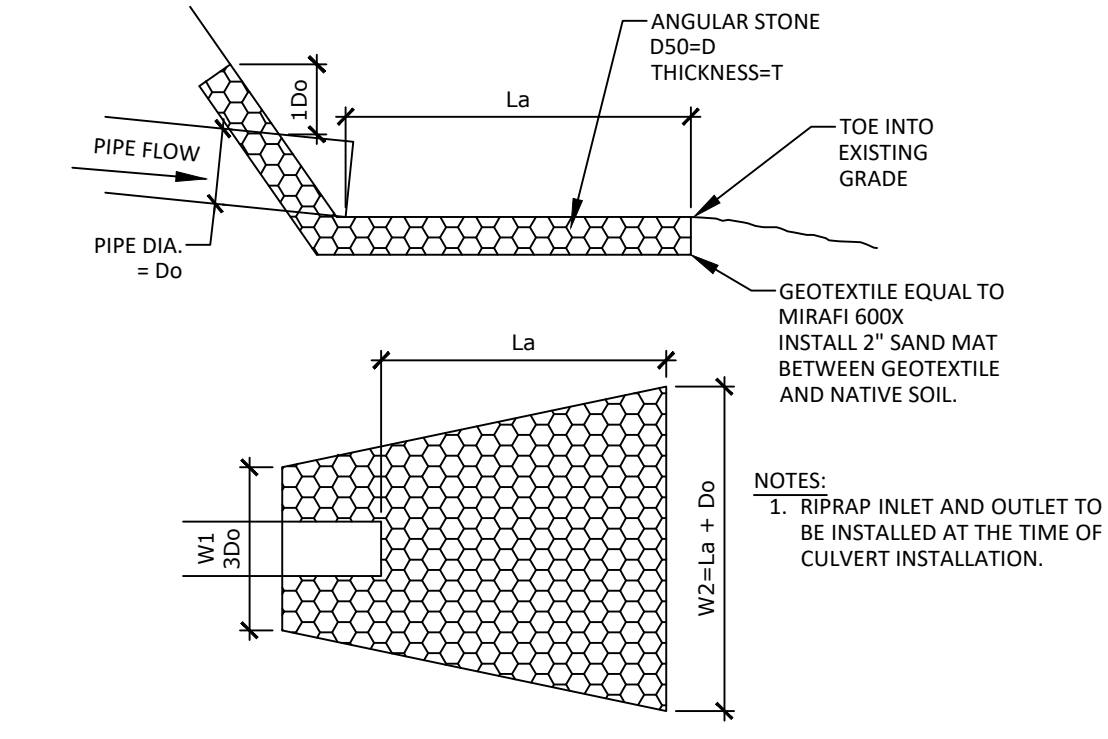
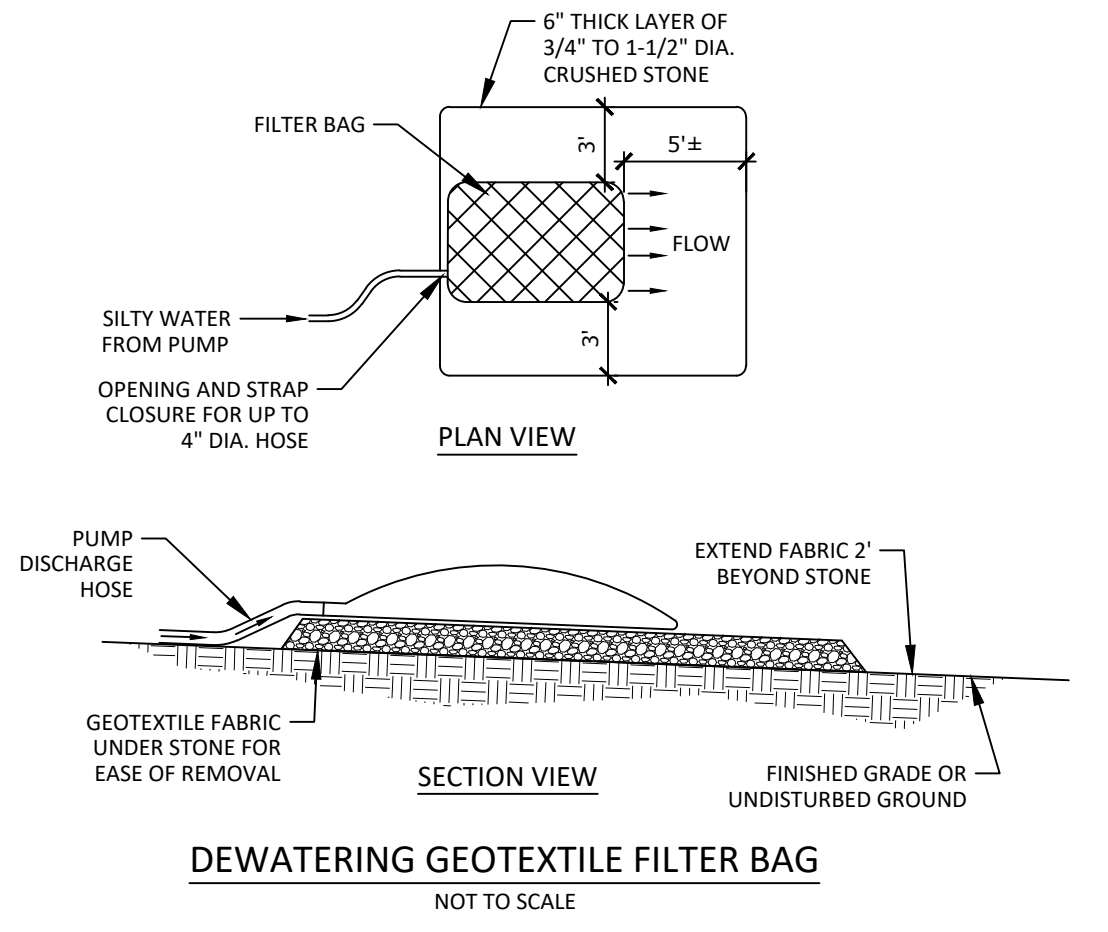
5. EXCAVATION DE-WATERING: EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, POND, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

6. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER 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. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

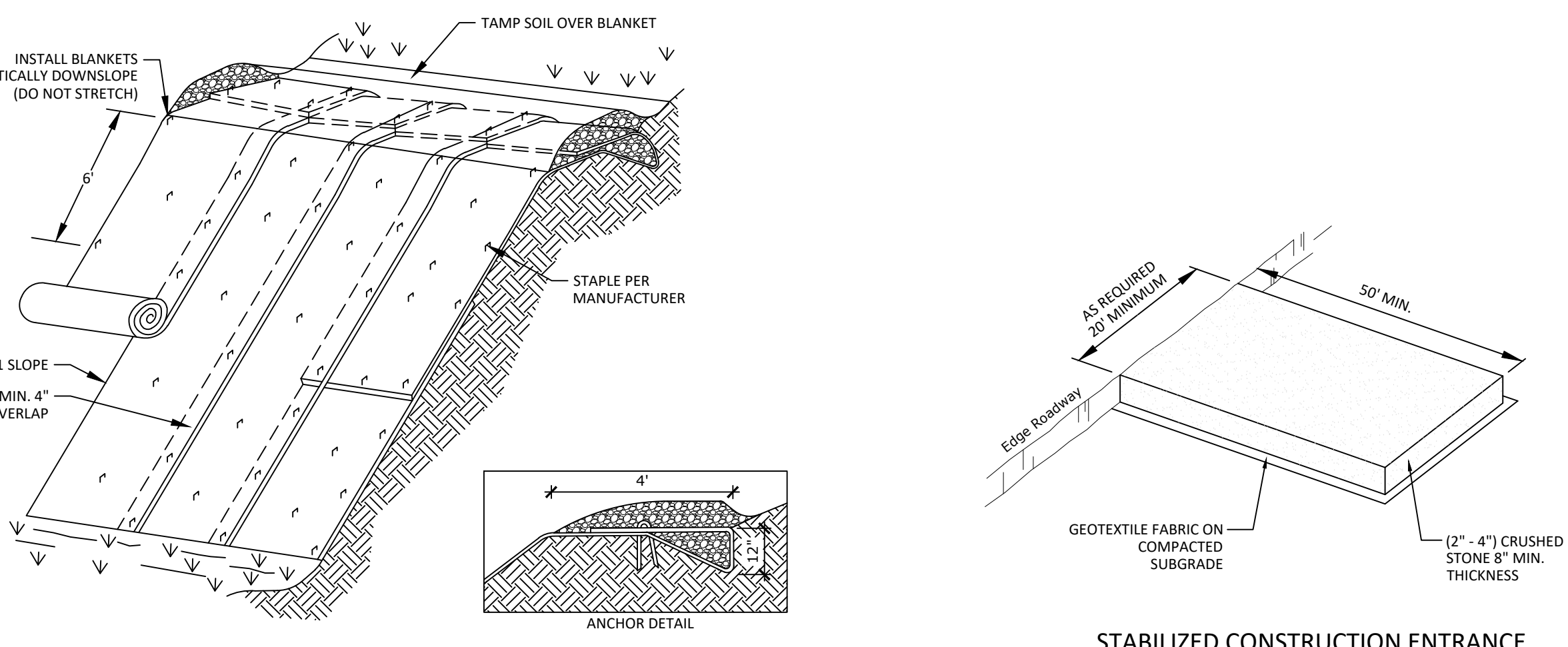
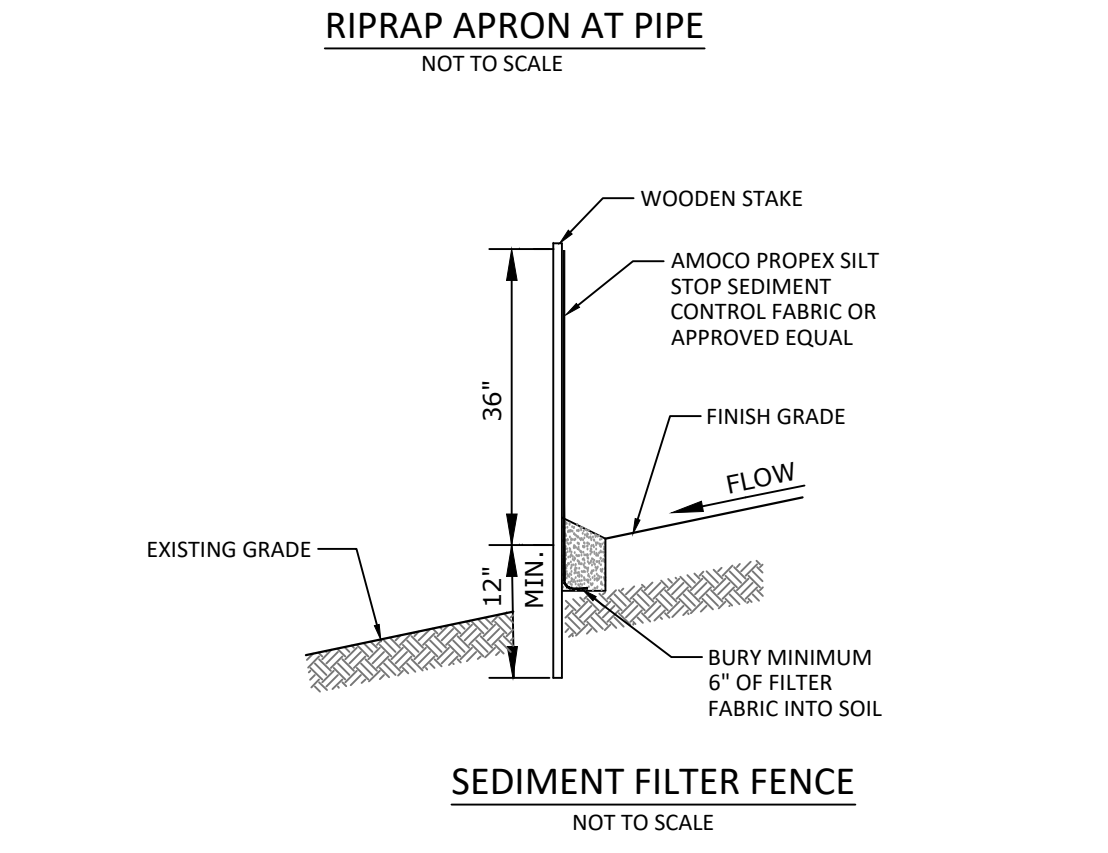
- (a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
(b) FIRE HYDRANT FLUSHINGS;
(c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
(d) ROUTINE CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
(e) DUST EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
(f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
(g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
(h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
(i) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
(j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX (C)(5));
(k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
(l) LANDSCAPE IRRIGATION.

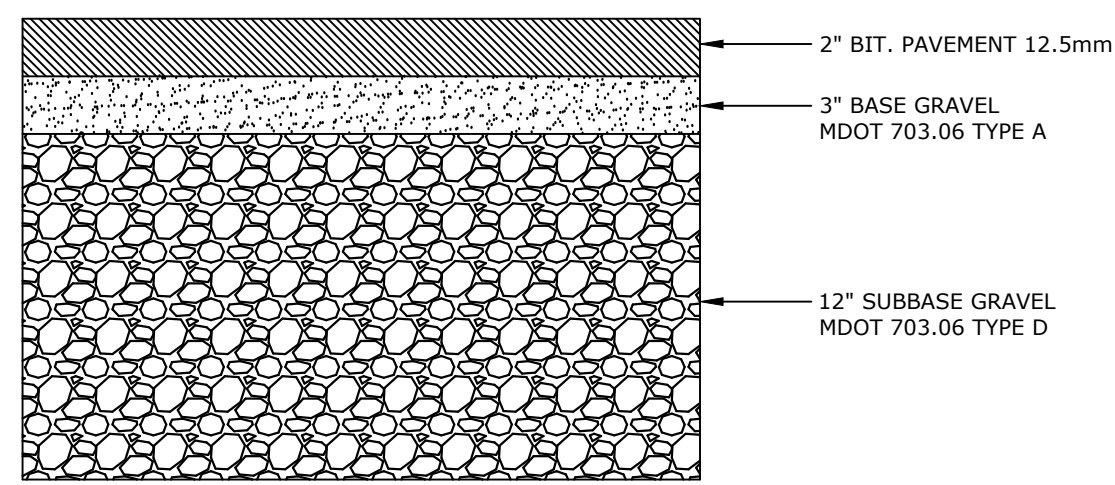
7. UNAUTHORIZED NON-STORMWATER DISCHARGES: APPROVAL FROM THE MDEP DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOLUTION OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH SECTION 6 ABOVE. SPECIFICALLY, THE MDEP'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- (a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
(b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
(c) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
(d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

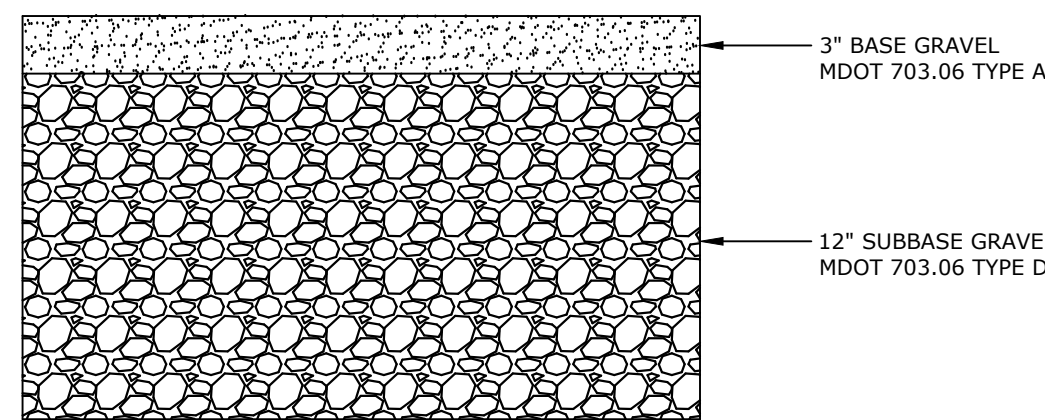


RIPRAP APRON DATA table with columns: PIPE DIA., W1, W2, La, D, T. Rows: 12", 15", 18".

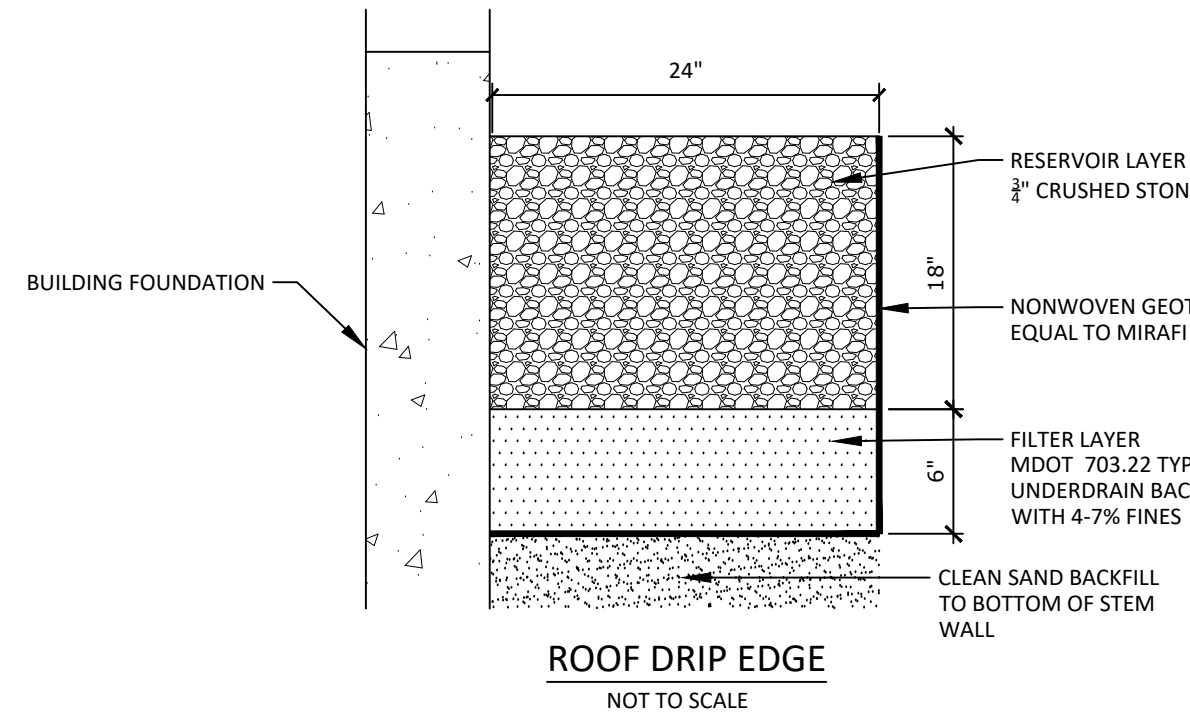




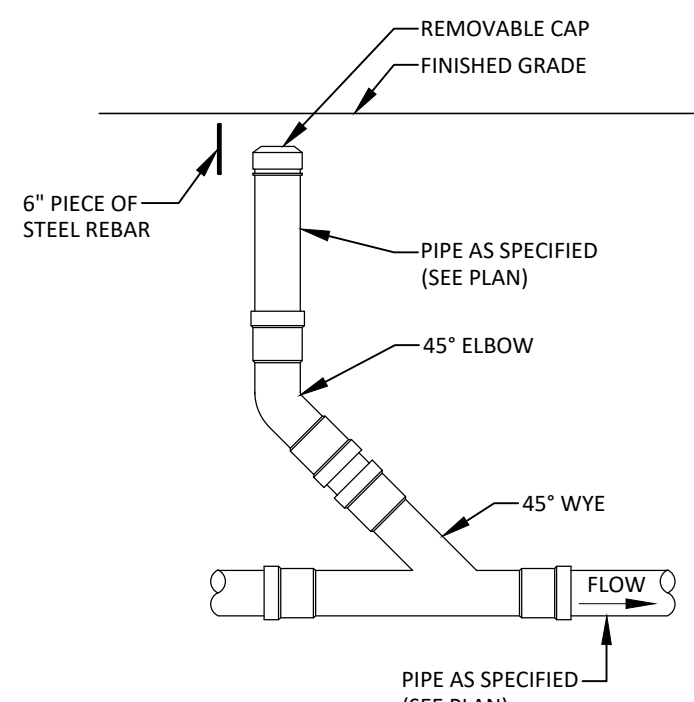
TYPICAL PAVEMENT SECTION  
NOT TO SCALE



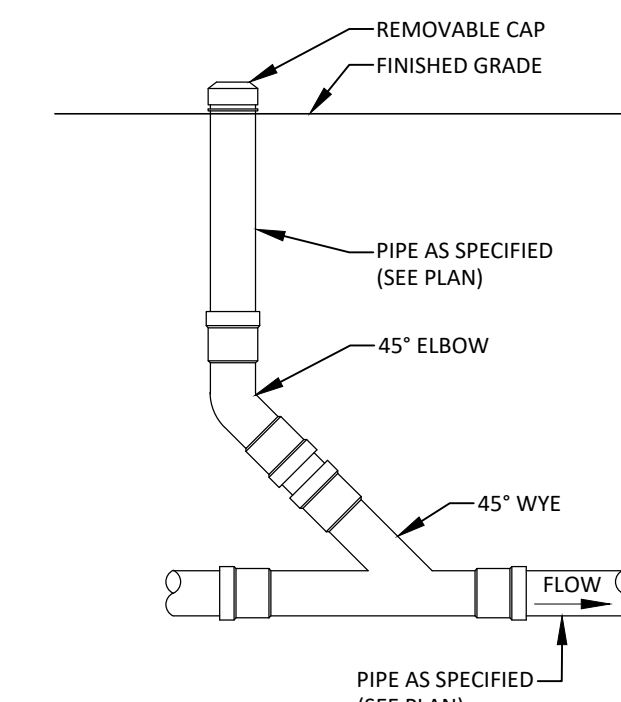
TYPICAL GRAVEL DRIVEWAY SECTION  
NOT TO SCALE



ROOF DRIP EDGE  
NOT TO SCALE



SANITARY CLEANOUT DETAIL  
NOT TO SCALE



UNDERDRAIN CLEANOUT DETAIL  
NOT TO SCALE

TABLE 7.1 UNDERDRAIN 703.22 TYPE "B"

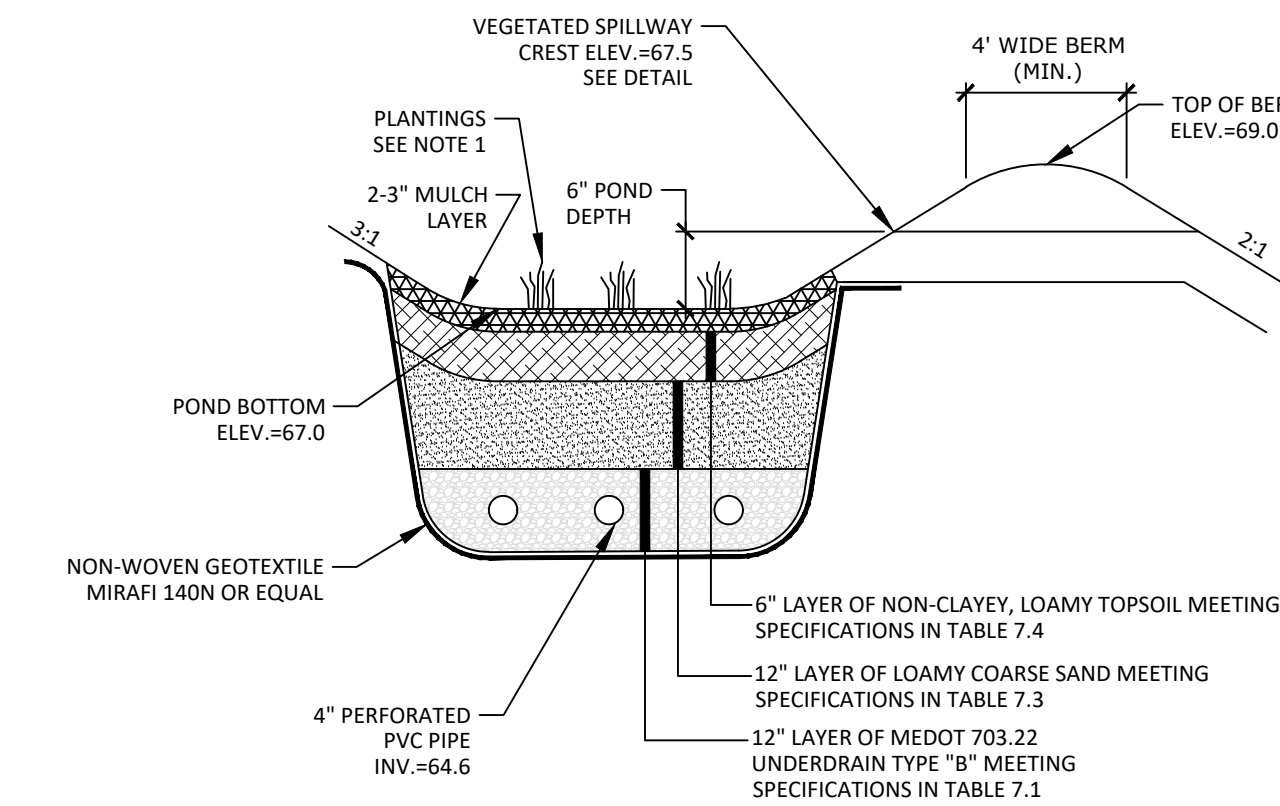
SIEVE SIZE	% PASSING BY WEIGHT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

TABLE 7.3 LOAMY COARSE SAND

SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
200 CLAY	<2.0

TABLE 7.4 SANDY LOAM

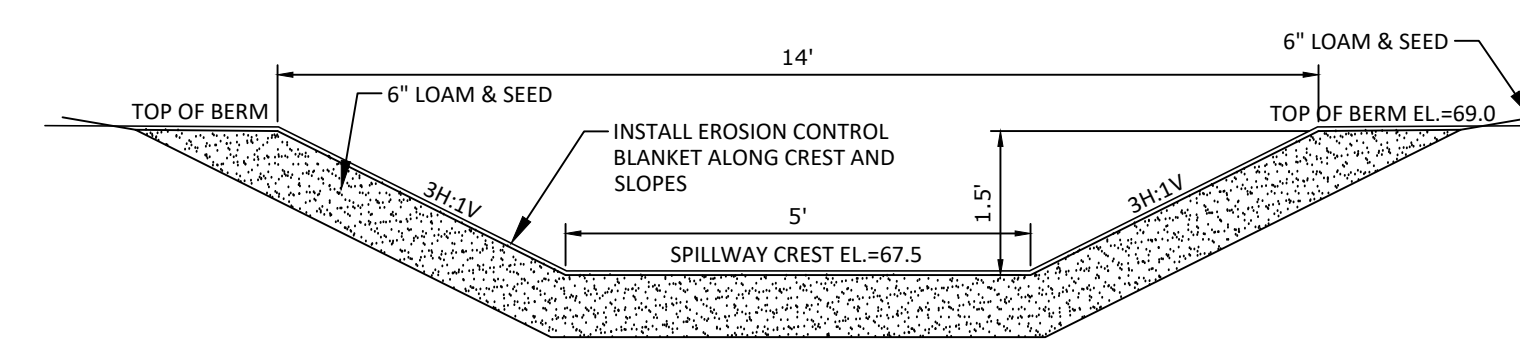
SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
200 CLAY	<2.0



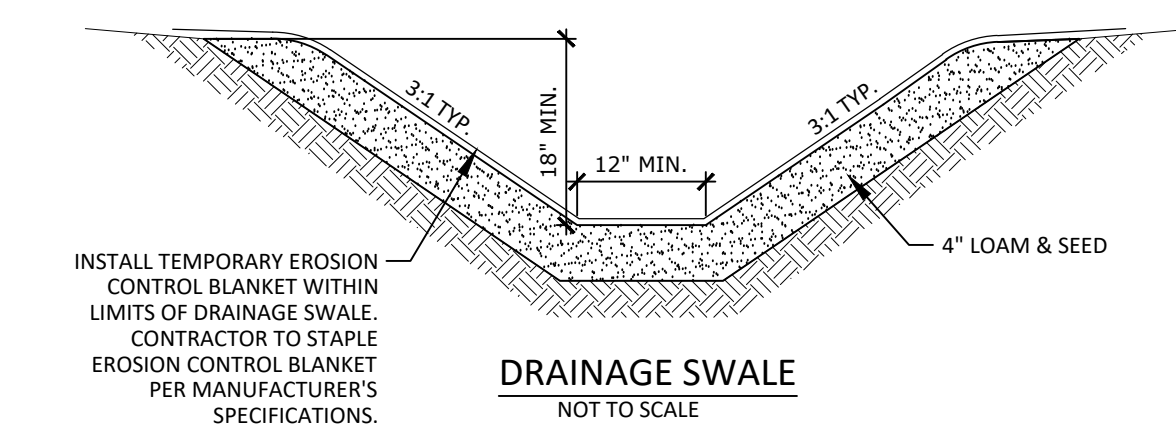
GENERAL NOTES:

- PLANTINGS WITHIN BIORETENTION CELLS SHALL BE TOLERANT OF WELL DRAINED SOILS AND FREQUENT INUNDATION. SEE MAINE STORMWATER MANAGEMENT DESIGN MANUAL VOLUME 1 - APPENDIX A LANDSCAPE DESIGNS TO ENHANCE STORMWATER TREATMENT FOR PLANTING RECOMMENDATIONS.
- CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
- COMPACTION OF SOIL FILTER: FILTER MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST TWO LIFTS TO PREVENT POCKETS OF LOOSE MEDIA.
- CONSTRUCTION OVERSIGHT: INSPECTION BY THE DESIGN ENGINEER OR SUITABLE THIRD PARTY WILL OCCUR AT A MINIMUM:
  - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
  - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
  - AFTER THE FILTER MEDIA HAS BEEN INSTALLED, MULCHED AND PLANTED.
  - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.

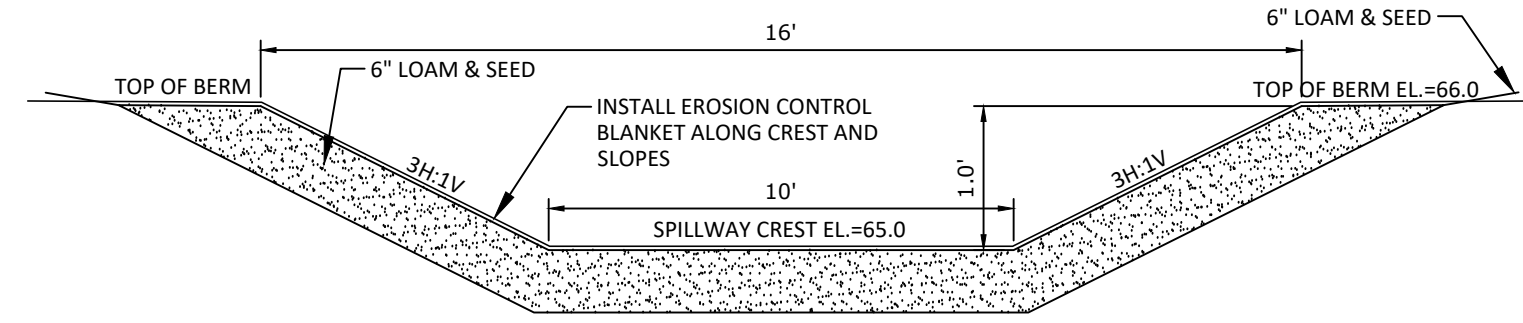
BIORETENTION BASIN DETAIL  
NOT TO SCALE



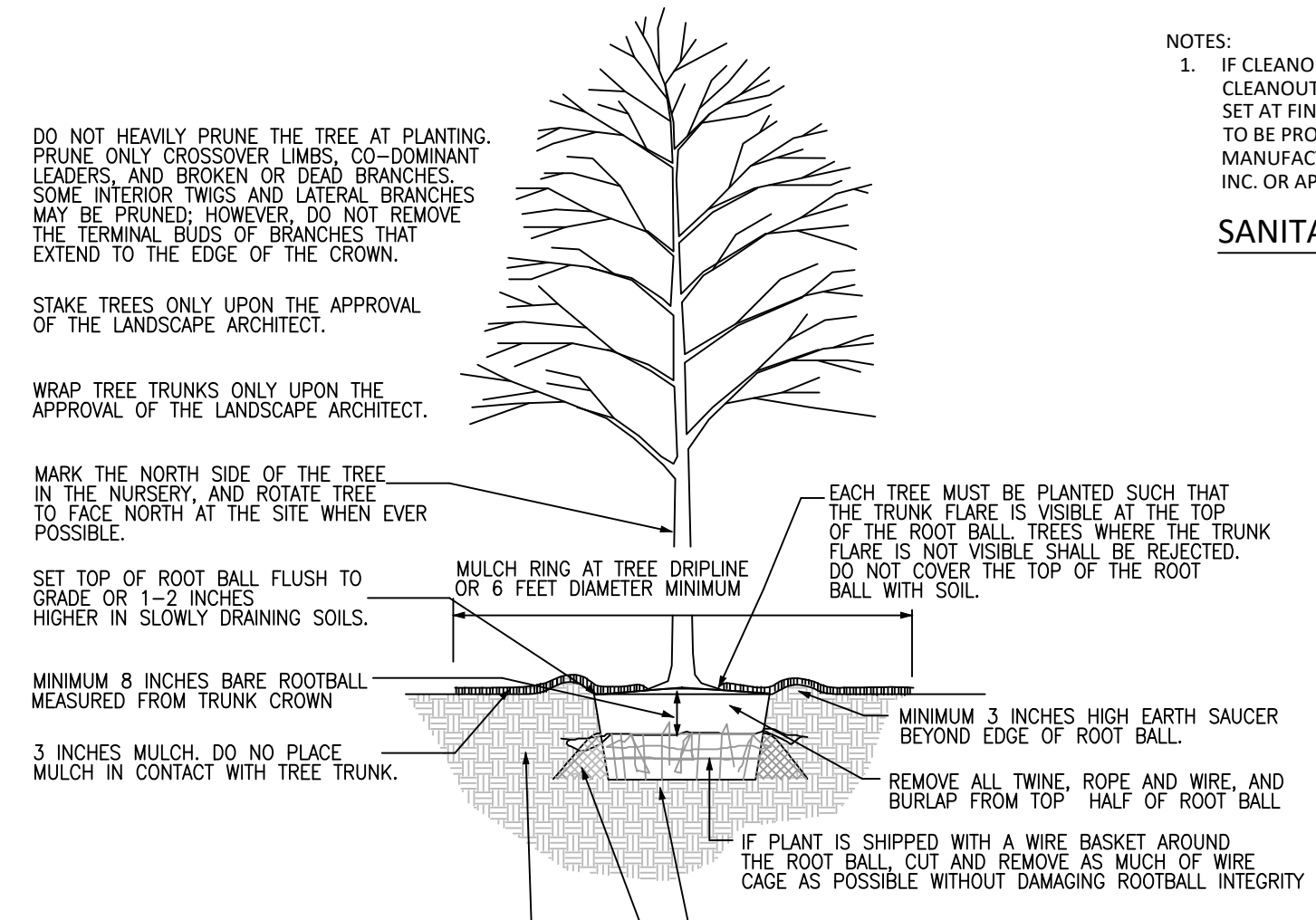
BIORETENTION BASIN SPILLWAY DETAIL  
NOT TO SCALE



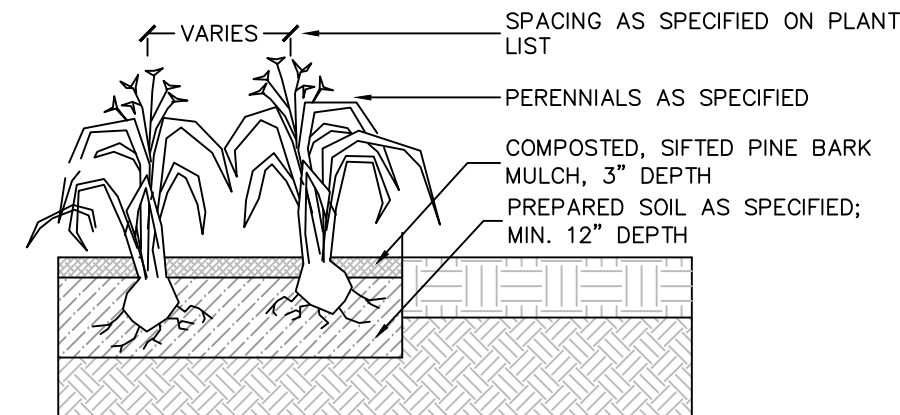
DRAINAGE SWALE  
NOT TO SCALE



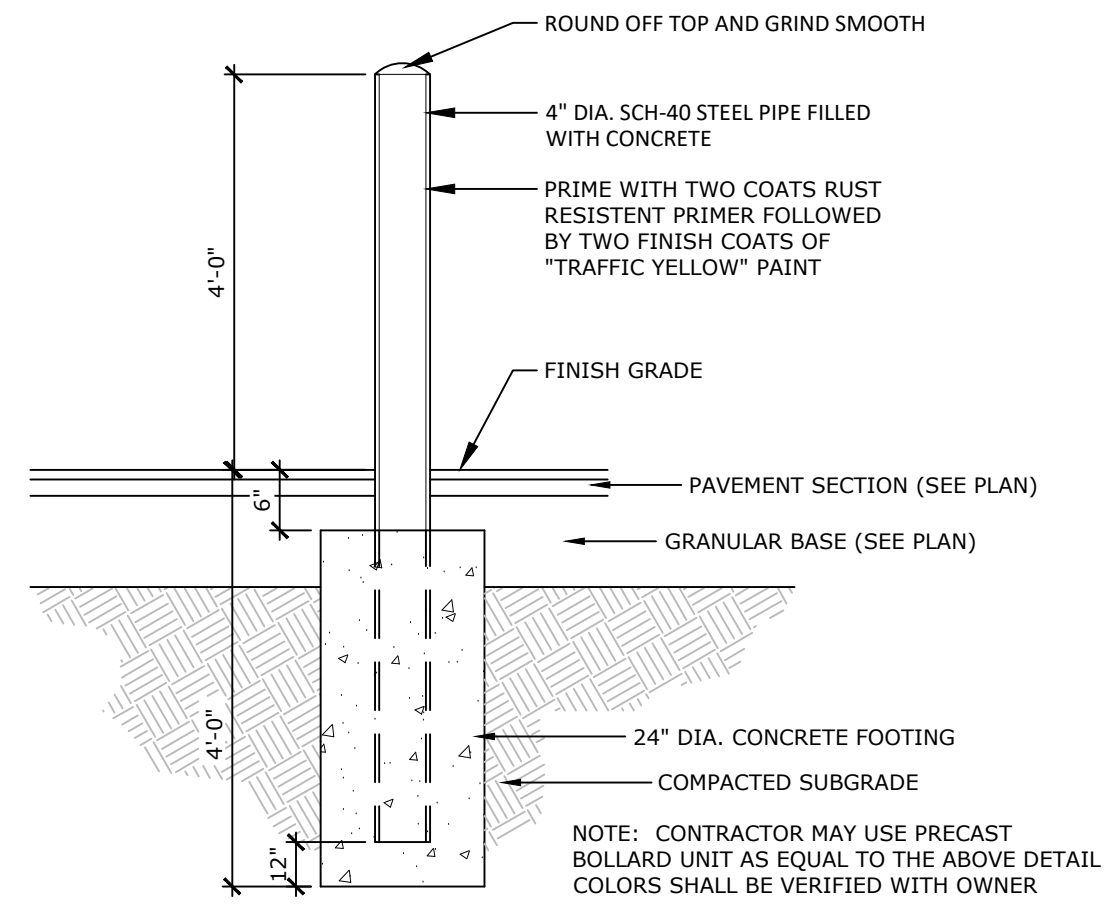
EXISTING DETENTION BASIN SPILLWAY DETAIL  
NOT TO SCALE



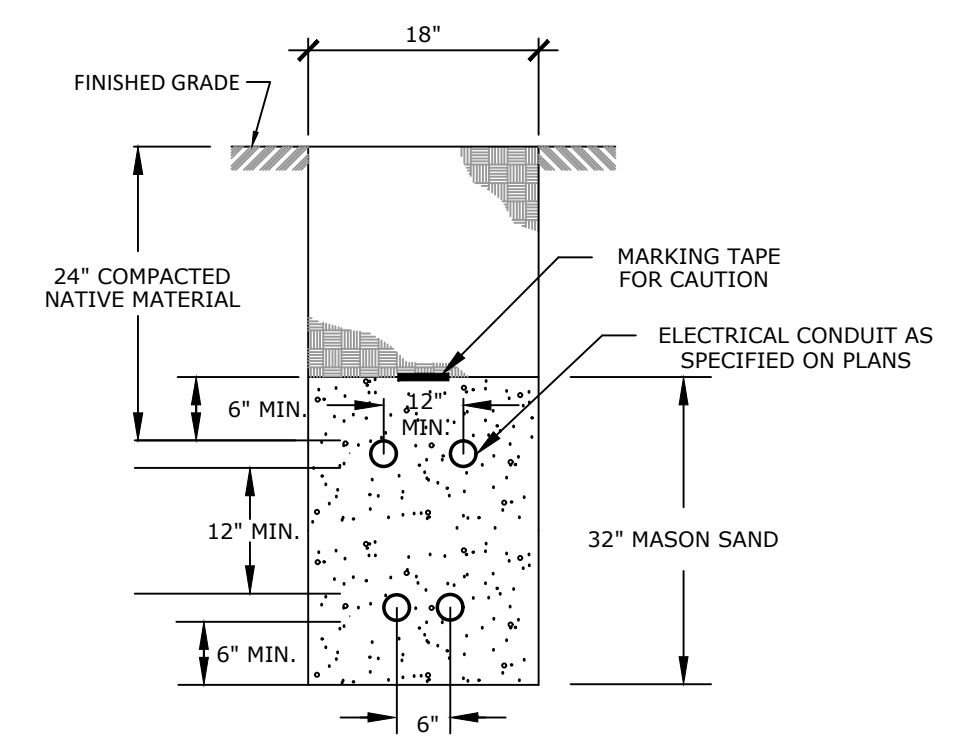
TREE INSTALLATION DETAIL - BALL & BURLAP  
NOT TO SCALE



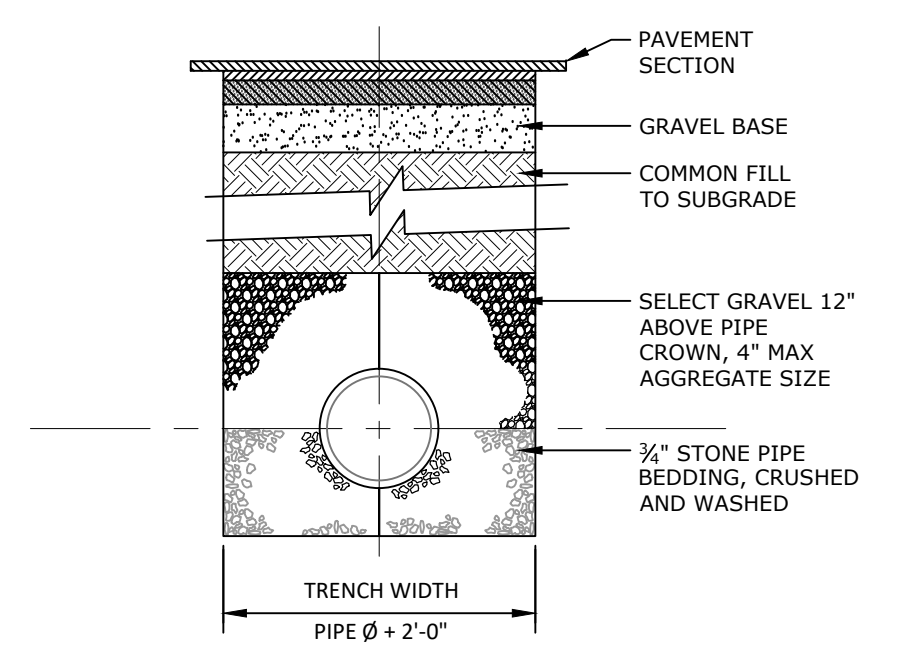
PERENNIALS INSTALLATION DETAIL  
NOT TO SCALE



4" DIA. PIPE BOLLARD  
NOT TO SCALE

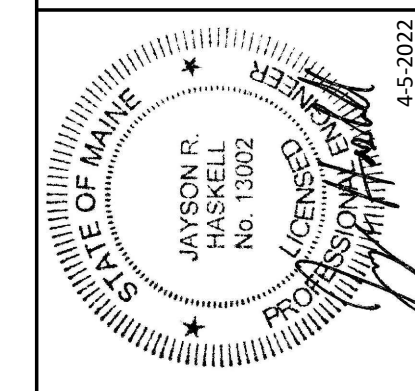


TRENCH DETAIL - ELECTRICAL CONDUIT  
NOT TO SCALE



TYPICAL TRENCH SECTION  
NOT TO SCALE

- NOTES:
- ALL CONDUITS SHALL BE 2-1/4" DIA. PVC SCH 40 EXCEPT FOR ROAD CROSSINGS SHALL BE PVC SCH 80
  - INSTALLATION SHOULD NOT ALLOW THE INTER-TWINGING OF CABLES.
  - BEDDING AND BACKFILL SHALL BE FREE OF ROOTS, STUMPS AND OTHER DEBRIS.
  - COMMUNICATION CABLE AND POWER CABLE SHALL HAVE NO LESS THAN 12 INCHES OF RADIAL SEPARATION.



**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	3-29-22	JPC	ISSUED FOR PERMIT REVIEW
B	4-5-22	JPC	ISSUED FOR PERMIT REVIEW

**DETAILS**  
LEWISTON ROAD SUBDIVISION  
100 & 104 LEWISTON ROAD  
GRAY, MAINE  
FOR: **ODESSA PROPERTIES LLC**  
PO BOX 963  
GRAY, ME, 04039

21062  
JOB NUMBER:  
AS NOTED  
SCALE:  
4-5-2022  
DATE:  
SHEET 7 OF 7  
D-2

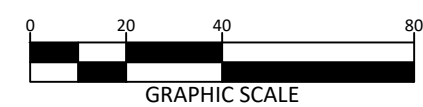




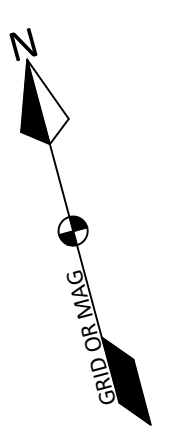




PRE-DEVELOPMENT CONDITION



- POLLUTANT RANK 5  
HIGH USE PARKING LOTS AND ROADS
- POLLUTANT RANK 4  
OTHER ROAD & MEDIUM USE PARKING LOTS
- POLLUTANT RANK 3  
OTHER PARKING LOTS, DRIVEWAYS & FLAT ROOFS
- POLLUTANT RANK 2  
OTHER ROOF, BIKEWAYS, WALKWAYS, LAWN
- POLLUTANT RANK 1  
NON-GRASS LANDSCAPE & STORMWATER SYSTEM
- POLLUTANT RANK 0  
UNDEVELOPED FOREST OR MEADOW



**REDEVELOPMENT STORMWATER TREATMENT CALCULATIONS**  
LEWISTON ROAD SUBDIVISION - 100 & 104 LEWISTON ROAD, GRAY

*Existing Conditions*

Land Use	Area (SF)	Area (Ac.)	Pollutant Rank	Existing Impact
High Use Parking Lots and Roads	0	0.00	5	0.00
Other Road and Medium Use Parking Lots	0	0.00	4	0.00
Other parking lots & driveways/Flat Roof	73,417	1.69	3	5.06
Other roof, bikeways, grass, walkways	37,782	0.87	2	1.73
Non-grass landscape/stormwater system	0	0.00	1	0.00
Forest/Meadow	0	0.00	0	0.00
<b>Totals</b>	<b>111,199</b>	<b>2.55</b>		<b>6.79</b>

Existing Impact Rating / Redevelopment Area = 2.66

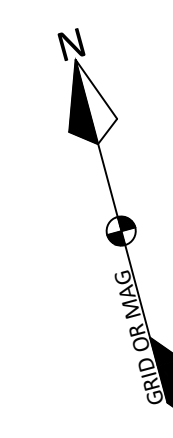
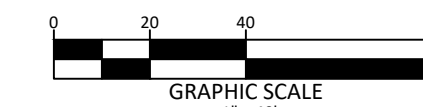
*Proposed Conditions*

Land Use	Area (SF)	Area (Ac.)	Pollutant Rank	Proposed Impact
High Use Parking Lots and Roads	0	0.00	5	0.00
Other Road and Medium Use Parking Lots	0	0.00	4	0.00
Other parking lots & driveways/Flat Roof	57,915	1.33	3	3.99
Other roof, bikeways, grass, walkways	51,396	1.18	2	2.36
Non-grass landscape/stormwater system	0	0.00	1	0.00
Forest/Meadow	0	0.00	0	0.00
<b>Totals</b>	<b>109,311</b>	<b>2.51</b>		<b>6.35</b>

Proposed Impact Rating / Redevelopment Area = 2.53



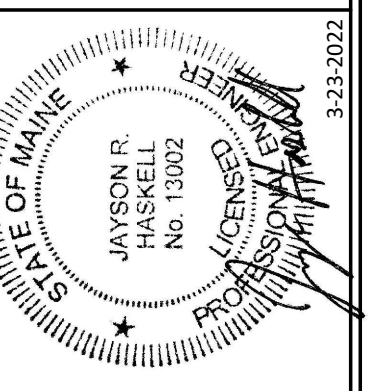
POST-DEVELOPMENT CONDITION



REV	DATE	BY	DESCRIPTION
A	3-23-22	JRC	ISSUED FOR PERMIT REVIEW

**REDEVELOPMENT POLLUTANT RANKING**  
LEWISTON ROAD SUBDIVISION  
100 & 104 LEWISTON ROAD  
GRAY, MAINE  
FOR: **ODESSA PROPERTIES LLC**  
PO BOX 963  
GRAY, ME, 04039

21062  
JOB NUMBER:  
1" = 40'  
SCALE:  
3-23-2022  
DATE:  
SHEET 3 OF 3  
RRR-1

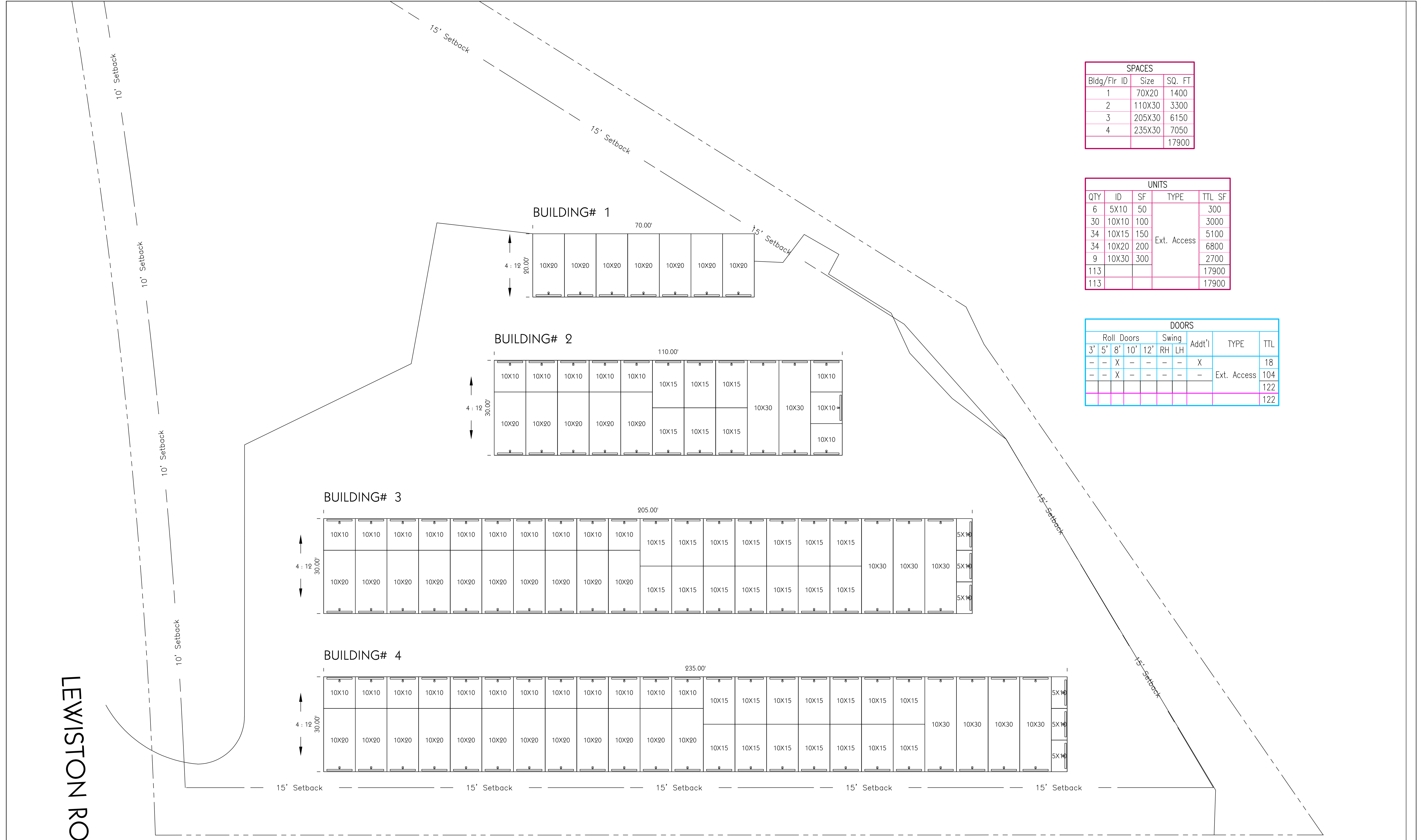


**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

SPACES		
Bldg/Flr ID	Size	SQ. FT
1	70X20	1400
2	110X30	3300
3	205X30	6150
4	235X30	7050
		17900

UNITS				
QTY	ID	SF	TYPE	TTL SF
6	5X10	50		300
30	10X10	100		3000
34	10X15	150	Ext. Access	5100
34	10X20	200		6800
9	10X30	300		2700
113				17900
113				17900

DOORS									
Roll Doors				Swing		Add'l	TYPE	TTL	
3'	5'	8'	10'	12'	RH				
-	-	X	-	-	-	-	X		18
-	-	X	-	-	-	-		Ext. Access	104
									122
									122



LEWISTON ROAD

NOTE: THIS IS A CONCEPTUAL SITE DESIGN ONLY AND IS SUBJECT TO ALL APPLICABLE LOCAL REGULATIONS, CODE PROVISIONS, ENGINEERING REQUIREMENTS AND SITE CONDITIONS. THIS WAS PREPARED WITH THE SITE INFORMATION AND MATERIALS PROVIDED TO BETCO, INC. ANY VARIATIONS OF ACTUAL SITE CONDITIONS, MOBILITY SIZE OR ADDITIONAL REQUIREMENTS WILL AFFECT THE FINAL FINISHED PROJECT. THESE VARIATIONS WILL AFFECT THE FINAL PROJECT COSTS AND MATERIALS. THESE VARIATIONS ARE NOT THE RESPONSIBILITY OF BETCO, INC. REVIEW THESE PLANS CAREFULLY.

<p><b>STORAGE<sup>3</sup></b> 128 North Center Street Adrian, MI 49221</p>	DATE: 9/9/2022	<p>P.O. BOX 1650 STATESVILLE, NC 28687 (800) 654-7813</p>	PROJECT NAME: Self Storage Facility	<p>PROJECT ADDRESS: Lewiston Road - Lewiston ME</p> <p>OWNER:</p>
	DRAWN BY: SJ		SHEET TITLE: Partial Site Plan	
	SCALE: 5/64" = 1'		DRAWING NUMBER: (1)	

BY: (UNAPPROVED) BETCO (09/11) 10 15 51 FT LEWISTON ME (08) 08 04 LEWISTON ME (08)

# **TOWN APPLICATION SUBMISSIONS**

OF

## **MAJOR SITE PLAN APPLICATION MINOR SUBDIVISION APPLICATION**

TO

**TOWN OF GRAY  
24 MAIN STREET  
GRAY, MAINE 04039**

FOR

**LEWISTON ROAD SUBDIVISION  
100 & 104 LEWISTON ROAD  
GRAY, MAINE**

PREPARED FOR

**ODESSA PROPERTIES, LLC  
PO BOX 963  
GRAY, MAINE 04039**

PREPARED BY

**DM ROMA** 

CONSULTING ENGINEERS

P.O. BOX 1116

WINDHAM, MAINE 04062

APRIL 5, 2022



March 23, 2022

Town of Gray Planning Board  
c/o Kristen Muszynski Town Planner  
Henry Pennell Municipal Complex  
24 Main St, Gray, ME 04039

**Re: Town of Gray Major Site Plan  
Lewiston Road Subdivision, Gray, Maine  
Odessa Properties, LLC – Applicants**

Dear Ms. Muszynski:

On behalf of the applicant Odessa Properties, LLC, DM Roma Consulting Engineers has prepared the enclosed Major Site Plan and Minor Subdivision submission for the proposed mixed-use subdivision off Lewiston Road in Gray. The 4.34-acre parcel consists of Lots 26-2 and 26-2-1 on the Town of Gray Assessor's Map 28, is located in the Commercial Zoning District and the Light Manufacturing Overlay District is currently contains a commercial building with associated paved and gravel parking.

The applicant is intending to divide the property into 3 lots. Lot 1 will be a single-family residential lot; Lot 2 will contain a proposed self-storage facility and Lot 3 will contain the existing commercial building. In addition to the required subdivision approval, the proposed self-storage facility will require Major Site Plan approval from the Town of Gray Planning Board.

Enclosed with this submission is the required application and checklists, supporting documentation including further discussion on the requirement of the two permits and the design plans for your review. Upon your review of the submission, please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

J.P. Connolly  
Project Manager

Cc: Scott Liberty, Applicant

**LEWISTON ROAD SUBDIVISION  
100 & 104 LEWISTON ROAD  
GRAY, MAINE**

**MAJOR SITE PLAN & MINIOR SUBDIVISION APPLICATIONS**

**TABLE OF CONTENTS**

---

	COVER LETTER (PRECEEDING TABLE OF CONTENTS)
SECTION 1	TOWN APPLICATIONS AND CHECKLIST
SECTION 2	MAJOR SITE PLAN NARRATIVE
SECTION 3	MINOR SUBDIVISION NARRATIVE
SECTION 4	RIGHT, TITLE OR INTEREST
SECTION 5	SITE LOCATION MAP
SECTION 6	SOILS MAP
SECTION 7	NATURAL RESOURCES MAPPING EXHIBITS
SECTION 8	COST ESTIMATE & FINANCIAL CAPACITY
SECTION 9	STORMWATER MANAGEMENT REPORT
SECTION 10	LIGHTING SPECIFICATIONS
SECTION 11	ABUTTERS LIST & ADDRESSES

## **SECTION 1**

---

### **TOWN APPLICATIONS AND CHECKLIST**



**PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION  
TOWN OF GRAY MAINE**

**PROPERTY TO BE DEVELOPED**

Property Location/Address	100 & 104 LEWISTON ROAD	Property Map/Lot	28 . 26-2 & . 26-2-1
Zoning District	COMMERCIAL & LMOD	Lot Acreage	4.35 AC,
Owner Name	GRAYLAND HOLDINGS, LLC	Tax Sheet	
Owner Address	& ODESSA PROPERTIES, LLC	Owner Phone	

**APPLICANT**

Name (IF different than owner)	ODESSA PROPERTIES, LLC	Contact Phone Number	
Mailing Address	P.O. BOX 963	Alternate Phone Number	
Mailing City/State/Zip	GRAY, MAINE	Fax Number	
Email Address	SCOTT@SCOTTLIBERTY.COM		

**AGENT/CONSULTANT**

Name	DM ROMA ENGINEERS	Contact Phone Number	207-591-5055
Mailing Address	PO BOX 1116	Alternate Phone Number	760-840-0997
Mailing City/State/Zip	WINDHAM, MAINE 04062	Fax Number	
Email Address	JP@DMROMA.COM		

**PROJECT**

The undersigned requests that the Town of Gray Planning Board consider the following application for:

<input checked="" type="checkbox"/> <b>Subdivision</b> Sketch Plan Review Preliminary Plan Review (Major) Final Plan Review (Major) <input type="checkbox"/> Minor <input checked="" type="checkbox"/> <b>Site Plan Review</b> Pre-Application Conference Minor <input type="checkbox"/> Major <input type="checkbox"/> <b>Shoreland Zoning Permit</b>	<input checked="" type="checkbox"/> <b>Other (specify)</b> <u>Conditional Use</u> Amendment Extension Workshop Contract Zone Request
---	---

**Project Description / Comments:**  
SEE ATTACHED COVER LETTER

<b>Applicant Signature</b> [REDACTED]	<b>Date</b> 3-23-2022
---------------------------------------	-----------------------



# SITE PLAN REVIEW CHECKLIST TOWN OF GRAY MAINE

**For Office Use Only**  
 Date Received: \_\_\_\_\_  
 Received by: \_\_\_\_\_

## APPLICANT/PROJECT

Name	Date
------	------

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. The checklist, however, does not substitute for the requirements of Article 10 of the Zoning Ordinance. The Planning Board will also use the checklist to ensure your application is complete. Indicate if the information has been submitted or if a waiver is requested. If you feel that information is not applicable to your project, please indicate in the second column. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. Detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans, however, may best be presented on a separate sheet or sheets.  
**This checklist does not address the standards that the site plan must meet.**

## SITE PLAN REVIEW SUBMISSION REQUIREMENTS

	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner/Engineer	Waived by Planning Board
<b>402.10.10.A SITE INVENTORY PLAN</b>					
<b>A.1</b> Owner name(s), address(es), phone number(s)					
<b>A.2</b> Consultant name(s) & address(es)					
<b>A.3</b> Evidence of right, title, or interest in property					
<b>A.4</b> Fourteen (14) copies of accurate scale inventory plan showing:					
a. The name of the development, north arrow, date and scale.					
b. The boundaries of the parcel and existing zoning.					
c. The relationship of the site to the surrounding area .					
d. The topography of the site at an appropriate contour interval depending on the nature of the use and character of the site.					
e. The major natural features of the site and within five hundred (500) feet of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries or other important natural features (if none, so state).					
f. Existing buildings, structures, or other improvements on the site (if none, so state).					
g. Existing restrictions or easements on the site (if none, so state).					
h. The location and size of existing utilities or improvements servicing the site (if none, so state).					
i. Mapping of all wetlands and/or potential vernal pools on site regardless of size.					
j. A Class B high intensity soil survey if any portion of the site is located in a resource protection district or has wetlands covering more than ten (10%) percent of the site.					
k. A Class D medium intensity soil survey if vernal pools and/or significant wetlands are not present.					

**402.10.10.B SITE ANALYSIS PLAN**

<b>B.1</b> Fourteen (14) copies of a site analysis plan identifying:					
a. Portions of the site that are unsuitable for development or use;					
b. Portions of the site that are unsuitable for on- site sewage disposal;					
c. Areas of the site that have environmental limitations that must be addressed in the development plan;					
d. Areas that may be subject to off-site conflicts or concerns; and which areas are well suited to the proposed use.					
<b>B.2</b> Fourteen (14) copies of site description narrative					
<b>B.3</b> Submission requirement waiver requests, if any					

**402.10.10.C APPLICATION SUBMISSION REQUIREMENTS**

<b>C.1</b> Signed/Executed Application					
<b>C.2</b> Evidence of payment of the application fee and technical review escrow.					
<b>C.3</b> Fourteen (14) copies of written materials and maps/drawings					
<b>C.4</b> Report/Maps/Drawings: General Information					
a. Owner contact information					
b. Setback, yard, and buffer locations					
c. Abutter contact information					
d. Map: general site location					
e. Contiguous property boundaries					
f. Map/Lot Number					
g. Deed/proof of ownership/interest in property					
h. Plan preparer name, registration #, seal					
i. Evidence of technical & financial means					
<b>C.5</b> Reports/Maps/Drawings: Existing Conditions					
a. Zoning Classification					
b. Property lines bearings & length					
c. Location of utilities (water, sewer, electric, etc.)					
d. Street name(s), location(s), width(s)					
e. Building location(s), dimensions, and photo(s)					
f. Driveway location(s), dimensions					
g. Location of intersecting roads/driveways					
h. Location of important or unique natural site features					
i. Direction of surface water drainage					
j. Sign location(s), front view(s), dimensions					
k. Easement location, dimensions, documents					

I. Fire hydrant or fire protection water supply location					
<b>C.6 Reports/Maps/Drawings: Proposed Development</b>					
a. Water/Sewage estimated demands/provisions					
b. Direction of proposed surface water drainage					
c. Solid waste disposal provisions					
d. Driveway/parking plans/provisions					
e. Proposed landscaping & buffering					
f. Proposed building/building expansion plans					
g. Proposed sign plans					
h. Proposed exterior lighting					
i. Location of utilities & fire protection systems					
j. General description of proposed use/activity					
k. Traffic estimates					
l. Stormwater, erosion & sedimentation control, and water quality management provisions					
<b>C.7 Reports/Maps/Drawings: Site Plan</b>					
<b>402.10.10.D ADDITIONAL REQUIREMENTS FOR MAJOR DEVELOPMENTS</b>					
<b>D.1</b> Proposed development narrative					
<b>D.2</b> Grading plan					
<b>D.3</b> Stormwater drainage & erosion control program					
<b>D.4</b> Groundwater impact analysis					
<b>D.5</b> Plan preparer name/registration number/seal					
<b>D.6</b> Utility plan					
<b>D.7</b> Planting schedule					
<b>D.8</b> Traffic impact analysis					
<b>D.9</b> Gray Water District statement of supply adequacy					
<b>D.10</b> Estimated cost of development/proof of financial capacity					
<b>402.10.10.E WAIVER OF SUBMISSION REQUIREMENTS [WRITE IN WAIVER REQUESTS]</b>					



# MINOR SUBDIVISION PLAN APPLICATION SUBMISSION CHECKLIST F-1A TOWN OF GRAY MAINE

**For Office Use Only**  
Date Received: \_\_\_\_\_  
Received by: \_\_\_\_\_

## SUBDIVISION

Name	Date	
------	------	--

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. The checklist, however, does not substitute for the requirements of Article 6 of the Subdivision Ordinance. The Planning Board will also use the checklist to ensure your application is complete. Indicate if the information has been submitted or if a waiver is requested. If you feel that information is not applicable to your project, please indicate in the second column. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. Detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans, however, may best be presented on a separate sheet or sheets.

**This checklist does not address the standards that the subdivision plan must meet.**  
**For review standards refer to Article 13 & checklist F-1D.**

## MINOR SUBDIVISION PLAN SUBMISSION REQUIREMENTS

	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner/Engineer	Waived by Planning Board
<b>401.6.2. A</b> Fourteen (14) copies of application plus accompanying information					
<b>401.6.2.B APPLICATION REQUIREMENTS</b>					
<b>B.1</b> Name of subdivision name of town and assessor's map and lot number(s)					
<b>B.2</b> Verification of right, title or interest in property					
<b>B.3</b> Standard boundary survey with bearings and distances certified by PLS; all corners located and marked.					
<b>B.3</b> Standard boundary survey shows entire parcel or tract and all contiguous land in common ownership within the last five years per MRSA Title 30A section 4401					
<b>B.4</b> Copy of most recently recorded deed; all restrictions, easements, rights-of-way and other encumbrances					
<b>B.5</b> Deed restrictions on proposed new lots or dwellings					
<b>B.6</b> Map of test pits & test pit analyses by Site Evaluator or Certified Soil Scientist					
<b>B.7</b> Type of water supply system(s) & letter from Gray Water District if public water					
<b>B.8</b> Date plan prepared, north point and graphic map scale					

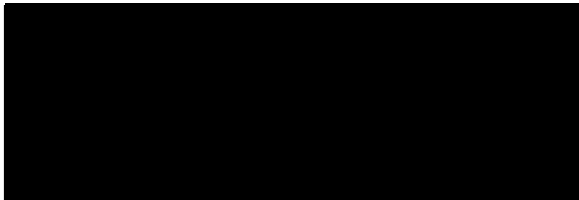
	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner/ Engineer	Waived by Planning Board
<b>B.9</b> Names and addresses of record owner, applicant, plan preparer(s) and adjoining property owners					
<b>B.10</b> All wetlands delineated regardless of size					
<b>B.11</b> All rivers, streams and brooks within and adjacent to subdivision; designation of great pond watershed					
<b>B.12</b> Zoning district of proposed subdivision and any zoning boundary lines affecting the subdivision					
<b>B.13</b> Location and size of existing and proposed sewers, water mains, culverts and drainage ways on and adjacent to subdivision					
<b>B.14</b> Location, name and widths of existing streets and highways easements, building lines, parks and open spaces on or adjacent to subdivision					
<b>B.15</b> Width & location of any streets, public improvements or open space shown in Comprehensive Plan within the property					
<b>B.16</b> Proposed lot lines, approximate dimensions and lot areas sealed by professional surveyor					
<b>B.17</b> 100-year flood elevations in flood prone areas					
<b>B.18</b> Areas within or adjacent to the subdivision identified by the Comprehensive Plan, MDIFW, MNAP, or BWH as areas to be preserved and appropriate preservation measures.					
<b>B.19</b> Areas within or adjacent to subdivision listed in the Comprehensive Plan or listed/eligible to be listed on National Register of Historic Places					

March 22, 2022

**Re: Agent Authorization**

I am a managing member of Odessa Properties LLC and Grayland Holdings LLC, which own the property at 100 & 104 Lewiston Road, respectively, in Gray, Maine. The property is shown as Lot 26-2 and Lot 26-2-1 on the Town of Gray assessor's map 28. I have retained the services of DM Roma Consulting Engineers to act as my agent to apply for land use permits associated with the development of this property.

Sincerely,



Scott Liberty  
Grayland Holdings, LLC & Odessa Properties, LLC

## **SECTION 2**

---

### **MAJOR SITE PLAN NARRATIVE**

## **Town of Gray**

### **Major Site Plan Submission Narrative**

#### Project Description

The applicant, Odessa Properties, LLC, is proposing to construct a self-storage facility on property located off Lewiston Road. The 4.34-acre parcel consist of Lots 26-2 and 26-2-1 on the Town of Gray Assessor's Map 28, is located in the Commercial Zoning District and the Light Manufacturing Overlay District is currently contains a commercial building with associated paved and gravel parking.

The project construction includes four (4) buildings containing 18,300 square feet of self-storage space with associated paved driveways. The facility is anticipated to be unattended. In addition, landscape islands have been proposed to provide a separation between the existing commercial building and the self-storage facility.

#### Natural Resources

A wetland delineation was performed by Mainely Soils, LLC in March 2022. A stream with associate wetlands was located to the south of the existing building and will not be impacted by the proposed site development. A wetland delineation report has been included in Section 7 of this application.

Included in Section 7 is also the Beginning with Habitats map and FEMA FIRM panel indicating there are no mapped significant wildlife habitats or floodplains in the vicinity of the project site.

#### Soils

Based on the Medium Intensity Soils Survey for Cumberland County, provided by the NRCS, the soils on the property are identified as sandy loam. A copy of this mapping is included in Section 6 of this submission.

#### Right, Title or Interest

The property is currently owned by two entities. Lot 26-2, which contains the existing commercial building, is owned by Grayland Holdings, LLC by deed recorded in the Cumberland County Registry of Deeds Book 36981 Page 120 and the remaining land, identified as Lot 26-2-1, is owned by the applicant, Odessa Properties, LLC by deed recorded in the Cumberland County Registry of Deeds Book 36981 Page 123. The sole member of both entities is Scott Liberty. Included in Section 4 are the current property deeds. Also written in the Agent Authorization letter is indication that Mr. Liberty is a member of both corporations allowing Odessa Properties, LLC to file land use permits for both parties.

#### Financial Capacity

The proposed self-storage project will cost approximately \$645,000. Included within Section 8 of this submission is the cost estimate calculation and a letter from Machias Savings Bank verifying that the applicant has the financial means to complete the project.

### Technical Capacity

Scott Liberty has decades of experience in commercial and residential land development in Southern Maine, including:

- *Knights Farm* – 8 lot subdivision – Portland, Maine
- *Granite Ridge/Tufts Road* - 15 lot subdivision - New Gloucester, Maine
- *Stave Mill* - 10 lot subdivision – Gray, Maine
- *Highview Drive* - 8 lot subdivision - New Gloucester, Maine
- *Crystal Clean Car Wash* – Gray, Maine
- *Ace Hardware* - New Gloucester, Maine
- *God’s Country* - 27 acres preserved for family estate with private road – Gray, Maine
- *Target Lane Extension* - 12 lot subdivision - New Gloucester, Maine
- Grayland Holdings, LLC 9000 square-foot former Cyr auction house purchase and remodel.
- Approximately 30 single- and two-family homes built in Gray, New Gloucester, Cumberland and Falmouth.

DM Roma Consulting Engineers has been retained to provide civil engineering and regulatory permitting assistance on the project.

#### *Jayson Haskell, PE*

Jayson is a Maine Licensed Professional Civil Engineer with a bachelor’s degree in Civil Engineering from the University of Maine. He has over 14 years of experience in site, roadway and utility design in Southern Maine. He also has experience in G.I.S. software.

#### *J.P. Connolly*

J.P. is a Senior Project Engineer with DM Roma with a bachelor’s degree in Civil and Environmental Engineering from Worcester Polytechnic Institute. He has over 29 years of experience in site design in Maine, California and Massachusetts.

### Existing Easements and Deed Restrictions

The parcel owned by Grayland Holdings, LLC is currently encumbered by a 50 foot by 50 foot right of way benefitting Odessa Properties, LLC. This easement will be revised to include a reciprocal access easement between the two properties. The Odessa Properties, LLC lot will then be encumbered by a proposed utility easement benefitting Grayland Holdings, LLC for use and maintenance access of the existing sewer service and subsurface wastewater disposal field.

### Stormwater

Included as Section 9 is the Stormwater Narrative and calculations for review.

### Erosion and Sedimentation Control

The project site will incorporate several erosion control measures during and post construction of the site. These best management practices are outlined within the plan set.

### Solid Waste Provisions

We don’t anticipate a significant amount of demolition debris as the site is currently a gravel parking lot. Any construction debris will be handled by a contracted disposal company. Once the

construction is complete, there will be no solid waste generation since there are no dumpsters or trash receptacles proposed as part of the site development.

#### Landscaping and Buffering

Screening trees have been proposed along the road frontage to supplement the existing wooded buffer. Additional plantings have been proposed to provide the separation of the self-storage facility with the existing commercial building.

#### Traffic

According to the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition, for mini warehousing (Land Use Code 151), the 18,300 square feet of self-storage will generate 2 additional weekday PM peak hour trip ends and 19 total average weekday trips. We don't anticipate the added vehicle trips to cause significant traffic congestion in Lewiston Road.

#### Lighting

The lighting for the self-storage facility will be wall packs on the sides of the buildings. The lights have been spaced to provide security lighting, but to minimize light pollution extending off the property. Included in Section 10 is the lighting specification for review.

## **SECTION 3**

---

### **MINOR SUBDIVISION NARRATIVE**

## **Town of Gray**

### **Minor Subdivision Submission Narrative**

#### Project Description

The applicant, Odessa Properties, LLC, is proposing to construct a self-storage facility on property located off Lewiston Road. The 4.34-acre parcel consist of Lots 26-2 and 26-2-1 on the Town of Gray Assessor's Map 28, is located in the Commercial Zoning District and the Light Manufacturing Overlay District is currently contains a commercial building with associated paved and gravel parking.

The applicant is proposing a three-lot mixed use subdivision. The proposed Lot 1 will consist of a single-family residential lot intending to be developed by the applicant and sold upon completion. Lot 2 will contain the proposed self-storage facility which is intended to be maintained by the applicant. Lot 3 will contain the existing commercial building.

#### Right, Title or Interest

The property is currently owned by two entities. Lot 26-2, which contains the existing commercial building, is owned by Grayland Holdings, LLC by deed recorded in the Cumberland County Registry of Deeds Book 36981 Page 120 and the remaining land, identified as Lot 26-2-1, is owned by the applicant, Odessa Properties, LLC by deed recorded in the Cumberland County Registry of Deeds Book 36981 Page 123. The sole member of both entities is Scott Liberty. Included in Section 4 are the current property deeds and a letter from Mr. Liberty explaining the connection of the two corporations and allowing Odessa Properties, LLC to file land use permits for both parties.

#### Soils

Mainly Soils, LLC performed test pit evaluations on the proposed single family residential lot (Lot 1) and found adequate soils to be utilized in a subsurface wastewater disposal field for the house. The resultant test pit logs have been included in Section 7 of this application and the location of the test pits have been included in the design plan set.

There is no proposed wastewater disposal system needed for the proposed self-storage facility as their will be no bathroom facilities on site. The existing commercial building is served by an existing wastewater disposal field. The field is located on the proposed Lot 2, requiring a utility easement for the benefit of Lot 3.

#### Water Supply

The proposed residential lot will be served by a drilled well. This well will need to be located at least 100 feet from the proposed onsite wastewater disposal field and at least 200 feet from the existing septic field on Lot 2 since the design flow is over 1,000 gallons per day. A potential location for the well has been indicated on the design plans.

There is no proposed water supply required for the self-storage facility and the existing commercial building is served by an onsite well.

### Natural Resources

A wetland delineation was performed by Mainely Soils, LLC in March 2022. A stream with associated wetlands was located to the south of the existing building and will not be impacted by the proposed site development. A wetland delineation report has been included in Section 7 of this application.

Included in Section 7 is also the Beginning with Habitats map and FEMA FIRM panel indicating there are no mapped significant wildlife habitats or floodplains in the vicinity of the project site.

### Existing Easements and Deed Restrictions

The parcel owned by Grayland Holdings, LLC is currently encumbered by a 50 foot by 50 foot right of way benefitting Odessa Properties, LLC. This easement will be revised to include a reciprocal access easement between the two properties. The Odessa Properties, LLC lot will then be encumbered by a proposed utility easement benefitting Grayland Holdings, LLC for use and maintenance access of the existing sewer service and subsurface wastewater disposal field.

### Proposed Easements and Deed Restrictions

When the deeds for the subdivision are created, it is anticipated that several easements will be created. The easements will relate to each lots use of the site and include maintenance, access, utility and drainage rights over the subdivision.

Access – Lot 2 and Lot 3 will share access via a divided dedicated entrance drive and exist drive. As show on the subdivision plan, easement limits of a 33-foot wide access and maintenance easement shall be established.

Utility – Lot 3 will benefit from an easement granted over Lot 2 for utility service and maintenance. The subdivision plan shown a 10-foot wide utility easement center over the existing sewer service lateral. While the existing septic tank, distribution box, and subsurface disposal area will remain protected in place, an easement shall allow for the relocation of the sewer lateral in the event the existing sewer lateral location is in conflict with the construction of any improvements on Lot 2 and/or the lateral needs to be repaired, and the sewer lateral is relocated.

Drainage – Lot 1, Lot 2 and Lot 3 will all be served through the use of an existing detention basin, predominately located on Lot 1. Drainage from the entire site will drain overland into the existing detention basin. An access, drainage and maintenance easement will be created on Lots 1 and 2, to allow for the stormwater runoff to continue to use the existing drainage flow paths through the site.

### WAIVER REQUESTS

The applicant would like the Planning Board to consider granting waivers to the following requirements:

High Intensity Soil Survey  
Hydrogeologic Assessment

The applicant is requesting the Planning Board consider granting a waiver from the requirement of having a high-intensity soil survey performed for the project site. The project will require the

installation of a private well and a private septic system for the proposed residential lot, Lot 1. The self-storage site will not require and is not proposing to include provisions for water service, and therefore no private septic system or private well has been proposed for Lot 2. Lot 3 has an existing private septic and private well.

The proposed well and septic locations are located such that nitrogen plumes from the proposed septic systems will not likely extend beyond the overall property limits.

Additionally, soil test pits conducted on the project site confirm that the medium intensity soil mapping is accurate in the vicinity of the test pits. With the project not proposing improvements such as engineered waste water system(s), it is the opinion of the applicant that the high-intensity soil survey will not provide any significant additional information as to the suitability of the site's soil conditions for the improvements proposed.

The applicant is requesting the Planning Board consider granting a waiver from the requirement of having a hydrogeologic assessment of the site. The project site is not located within a sand and gravel aquifer. As such the impact of the proposed project on the hydrogeology of the site is not expected to be significant.

## **SECTION 4**

---

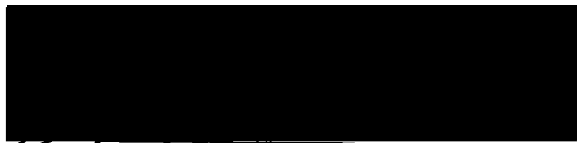
**RIGHT, TITLE OR INTEREST**

**WARRANTY DEED**  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **100 Lewiston Road, LLC** of Jackman in the County of Somerset and State of Maine, for consideration paid, grants to **Grayland Holdings LLC**, a Maine limited liability company with a mailing address of PO Box 963, Gray, ME 04039, with **WARRANTY COVENANTS**, the real property situated in **Gray, County of Cumberland and State of Maine** more particularly described in Schedule A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed by **Rodney Boyington, Managing Member of 100 Lewiston Road, LLC**, this 22nd day of July, 2020.

MAINE REAL ESTATE TAX PAID



**100 Lewiston Road, LLC**

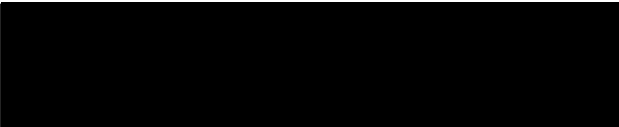
Witness to all  
*John H. Branson*

**Rodney Boyington, Managing Member**

State of Maine  
County of Cumberland, ss.

July 22, 2020

Personally appeared before me the above named **Rodney Boyington, Managing Member of 100 Lewiston Road, LLC** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said **100 Lewiston Road, LLC**.



Notary Public/Attorney at Law

SUSAN CAPE KNEBLER  
Notary Public, Maine  
My Commission Expires November 22, 2025

SCHEDULE A

A certain lot or parcel of land, with the buildings and other improvements thereon, located in the Town of Gray, County of Cumberland, and State of Maine, and bounded and described as follows:

BEGINNING at a stonewall corner on the assumed east sideline of Route 100 (Lewiston Road) as shown on a plan entitled "Maine State Highway Commission Plan of Proposed Relocation State Highway "E" Gray - Cumberland County" F.A. Proj #11 - sheet 1 of 3 dated November 1936 per S.H.C. File 3-34 - CCRD plan book 31 page 22, said point shown on said map as the corner between Martha C. Bishop Estate and Margie E. Fogg and said point being now the southwest corner of the grantor (100 Lewiston Road, LLC 28024-258) and being the north corner of land formerly of Burchard A. Dunn, et al (Book 4964, Page 215);

Thence N18°-44'-55"E, 119.08' along the old 1936 Route 100 right of way ("R/W") and following along or near a stonewall to a 5/8" rebar with #1278 cap;

Thence N10°-19'-35"W, 46.55' along the old 1936 Route 100 R/W to a 5/8" rebar with #1278 cap;

Thence northerly 130' by a 1306.58' radius non-tangential curve left along the new 1936 Route 100 R/W to a point;

Thence S79°-17'-26"E, 250' thru grantors (100 Lewiston Road, LLC 28024-258) to a point;

Thence S33°-06'-09"E, 90' thru grantors (100 Lewiston Road, LLC 28024-258) to a point in a stonewall on the northwest line of William Chapman, et al (35232-279);

Thence S42°-01'-35"W, 87.58' along the northwest line of Chapman, et al (35232-279) and following along or near a stonewall to a point;

Thence S27°-58'-49"W, 34.26' along the northwest line of Chapman, et al (35232-279) and following along or near a stonewall to a point;

Thence S43°-57'-25"W, 40.03' along the northwest line of Chapman, et al (35232-279) and following along or near a stonewall to a point;

Thence S55°-12'-36"W, 33.19' along the northwest line of Chapman, et al (35232-279) and following along or near a stonewall to a stonewall corner and a 5/8" rebar with #1278 cap;

Thence N49°-05'-16"W, 90' along Chapman, et al (35232-279) and following along or near a stonewall the first 74± to a 5/8" rebar to a 5/8" rebar with #1278 cap;

Thence S38°-28'-47"W, 179.77' along Chapman, et al (35232-279) to a 5/8" rebar with #1278 cap at the west corner thereof and being on the northeast line of land formerly of Burchard Dunn, et al 4964-215;

Thence N35°-52'-56"W, 76' along Dunn and following along or near a stonewall the last 65'± to POINT OF BEGINNING, containing 67,340 SF or 1.55 acres and is a portion of land conveyed by Key Bank National Association to 100 Lewiston Road, LLC by deed dated 8-25-2010 CCRD book 28024 page 258.

All bearings refer to the magnetic meridian as observed in 1990.

SUBJECT TO easement rights in a 50' wide R/W for ingress, egress, utilities and all purposes for which a public way may be used, the north line of which is bounded and described as follows:

BEGINNING at the northwest corner of lot herein described and conveyed; thence S79°-17'-26"E, 50' along said north line to terminus of herein described 50' wide R/W; the south line contracted or projected to intersect the east R/W line of Route 100 (Lewiston Road).

BEING the same premises described and depicted as "Lot A" on a certain "Sketch Plan for Lot Division" Prepared by John D. Palmiter for Scott Liberty, to be recorded in the Cumberland County Registry of Deeds.

ALSO BEING a portion of the same premises described in a Quitclaim Deed from KeyBank National Association to 100 Lewiston Road, LLC dated August 25, 2010 and recorded in Book 28024, Page 258 in the Cumberland County Registry of Deeds.

Received  
Recorded Register of Deeds  
Jul 28, 2020 11:17:15A  
Cumberland County  
Nancy A. Lane

2

**WARRANTY DEED**  
Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

**KNOW ALL MEN BY THESE PRESENTS**, That **100 Lewiston Road, LLC** of Jackman in the County of Somerset and State of Maine, for consideration paid, grants to **Odessa Properties LLC**, a Maine limited liability company with a mailing address of 23 Country Way, Gray, Maine 04039, with **WARRANTY COVENANTS**, the real property situated in **Gray, County of Cumberland and State of Maine** more particularly described in Schedule A attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, this instrument has been executed by **Rodney Boyington, Managing Member of 100 Lewiston Road, LLC**, this 22nd day of July, 2020.

[Redacted Signature]

**100 Lewiston Road, LLC**  
[Redacted Signature]

Witness to all  
*John H. Branson*

**Rodney Boyington, Managing Member**

State of Maine  
County of Cumberland, ss.

July 22, 2020

Personally appeared before me the above named **Rodney Boyington, Managing Member of 100 Lewiston Road, LLC** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said **100 Lewiston Road, LLC**.

[Redacted Signature]

Notary Public/Attorney at Law  
**SUSAN CAGE KRAEDLER**  
Notary Public, Maine  
My Commission Expires November 22, 2025

SCHEDULE A

One or more lots or parcels of land, with the buildings and other improvements thereon, located in the Town of Gray, County of Cumberland, and State of Maine, and bounded and described as follows:

PARCEL ONE:

BEGINNING at a 5/8" rebar with #1278 cap at the west end of a stonewall corner on the assumed east sideline of Route 100 (Lewiston Road) as shown on a plan entitled "Maine State Highway Commission Plan of Proposed Relocation State Highway "E" Gray - Cumberland County" F.A. Proj #11 - sheet 1 of 3 dated November 1936 per S.H.C. File 3-34 - CCRD plan book 31 page 22, said point shown on said map as 33' Rt. of Sta. 684+92± and said point being now the northwest corner of the grantor (100 Lewiston Road, LLC, Book 28024, Page 258);

Thence S76°-30'-59"E, 57.69' along a jog in Lewiston Road (Route 100) from 33' to 50' and along the south line of DPCMK, LLC (25837-297), formerly Margie E. Fogg and following along or near a stonewall to a point;

Thence southeasterly and southerly by the southwest and west line of DPCMK, LLC (25837-297), formerly Margie E. Fogg and following along or near a stonewall with occasional gaps the following courses:

S40°-50'-17"E, 122.48'

S31°-50'-37"E, 89.24'

S21°-45'-28"E, 96.46'

S14°-55'-56"E, 141.81'

Thence S23°-51'-46"E, 188.35' to a 5/8" rebar with #1278 cap near the northeast end of a stonewall at the west corner of Lawrence Humphrey (4964-215) and being the north corner of William Chapman, et al (35232-279);

Thence S51°-00'-18"W, 87.55' along the northwest line of William Chapman, et al (35232-279) and following along or near a stonewall to a point;

Thence N33°-06'-09"W, 90' thru grantor (100 Lewiston Road, LLC 28024-258) to a point;

Thence N79°-17'-26"W, 250' thru grantor (100 Lewiston Road, LLC 28024-258) to a point on the east line of Route 100 (Lewiston Road) per aforementioned "Maine State Highway Commission Plan of Proposed Relocation State Highway "E" Gray - Cumberland County";

Thence northerly 189.50' by a nontangential 1306.58' radius curve left to a point;

2

Thence N01°-55'-58"E, 325.94' along said east line of Route 100 (Lewiston Road) to POINT OF BEGINNING, containing 121,944 SF or 2.80 acres and is a portion of land conveyed by Key Bank National Association to 100 Lewiston Road, LLC by deed dated 8-25-2010 CCRD book 28024 page 258.

All bearings refer to the magnetic meridian as observed in 1990.

Benefitted by easement rights in a 50' wide right of way ("R/W") for ingress, egress, utilities and all purposes for which a public way may be used the north line of which is bounded and described as follows: BEGINNING at the southwest corner of lot herein described and conveyed; thence S79°-17'-26"E, 50' along said south line to terminus of herein described 50' wide R/W; the south line contracted or projected to intersect the east R/W line of Route 100 (Lewiston Road).

BEING the same premises described and depicted as "Lot B" on a certain "Sketch Plan for Lot Division" prepared by John D. Palmiter for Scott Liberty, to be recorded in the Cumberland County Registry of Deeds.

ALSO BEING a portion of the same premises described in a Quitclaim Deed from KeyBank National Association to 100 Lewiston Road, LLC dated August 25, 2010 and recorded in Book 28024, Page 258 in the Cumberland County Registry of Deeds.

PARCEL TWO:

ALL and the same premises conveyed to Portland, Gray and Lewiston Railroad Company by Stanley Bishop by deed dated December 11, 1909, and recorded in the Cumberland County Registry of Deeds in Book 849, Page 492, as the same is located within the bounds of land owned by the Grantor.

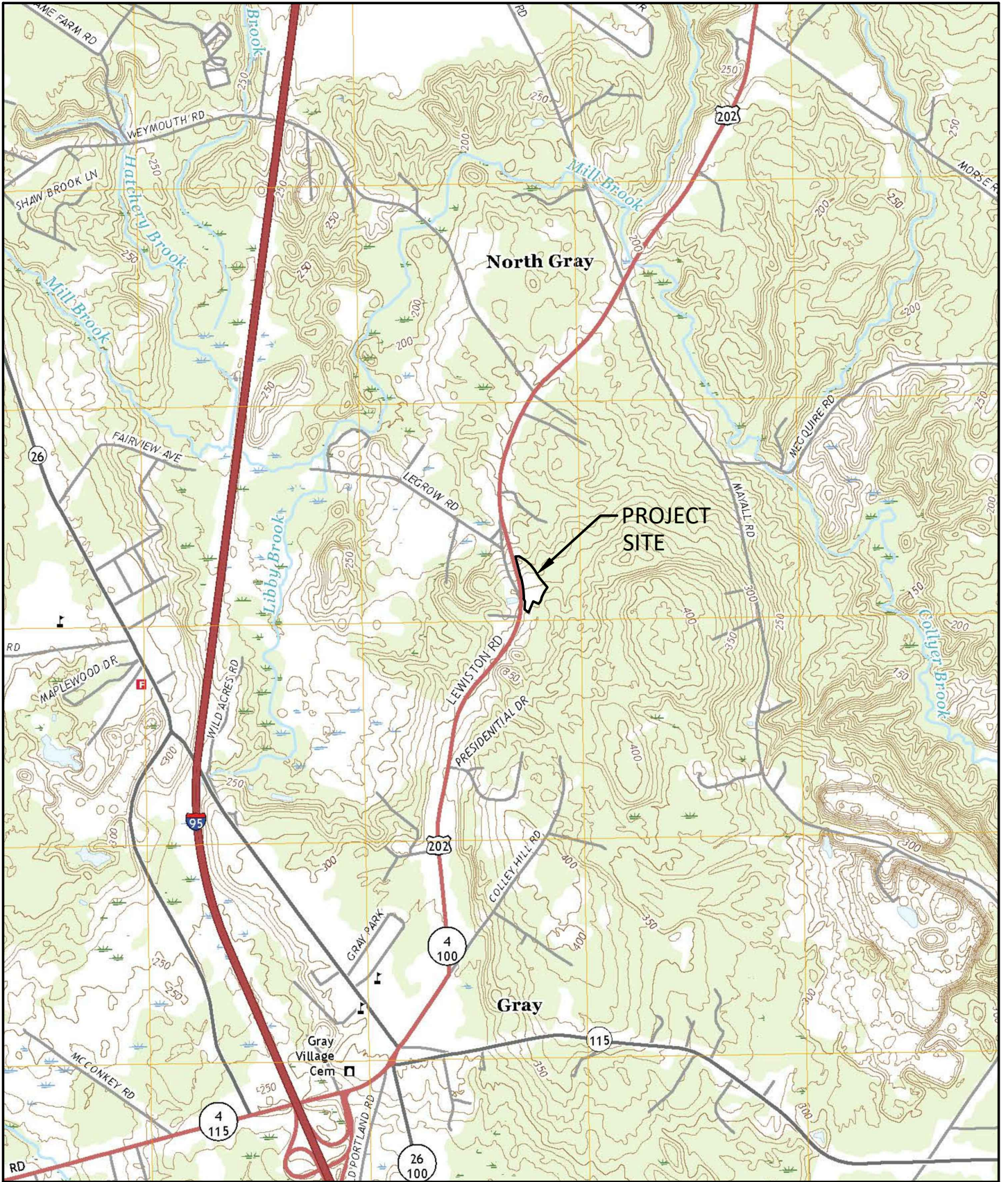
MEANING AND INTENDING TO CONVEY to the Grantee herein, and hereby conveying to the Grantee herein, all the real property conveyed to the Grantor herein by Quitclaim Deed from KeyBank National Association dated August 25, 2010 and recorded in Book 28024, Page 258 in the Cumberland County Registry of Deeds, together with any improvements thereto, EXCEPTING AND EXCLUDING all the real property conveyed by the Grantor herein to Grayland Holdings LLC by Warranty Deed on this date.

Received  
Recorded Register of Deeds  
Jul 28, 2020 11:18:02A  
Cumberland County  
Nancy A. Lane

**SECTION 5**

---

**SITE LOCATION MAP**



**SITE LOCATION MAP**

LEWISTON ROAD SUBDIVISION  
 GRAY, MAINE

FOR:  
 ODESSA PROPERTIES, LLC  
 P.O. BOX 963  
 GRAY, MAINE 04039

USGS QUADRANGLE  
 GRAY

SCALE: 1"=2,000'  
 DATE: 3-22-2022  
 JOB NUMBER: 21062

**DM ROMA**

CONSULTING ENGINEERS

P.O. BOX 1116  
 WINDHAM, ME 04062  
 (207) 591-5055

## **SECTION 6**

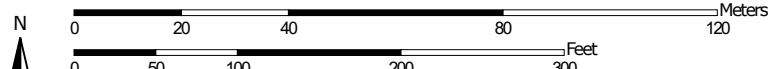
---

### **SOILS MAP**

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine



Map Scale: 1:1,410 if printed on A portrait (8.5" x 11") sheet.




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



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
 Survey Area Data: Version 18, Aug 31, 2021

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

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

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

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HgC	Hermon sandy loam, 8 to 15 percent slopes	A	0.2	2.7%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	C	3.9	54.0%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	C	0.2	2.3%
PfC	Paxton very stony fine sandy loam, 8 to 15 percent slopes	C	3.0	40.8%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	C	0.0	0.1%
<b>Totals for Area of Interest</b>			<b>7.3</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

## **SECTION 7**

---

### **NATURAL RESOURCES MAPPING EXHIBITS**



To: DM Roma Consulting Engineers  
PO Box 1116  
Windham, ME 04062

Date: March 17, 2022

From: Alexander A. Finamore, CWS, LSE  
Mainely Soils, LLC

Re: Lewiston Road Parcel, Gray, ME – Wetland Delineation, Vernal Pool, and Test Pit Memorandum

---

At the request of DM Roma Consulting Engineers (the “Client”), Mainely Soils conducted on-site wetland and waterbody delineations and vernal pool surveys on the Project Site approximately 4.35 acres in size located along Lewiston Road in Gray, Maine. The Client proposes to develop a mixed use subdivision. These field investigations were performed to provide baseline environmental data to inform the proposed development of the site. The natural resources assessments described in this memorandum were completed in March of 2022. In addition to describing the identified resources this report describes the existing conditions within the study area, and the methodologies employed for the assessments.

## PROJECT DESCRIPTION

The project site is located within the Town of Gray’s Commercial District along the Lewiston Road corridor. The proposed development site is currently occupied by an auction building and associated parking in the southern portion and vacant forested land to the north.. Surrounding land use of the site is residential to the west and south, commercial to the north, and undeveloped forested land to the east. Access to the proposed subdivision is proposed to be from Lewiston Road. In total, the wetland and waterbody delineation survey area encompassed approximately 4.35 acres, as a portion of a lot identified by the Town of Gray as Tax Map 28, Lot 26-2.

## SITE DESCRIPTION

The Study Area occurs in the Sebago-Ossipee Hills & Plains biophysical region of Maine (Schlawin & Cutko, 2014). The Sebago-Ossipee Hills & Plains biophysical region is characterized by variable topography, ranging from plains to low hills of low relief along Atlantic coast. Interior areas are high hills to semi-mountainous, parts of which were glaciated. Vegetation is characterized by tall, cold-deciduous broadleaf forests that have a high proportion of mesophytic species. Bedrock geology is varied and complex, consisting of sedimentary, igneous, and metamorphic rocks. Forest vegetation includes oak-hickory, white-red-jack pine, maple-beech-birch, and aspen-birch cover types. The survey area is located within the Presumpscot River watershed (Hydrologic Unit Classification (HUC) 8 identification 01060001).

The Natural Resource Conservation Service soil survey mapping identifies native soils at the site as being formed within lodgement tills on hills, drumlins, till plains, and ground moraines (Paxton series) (Web Soil Survey, 2022). The Paxton series is well drained, is very deep to bedrock, and moderately deep to a densic contact..

## Study Methodology

Mainely Soils conducted wetland delineation field work within the survey area in March 2022. The boundary of wetlands were delineated in accordance with the Army Corps of Engineers 1987 Wetland Delineation Manual (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (Regional Supplement, 2012). All wetland delineations were conducted using the Routine Determination Methods, which requires that a wetland contain a dominance of hydrophytic vegetation, hydric soils, and evidence of hydrology in

order to be considered a wetland. Wetland boundaries were located and demarcated using pink day-glow flagging, with each flag labeled with the corresponding alphabetic wetland identification code and a flag number (i.e. A1-1). Wetland flag locations were recorded in the field using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

One distinct wetland area was delineated throughout the study area . Additional field notes were also taken to record the classification of each wetland in accordance with the Classification of Wetlands and Deepwater Habitats of the United States, general site characteristics, unique qualities observed during the site assessment, and other considerations relevant to investigation findings and the future completion of a wetlands functions and values assessment in accordance with the Highway Methodology Workbook: Supplement. Representative photographs of each wetland were taken, field sketches were labeled of the wetland boundary on an aerial photograph-based map, and notes were recorded on the flagging sequence for each wetland.

Mainly Soils also surveyed the site for streams, in accordance with the State of Maine Natural Resources Protection Act stream criteria and definitions. One perennial stream was delineated within the study area.

Vernal pools are small (usually less than one acre), seasonal wetlands that lack perennial inlet or outlet streams and have no permanent fish populations (Calhoun and deMaynadier 2004). Vernal pools are valuable wetland wildlife habitat because of their potentially high biological productivity and use as breeding habitat by specialized animal communities. The characteristics of vernal pools including size, duration of flooding, substrate type and vegetative community are directly affected by a variety of factors such as landscape setting, surficial geology, soil type, and surrounding vegetation (Maine Audubon Society 1999).

As onsite investigations took place in June outside of the vernal pool indicator breeding season, a preliminary Vernal pool survey was conducted onsite to identify and potential pool locations. No potential pools were identified onsite.

Two test pits were dug and assessed on the subject site on March 19, 2022 in accordance the Maine Subsurface Wastewater Disposal Rules by a Licensed Site Evaluator, #391. Locations of the test pits were recorded in the field using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

## Study Results

Using the methodologies described above, a wetland delineation was performed on March 10, 2022. A description of the identified resources follows. Supporting attachments include Representative Photographs (Attachment 1). Wetland Delineation Data Forms can be provided upon request.

Wetlands at the project site consisted of one distinct feature. Wetland A was a palustrine forested seasonally saturated/flooded wetland dominated by deciduous trees (PFO1E)(Cowardin et al, 1979) located in a narrow depression associated with a perennial stream. Dominant vegetation within the tree layer consists of red maple (*Acer rubrum*), yellow birch (*Betula alleghaniensis*), green ash (*Fraxinus pennsylvanica*), white pine (*Pinus strobus*), highbush blueberry (*Vaccinium corymbosum*), cinnamon fern (*Osmunda cinnamomea*), jewelweed (*Impatiens capensis*), and sensitive fern (*Onoclea sensibilis*). Generally, the soils within the wetlands either had a thin, mucky organic surface overlaying a depleted sandy substratum meeting hydric soil criteria A11: Depleted below a dark surface. Evidence of wetland hydrology included small pockets of standing water, water stained leaves, and saturation to the soil surface at the time of field investigations in March 2022.

One stream was delineated within the Study Area. Stream S1 was a perennial stream flowing in a westerly direction within Wetland A. The stream was approximately 2 feet wide with approximately 2-3 inches of flowing water and a cobble-gravel substrate and 6 inch vertical banks. Stream S1 originated offsite to the east and flowed through Wetland A and then into a culvert under Lewiston Road.

Two test pits were dug and assessed on the subject site by Alexander Finamore, LSE #391 on March 10, 2022. Test Pit 1 was dug for a proposed stormwater treatment area. The test pit revealed 24 inches of sandy deposits, likely washed in from the neighboring parking area, over a fine sandy loam substratum. Test Pit 3 revealed a sandy loam topsoil overlying a silt loam substratum. Evidence of a seasonal water table and a firm horizon was observed in both pits. Test Pit logs can be found in Attachment 2.

### **Summary**

The information contained in this memorandum was collected in order to provide detailed, on-site information regarding wetland and waterbody resources. This information is intended to be used for project planning purposes and to support permitting needs. One forested wetland was delineated on the site and was identified as Wetland A. The wetland feature was located within loamy glacial till soils in a depressional swale. The wetlands generally exhibited seasonally saturated/flooded hydroperiods, and provided groundwater discharge, floodflow alteration, wildlife habitat, and stormwater/water quality maintenance functions. One perennial stream was identified on the site. No potential vernal pool locations were identified..

Wetlands are regulated by the U.S. Army Corps of Engineers under the federal Clean Water Act, and by the Maine Department of Environmental Protection under the Maine Natural Resources Protection Act (NRPA). The State of Maine further differentiates wetlands under NRPA by regulating certain wetlands as “wetlands of special significance” (WOSS). Wetlands with over 20,000 square feet of open water or emergent vegetation and those associated with said wetlands may be a WOSS along with those wetlands within 25 feet of streams onsite under NRPA, although all wetlands are still subject to NRPA jurisdiction as non-WOSS wetlands. Impacts to wetlands resulting from proposed project development require that permits first be obtained from the MDEP and the USACE before proceeding with construction, and where applicable, municipal governing bodies. Consultation with these agencies early in the project design process is encouraged.

Wetlands within the survey area may be further regulated under municipal ordinances, such as Shoreland Zone, Site Plan Review, or other local ordinances.

### **References:**

- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe.1979. Classification of Wetlands and Deepwater Habitat in the United States. U.S. Fish and Wildlife Service. FWS/OBD-79/31 103pp.
- Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- U.S. Army Corps of Engineers (USACE). 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. ERDC/EL TR-12-01. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Lewiston Road Subdivision, Gray, ME – Wetland Delineation, Vernal  
Pool, and Test Pit Memorandum  
Page 4 of 6  
March 17, 2022

Schlawin, J. Cutko, A. Maine Natural Areas Program. 2014. A Conservation Vision for Maine  
Using Ecological Systems.

Web Soil Survey. 2022. U.S. Department of Agriculture – Natural Resources Conservation Service.  
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

**Attachments:**

1. Representative Site Photographs
2. Test Pit Soil Logs

Lewiston Road Subdivision, Gray, ME – Wetland Delineation, Vernal  
Pool, and Test Pit Memorandum  
Page 5 of 6  
March 17, 2022

**Attachment 1**  
**Representative Site Photographs**

Natural Resource Photographs – 3/10/2022  
Lewiston Road Parcel, Gray, Maine

---



**Photo 1:** View looking southerly at Wetland A from flag 1



**Photo 2:** View looking downstream at Stream 1 within Wetland A1

Natural Resource Photographs – 3/10/2022  
Lewiston Road Parcel, Gray, Maine

---



**Photo 3:** View looking upstream at Stream 1 within Wetland A1.



**Photo 4:** View looking easterly at the existing auction building onsite

Natural Resource Photographs – 3/10/2022  
Lewiston Road Parcel, Gray, Maine

---



**Photo 5:** View looking northwesterly at the existing septic leach bed



**Photo 6:** View looking southerly at the forested upland area in the northern extent of the site.

Lewiston Road Subdivision, Gray, ME – Wetland Delineation, Vernal  
Pool, and Test Pit Memorandum  
Page 6 of 6  
March 17, 2022

**Attachment 2**  
**Test Pit Soil Logs**

**SOIL PROFILE/CLASSIFICATION INFORMATION**

Detailed Description of Subsurface Conditions at Project Sites

<b>Project Name:</b> Lewiston Road Subdivision	<b>Applicant Name:</b> Odessa Properties, LLC	<b>Project Location (municipality):</b> Gray
---	--	---

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol: TP-1 <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
0" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
COARSE SAND		YELLOWISH BROWN	FEW, FINE, & FAINT
		BROWN	
FINE SANDY LOAM	FIRM	OLIVE BROWN	COMMON, MEDIUM, & DISTINCT
LIMIT OF EXCAVATION = 48"			
<input checked="" type="checkbox"/> hydric non-hydric	Slope % 0-3	Limiting factor 24"	<input checked="" type="checkbox"/> ground water restrictive layer bedrock
c.s.s. Soil Series / phase name:		Drainage Class	Hydrologic Group
L.S.E. Soil Classification:		Profile 7	Soil Condition C

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol: TP-4 <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
0" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
FINE SANDY LOAM		YELLOWISH BROWN	
SILT LOAM	FIRM	LIGHT OLIVE BROWN	FEW, FINE, & FAINT
			COMMON, MEDIUM, & DISTINCT
LIMIT OF EXCAVATION = 44"			
<input checked="" type="checkbox"/> hydric non-hydric	Slope % 8	Limiting factor 18"	<input checked="" type="checkbox"/> ground water restrictive layer bedrock
c.s.s. Soil Series / phase name:		Drainage Class	Hydrologic Group
L.S.E. Soil Classification:		Profile 8	Soil Condition C

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol: <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
0" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
LIMIT OF EXCAVATION = 48"			
<input checked="" type="checkbox"/> hydric non-hydric	Slope %	Limiting factor	<input checked="" type="checkbox"/> ground water restrictive layer bedrock
c.s.s. Soil Series / phase name:		Drainage Class	Hydrologic Group
L.S.E. Soil Classification:		Profile	Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol: <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
0" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
LIMIT OF EXCAVATION = 44"			
<input checked="" type="checkbox"/> hydric non-hydric	Slope %	Limiting factor	<input checked="" type="checkbox"/> ground water restrictive layer bedrock
c.s.s. Soil Series / phase name:		Drainage Class	Hydrologic Group
L.S.E. Soil Classification:		Profile	Soil Condition

Professional Endorsements (as applicable)	
c.s.s. signature: _____ name printed/typed: _____	Date: _____ Lic.#: _____
L.S.E. signature: <span style="background-color:black; color:black;">[REDACTED]</span> name printed/typed: <b>Alexander A. Finamore</b>	Date: <b>3/10/22</b> Lic.#: <b>391</b>

April 1, 2022

JP Connolly  
DM ROMA Consulting Engineers  
PO BOX s1116  
Windham, ME 04062



**RE: Stream Determination and Stormwater Test Pit  
Lewiston Road Parcel, Gray, ME**

Dear Mr. Connolly:

On April 1 2020, a drainage was evaluated for the presence of a stream on a parcel of land to the northeast of Map 28, Lot 26-2 . One stream was identified flowing in a northerly direction.

The Gray USGS Quadrangle topographic map does not show a blue line stream mapped in the area. However, Mainely Soils observed a flowing body of water between two defined banks and a sandy substrate. The stream channel was approximately 2 feet wide with 6" gradual banks and approximately 3-4 inches of flowing water at the time of the site visit. Additionally, there was a presence of aquatic invertebrates observed under a few of the cobbles along the stream channel. The channel flowed in a northerly direction and then entered an old stone box culvert under a relic railroad bed and exited to the west where it continued to flow northerly.

Therefore, it is of Mainely Soils' opinion that the channelized area meets the definition of a River, Stream, or Brook as defined in the Maine Department of Environmental Protection's (MDEP) Title 38§480-B.9. Location of the channel was located by a handheld Trimble GPS and provided for mapping purposes. To make an official determination, consultation with the MDEP should be conducted.

Additionally, a test pit was dug to evaluate the soil conditions in the area of a proposed bioretention area within the subject parcel. The Test Pit was dug to 44 inches in depth and revealed fine sandy loams overlying a silt loam substratum. The silt loam layer was observed at 20 inches in depth and was firm with evidence of a seasonal water table within this layer. A soil log has been attached.

If you have any questions, please feel free to email me at: [mainelysoils@gmail.com](mailto:mainelysoils@gmail.com) or call 207-650-4323.

Sincerely,

Alexander A. Finamore, LSE #391, CWS #267  
Mainely Soils, LLC

Natural Resource Photographs – 4/1/2022  
Lewiston Road Parcel, Gray, Maine

---



**Photo 1:** View looking northerly at the stream channel just offsite of the subject parcel to the northeast



**Photo 2:** View looking upstream at the stream channel just offsite of the subject parcel to the northeast

Natural Resource Photographs – 4/1/2022  
Lewiston Road Parcel, Gray, Maine

---

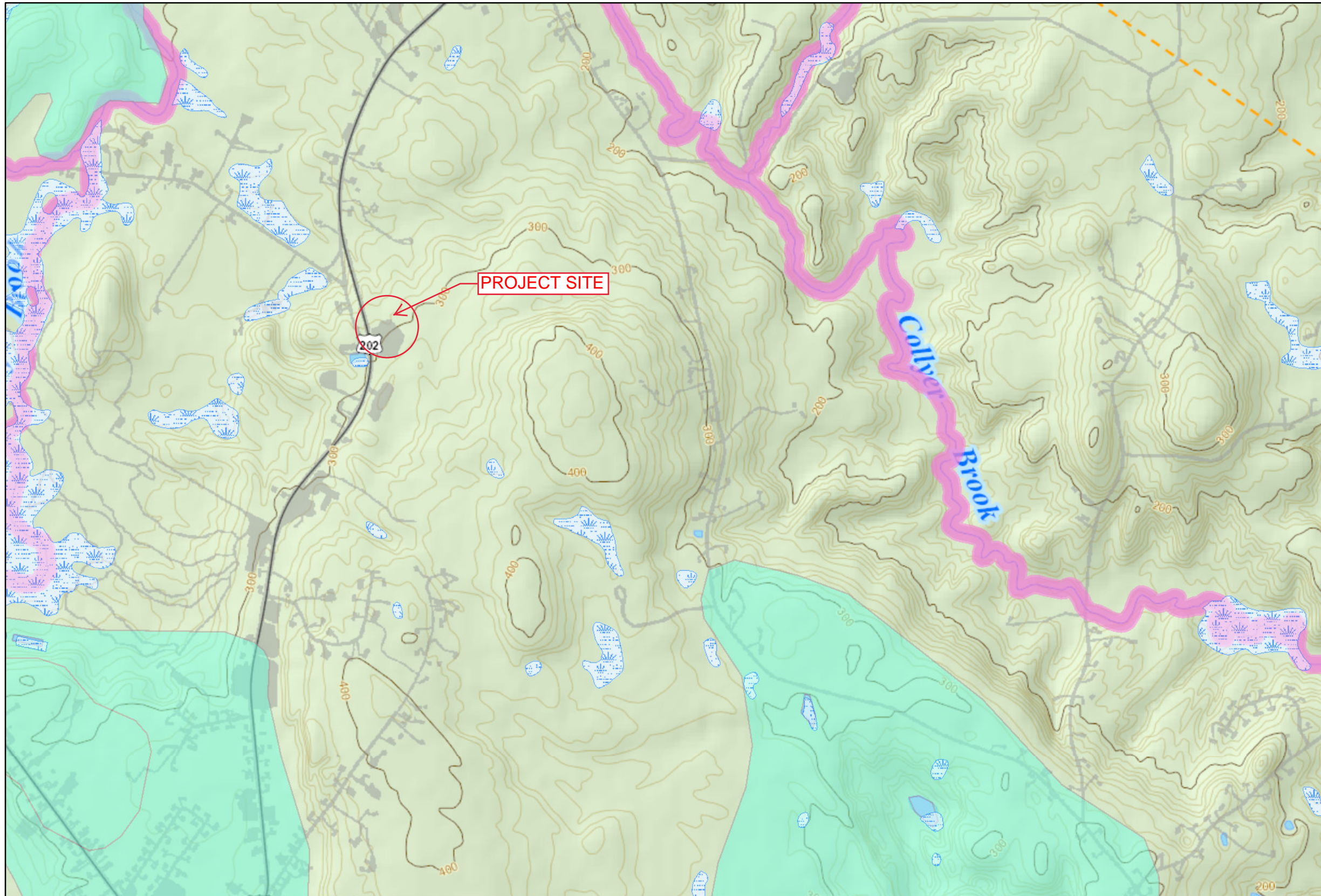


**Photo 3:** View looking downstream at the stream channel downslope of the old railroad bed



**Photo 4:** View looking upstream at the stream channel downslope of the old railroad bed

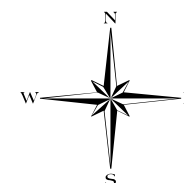




**BEGINNING WITH HABITAT**

### Legend

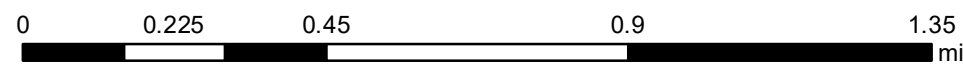
City/Township	Municipal
1	Water Dist., etc.
2	Private
Watershed Divide (HUC 12)	State
Watershed Divide (HUC 10)	Conserved Lands Easements
Watershed Divide (HUC 8)	Focus
Watershed Divide (HUC 6)	
Wetlands	
Great Ponds	
Stream Buffers_75ft	
Shellfish Beds	
Public Water Supply Wells	
Source Protection	
Aquifers	
ETSC Animal Habitat	
Barriers	
Rare Plants and Natural Communities	
Natural Communities	
Wild Brook Trout Habitat	
Atlantic Salmon Rearing Habitat	
Atlantic Salmon Spawning Habitat	
Rosette Tern, Piping Plover or Least Tern Nesting Areas	
Deer Wintering	
Inland Wading Bird and Waterfowl Habitat	
Wildlife Wetlands	
Seabird Nesting Island	
Shorebird Habitat	
Tidal Wading Bird and Waterfowl Habitat	
Significant Vernal Pools	
Less than 2000 Vehicles/Day	
More than 2000 Vehicles/Day	
Less than 2000 Vehicles/Day	
More than 2000 Vehicles/Day	
Undeveloped Habitat Blocks	
Highway Bridge Connectors	
Maine Conserved Lands	
Federal	

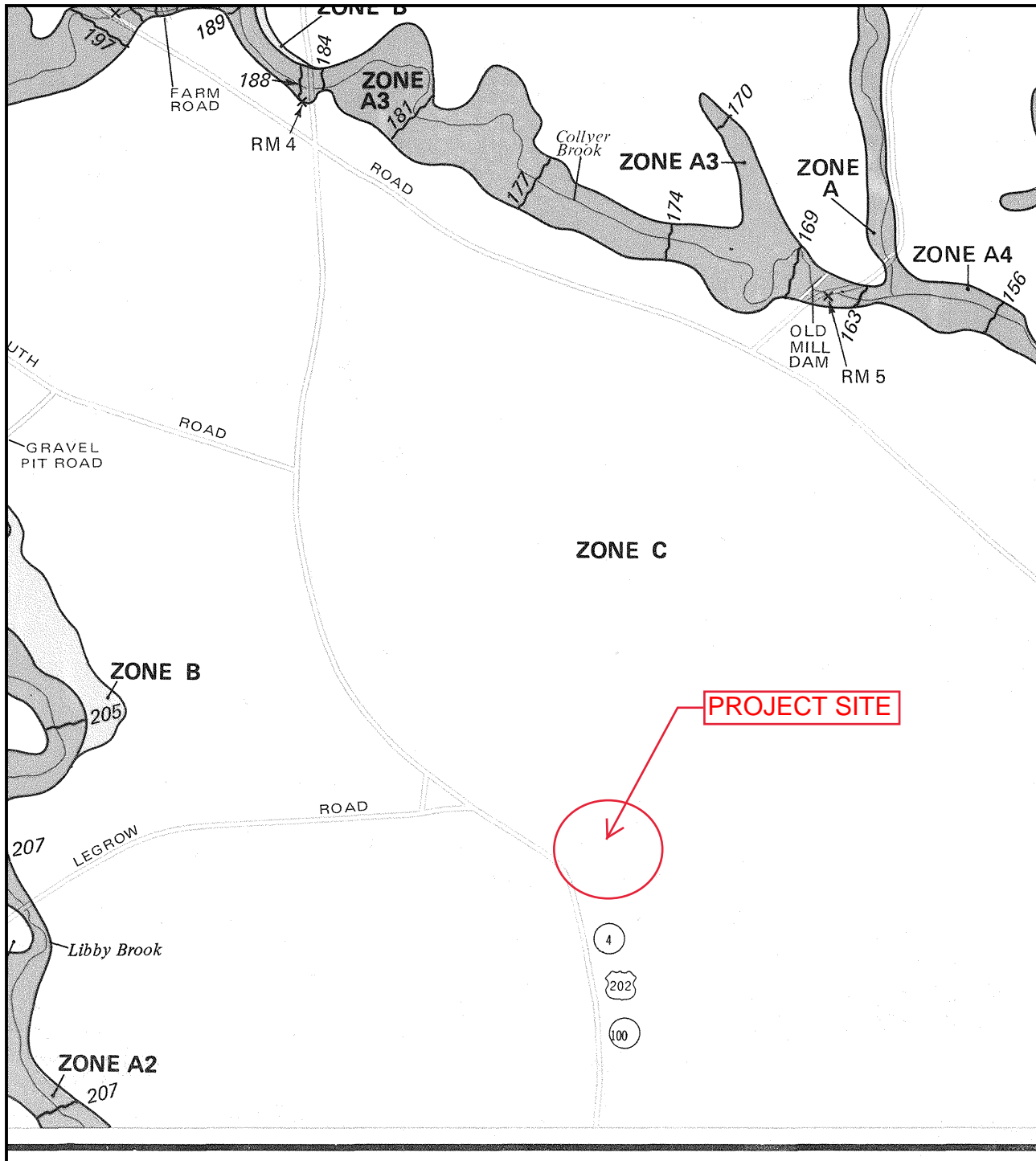


Supported in part by Maine Outdoor Heritage Fund lottery ticket sales

Map Prepared by Maine Department of Inland Fisheries & Wildlife March 2022

Supported in part by Loon Conservation Plate funds





Program at (800) 638-6620.

APPROXIMATE SCALE

1000 0

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
GRAY, MAINE  
CUMBERLAND COUNTY

PANEL 5 OF 15  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230048 0005 A

EFFECTIVE DATE:  
JANUARY 6, 1982

federal emergency management agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

## **SECTION 8**

---

### **COST ESTIMATE & FINANCIAL CAPACITY**



Job Number 21062  
Calculated by JRH  
Date 3/23/2022

**Lewiston Road Self Storage Facility**

*Engineer's Cost Estimate*

<b>Item</b>	<b>Cost</b>
Mobilization	\$10,000.00
Site Demolition	\$5,000.00
Common Excavation	\$15,000.00
Aggregates	\$55,000.00
Pavement	\$60,000.00
Loam and Seed	\$9,000.00
Erosion and Sed. Control	\$3,000.00
Landscaping	\$8,000.00
Electrical Layout	\$5,000.00
Buildings & Foundations	\$475,000.00
<b>Total</b>	<b>\$645,000.00</b>



March 23, 2022

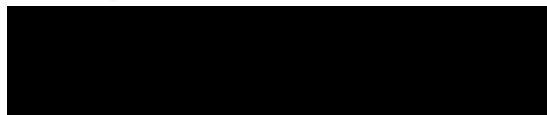
Town of Gray  
Planning Board

RE: Odessa Properties, LLC – Self Storage Facility

To Whom it may concern:

This letter is to inform you that Machias Savings Bank currently has a banking relationship with Odessa Properties and Scott Liberty. Based on the history with the bank and the financials provided and/or known to the bank, Scott and his entity demonstrate the financial capacity to complete the project located at 104 Lewiston Rd, Gray, ME. If you have any questions please feel free to contact me at (207) 990-5914.

Sincerely,



Andrew C. Dorr  
Vice President  
Business Banking

## **SECTION 9**

---

# **STORMWATER MANAGEMENT REPORT**

## **STORMWATER MANAGEMENT REPORT**

**LEWISTON ROAD SUBDIVISION  
LEWISTON ROAD  
GRAY, MAINE**

A. Narrative

The applicant, Odessa Properties, LLC, is proposing to construct a self-storage facility on property located off Lewiston Road. The 4.34-acre parcel consist of Lots 26-2 and 26-2-1 on the Town of Gray Assessor's Map 28, is located in the Commercial Zoning District and the Light Manufacturing Overlay District is currently contains a commercial building with associated paved and gravel parking.

The applicant is proposing a three-lot mixed use subdivision. The proposed Lot 1 will consist of a single-family residential lot intending to be permitted and sold by the applicant. Lot 2 will contain the proposed self-storage facility which is intended to be maintained by the applicant. Lot 3 will contain the existing commercial building, also maintained by the applicant.

The project construction includes four (4) buildings containing 18,300 square feet of self-storage space with associated paved driveways. The facility is anticipated to be unattended. The project also proposes the development of a single-family residence, and will also include an existing commercial building.

In general, the property drains to the north toward an existing detention, which discharges overland into a drainage channel that extend off the property to the east and ultimately into Collyer Brook.

B. Alterations to Land Cover

The proposed development after construction will include approximately 89,917 square feet (2.06± acres) of impervious surface consisting of the proposed & existing buildings, gravel driveway, paved drive aisles and parking areas. The project will also contain approximately 51,757 square feet 1.19± acres) of lawn and landscaping resulting in a total site developed area of approximately 141,674 square feet (3.25± acres).

Since the project will result in over one (1) acre of impervious surface, a Stormwater Permit will need to be obtained from the MDEP. The stormwater design will be required to meet the Basic and General Standards of the Chapter 500 Stormwater Management rules.

The 4.34-acre parcel currently contains a paved driveway apron, large gravel surface with catch basins and street lights, and an existing building, as well as areas of vegetation and poor quality ground cover. The 2.55± acres of developed area was created prior to 1997 and pre-dates the enactment of the Stormwater Management Law. The project site will redevelop this land as part of the project. As a result, the required treatment for this area of the site will be calculated utilizing Section 4C(2)(d)

Redevelopment Standard of Chapter 500. The remaining development of the property will be required to meet the typical General Standard.

The majority of site is moderately sloped (3-8%) with steeper slopes along the northerly portion of the site. Soils on the property were determined utilizing the Medium Intensity Soil Maps for York County, Maine published by the Natural Resources Conservation Service, included with this report. Test pits were also excavated in the location of the proposed BMPs. The test pit logs and soil map are included as Attachment 1 of this report.

C. Methodology and Modeling Assumptions

The proposed stormwater management system has been designed utilizing Best Management Practices to maintain existing drainage patterns while providing stormwater quality improvement measures. The goal of the storm drainage system design is to remove potential stormwater pollutants from runoff generated by the development while providing attenuation of the peak rates of runoff leaving the site. The method utilized to predict the surface water runoff rates in this analysis is a computer program entitled HydroCAD, which is based on the same methods that were originally developed by the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service, and utilized in the TR-20 modeling program. Peak rates of runoff are forecasted based upon land use, hydrologic soil conditions, vegetative cover, contributing watershed area, time of concentration, rainfall data, storage volumes of detention basins and the hydraulic capacity of structures. The computer model predicts the amount of runoff as a function of time, with the ability to include the attenuation effect due to dams, lakes, large wetlands, floodplains and constructed stormwater management basins. The input data for rainfalls with statistical recurrence frequencies of 2-, 10- and 25 years was obtained from Appendix H of the MDEP, Chapter 500 Stormwater Management, last revised in 2015. The National Weather Service developed four synthetic storm types to simulate rainfall patterns around the country. For analysis in Cumberland County, Maine, the type III rainfall pattern with a 24-hour duration is appropriate.

D. Basic Standards

The project is required by the MDEP to provide permanent and temporary Erosion Control Best Management Practices. These methods are outlined in detail in the plan set.

E. General Standard

The MDEP requires the project to meet the General Standards outlined in the MDEP Chapter 500. As indicated previously in this report, the treatment requirements for the area of the existing development on the project site will be determined utilizing the Redevelopment standards.

The required treatment for the existing portion of the development was reviewed as a Redevelopment Project. The pollutant rankings for the pre- and post-developed condition of the project site were calculated and the maps have been included with this submission. As a result of the redevelopment of the property, there is a pollutant ranking decrease of approximately 0.13 Based on Table 3 – Treatment Levels for Redevelopment Projects, the redevelopment portion of

the project will require 0% treatment of the developed area. In addition, the project will include a bio-retention area and roofline drip edges along the proposed residential building and self-storage building 1.

To demonstrate that the design of the bio retention and drip edges have been sized appropriately sizing calculations are included attachment 3.

F. Flooding

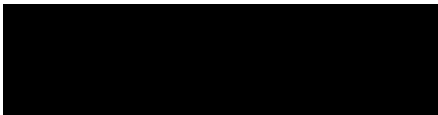
To demonstrate that the proposed improvements, along with the existing detention basin and proposed bio retention area, and proposed dripedges, a HydroCAD models of the existing condition and developed condition were prepared. Included in Attachment 4 is the HydroCAD output for the 25-year storm event.

G. Maintenance of common facilities or property

The applicant will be responsible for the maintenance of the stormwater facilities. An Inspection, Maintenance and Housekeeping Plan for the project has been created and has been included in Attachment 5.

Prepared by:

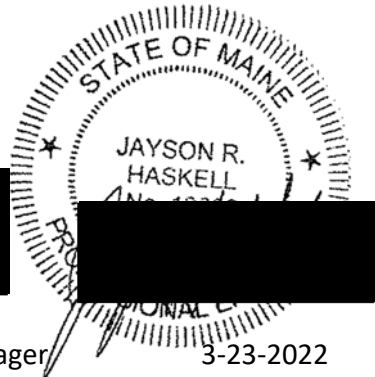
DM ROMA CONSULTING ENGINEERS



J.P. Connolly  
Senior Project Engineer



Jayson R. Haskell P.E.  
Southern Maine Regional Manager



## **ATTACHMENT 1**

---

### **MEDIUM INTENSITY SOIL MAP & BMP TEST PIT LOGS**

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine



































Map Scale: 1:1,410 if printed on A portrait (8.5" x 11") sheet.



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



## MAP LEGEND

<b>Area of Interest (AOI)</b>		 C	C
 Area of Interest (AOI)		 C/D	C/D
<b>Soils</b>		 D	D
<b>Soil Rating Polygons</b>		 Not rated or not available	Not rated or not available
 A	A	<b>Water Features</b>	
 A/D	A/D	 Streams and Canals	Streams and Canals
 B	B	<b>Transportation</b>	
 B/D	B/D	 Rails	Rails
 C	C	 Interstate Highways	Interstate Highways
 C/D	C/D	 US Routes	US Routes
 D	D	 Major Roads	Major Roads
 Not rated or not available	Not rated or not available	 Local Roads	Local Roads
<b>Soil Rating Lines</b>		<b>Background</b>	
 A	A	 Aerial Photography	Aerial Photography
 A/D	A/D		
 B	B		
 B/D	B/D		
 C	C		
 C/D	C/D		
 D	D		
 Not rated or not available	Not rated or not available		
<b>Soil Rating Points</b>			
 A	A		
 A/D	A/D		
 B	B		
 B/D	B/D		

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
 Survey Area Data: Version 18, Aug 31, 2021

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

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

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

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HgC	Hermon sandy loam, 8 to 15 percent slopes	A	0.2	2.7%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	C	3.9	54.0%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	C	0.2	2.3%
PfC	Paxton very stony fine sandy loam, 8 to 15 percent slopes	C	3.0	40.8%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	C	0.0	0.1%
<b>Totals for Area of Interest</b>			<b>7.3</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

**SOIL PROFILE/CLASSIFICATION INFORMATION**

Detailed Description of Subsurface Conditions at Project Sites

<b>Project Name:</b> Lewiston Road Subdivision	<b>Applicant Name:</b> Odessa Properties, LLC	<b>Project Location (municipality):</b> Gray
---	--	---

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol: <b>TP-1</b> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
0" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
COARSE SAND		YELLOWISH BROWN	FEW, FINE, & FAINT
		BROWN	
FINE SANDY LOAM	FIRM	OLIVE BROWN	COMMON, MEDIUM, & DISTINCT
LIMIT OF EXCAVATION = 48"			
<input checked="" type="checkbox"/> hydric <input type="checkbox"/> non-hydric	Slope % 0-3	Limiting factor 24"	<input checked="" type="checkbox"/> ground water restrictive layer <input type="checkbox"/> bedrock

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E. Soil Classification:	<b>7</b> Profile	<b>C</b> Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol: <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
0" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
LIMIT OF EXCAVATION = 48"			
<input checked="" type="checkbox"/> hydric <input type="checkbox"/> non-hydric	Slope %	Limiting factor	<input checked="" type="checkbox"/> ground water restrictive layer <input type="checkbox"/> bedrock

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E. Soil Classification:	Profile	Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol: <b>TP-4</b> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
0" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
FINE SANDY LOAM		YELLOWISH BROWN	
SILT LOAM	FIRM	LIGHT OLIVE BROWN	FEW, FINE, & FAINT
			COMMON, MEDIUM, & DISTINCT
LIMIT OF EXCAVATION = 44"			
<input checked="" type="checkbox"/> hydric <input type="checkbox"/> non-hydric	Slope % 8	Limiting factor 18"	<input checked="" type="checkbox"/> ground water restrictive layer <input type="checkbox"/> bedrock

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E. Soil Classification:	<b>8</b> Profile	<b>C</b> Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol: <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
0" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
LIMIT OF EXCAVATION = 44"			
<input checked="" type="checkbox"/> hydric <input type="checkbox"/> non-hydric	Slope %	Limiting factor	<input checked="" type="checkbox"/> ground water restrictive layer <input type="checkbox"/> bedrock

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E. Soil Classification:	Profile	Soil Condition

Professional Endorsements (as applicable)	
C.S.S. signature:	Date:
name printed/typed:	Lic.#:
L.S.E. signature: <b>Alexander A. Finamore</b>	Date: <b>3/10/22</b>
name printed/typed: <b>Alexander A. Finamore</b>	Lic.#: <b>391</b>

## **ATTACHMENT 2**

---

# **STORMWATER TREATMENT CALCULATIONS**

**REDEVELOPMENT STORMWATER TREATMENT CALCULATIONS**

LEWISTON ROAD SUBDIVISION - 100 & 104 LEWISTON ROAD, GRAY

**Existing Conditions**

Land Use	Area (SF)	Area (Ac.)	Pollutant Rank	Existing Impact
High Use Parking Lots and Roads	0	0.00	5	0.00
Other Road and Medium Use Parking Lots	0	0.00	4	0.00
Other parking lots & driveways/Flat Roof	73,417	1.69	3	5.06
Other roof, bikeways, grass, walkways	37,782	0.87	2	1.73
Non-grass landscape/stormwater system	0	0.00	1	0.00
Forest/Meadow	0	0.00	0	0.00
<b>Totals</b>	<b>111,199</b>	<b>2.55</b>		<b>6.79</b>

Existing Impact Rating / Redevelopment Area = 2.66

**Proposed Conditions**

Land Use	Area (SF)		Pollutant Rank	Proposed Impact
High Use Parking Lots and Roads	0	0.00	5	0.00
Other Road and Medium Use Parking Lots	0	0.00	4	0.00
Other parking lots & driveways/Flat Roof	57,915	1.33	3	3.99
Other roof, bikeways, grass, walkways	51,396	1.18	2	2.36
Non-grass landscape/stormwater system	0	0.00	1	0.00
Forest/Meadow	0	0.00	0	0.00
<b>Totals</b>	<b>109,311</b>	<b>2.51</b>		<b>6.35</b>

Proposed Impact Rating / Redevelopment Area = 2.53

**Treatment Requirements**

Ranked Impact Change Due to Redevelopment = -0.13

Percentage of Developed Area to be treated (Table 3) = 0%

### Drip Edge Sizing Calculations

WQV (Required) = 1.0"xImpervious Area + 0.4"xLandscaped Area

Void Ratio of Reservoir Layer 40%

Void Ratio of Filter Layer 30%

Building No.	Rooftop Flow Length to Dripedge (ft)	WQV (Required) (cf per 1' of roof length)	Dripedge Width (ft)	Reservoir Layer Depth (ft)	Filter Layer Depth (ft)	WQV (Provided) (cf per 1' of roof width)
Residential	18	1.50	2.00	1.50	0.50	1.50
Self-storage	10	0.83	2.00	1.50	0.50	1.50

## **ATTACHMENT 3**

---

### **BIO RETENTION SIZING CALCULATIONS**

## Bioretention Basin

Tributary Impervious Area= 1,493 sf (WS-21 Impervious Area)\*  
Tributary Landscaped Area= 7,505 sf (WS-21 Landscaped Area)

### Water Quality Volume (WQV) Calculation

---

WQV (Required) =  $1.0 \times \text{Impervious Area} + 0.4 \times \text{Landscaped Area}$

**WQV (Required) = 375 cf**

### Stage Storage Volume

Elevation	Area (sf)	Storage (cf)
67	345	0
68	615	480

Storage From Filter Media (1/3 Filter Volume)= 173 cf  
Outlet Elevation = 67.50  
Storage Volume Above Media= 240 cf  
**Total Storage Volume Provided= 413 cf > Required**

### Filter Bottom Calculation

---

Filter Area (Required) =  $7\% \times \text{Impervious Area} + 3\% \times \text{Landscaped Area}$

**Filter Area Required = 330 sf**

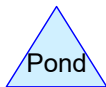
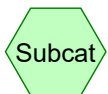
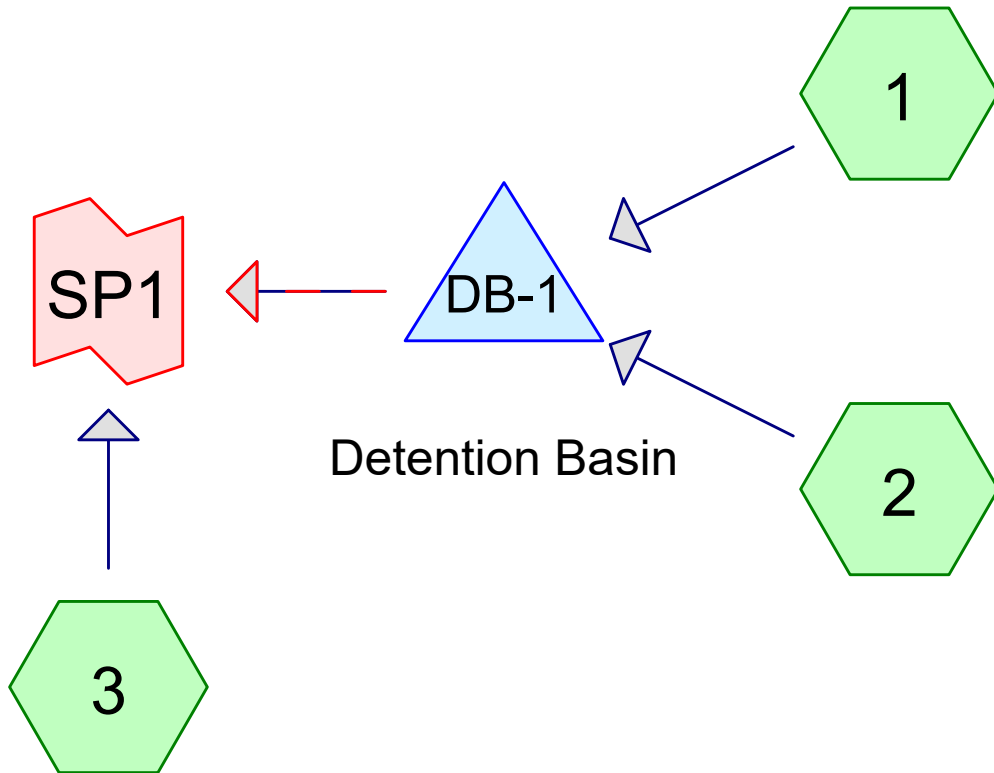
**Filter Area Provided = 345 sf > Required**

**\*Building area from WS-21 is tributary to a roofline dripedge and not included in the sizing calculations for basin**

## **ATTACHMENT 4**

---

### **HYDROCAD MODELING OUTPUT**



**Routing Diagram for 21062 - PRE**  
 Prepared by {enter your company name here}, Printed 3/24/2022  
 HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

**21062 - PRE**

Type III 24-hr 25-Year Rainfall=5.72"

Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment 1:** Runoff Area=143,434 sf 3.50% Impervious Runoff Depth>3.49"  
Flow Length=700' Tc=17.9 min CN=82 Runoff=10.08 cfs 41,704 cf

**Subcatchment 2:** Runoff Area=63,534 sf 18.36% Impervious Runoff Depth>3.68"  
Flow Length=631' Tc=24.0 min CN=84 Runoff=4.16 cfs 19,496 cf

**Subcatchment 3:** Runoff Area=6,718 sf 5.46% Impervious Runoff Depth>2.83"  
Flow Length=92' Tc=15.0 min CN=75 Runoff=0.41 cfs 1,582 cf

**Pond DB-1: Detention Basin** Peak Elev=64.77' Storage=9,666 cf Inflow=14.01 cfs 61,200 cf  
Primary=13.32 cfs 57,076 cf Secondary=0.00 cfs 0 cf Outflow=13.32 cfs 57,076 cf

**Link SP1:** Inflow=13.70 cfs 58,658 cf  
Primary=13.70 cfs 58,658 cf

**Summary for Subcatchment 1:**

Runoff = 10.08 cfs @ 12.24 hrs, Volume= 41,704 cf, Depth> 3.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-Year Rainfall=5.72"

Area (sf)	CN	Description
21,280	74	>75% Grass cover, Good, HSG C
* 756	98	Exist. conc.
* 55,415	96	Existing gravel surface, HSG C
* 4,265	98	Existing roofs
* 0	98	New roofs
61,718	72	Woods/grass comb., Good, HSG C
143,434	82	Weighted Average
138,413		96.50% Pervious Area
5,021		3.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	150	0.0936	0.15		<b>Sheet Flow, Seg A to B</b> Woods: Light underbrush n= 0.400 P2= 3.09"
0.2	19	0.1703	2.06		<b>Shallow Concentrated Flow, Seg B to C</b> Woodland Kv= 5.0 fps
0.0	6	0.0539	3.74		<b>Shallow Concentrated Flow, Seg C to D</b> Unpaved Kv= 16.1 fps
0.5	126	0.0612	3.98		<b>Shallow Concentrated Flow, Seg D to E</b> Unpaved Kv= 16.1 fps
0.9	399	0.0765	7.38	250.04	<b>Channel Flow, Seg E to F</b> Area= 33.9 sf Perim= 68.1' r= 0.50' n= 0.035 Earth, dense weeds
17.9	700	Total			

**Summary for Subcatchment 2:**

Runoff = 4.16 cfs @ 12.32 hrs, Volume= 19,496 cf, Depth> 3.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-Year Rainfall=5.72"

Area (sf)	CN	Description
22,090	74	>75% Grass cover, Good, HSG C
1,122	98	Paved parking, HSG C
* 501	98	Exist. conc., HSG C
* 6,134	98	Exist. road (RT. 100) HSG C
* 17,533	96	Existing gravel surface, HSG C
* 3,909	98	Existing roofs
12,245	72	Woods/grass comb., Good, HSG C
63,534	84	Weighted Average
51,868		81.64% Pervious Area
11,666		18.36% Impervious Area

**21062 - PRE**

Type III 24-hr 25-Year Rainfall=5.72"

Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 4

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	150	0.0153	0.11		<b>Sheet Flow, Seg A to B</b> Grass: Dense n= 0.240 P2= 3.09"
1.2	222	0.0363	3.07		<b>Shallow Concentrated Flow, Seg B to C</b> Unpaved Kv= 16.1 fps
0.0	15	0.1667	6.57		<b>Shallow Concentrated Flow, Seg C to D</b> Unpaved Kv= 16.1 fps
0.1	15	0.0193	2.24		<b>Shallow Concentrated Flow, Seg D to E</b> Unpaved Kv= 16.1 fps
0.3	229	0.1048	13.70	519.09	<b>Channel Flow, Seg F to G</b> Area= 37.9 sf Perim= 38.1' r= 0.99' n= 0.035 Earth, dense weeds
24.0	631	Total			

**Summary for Subcatchment 3:**

Runoff = 0.41 cfs @ 12.21 hrs, Volume= 1,582 cf, Depth> 2.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-Year Rainfall=5.72"

Area (sf)	CN	Description
4,196	74	>75% Grass cover, Good, HSG C
* 367	98	Exist. road (RT 100)
* 0	96	Existing gravel surface, HSG C
* 0	98	Existing roofs
* 0	98	New roofs
2,155	72	Woods/grass comb., Good, HSG C
6,718	75	Weighted Average
6,351		94.54% Pervious Area
367		5.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	45	0.0111	0.05		<b>Sheet Flow, Seg A to B</b> Woods: Light underbrush n= 0.400 P2= 3.09"
0.4	47	0.0133	1.86		<b>Shallow Concentrated Flow, Seg B C</b> Unpaved Kv= 16.1 fps
15.0	92	Total			

**Summary for Pond DB-1: Detention Basin**

Inflow Area = 206,968 sf, 8.06% Impervious, Inflow Depth > 3.55" for 25-Year event  
 Inflow = 14.01 cfs @ 12.26 hrs, Volume= 61,200 cf  
 Outflow = 13.32 cfs @ 12.33 hrs, Volume= 57,076 cf, Atten= 5%, Lag= 3.8 min  
 Primary = 13.32 cfs @ 12.33 hrs, Volume= 57,076 cf  
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**21062 - PRE**

Type III 24-hr 25-Year Rainfall=5.72"

Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 5

Peak Elev= 64.77' @ 12.33 hrs Surf.Area= 5,793 sf Storage= 9,666 cf

Plug-Flow detention time= 51.4 min calculated for 57,076 cf (93% of inflow)

Center-of-Mass det. time= 28.1 min ( 815.6 - 787.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	61.80'	18,088 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
61.80	1,105	132.5	0	0	1,105
62.00	1,186	136.7	229	229	1,199
64.00	4,638	283.5	5,446	5,675	6,126
66.00	7,920	408.0	12,413	18,088	13,011

Device	Routing	Invert	Outlet Devices
#1	Primary	61.70'	<b>24.0" Round Culvert</b> L= 20.2' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 61.70' / 61.29' S= 0.0203 '/ Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf
#2	Device 1	61.80'	<b>4.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 1	64.38'	<b>8.5" Vert. Orifice/Grate</b> C= 0.600
#4	Device 1	64.05'	<b>6.0' long x 1.30' rise Sharp-Crested Rectangular Weir</b> 2 End Contraction(s) 1.9' Crest Height
#5	Secondary	64.80'	<b>10.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64

**Primary OutFlow** Max=13.24 cfs @ 12.33 hrs HW=64.76' TW=0.00' (Dynamic Tailwater)

- ← 1=Culvert (Passes 13.24 cfs of 17.16 cfs potential flow)
- ← 2=Orifice/Grate (Orifice Controls 0.70 cfs @ 8.05 fps)
- ← 3=Orifice/Grate (Orifice Controls 0.46 cfs @ 2.11 fps)
- ← 4=Sharp-Crested Rectangular Weir (Weir Controls 12.08 cfs @ 2.89 fps)

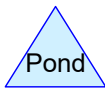
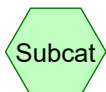
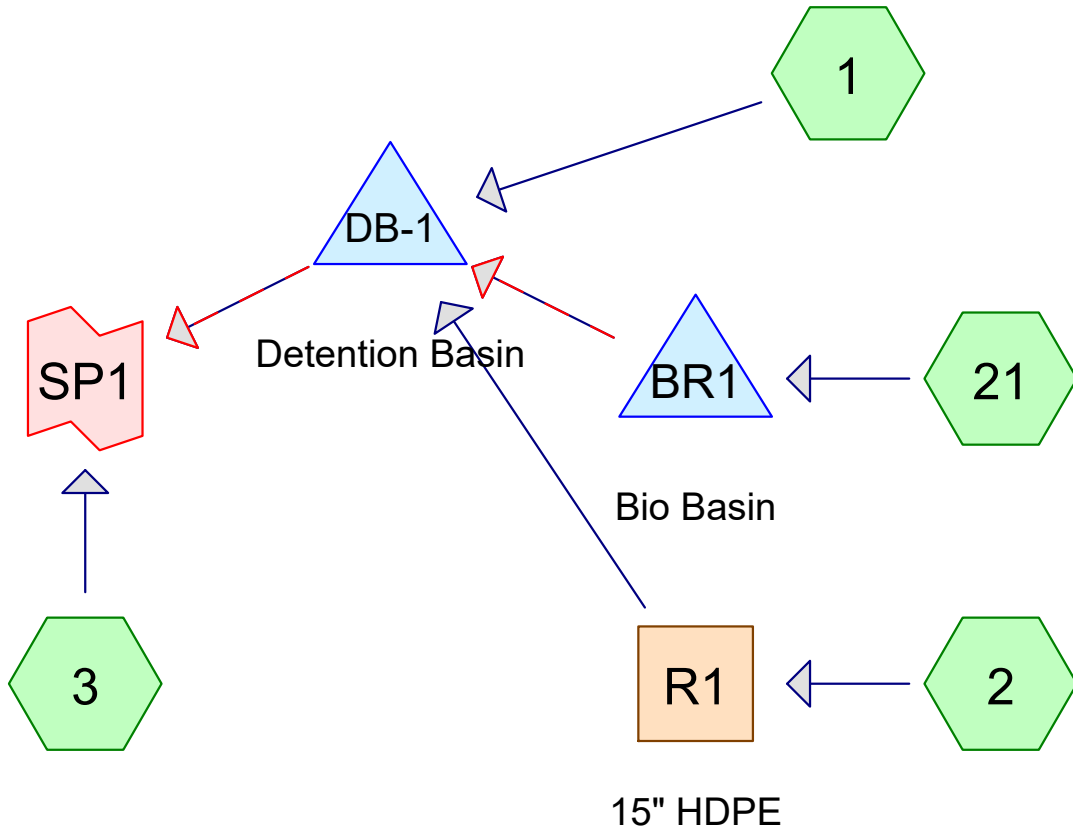
**Secondary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=61.80' TW=0.00' (Dynamic Tailwater)

- ← 5=Broad-Crested Rectangular Weir ( Controls 0.00 cfs)

**Summary for Link SP1:**

Inflow Area = 213,686 sf, 7.98% Impervious, Inflow Depth > 3.29" for 25-Year event  
 Inflow = 13.70 cfs @ 12.32 hrs, Volume= 58,658 cf  
 Primary = 13.70 cfs @ 12.32 hrs, Volume= 58,658 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



**Routing Diagram for 21062 - POST**  
 Prepared by {enter your company name here}, Printed 3/24/2022  
 HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

**21062 - POST**

Type III 24-hr 25-Year Rainfall=5.72"

Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment 1:** Runoff Area=104,345 sf 37.80% Impervious Runoff Depth>3.59"  
Flow Length=709' Tc=18.0 min CN=83 Runoff=7.50 cfs 31,203 cf

**Subcatchment 2:** Runoff Area=88,905 sf 51.88% Impervious Runoff Depth>3.99"  
Flow Length=585' Tc=25.3 min CN=87 Runoff=6.07 cfs 29,555 cf

**Subcatchment 3:** Runoff Area=6,718 sf 5.46% Impervious Runoff Depth>2.83"  
Flow Length=92' Tc=15.0 min CN=75 Runoff=0.41 cfs 1,582 cf

**Subcatchment 21:** Runoff Area=13,729 sf 14.36% Impervious Runoff Depth>3.29"  
Flow Length=204' Tc=19.0 min CN=80 Runoff=0.90 cfs 3,767 cf

**Reach R1: 15" HDPE** Avg. Flow Depth=0.53' Max Vel=12.26 fps Inflow=6.07 cfs 29,555 cf  
15.0" Round Pipe n=0.013 L=47.6' S=0.0630 '/ Capacity=16.22 cfs Outflow=6.07 cfs 29,553 cf

**Pond BR1: Bio Basin** Peak Elev=67.57' Storage=237 cf Inflow=0.90 cfs 3,767 cf  
Discarded=0.03 cfs 145 cf Primary=0.52 cfs 3,515 cf Secondary=0.23 cfs 125 cf Outflow=0.77 cfs 3,785 cf

**Pond DB-1: Detention Basin** Peak Elev=64.76' Storage=9,648 cf Inflow=13.66 cfs 64,396 cf  
Primary=13.24 cfs 60,188 cf Secondary=0.00 cfs 0 cf Outflow=13.24 cfs 60,188 cf

**Link SP1:** Inflow=13.55 cfs 61,770 cf  
Primary=13.55 cfs 61,770 cf

**21062 - POST**

Type III 24-hr 25-Year Rainfall=5.72"

Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 3

**Summary for Subcatchment 1:**

Runoff = 7.50 cfs @ 12.25 hrs, Volume= 31,203 cf, Depth> 3.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-Year Rainfall=5.72"

Area (sf)	CN	Description
12,596	74	>75% Grass cover, Good, HSG C
25,819	98	Paved parking, HSG C
* 4,236	96	Existing gravel surface, HSG C
* 3,284	98	Existing roofs
* 10,338	98	New roofs
48,072	72	Woods/grass comb., Good, HSG C
104,345	83	Weighted Average
64,904		62.20% Pervious Area
39,441		37.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	150	0.0936	0.15		<b>Sheet Flow, Seg A to B</b> Woods: Light underbrush n= 0.400 P2= 3.09"
0.2	19	0.1703	2.06		<b>Shallow Concentrated Flow, Seg B to C</b> Woodland Kv= 5.0 fps
0.0	7	0.0539	3.74		<b>Shallow Concentrated Flow, Seg C to D</b> Unpaved Kv= 16.1 fps
0.4	94	0.0320	3.63		<b>Shallow Concentrated Flow, Seg D to E</b> Paved Kv= 20.3 fps
0.3	99	0.0426	5.50	13.54	<b>Trap/Vee/Rect Channel Flow, Seg E to F</b> Bot.W=0.00' D=0.50' Z= 3.0 & 16.7 '/' Top.W=9.85' n= 0.022 Earth, clean & straight
0.8	340	0.0705	7.08	240.04	<b>Channel Flow, Seg F to G</b> Area= 33.9 sf Perim= 68.1' r= 0.50' n= 0.035 Earth, dense weeds
18.0	709	Total			

**Summary for Subcatchment 2:**

Runoff = 6.07 cfs @ 12.34 hrs, Volume= 29,555 cf, Depth> 3.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-Year Rainfall=5.72"

**21062 - POST**

Type III 24-hr 25-Year Rainfall=5.72"

Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 4

Area (sf)	CN	Description
30,473	74	>75% Grass cover, Good, HSG C
25,476	98	Paved parking, HSG C
* 1,109	98	Exist. conc., HSG C
* 6,134	98	Exist. road (RT. 100) HSG C
* 1,179	96	Driveway gravel surface, HSG C
* 1,609	96	Existing gravel surface, HSG C
* 5,439	98	Existing roofs
* 7,962	98	New roofs
9,524	72	Woods/grass comb., Good, HSG C
88,905	87	Weighted Average
42,785		48.12% Pervious Area
46,120		51.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.4	150	0.0153	0.11		<b>Sheet Flow, Seg A to B</b> Grass: Dense n= 0.240 P2= 3.09"
0.6	112	0.0331	2.93		<b>Shallow Concentrated Flow, Seg B to C</b> Unpaved Kv= 16.1 fps
0.3	60	0.0384	3.98		<b>Shallow Concentrated Flow, Seg C to D</b> Paved Kv= 20.3 fps
0.1	15	0.0193	2.24		<b>Shallow Concentrated Flow, Seg D to E</b> Unpaved Kv= 16.1 fps
1.7	67	0.0179	0.67		<b>Shallow Concentrated Flow, Seg E to F</b> Woodland Kv= 5.0 fps
0.2	181	0.1188	14.58	552.68	<b>Channel Flow, Seg F to G</b> Area= 37.9 sf Perim= 38.1' r= 0.99' n= 0.035 Earth, dense weeds
25.3	585	Total			

**Summary for Subcatchment 3:**

Runoff = 0.41 cfs @ 12.21 hrs, Volume= 1,582 cf, Depth> 2.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-Year Rainfall=5.72"

Area (sf)	CN	Description
4,196	74	>75% Grass cover, Good, HSG C
* 367	98	Exist. road (RT 100)
* 0	96	Existing gravel surface, HSG C
* 0	98	Existing roofs
* 0	98	New roofs
2,155	72	Woods/grass comb., Good, HSG C
6,718	75	Weighted Average
6,351		94.54% Pervious Area
367		5.46% Impervious Area

**21062 - POST**

Type III 24-hr 25-Year Rainfall=5.72"

Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 5

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.6	45	0.0111	0.05		<b>Sheet Flow, Seg A to B</b> Woods: Light underbrush n= 0.400 P2= 3.09"
0.4	47	0.0133	1.86		<b>Shallow Concentrated Flow, Seg B C</b> Unpaved Kv= 16.1 fps
15.0	92	Total			

**Summary for Subcatchment 21:**

Runoff = 0.90 cfs @ 12.26 hrs, Volume= 3,767 cf, Depth> 3.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-Year Rainfall=5.72"

Area (sf)	CN	Description
8,688	74	>75% Grass cover, Good, HSG C
* 1,494	96	Res. driveway gravel surface, HSG C
* 1,972	98	New roofs
1,575	72	Woods/grass comb., Good, HSG C
13,729	80	Weighted Average
11,757		85.64% Pervious Area
1,972		14.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	35	0.0833	0.16		<b>Sheet Flow, Seg A to B</b> Grass: Dense n= 0.240 P2= 3.09"
12.6	44	0.0614	0.06		<b>Sheet Flow, Seg B to C</b> Woods: Dense underbrush n= 0.800 P2= 3.09"
2.7	37	0.1807	0.23		<b>Sheet Flow, Seg C to D</b> Grass: Dense n= 0.240 P2= 3.09"
0.2	88	0.0433	7.08	51.35	<b>Trap/Vee/Rect Channel Flow, Seg D to E</b> Bot.W=2.00' D=1.00' Z= 3.0 & 7.5 ' Top.W=12.50' n= 0.030 Earth, grassed & winding
19.0	204	Total			

**Summary for Reach R1: 15" HDPE**

Inflow Area = 88,905 sf, 51.88% Impervious, Inflow Depth > 3.99" for 25-Year event  
 Inflow = 6.07 cfs @ 12.34 hrs, Volume= 29,555 cf  
 Outflow = 6.07 cfs @ 12.34 hrs, Volume= 29,553 cf, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 12.26 fps, Min. Travel Time= 0.1 min  
 Avg. Velocity = 5.05 fps, Avg. Travel Time= 0.2 min

Peak Storage= 24 cf @ 12.34 hrs  
 Average Depth at Peak Storage= 0.53'  
 Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 16.22 cfs

**21062 - POST**

Type III 24-hr 25-Year Rainfall=5.72"

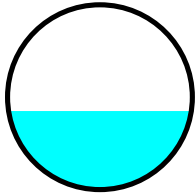
Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 6

15.0" Round Pipe  
 n= 0.013 Corrugated PE, smooth interior  
 Length= 47.6' Slope= 0.0630 '/'  
 Inlet Invert= 70.50', Outlet Invert= 67.50'



**Summary for Pond BR1: Bio Basin**

Inflow Area = 13,729 sf, 14.36% Impervious, Inflow Depth > 3.29" for 25-Year event  
 Inflow = 0.90 cfs @ 12.26 hrs, Volume= 3,767 cf  
 Outflow = 0.77 cfs @ 12.38 hrs, Volume= 3,785 cf, Atten= 14%, Lag= 7.1 min  
 Discarded = 0.03 cfs @ 12.38 hrs, Volume= 145 cf  
 Primary = 0.52 cfs @ 12.60 hrs, Volume= 3,515 cf  
 Secondary = 0.23 cfs @ 12.38 hrs, Volume= 125 cf

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 67.57' @ 12.38 hrs Surf.Area= 497 sf Storage= 237 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 1.8 min ( 794.4 - 792.7 )

Volume	Invert	Avail.Storage	Storage Description			
#1	67.00'	1,342 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
67.00	342	81.5	0	0	342	
68.00	634	103.6	481	481	680	
69.00	1,110	136.8	861	1,342	1,327	

Device	Routing	Invert	Outlet Devices
#1	Primary	64.60'	<b>4.0" Round 4" HDPE</b> L= 27.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 64.60' / 63.50' S= 0.0400 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf
#2	Discarded	67.00'	<b>2.410 in/hr Exfiltration over Surface area</b>
#3	Secondary	67.50'	<b>5.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64

**21062 - POST**

Type III 24-hr 25-Year Rainfall=5.72"

Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 7

**Discarded OutFlow** Max=0.03 cfs @ 12.38 hrs HW=67.57' (Free Discharge)

↳ **2=Exfiltration** (Exfiltration Controls 0.03 cfs)

**Primary OutFlow** Max=0.52 cfs @ 12.60 hrs HW=67.48' TW=64.61' (Dynamic Tailwater)

↳ **1=4" HDPE** (Outlet Controls 0.52 cfs @ 5.95 fps)

**Secondary OutFlow** Max=0.22 cfs @ 12.38 hrs HW=67.57' TW=64.76' (Dynamic Tailwater)

↳ **3=Broad-Crested Rectangular Weir** (Weir Controls 0.22 cfs @ 0.66 fps)

**Summary for Pond DB-1: Detention Basin**

Inflow Area = 206,979 sf, 42.29% Impervious, Inflow Depth > 3.73" for 25-Year event  
 Inflow = 13.66 cfs @ 12.28 hrs, Volume= 64,396 cf  
 Outflow = 13.24 cfs @ 12.35 hrs, Volume= 60,188 cf, Atten= 3%, Lag= 4.3 min  
 Primary = 13.24 cfs @ 12.35 hrs, Volume= 60,188 cf  
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 64.76' @ 12.35 hrs Surf.Area= 5,788 sf Storage= 9,648 cf

Plug-Flow detention time= 50.2 min calculated for 60,187 cf (93% of inflow)  
 Center-of-Mass det. time= 27.4 min ( 811.2 - 783.8 )

Volume	Invert	Avail.Storage	Storage Description			
#1	61.80'	18,088 cf	<b>Custom Stage Data (Irregular)</b> Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
61.80	1,105	132.5	0	0	1,105	
62.00	1,186	136.7	229	229	1,199	
64.00	4,638	283.5	5,446	5,675	6,126	
66.00	7,920	408.0	12,413	18,088	13,011	

Device	Routing	Invert	Outlet Devices
#1	Primary	61.70'	<b>24.0" Round Culvert</b> L= 20.2' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 61.70' / 61.29' S= 0.0203 ' S= 0.0203 ' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf
#2	Device 1	61.80'	<b>4.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 1	64.38'	<b>8.5" Vert. Orifice/Grate</b> C= 0.600
#4	Device 1	64.05'	<b>6.0' long x 1.30' rise Sharp-Crested Rectangular Weir</b> 2 End Contraction(s) 1.9' Crest Height
#5	Secondary	64.80'	<b>10.0' long x 12.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64

**21062 - POST**

Type III 24-hr 25-Year Rainfall=5.72"

Prepared by {enter your company name here}

Printed 3/24/2022

HydroCAD® 10.00-26 s/n 09237 © 2020 HydroCAD Software Solutions LLC

Page 8

**Primary OutFlow** Max=13.22 cfs @ 12.35 hrs HW=64.76' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 13.22 cfs of 17.15 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 0.70 cfs @ 8.05 fps)

↑ **3=Orifice/Grate** (Orifice Controls 0.46 cfs @ 2.11 fps)

↑ **4=Sharp-Crested Rectangular Weir** (Weir Controls 12.06 cfs @ 2.89 fps)

**Secondary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=61.80' TW=0.00' (Dynamic Tailwater)

↑ **5=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

**Summary for Link SP1:**

Inflow Area = 213,697 sf, 41.13% Impervious, Inflow Depth > 3.47" for 25-Year event

Inflow = 13.55 cfs @ 12.35 hrs, Volume= 61,770 cf

Primary = 13.55 cfs @ 12.35 hrs, Volume= 61,770 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## **ATTACHMENT 5**

---

# **INSPECTION, MAINTENANCE & HOUSEKEEPING PLAN**



**INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN**  
(Prepared by Jayson Haskell, PE #13002)

**LEWISTON ROAD SUBDIVISION**  
**GRAY, MAINE**

**Responsible Party**

Owner: Odessa Properties, LLC  
P.O. Box 963  
Gray, Maine 04039

The owner/applicant is responsible for the maintenance of all stormwater management structures and related site components and the keeping of a maintenance log book with service records. Once the residential lot is conveyed, Lot 1 as identified on the approved Subdivision Plan, the maintenance responsibilities of the stormwater infrastructure is intended to be shared between the applicant and the new homeowners.

Records of all inspections and maintenance work performed must be kept on file with the owner and retained for a minimum of five years. The maintenance log will be made available to the Town upon request. At a minimum, the maintenance of stormwater management systems will be performed on the prescribed schedule.

The procedures outlined in this plan are provided as a general overview of the anticipated practices to be utilized on this site. In some instances, additional measures may be required due to unexpected conditions. *The Maine Erosion and Sedimentation Control BMP and Stormwater Management for Maine: Best Management Practices* Manuals published by the Maine Department of Environmental Protection (MDEP) should be referenced for additional information.

**During Construction**

- 1. Inspection and Corrective Action:** It is the contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. Inspection shall occur on all disturbed and impervious areas, erosion control measures, material storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as 24 hours before and after a storm event generating more than 0.5 inch of rainfall over a 24-hour period and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.

2. **Maintenance:** Erosion controls shall be maintained in effective operating condition until areas are permanently stabilized. If best management practices (BMPs) need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. If BMPs need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within seven calendar days and prior to any rainfall event.
3. **Construction vehicles and equipment:** Construction vehicles and equipment shall not be driven or stored within any existing or proposed stormwater detention facilities. To ensure the basins function as designed, prohibiting vehicles and equipment from these areas will limit the risk of inhibiting the function of the BMPs due to compaction or vegetation impact.
4. **Snow Storage:** The proposed bioretention basin shall not be utilized for snow storage. Snow storage areas shall be located away from the basin, and in areas that will direct snow melt runoff into the basin on site.
5. **Documentation:** A report summarizing the inspections and any corrective action taken must be maintained on site. The log must include the name(s) and qualifications of the person making the inspections; the date(s) of the inspections; and the major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicle access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to MDEP and Town staff, and a copy must be provided upon request. The owner shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

### **Housekeeping**

1. **Spill prevention:** Controls must be used to prevent pollutants from construction and waste materials on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.
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. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

- 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, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.
- 4. Debris and other materials:** Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.
- 5. Excavation de-watering:** Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.
- 6. Authorized Non-stormwater discharges:** Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater 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. Authorized non-stormwater discharges are:
  - (a) Discharges from firefighting activity;
  - (b) Fire hydrant flushings;
  - (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
  - (d) Dust control runoff in accordance with permit conditions and MDEP Chapter 500 Appendix (C)(3);
  - (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;

- (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
- (g) Uncontaminated air conditioning or compressor condensate;
- (h) Uncontaminated groundwater or spring water;
- (i) Foundation or footer drain-water where flows are not contaminated;
- (j) Uncontaminated excavation dewatering (see requirements in MDEP Chapter 500 Appendix C(5));
- (k) Potable water sources including waterline flushings; and
- (l) Landscape irrigation.

- 7. Unauthorized non-stormwater discharges:** Approval from the Town does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Section 6 above. Specifically, the Town's approval does not authorize discharges of the following:
- (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
  - (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
  - (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
  - (d) Toxic or hazardous substances from a spill or other release.

### **Post Construction**

- 1. Inspection and Corrective Action:** All stormwater measures must be maintained by the owners within the subdivision in effective operating condition. A qualified third-party inspector hired by the owner is recommended to at least annually inspect the stormwater management facilities. This person should have knowledge of erosion and stormwater control including the standards and conditions of the site's approvals. The following areas, facilities, and measures must be inspected, and identified deficiencies must be corrected. Areas, facilities, and measures other than those listed below may also require inspection on a specific site.
- A. Vegetated Areas:** Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.
  - B. Ditches, Swales, and Open Channels:** Inspect ditches, swales, and other open channels in the spring, late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, control vegetative growth that could obstruct flow, and repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Repair any slumping side slopes as soon as

practicable. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.

- C. **Storm Drains:** Inspect storm drains in the spring, late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the storm drain's outlet.
- D. **Bioretention Basin:** The Bioretention basin is not intended to function as snow storage area. Inspector to verify that winter plowing operations are not dumping or pushing snow into the basin. The basin shall also not be used for vehicle or heavy equipment storage. Basin should be inspected after several major storm events (0.5 inches rainfall over 24 hours) to determine drawdown time during the first year. Basins to be inspected every six months thereafter with at least one inspection after a major storm event.

Maintaining a healthy vegetative cover will minimize clogging with fine sediments. The basin should drain dry within 24 to 48 hours following a one-inch storm. If ponding exceeds 48 hours, the top of the filter bed must be rototilled to reestablish the soil's filtration capacity. If water ponds on the surface of the bed for more than 72 hours, the top several inches of the filter shall be replaced with fresh material. Inspect for plant debris and sediment build up in the basin and remove material as least annually. The organic mulch should be removed and replaced with a 2–3-inch layer of fresh mulch at least annually or as needed. Harvesting and pruning of excessive growth should be done occasionally. Any bare areas or erosion rills shall be repaired with new filter media or sandy loam then seeded and mulched. The basin should also be inspected annually for destabilization of side slopes, embankment settling and other signs of structural failure.

- E. **Spillway:** Spillways should be inspected semi-annually and following major storm events for the first year and every six months thereafter to remove any obstructions to flow. Any woody vegetation growing within the spillway must be removed.
- F. **Detention Basin:** The detention basin should be inspected annually for erosion, destabilization of side slopes, embankment settling and other signs of structural failure, and loss of storage volume due to sediment accumulation. Corrective action should be taken immediately upon identification of problems. The inlet and outlet of the basin should be checked periodically to ensure that flow structures are not blocked by debris. Inspections should be conducted monthly during wet weather conditions (March to November). Flow structures should be easily accessible for inspection and the removal of debris blockage during storm conditions.

Embankments should be maintained to preserve their integrity as impoundment structures, including: mowing, control of woody vegetation, rodent, and outlet

maintenance and repair. Basins should be mowed no more than twice a year during the growing season to maintain maximum grass heights less than 12 inches. All accumulated trash and debris should be removed.

- G. Outlet Control Structure:** Inspect and, if required, clean out structure at least once a year, preferably in early spring. Clean out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the structure and inlet grate.
  
- H. Roofline Drip edges:** The drip edges should be inspected semi-annually and following major storm events for the first year and every six months thereafter. The reservoir crushed stone should drain within 24 to 48 hours following a major storm event. If ponding exceeds 48 hours, the stone reservoir course shall be removed and the filter bed be rototilled to reestablish the soil's filtration capacity. If water ponds in the reservoir course for more than 72 hours, the top several inches of the filter shall be replaced with fresh material. Inspect for debris and sediment build up at surface and remove as needed. The drip edges are part of the stormwater management plan and cannot be paved over or altered in anyway.
  
- I. Regular Maintenance:** Clear accumulations of winter sand along parking areas once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along pavement shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.
  
- J. Documentation:** Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Town staff upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization. Attached are sample logs.

### **Duration of Maintenance**

Perform maintenance as described.

## INSPECTION AND MAINTENANCE LOG – GENERAL INSPECTION

### LEWISTON ROAD SUBDIVISION GRAY, MAINE

The following stormwater management and erosion control items shall be inspected and maintained as prescribed in the Maintenance Plan with recommended frequencies as identified below. The owner is responsible for keeping this maintenance log on file for a minimum of five years and shall provide a copy to the Town upon request. Inspections are to be performed by a qualified third-party inspector and all corrective actions shall be performed by personnel familiar with stormwater management systems and erosion controls.

Maintenance Item	Maintenance Event	Date Performed	Responsible Personnel	Comments
Vegetated Areas	Inspect slopes and embankments early in Spring.			
Ditches, swales and other open channels	Inspect after major rainfall event.			
	Inspect for erosion or slumping and repair			
	Mowed at least annually			
Storm Drains	Inspect semiannually and after major rainfall.			
	Repair erosion at inlet or outlet of pipe.			
	Repair displaced riprap.			
	Clean accumulated sediment in culverts when >20% full.			
Roofline Dripedges	Check after each rainfall event to ensure that the stone reservoir drains within 24-48 hours.			
	Replace top several inches of filter if reservoir does not drain within 72 hours.			
	Inspect and remove sediment or debris build up on the surface of the stone			
	Inspect semi-annually for erosion or sediment accumulation and repair as necessary.			
Regular Maintenance	Clear accumulation of winter sand in paved areas annually.			

## INSPECTION AND MAINTENANCE LOG – BIORETENTION BASIN

### LEWISTON ROAD SUBDIVISION GRAY, MAINE

Maintenance Item	Maintenance Event	Date Performed	Responsible Personnel	Comments
Bioretention Basin	Check after each rainfall event to ensure that pond drains within 24-48 hours.			
	Replace top several inches of filter if pond does not drain within 72 hours.			
	Inspect for and remove sediment and plan debris annually			
	Replace mulch annually			
	Harvest and prune plants semi-annually			
	Inspect side slopes and embankments for signs of settling or structural failure annually.			
	Inspector to verify basin not utilized for snow storage			
	Inspector to verify basin not utilized for vehicle or heavy equipment storage.			
Spillway	Inspect and remove obstructions as necessary.			
	Remove woody vegetation.			
Outlet Pipe	Inspect semiannually and after major rainfall.			
	Repair erosion at outlet of pipe.			
	Repair displaced riprap.			
	Clean accumulated sediment in culverts when >20% full.			

## INSPECTION AND MAINTENANCE LOG – DETENTION BASIN

### LEWISTON ROAD SUBDIVISION GRAY, MAINE

Maintenance Item	Maintenance Event	Date Performed	Responsible Personnel	Comments
Detention Basin	Inspect semi-annually for erosion or sediment accumulation and repair as necessary.			
	Inspect side slopes and embankments for signs of settling or structural failure annually			
	Mow grass no more than twice a year to no more than 12 inches.			
	Inspect and remove trash and debris as annually.			
Spillway	Inspect and remove obstructions as necessary.			
	Remove woody vegetation.			
	Replace riprap as necessary.			
Outlet Control Structure	Inspect to ensure that structure is properly draining.			
	Remove accumulated sediment semiannually.			
	Inspect grates/inlets and remove debris as needed.			
Outlet Pipe	Inspect semiannually and after major rainfall.			
	Repair erosion at outlet of pipe.			
	Repair displaced riprap.			
	Clean accumulated sediment in culverts when >20% full.			

## **SECTION 10**

---

### **LIGHTING SPECIFICATIONS**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_

# RATIO Wall

RWL1/RWL2 LED WALLPACK

## FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscap and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K



## RELATED PRODUCTS

- [Ratio Family](#)   [Ratio Area](#)   [Ratio Flood](#)



## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

### OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- **Zero uplight distributions**
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

### INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscap and battery versions (battery versions for RWL1 only)

### ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W.

### ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

### CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wISCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C

### CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

### CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

### WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1,000–19,500
Wattage Range	10–155
Efficacy Range (LPW)	118–148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

# RATIO WALL

RWL1/RWL2 LED WALLPACK

## ORDERING GUIDE

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

CATALOG #

### ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color				
<b>RWL1</b> Ratio Wall 1	48L-10 1,000 Lumens <sup>4</sup>	<b>3K7</b> 3000K, 70 CRI	<b>2</b> IES TYPE II <sup>1</sup> <b>3</b> IES TYPE III <b>4W</b> IES TYPE IV	<b>UNV</b> 120-277V <b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V	<b>BLT</b> Black Matte Textured <b>BLS</b> Black Gloss Smooth <b>DBT</b> Dark Bronze Matte Textured <b>DBS</b> Dark Bronze Gloss Smooth <b>GTT</b> Graphite Matte Textured <b>LGS</b> Light Grey Gloss Smooth <b>LGT</b> Light Grey Matte Textured <b>PSS</b> Platinum Silver Smooth <b>WHT</b> White Matte Textured <b>WHS</b> White Gloss Smooth <b>VGT</b> Verde Green Textured				
	48L-15 2,000 Lumens <sup>4</sup>								
	<b>48L-20</b> 2,500 Lumens <sup>4</sup>								
	48L-25 3,500 Lumens <sup>4</sup>								
	48L-35 4,500 Lumens								
	48L-45 5,500 Lumens <sup>4</sup>								
	<b>RWL2</b> Ratio Wall 2	160L-45 6,500 Lumens				<b>5K7</b> 5000K, 70 CRI	<b>Color Option</b>		<b>CC</b> Custom Color
		160L-50 7,500 Lumens							
		160L-65 9,500 Lumens							
		160L-80 11,000 Lumens							
160L-95 13,000 Lumens									
160L-115 15,000 Lumens									
160L-135 17,500 Lumens									
160L-155 19,500 Lumens									

Control Options Network	
<b>NXWE</b>	NX Wireless Enabled (module + radio) <sup>2,7</sup>
<b>NXSPW_F</b>	NX Wireless, PIR Occ. Sensor, Daylight Harvesting <sup>4,5,7</sup>
<b>NXSP_F</b>	NX, PIR Occ. Sensor, Daylight Harvesting <sup>4,5,7</sup>
<b>WIR</b>	Wireless Controls, wiSCAPE™ <sup>2,6</sup>
Stand Alone Sensors	
<b>SCP-8F</b>	Remote control programmable line voltage sensor <sup>3,4</sup>
<b>SCP-20F</b>	Remote control programmable line voltage sensor <sup>3,4</sup>
Control Options	
<b>7PR_</b>	7-Pin Receptacle <sup>6</sup>

Options	
<b>F</b>	Fusing (must specify voltage)
<b>E</b>	Emergency Battery Backup <sup>7,8,9</sup>
<b>EH</b>	Emergency Battery w/ Heater Option <sup>7,8,9</sup>
<b>2DR</b>	Dual Driver <sup>4,6</sup>
<b>2PF</b>	Dual Power Feed <sup>4,6</sup>
<b>PC</b>	Button Photocontrol <sup>8</sup>

- Notes:
- 1 Only available with RWL2
  - 2 wiSCAPE Gateway required for system programming
  - 3 Specific voltage selection is required
  - 4 Not available with 480V
  - 5 Replace "\_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
  - 6 This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
  - 7 This item is located in the integral backbox for RWL1 configurations only.
  - 8 Option only available at 120 or 277V
  - 9 Only available with RWL1

### STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

## CONTROLS

Control Options	
<b>Standalone</b>	
<b>SCPREMOTE</b>	Order at least one per project location to program and control

## ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> WP-BB-XXX	Accessory for conduit entry <sup>1</sup>

Notes:  
1 replace "xxx" with color option

# RATIO WALL

RWL1/RWL2 LED WALLPACK

## PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL1	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
			4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14.5	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
			4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	19.9	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
			4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
			4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	35	36.9	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
			4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	46.5	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
			4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
RWL2	45	46.1	2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
			3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50	54.0	2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
			3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
	80	80.8	2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
			3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
	95	93.2	2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
			3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
	115	109.8	2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
			3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
	135	137.1	2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
			3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
	155	156.8	2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
			3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3

# RATIO WALL

RWL1/RWL2 LED WALLPACK

## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

## PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

## ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL1	10	120	0.08	10.1
		208	0.05	
		240	0.04	
		277	0.04	
		347	0.03	
		480	0.02	
	15	120	0.12	14.5
		208	0.07	
		240	0.06	
		277	0.05	
		347	0.04	
		480	0.03	
	20	120	0.17	19.9
		208	0.10	
		240	0.08	
		277	0.07	
		347	0.06	
		480	0.04	
	25	120	0.23	28.0
		208	0.13	
		240	0.12	
		277	0.10	
		347	0.08	
		480	0.06	
35	120	0.31	36.9	
	208	0.18		
	240	0.15		
	277	0.13		
	347	0.11		
	480	0.08		
45	120	0.39	46.5	
	208	0.22		
	240	0.19		
	277	0.17		
	347	0.13		
	480	0.10		

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	45	120	0.38	46.1
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	
	50	120	0.45	54.0
		208	0.26	
		240	0.23	
		277	0.19	
		347	0.16	
		480	0.11	
	65	120	0.56	67.2
		208	0.32	
		240	0.28	
		277	0.24	
		347	0.19	
		480	0.14	
	80	120	0.67	80.8
		208	0.39	
		240	0.34	
		277	0.29	
		347	0.23	
		480	0.17	
	95	120	0.78	93.2
		208	0.45	
		240	0.39	
		277	0.34	
		347	0.27	
		480	0.19	
	115	120	0.92	109.8
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.14	137.1
		208	0.66	
		240	0.57	
		277	0.49	
		347	0.40	
		480	0.29	
155	120	1.31	156.8	
	208	0.75		
	240	0.65		
	277	0.57		
	347	0.45		
	480	0.33		

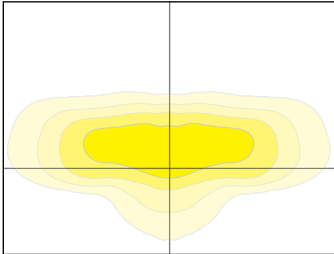
# RATIO WALL

RWL1/RWL2 LED WALLPACK

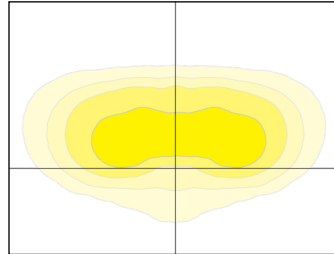
## PHOTOMETRY

Mounting Height: 30ft

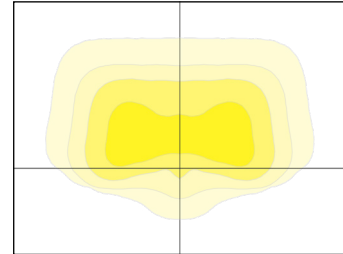
Type II



Type III



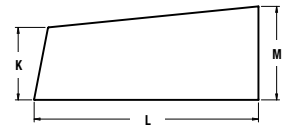
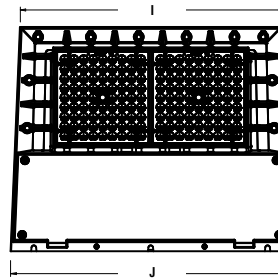
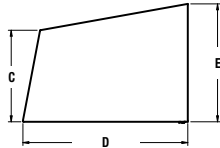
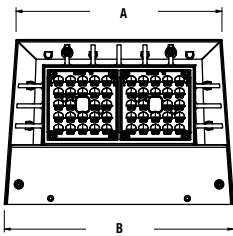
Type VI



## DIMENSIONS

RWL1

RWL2



A	B	C	D	E
8.7"	9.7"	3.9"	7.0"	5.0"
221mm	246mm	99mm	178mm	127mm

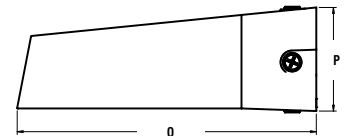
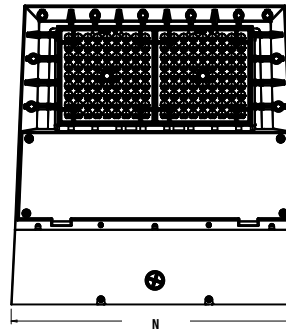
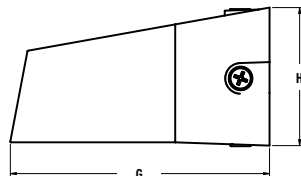
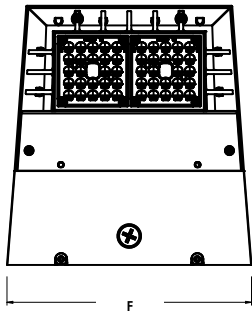
**Weight**  
6.5 lbs (2.95 kgs)

I	J	K	L	M
14.0"	15.0"	3.9"	12.0"	5.0"
356mm	381mm	99mm	305mm	127mm

**Weight**  
16.5 lbs (7.48 kgs)

RWL1 with  
Integral Back Box

RWL2 with  
Integral Back Box



F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

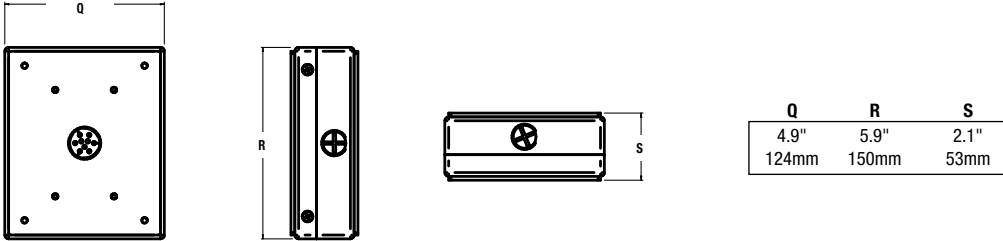
N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

# RATIO WALL

RWL1/RWL2 LED WALLPACK

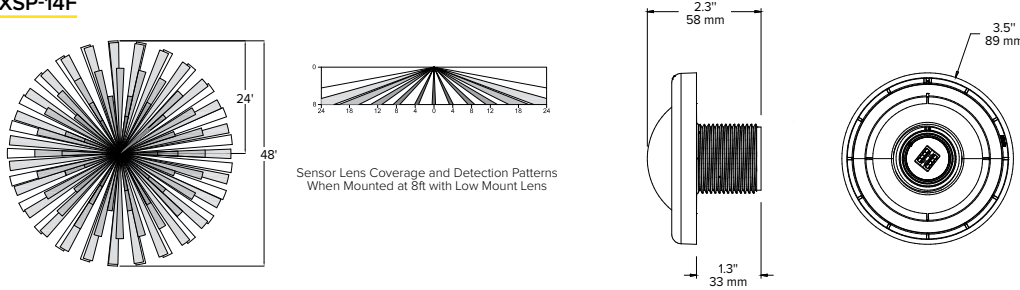
## DIMENSIONS (CONTINUED)

### Back Box Accessory

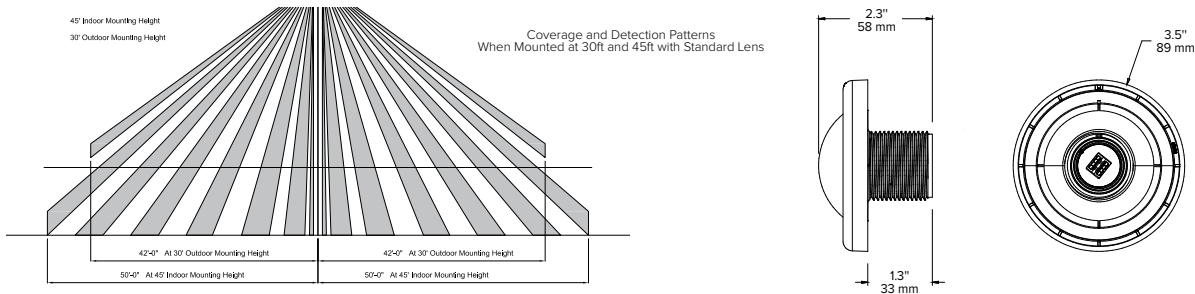


## ADDITIONAL INFORMATION

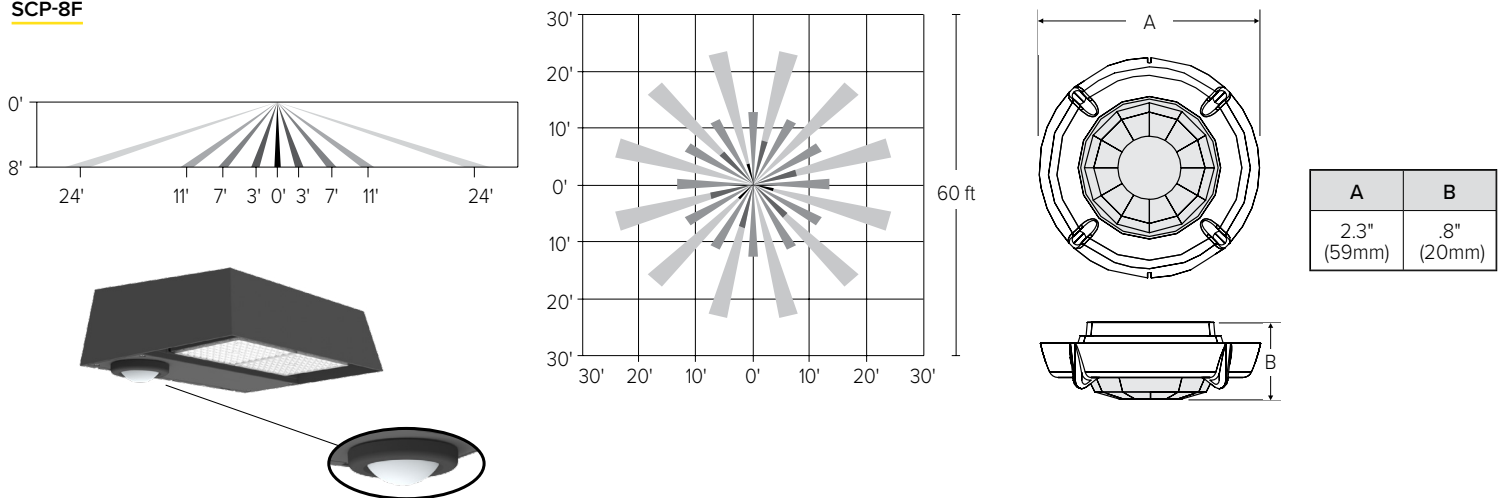
### NXSP-14F



### NXSP-40F



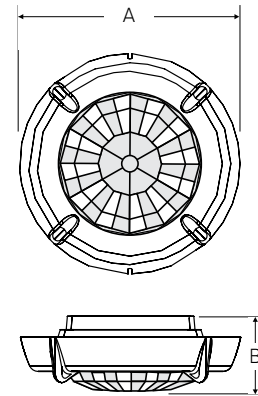
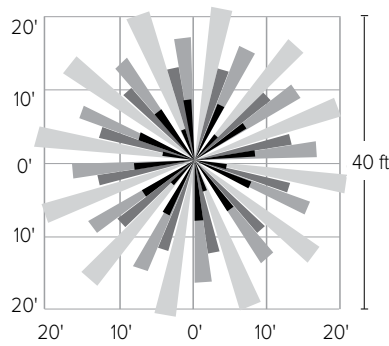
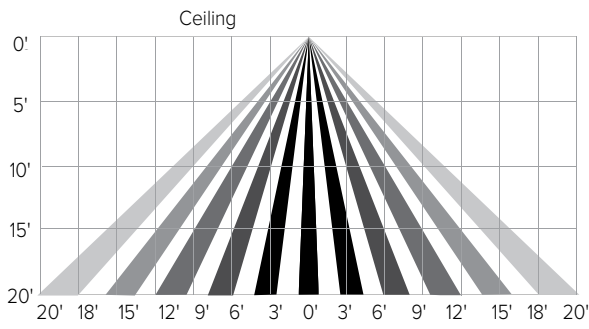
### SCP-8F



# RATIO WALL

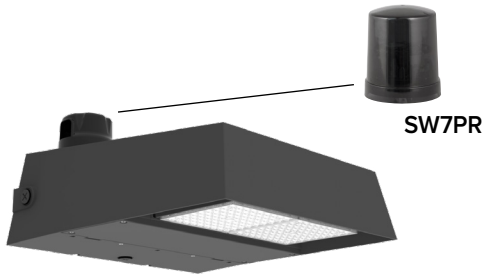
RWL1/RWL2 LED WALLPACK

## SCP-20F



A	B
2.3" (59mm)	.8" (20mm)

## SITESYNC 7-PIN MODULE



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

## **SECTION 11**

---

### **ABUTTERS LIST & ADDRESSES**

**ABUTTERS LIST  
LEWISTON ROAD SUBDIVISION  
MAP 28 LOTS 26-2 & 26-2-1**

<b>Map and Lot</b>	<b>Address</b>
Map 28 Lot 26-51	DPCMK, LLC 8 Alling Drive Gray, Maine 04039
Map 28 Lot 25-30-2	William Chapman-Tenant in Common Gregory Rand-Tenant in Common P.O. Box 983 Gray, Maine 04039-0983
Map 28 Lot 25-25	Richard Leclerc Evelyn Leclerc 107 Lewiston Road Gray, Maine 04039-9537
Map 28 Lot 25-25-1	Lynn M. Gallagher 13 Legrow Road Gray, Maine 04039-9539
Map 28 Lot 25-29-1	Jessica Simmons 14 S. Grafton Street Portland, Maine 04103-5030
Map 28 Lot 25-29-2	Samantha Waterhouse 94 Lewiston Road Apt. 2 Gray, Maine 04039-9598
Map 28 Lot 25-29-3	Scott Staples P.O. Box 962 Gray, Maine 04039-0962
Map 28 Lot 25-29-4	Marcie Martelle P.O. Box 1666 Auburn, Maine 04211-1666
Map 28 Lot 25-29-5	Jacqueline McCurry 94 Lewiston Road Apt. 5 Gray, Maine 04039-9599
Map 28 Lot 25-29-6	Heather Putnam 94 Lewiston Road Apt. 6 Gray, Maine 04039-9599
Map 28 Lot 25-29-7	Henry Johnson, III 94 Lewiston Road Apt. 7 Gray, Maine 04039-9599
Map 28 Lot 25-29-8	Jill Holden 94 Lewiston Road Apt. 8 Gray, Maine 04039-9599

<b>Map and Lot</b>	<b>Address</b>
Map 28 Lot 25-29-9	Shannon Klar P.O. Box 1073 Gray, Maine 04039-1073
Map 28 Lot 25-29-10	Ralph Amergian Jr. 50A Long Hill Road Gray, Maine 04039-9302
Map 28 Lot 25-29-11	Gale Clifford 94 Lewiston Road Apt. 11 Gray, Maine 04039-9307
Map 28 Lot 25-29-12	Carol Mahler 94 Lewiston Road Apt. 12 Gray, Maine 04039-9307
Map 28 Lot 25-29-13	Colleen Flynn 94 Lewiston Road Apt. 13 Gray, Maine 04039-9308
Map 28 Lot 25-29-14	Christina Cook Gregory Cook 94 Lewiston Road Apt. 14 Gray, Maine 04039-9308
Map 28 Lot 26-111	Gene Humphrey 26 Autumn Crossing Gray, Maine 04039

**Site walk of 100/104 Lewiston Road**

**5pm, Tuesday, March 22, 2022**

**Liberty self-storage/residential development proposal**

Members of the Planning Board in attendance: Dan Cobb, Tamara Pinard, Kiersten Scarpati, Keary Sibole.

Staff in attendance: Kristen Muszynski, community planner

Applicant representatives: JP Connolly of DM Roma engineers; and property owners (Scott Liberty)

Abutters in attendance: Lynn Gallagher

Site walk began at 5 p.m. with overview provided by JP. Site was staked out to show building locations.

Kristen shared comments from Community Development Director Doug Webster regarding the need for buffering on all sides of the self-storage lot.

JP showed the proximity of proposed pavement edge to the property line, which is a minimum of 6' in one area, and mentioned interest in buffering easement with abutting property, or addition of plantings within the non-paved area.

Tamara inquired regarding the stormwater plan and stormwater management areas on the site, which JP pointed out and advised that he would have more detail of how the site will meet the DEP requirements in the full submittal.

JP advised that the buffer to the road will be 30' and evergreen plantings will be added to both sides, with a focus on the north side of the entryway, as the south end of the entryway is fairly densely wooded. He advised that the knotweed that grows up on the edge of the property also provides buffering during its season. Tamara inquired about the minimum setback in the commercial zoning district (which is 10').

Keary inquired about lighting on the building and JP advised it would be on at all times, but will be wall pack units, with only 12' or so of range and would thus not reach the road or abutters. He estimated that the buildings will have approximately 6 light units with fewer on Building 1 and more on Building 4.

The abutters voiced the desire for good buffering from the road and also raised concerns about proposed removal of the gate, as the abutting building on Lot 3 currently houses a marijuana grow operation and she believed those security measures were required. Kristen advised that she would check the conditions of approval for that use to confirm if the gate needs to remain.

Scott advised that the storage units will have 4K security cameras. Keary raised the concern that cameras will no be much good for theft prevention.

Dan asked about the height and dimensions of the buffer plantings between the Lots 2 and 3, which JP advised would be of minimal height with small plantings such as decorative grasses.

He said the applicant wants to retain the ability to plow through both lots and push snow to storage areas on the far end of Lot 2, and thus wants to retain breaks in the buffer. They also want to avoid a berm, curbing and fencing to avoid snowplow damage.

JP and Scott also advised that they would like to leave openings in the buffer to allow for overflow parking from the Lot 3 future uses. Kristen inquired about how this would work, with no parking spaces delineated on Lot 2 and potential for blocking access to Building 4 storage units. JP advised that the travel lane between the buffer plantings and the units would be wide enough.

Site walk concluded at approx. 5:45.

March 22, 2022

**TO:** Gray Planning Board  
J.P., DM Roma  
Kristen Muszynski, Planner  
**FROM:** Doug Webster  
**RE:** Proposed self-storage facility on Lewiston Road  
Notes for PB/applicant/staff consideration

I write to provide input for the Planning Board's and applicants consideration with regards to the above referenced project. It seemed prudent to have this when the site-walk was conducted to view the in-the-field conditions.

I respectfully remind the various stakeholders that self-storage facilities are a conditionally permitted use which is subject to both Site Plan review standards and Conditional Use (CU) review criteria. The CU criteria per 402.9.3 focuses on minimizing adverse impacts from a development and gives the PB the autonomy to consider the scale of the project.

The basic principle is that the use is conceptually appropriate for the respective district but that the PB may consider placing parameters around the size and/or intensity. There are many standards in both Site Plan review and conditional use that give the PB the authority to require buffering and screening.

While I understand that the applicant would like to maximize the use of the property, it is apparent that the proposed configuration arguably adversely affects neighboring properties and should be more attune to buffering to Lewiston Road/Rt. 100. I have the following specific concerns suggestions for the PB/applicant consideration:

1. The minimal space between the buildings does not appear to have sufficient turn radii for larger vehicles nor vehicles with trailers that are likely to use the facility.
2. The edge of pavement is 6' +/- from the "rear" property line. This does not allow for any effective buffering/screening; the abutting parcel may not always remain in its undeveloped state. *Each project needs to stand on its own* and not take advantage of an abutting parcel. I suggest the edge of pavement be moved back to allow for more robust buffering to the abutting parcel.
3. Proposed building numbers 3 and 4 appear to be too close to the road to be adequately buffered. I suggest consideration be given to moving the buildings further away from Lewiston Road/Rt. 100 to enable adding vegetative screening of the gable end of at least buildings 3 & 4. I submit that efforts to make a building that is more than 200' long more aesthetic are not going to be nearly as effective as adding natural buffering to screen the building.
4. The proposed landscaped island buffers to separate the self-storage lot from the original auction building lot are both too narrow and not long enough to provide effective buffering and/or separation of uses. *Each use is on its own lot and should be adequately buffered from one another.* The objective is to maximize the buffering and screening from abutting properties and particularly from Lewiston Road/Rt. 100.







## Letter of Intent

Kristen Schulze Muszynski  
Community Planner  
Town of Gray  
207-657-3339 Ext. 114

December 2, 2021

Dear Ms. Muszynski,


I would like to divide my existing 12-acre lot on Cambell Shore Road & Jenny Drive into three lots. The original parcel is part of an existing subdivision Cambell Acres plan that would require an amendment to that plan.

Theoretically Lot 1 would have the existing house on 3+ acres with the existing driveway off from Cambell Shore Road. Lot 2 would be approximately 2 acres with a driveway off Jenny Drive, and Lot 3 would be about 7 acres with a driveway off Jenny Drive. In keeping with the rural character of West Gray, the two new lots would have a 'buffer zone' with limited tree cutting and/or buildings in those designated areas.

Attached is my application and preliminary lot division survey.

I look forward to working with you on this project.

Sincerely,

A solid black rectangular redaction box covering the signature of Kristin Stanley.

Kristin Stanley

Gray, Maine 04039



PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION  
TOWN OF GRAY MAINE

**PROPERTY TO BE DEVELOPED**

Property Location/Address	55 Cambell Shore Rd	Property Map/Lot	056 _017 _028 _000
Zoning District	RRA	Lot Acreage	12.71
Owner Name	Kristin Stanley	Tax Sheet	
Owner Address	PO Box 1161 Gray 04039	Owner Phone	(207) 329-1210

**APPLICANT**

Name (IF different than owner)		Contact Phone Number	
Mailing Address		Alternate Phone Number	
Mailing City/State/Zip		Fax Number	
Email Address	kristinstanley133@gmail.com		

**AGENT/CONSULTANT**

Name	Tom Noonan	Contact Phone Number	(207) 838-7851
Mailing Address	909 Roosevelt Trail	Alternate Phone Number	
Mailing City/State/Zip	Windham ME 04039	Fax Number	
Email Address	tnoonan207@gmail.com		

**PROJECT**

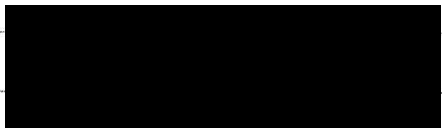
The undersigned requests that the Town of Gray Planning Board consider the following application for:

<input type="checkbox"/> <b>Subdivision</b> Sketch Plan Review Preliminary Plan Review (Major) Final Plan Review (Major) Minor <input type="checkbox"/> <b>Site Plan Review</b> Pre-Application Conference Minor Major <input type="checkbox"/> <b>Shoreland Zoning Permit</b>	<input checked="" type="checkbox"/> <b>Other (specify)</b> Conditional Use <input checked="" type="checkbox"/> Amendment Extension Workshop Contract Zone Request
---	--

**Project Description / Comments:**

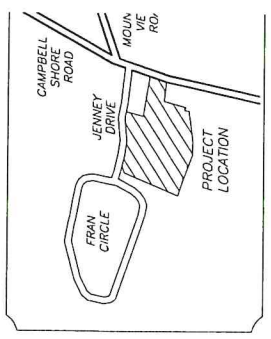
I would like to split my existing lot into 3 lots. My preliminary lot division plan is attached

Applicant Signature



Date 12/2/21

Stanley - Prelim plan



LOCATION MAP  
(NOT TO SCALE)

**SURVEY NOTES**

- THE OWNERS OF RECORD ARE KRISTIN A. STANLEY AND PHILIP J. STANLEY. THIS SURVEY WAS ORDERED RECORDED IN BOOK 18847-20 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- THE PARCEL BEHIND 51 LOT 17-28 ON THE TOWN OF GRAY ASSESSORS MAP #6.
- BEARINGS ARE GRID NORTH, MAINE STATE PLANE, INC. WIS (14).
- VERTICAL DATUM: NAVD83
- LIMITS OF THE OPEN FIELD WERE TAKEN FROM GOOGLE EARTH IMAGERY.

**PLAN REFERENCES**

- PLAN OF PROPERTY IN GRAY MAINE MADE FOR VERA G. JORDAN DATED MAY 21, 1993 REVISED JUNE 1, 1993 BY T.H. AND E. JORDAN.
- PLAN OF CAMPBELL ACRES GRAY, MAINE FINAL SUBDIVISION PLAN K. NORTON & J. GEDRON RECORDED IN PLAN BOOK 184 PAGE 11 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- CAMPBELL SUBDIVISION GRAY MAINE RECORDED IN PLAN BOOK 115 PAGE 4 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- SUBDIVISION PLAN OF CAMPBELL ACRES GRAY, MAINE FOR KERRY NORTON AND ELSON SOBIEY DATED OCT. 1, 1977 BY JACK BERMAN, INC. RECORDED IN PLAN BOOK 19 PAGE 6 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- PLAN OF CAMPBELL SHORE ROAD GRAY, MAINE FOR SUZANNE TANNBERG DATED OCTOBER 19, 2007 RECORDED IN PLAN BOOK 197 PAGE 80 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- RESUBDIVISION PLAN OF LOT 1 CAMPBELL ACRES SUBDIVISION FOR FRANCES L. AND VERNAL MACKELL FRANK CIRCLE AND JENNY DRIFT DATED JANUARY 8, 1988 BY JOHN D. GIBSON RECORDED IN PLAN BOOK 10 PAGE 16 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- BOUNDARY SURVEY CAMPBELL SHORE ROAD GRAY, MAINE FOR KRISTIN STANLEY DATED OCTOBER 2011 BY SURVEY INC.

**CERTIFICATION:**  
I CERTIFY THAT THIS SURVEY CONFORMS WITH THE STANDARDS OF THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

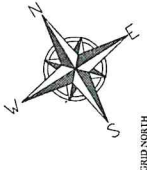
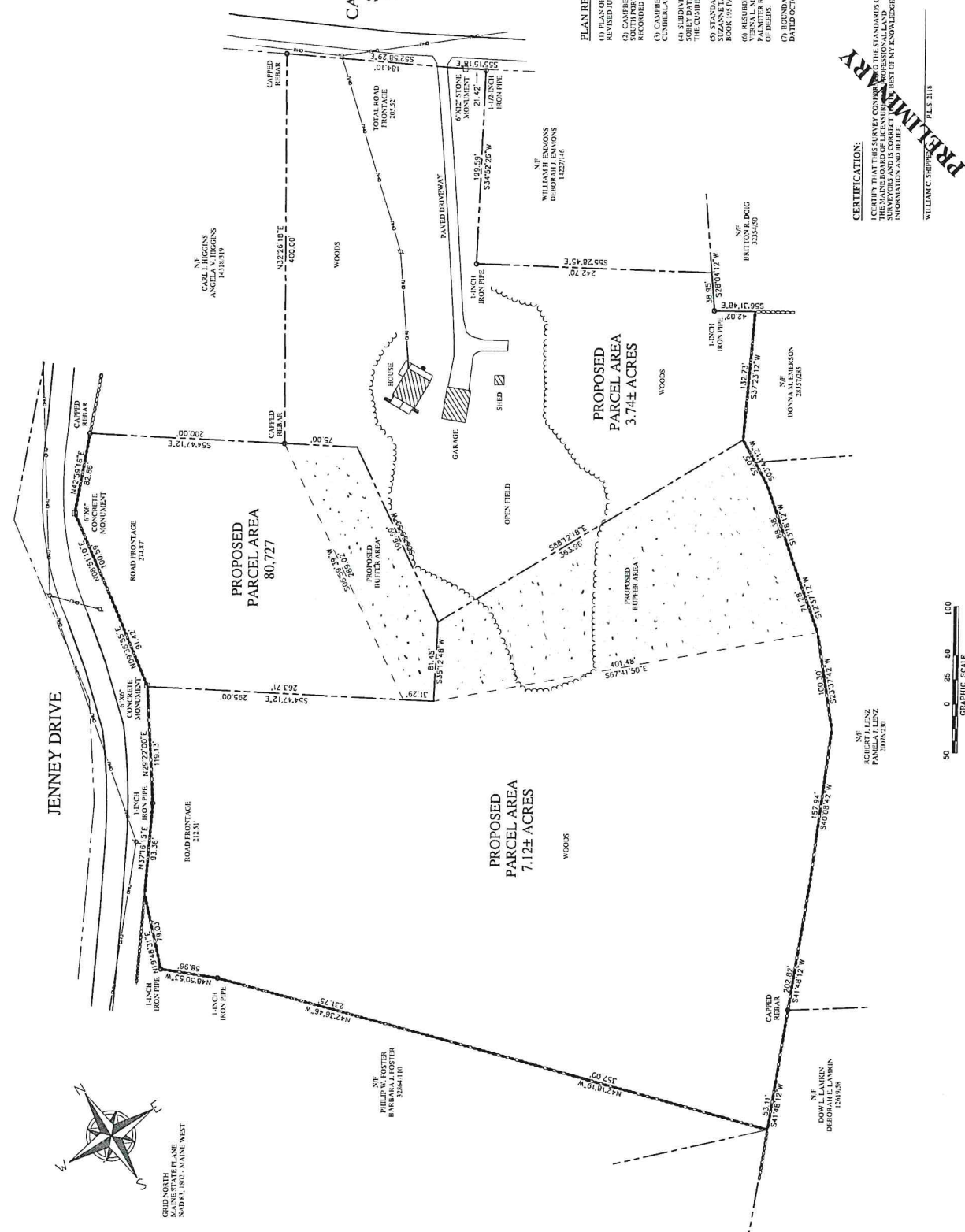
WILLIAM C. SHIPLEY PLS 2118

**LOT DIVISION PLAN**  
CAMPBELL SHORE ROAD  
GRAY, MAINE

FOR  
**KRISTIN STANLEY**  
PO BOX 1161  
GRAY, MAINE 04109  
(CLIENT)

SURVEY BY:  
**SURVEY, INC.**  
P.O. BOX 210  
WINDHAM, ME 04602  
207-892-2556  
INFO@SURVEYINCORPORATED.COM

DRAWN BY  
DATE: NOVEMBER 2021 JOB NO. 21-270-1 CHECKER



GRID NORTH  
MAINE STATE PLANE  
NAD 83, 1983 - MOUNT WEST



**WARRANTY DEED**  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Sheila J. Wheelden** of Gray in the County of Cumberland and State of Maine, for consideration paid, grant(s) to **Kristin A. Stanley and Philip M. Stanley**, whose mailing address is P. O Box 1161, Gray, ME 04039, with **WARRANTY COVENANTS as Joint Tenants with Rights of Survivorship**, the real property situated in Gray, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed by **Carl I. Higgins**, Attorney in Fact for **Sheila J. Wheelden**, this 1st day of November, 2021.

[Redacted Signature]

Witness to all

X SHEILA J WHEELDEN

**Sheila J. Wheelden, by Carl I. Higgins, Attorney in Fact, by virtue of authority granted by Durable General Power of Attorney dated June 10, 2021 to be recorded herewith**

State of Maine  
County of Cumberland, ss.

November 1, 2021

Personally appeared before me the above named by **Carl I. Higgins, Attorney in Fact for Sheila J. Wheelden**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said **Sheila J. Wheelden**.

[Redacted Signature]

Notary Public/Attorney at Law

File Number 2021-1175

**EXHIBIT A  
(DEED)**

A certain lot or parcel of land with any buildings thereon situated on the Cambell Shore Road (sometimes referred to as Campbell Shore Road) in Gray in the County of Cumberland and State of Maine, and shown as Lot No. 1 on a subdivision plan of Cambell Acres, Gray, Maine, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 104, Page 27, said Lot No. 1 comprises 14.5 acres, more or less.

The premises conveyed herewith are conveyed subject to the provisions set forth in said subdivision plan as follows:

- 1. Further subdivision of this lot may not be made without the express approval of the Planning Board of the Town of Gray.

EXCEPTING and RESERVING a certain lot or parcel of land on the Southwesterly side of Campbell Shore Road and on the Southeasterly side of Jenny Drive in the Town of Gray, County of Cumberland, State of Maine, conveyed by Paul D. Wheelden and Sheila J. Wheelden to Carl I. Higgins and Angela V. Higgins by deed dated October 29, 1998 recorded in said Registry of Deeds in Book 14318, Page 319 and therein bounded and described as follows:

Beginning at a 5/8" rebar iron pin set in concrete at the intersection of the Southwesterly sideline of Campbell Shore Road with the Southeasterly sideline of Jenny Drive as shown on a Final Subdivision Plan of Campbell Acres by Land Use Consultants Inc. dated October 24, 1998, and recorded in the Cumberland County Registry of Deeds, Plan Book 104 Page 27;

THENCE by the following courses and distances:

- 1) S 31° 48' 30" E along the Southwesterly sideline of Campbell Shore Road a distance of One Hundred Thirty-Four and 19/100 (134.19) Feet to a point;
- 2) 35° 34' 30" E along the Southwesterly sideline of Campbell Shore Road a distance of Sixty-Five and 81/100 (65.81) Feet to a 5/8" rebar iron pin set;
- 3) S 49° 51' 30" W by remaining land of Grantors a distance of Four Hundred and 00/100 (400.00) Feet to a 5/8" rebar iron pin set;
- 4) N 37° 22' 00" W by remaining land of Grantors a distance of Two Hundred and 00/100 (200.00) Feet to a 5/8" rebar iron pin set on the Southeasterly sideline of Jenny Drive;
- 5) N 60° 22' 22" E along the Southeasterly sideline of Jenny Drive a distance of Seventy-Five and 00/100 (75.00) Feet to a point;

SJW BY CJH

File Number 2021-1175

Stanley - Deed - page 2 of 3

6) N 43° 06' 00" E along the Southeasterly sideline of Jenny Drive a distance of One Hundred Forty-One and 11/100 (141.11) Feet to a concrete monument found;

7) N 51° 05' 10" E along the Southeasterly sideline of Jenny Drive a distance of Two Hundred One and 18/100 (201.18) Feet to the point of beginning.

Reference is made to a survey entitled "Resubdivision Plan of Lot 1 Campbell Acres Subdivision for Francis L. and Verna L. Mackell" dated January 8, 1988 recorded in said Registry of Deeds in Plan Book 170, Page 58, approved by the Gray Planning Board on April 28, 1988.

For title, reference may be had to a deed from Paul d. Wheelden to Paul D. Wheelden and Sheils J. Wheelden, as joint tenants, dated May 16, 1985 recorded in said Registry of Deeds in Book 6766, Page 56. The said Paul d. Wheelden died on April 22, 2005 leaving the Sheila J. Wheelden as surviving joint tenant.

File Number 2021-1175

SJW BY CH

Stanley - Deed - page 3 of 3

## Kristen Muszynski

---

**From:** Kristin Stanley <kristinstanley133@gmail.com>  
**Sent:** Monday, December 6, 2021 10:10 AM  
**To:** Kristen Muszynski; Doug Webster  
**Cc:** Tom Noonan  
**Subject:** Re: Planning board app for subdivision amendment - Stanley, 55 Cambell Shore

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Kristen & Doug,

I am going to let my friend, Tom Noonan, represent me on this. He will be present at the planning board meeting on my behalf as well.

His cell is [REDACTED] and I've copied him on this email.

Tom will be reaching out to set up the initial meeting.

Thank you both!

Kristin  
[REDACTED]



February 17, 2022

Bill Shippen  
Survey Inc  
936 Roosevelt Trail, Unit 5  
Windham, ME 04062



**RE: Wetland and Soil Assessment - 55 Campbell Shore Road  
Gray, Maine**

Dear Mr. Shippen:

On February 11, 2022, a plot of land in the Town of Gray identified as Map 56, Lot 17-28 was surveyed for the presence of wetlands in accordance with the Army Corps of Engineers 1987 Wetland Delineation Manual (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (Regional Supplement, 2012).

The lot was located on the west side of Campbell Shore Road and the south side of Jenny Lane in an area of residential development. The site is currently occupied by a residential dwelling accessed by Campbell Shore Road, associated lawn area, and undeveloped forested land to the west and southern extents of the site.

The southern and western portions of the site is forested and slopes downwards in a northwesterly direction towards Jenny Lane. Dominant vegetation within the forested area included white pine (*Pinus strobus*), white ash (*Fraxinus americana*), eastern hemlock (*Tsuga canadensis*), red oak (*Quercus rubra*), red maple (*Acer rubrum*), American beech (*Fagus grandifolia*), white birch (*Betula papyrifera*), gray birch (*Betula populifolia*), and quaking aspen (*Populus tremula*). The understory consisted of sparse scrub-shrub vegetation including gray birch, white pine, red maple, and American beech. The herbaceous layer was mostly obscured by 6" of snow at the time of the site visit. Soils consisted of fine sandy loam material overlying gravelly sandy loam glacial till material with a hardpan below the mineral surface. There was no evidence of wetland hydrology within the study area. Therefore, the site did not contain any wetland areas.

On December 9, 2021 two test pits were dug and assessed for suitability of subsurface wastewater disposal for two proposed residential house lots. On February 11, 2022, three additional test pits were dug and assessed throughout the remainder of the site to determine the soil conditions. Test Pits were dug and assessed by Alexander Finamore, LSE #391. Each test pit was located with a submeter accuracy Trimble Geo handheld GPS unit and marked with a pink survey flag. All five of the test pits contained suitable soils to support a 'First Time System' according to the Maine Subsurface Wastewater Disposal Rules. Please find the soil profile descriptions of the test pits attached.

The Natural Resource Conservation Service soil survey mapping identifies native soils at the site as being formed within lodgment tills (Paxton series) (Web Soil Survey, 2022). The Paxton series is a well drained loamy soil map unit. Test pits were compared to the Cumberland

County Medium Intensity Soil survey to determine congruence. It is of the site evaluators opinion that the soils observed onsite match the Medium Intensity soil survey closely. Soils on site were found to be of lodgment till in nature with a moderately deep restrictive layer closely resembling the Paxton Series. Due to the similarities of the soils observed within the pits dug for septic suitability to the Cumberland County Medium Intensity Soil survey mapping, it is of the site evaluator's opinion that all soils onsite are well drained.

Please find site photos attached. Army Corps Wetland Delineation forms can be provided upon request documenting upland conditions.

If you have any questions, please feel free to email me at: [mainelysoils@gmail.com](mailto:mainelysoils@gmail.com) or call 207-650-4313.

Sincerely,



Alexander A. Finamore, LSE #391



Natural Resource Photographs – 2/10/2022  
55 Campbell Shore Road, Gray, Maine

---



**Photo 1:** View looking southerly at the upland forested area along the easterly frontage of Jenny Lane



**Photo 2:** View looking southerly at the upland forested area along the westerly frontage of Jenny Lane

Natural Resource Photographs – 2/10/2022  
55 Campbell Shore Road, Gray, Maine

---



**Photo 3:** View looking southerly within the upland forested area in the southern central portion of the site.



**Photo 4:** View looking westerly at the field area west of the existing residential dwelling

Natural Resource Photographs – 2/10/2022  
55 Campbell Shore Road, Gray, Maine

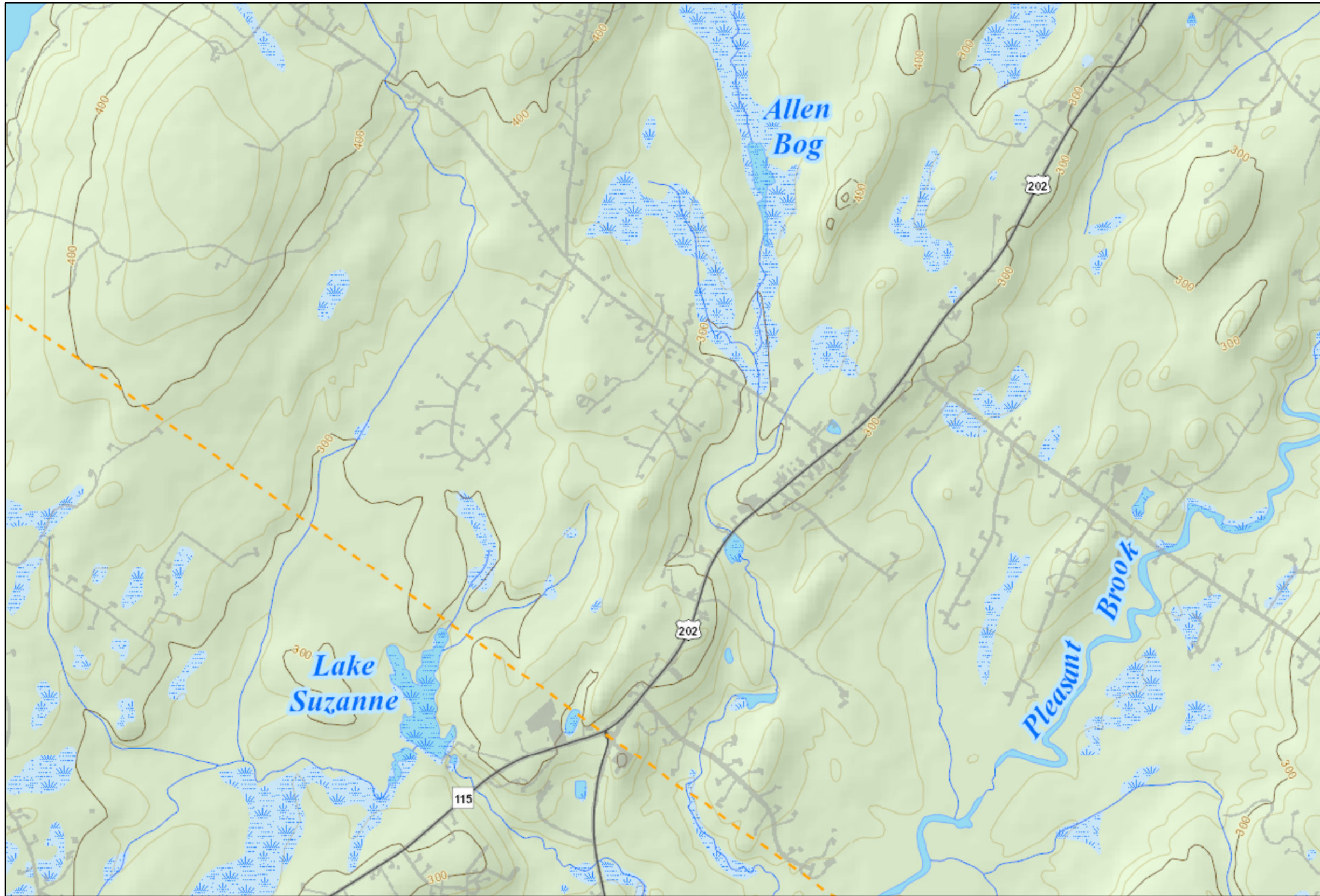
---



Photo 5: View looking northerly at the existing residential dwelling



Photo 6: View looking easterly along the existing driveway



**BEGINNING  
WITH HABITAT**

### Legend



December 9, 2021



Bill Shippen  
Survey Inc.  
Windham, ME 04062

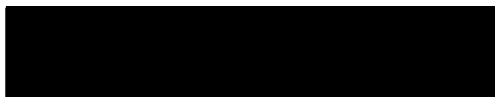
**RE: Soil Evaluation for Subsurface Wastewater Disposal Systems  
Campbell Shore Road Lots, Gray, Maine**

Dear Mr. Shippen:

On December 9, 2021, two test pits were dug and assessed on two proposed residential house lots located on the west side of Campbell Shore Road and the south side of Jenny Lane in Gray by Alexander Finamore, LSE #391. The parcel is identified by the Town of Gray as Tax Map 56 Lot 17-28-0. Each test pit was located by with a submeter accuracy Trimble Geo handheld GPS unit and marked with a pink survey flag. Both test pits were located on side slopes and revealed sandy loam glacial till soils with a restrictive layer between 24 and 34 inches below the mineral surface. All of the test pits contained suitable soils to support a 'First Time System' according to the Maine Subsurface Wastewater Disposal Rules. Please find the soil profile descriptions of the test pits attached.

If you have any questions, please feel free to email me at: [mainelysoils@gmail.com](mailto:mainelysoils@gmail.com) or call 207-650-4313.

Sincerely,



Alexander A. Finamore, LSE #391, CWS #267

**SOIL PROFILE/CLASSIFICATION INFORMATION**

Detailed Description of Subsurface Conditions at Project Sites

Project Name: Campbell Shore Road Lots	Applicant Name: Kristin Stanley	Project Location (municipality): Gray
---	------------------------------------	--

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol: TP-1 <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
0" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
1 FINE SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
2			
3			
4			
5			
6			
7			
8 SANDY LOAM		YELLOWISH BROWN	
9			
10			
11			
12			
13 SANDY LOAM w/ COBBLES		LIGHT OLIVE BROWN	
14			
15			
16			
17			
18			
19	FIRM	OLIVE BROWN	FEW FINE & FAINT
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			
101			
102			
103			
104			
105			
106			
107			
108			
109			
110			
111			
112			
113			
114			
115			
116			
117			
118			
119			
120			
121			
122			
123			
124			
125			
126			
127			
128			
129			
130			
131			
132			
133			
134			
135			
136			
137			
138			
139			
140			
141			
142			
143			
144			
145			
146			
147			
148			
149			
150			
151			
152			
153			
154			
155			
156			
157			
158			
159			
160			
161			
162			
163			
164			
165			
166			
167			
168			
169			
170			
171			
172			
173			
174			
175			
176			
177			
178			
179			
180			
181			
182			
183			
184			
185			
186			
187			
188			
189			
190			
191			
192			
193			
194			
195			
196			
197			
198			
199			
200			
201			
202			
203			
204			
205			
206			
207			
208			
209			
210			
211			
212			
213			
214			
215			
216			
217			
218			
219			
220			
221			
222			
223			
224			
225			
226			
227			
228			
229			
230			
231			
232			
233			
234			
235			
236			
237			
238			
239			
240			
241			
242			
243			
244			
245			
246			
247			
248			
249			
250			
251			
252			
253			
254			
255			
256			
257			
258			
259			
260			
261			
262			
263			
264			
265			
266			
267			
268			
269			
270			
271			
272			
273			
274			
275			
276			
277			
278			
279			
280			
281			
282			
283			
284			
285			
286			
287			
288			
289			
290			
291			
292			
293			
294			
295			
296			
297			
298			
299			
300			
301			
302			
303			
304			
305			
306			
307			
308			
309			
310			
311			
312			
313			
314			
315			
316			
317			
318			
319			
320			
321			
322			
323			
324			
325			
326			
327			
328			
329			
330			
331			
332			
333			
334			
335			
336			
337			
338			
339			
340			
341			
342			
343			
344			
345			
346			
347			
348			
349			
350			
351			
352			
353			
354			
355			
356			
357			
358			
359			
360			
361			
362			
363			
364			
365			
366			
367			
368			
369			
370			
371			
372			
373			
374			
375			
376			
377			
378			
379			
380			
381			
382			
383			
384			
385			
386			
387			

## Minutes

### Staff site visit: 55 Cambell Shore/Jenny Drive subdivision proposal

Thursday, Jan. 20, 2022

Community Development Director Doug Webster, Community Planner Kristen Muszynski and Public works Director Alec Dodd met with the applicant's representative, Tom Noonan, on site at 1 p.m. on January 20, 2022 to review the potential siting of the driveways for the two proposed lots to be created with frontage on Jenny Drive.

The applicant showed the location of the proposed lot line, which is clearly marked with a granite monument, and his preferred sites for driveways to each lot. Mr. Dodd had originally advised that the Town prefers a shared driveway/single curb cut when land is subdivided, typically at the lot line.

However, due to the grading, proposed locations, sight distance and minimal curb cuts along the dead end road, Mr. Dodd agreed that two driveways would be acceptable on the far end of each lot, rather than a single driveway along the lot line.

He advised that he would not want to see either driveway become a road used to access parts of the lots that may be subdivided in the future.

Mr. Noonan advised that there is no intent to further subdivide the lots and that the applicant would be amenable to including such a restriction in the recorded plan.

Mr. Noonan has advised that the applicant is working on lining up a surveyor before completing the site plan work and will be reaching out to the board again for review upon gathering the necessary outstanding submittals, as discussed at the January 13, 2022 PB meeting.

The planners also walked part of the site near the southerly lot line to view a low-lying area of land shown on the site plan in preparation for receiving wetlands information from the applicant.



**PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION  
TOWN OF GRAY MAINE**

**PROPERTY TO BE DEVELOPED**

Property Location/Address	Gracewoods Road	Property Map/Lot	062-27-112
Zoning District	Rural Residential 4LR	Lot Acreage	
Owner Name	Thayer-Gracewoods LLC	Tax Sheet	062
Owner Address	116 Hawthorne Road, SP	Owner Phone	749-0798

**APPLICANT**

Name (IF different than owner)		Contact Phone Number	749-0798
Mailing Address	116 Hawthorne Road	Alternate Phone Number	
Mailing City/State/Zip	South Portland ME	Fax Number	
Email Address			

**AGENT/CONSULTANT**

Name	Wayne T. Wood LLC	Contact Phone Number	657-3330
Mailing Address	30 Wood Drive	Alternate Phone Number	
Mailing City/State/Zip	Gray, ME 04039	Fax Number	
Email Address	wtwood132@gmail.com		

**PROJECT**

The undersigned requests that the Town of Gray Planning Board consider the following application for:

<input checked="" type="checkbox"/> <b>Subdivision</b> <input checked="" type="checkbox"/> Sketch Plan Review <input type="checkbox"/> Preliminary Plan Review (Major) <input type="checkbox"/> Final Plan Review (Major) <input checked="" type="checkbox"/> Minor <input type="checkbox"/> <b>Site Plan Review</b> <input type="checkbox"/> Pre-Application Conference <input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> <b>Shoreland Zoning Permit</b>	<input type="checkbox"/> <b>Other (specify)</b> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Amendment <input type="checkbox"/> Extension <input type="checkbox"/> Workshop <input type="checkbox"/> Contract Zone Request
---	--

**Project Description / Comments:**  
 Amending previous subdivision for two more lots

Applicant Signature		Date	3/23/22
---------------------	--	------	---------

	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner/Engineer	Waived by Planning Board
<b>B.9</b> Names and addresses of record owner, applicant, plan preparer(s) and adjoining property owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.10</b> All wetlands delineated regardless of size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.11</b> All rivers, streams and brooks within and adjacent to subdivision; designation of great pond watershed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.12</b> Zoning district of proposed subdivision and any zoning boundary lines affecting the subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.13</b> Location and size of existing and proposed sewers, water mains, culverts and drainage ways on and adjacent to subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.14</b> Location, name and widths of existing streets and highways easements, building lines, parks and open spaces on or adjacent to subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.15</b> Width & location of any streets, public improvements or open space shown in Comprehensive Plan within the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.16</b> Proposed lot lines, approximate dimensions and lot areas sealed by professional surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.17</b> 100-year flood elevations in flood prone areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.18</b> Areas within or adjacent to the subdivision identified by the Comprehensive Plan, MDIFW, MNAP, or BWH as areas to be preserved and appropriate preservation measures. <i>(habitat)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B.19</b> Areas within or adjacent to subdivision listed in the Comprehensive Plan or listed/eligible to be listed on National Register of Historic Places	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Received  
Recorded Register of Deeds  
Nov 09, 2020 02:30:06P  
Cumberland County  
Nancy A. Lane

**WARRANTY DEED**  
Statutory Short Form

DLN:

KNOW ALL BY THESE PRESENTS That, I, **Robert T. Thayer, Jr.** of 116 Hawthorne Lane, South Portland, ME 04106 for consideration paid, grant to **Thayer Gracewoods LLC**, a Maine Limited Liability Company with a principal place of business in South Portland, County of Cumberland and State of Maine, with Warranty Covenants, the real property in the Town of Gray, County of Cumberland and State of Maine, more particularly described as follows:

A certain Lot or parcel of land with any and all improvements thereon being more particularly described as **Lot 1A** on an approved Amended Subdivision Plan entitled "Amended Gracewood Subdivision", prepared by Tooth and Associates, L.L.C. dated and recorded in the Cumberland County Registry of Deeds in Plan Book 208, Page 263.

Subject to and benefited by all notes, rights of way, rights, reservations, easements, restrictions, covenants, conditions and other matters referred to or depicted on said Plan and the initial Plan recorded in Book 206, Page 571.

Benefited by a certain Easement dated December 9, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23492, Page 217 as amended in Book 30328, Page 187.

The purpose of this deed is to vest title in said Limited Liability Company and clarify the description of said parcel as the Lot on said Plan set forth above.

WITNESS my hand and seal this October 17, 2020.

Witness:  
witness:

[Redacted witness signature]

[Redacted signature]

Robert T. Thayer, Jr.

STATE OF Maine  
COUNTY OF Cumberland, ss.

October 17, 2020

Personally appeared on the above-date the above-named Robert T. Thayer, Jr. and acknowledged the foregoing to be his free act and deed.

Before me,

SEAL

[Redacted notary signature]

Print:

Exp:

HEIDI E. VICKERY  
Notary Public, Maine  
My Commission Expires February 18, 2023

Received  
Recorded Register of Deeds  
Nov 09, 2020 02:28:54P  
Cumberland County  
Nancy A. Lane

**WARRANTY DEED**  
Statutory Short Form

DLN:

KNOW ALL BY THESE PRESENTS That, I, **Robert T. Thayer, Jr.** of 116 Hawthorne Lane, South Portland, ME 04106 for consideration paid, grant to **Thayer Gracewoods LLC**, a Maine Limited Liability Company with a principal place of business in South Portland, County of Cumberland and State of Maine, with Warranty Covenants, the real property in the Town of Gray, County of Cumberland and State of Maine, more particularly described as follows:

A certain Lot or parcel of land with any and all improvements thereon being more particularly described as **Lot 1** on an approved Amended Subdivision Plan entitled "Amended Gracewood Subdivision", prepared by Tooth and Associates, L.L.C. dated and recorded in the Cumberland County Registry of Deeds in Plan Book 208, Page 263.

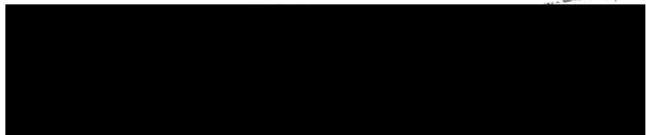
Subject to and benefited by all notes, rights of way, rights, reservations, easements, restrictions, covenants, conditions and other matters referred to or depicted on said Plan and the initial Plan recorded in Book 206, Page 571.

Subject to a certain Easement dated December 9, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23492, Page 217 as amended in Book 30328, Page 187.

The purpose of this deed is to vest title in said Limited Liability Company and clarify the description of said parcel as the Lot on said Plan set forth above.

WITNESS my hand and seal this October 17, 2020.

witness:



Robert T. Thayer, Jr.

STATE OF Maine  
COUNTY OF Cumberland, ss.

October 17, 2020

Personally appeared on the above-date the above-named Robert T. Thayer, Jr. and acknowledged the foregoing to be his free act and deed.

Before me,

**SEAL**



Notary Public/Attorney at Law )

Print: \_\_\_\_\_

Exp: \_\_\_\_\_

HEIDI E. VICKERY  
Notary Public, Maine  
My Commission Expires February 16, 2023



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

6976

February 24, 2022

Mr. Robert Thayer Jr.  
116 Hawthorne Lane  
South Portland, ME 04106

Re: Preliminary Soil Evaluation, 2 lots Gracewoods Lane Gray, ME


Dear BJ,

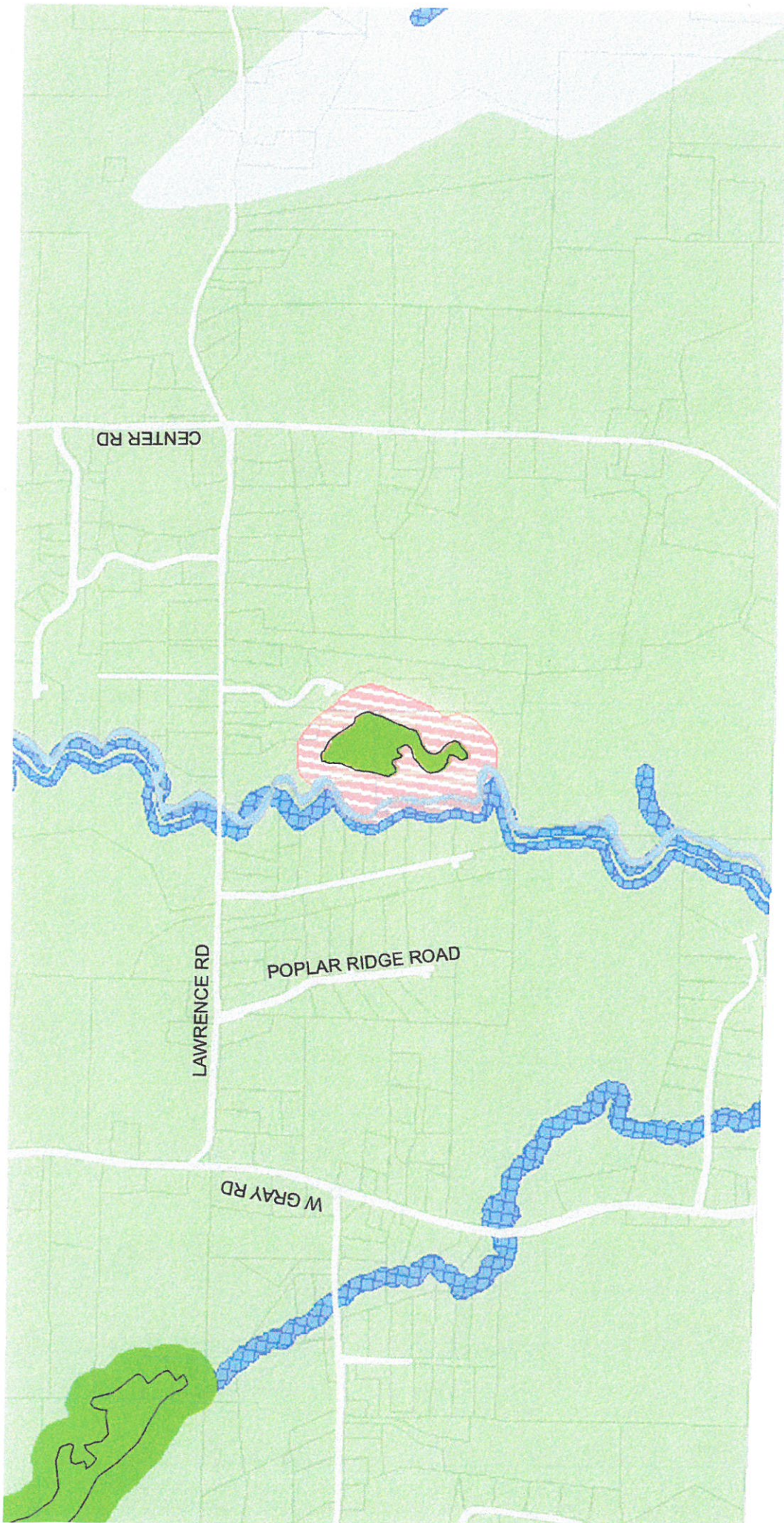
I have completed a preliminary soil evaluation on two proposed lots on Gracewood Lane Gray, ME. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2015, as amended. I evaluated two hand excavated soil test pits on each proposed lot. The soils found on the parcel are glacial till soils. I was able to find suitable soils and area for a septic system on each proposed lot.

The soils as evaluated meet the minimum requirements of the state rules. In my opinion, there are suitable soils and area on each proposed lot for a septic system. A subsurface wastewater disposal design can be prepared at a future date.

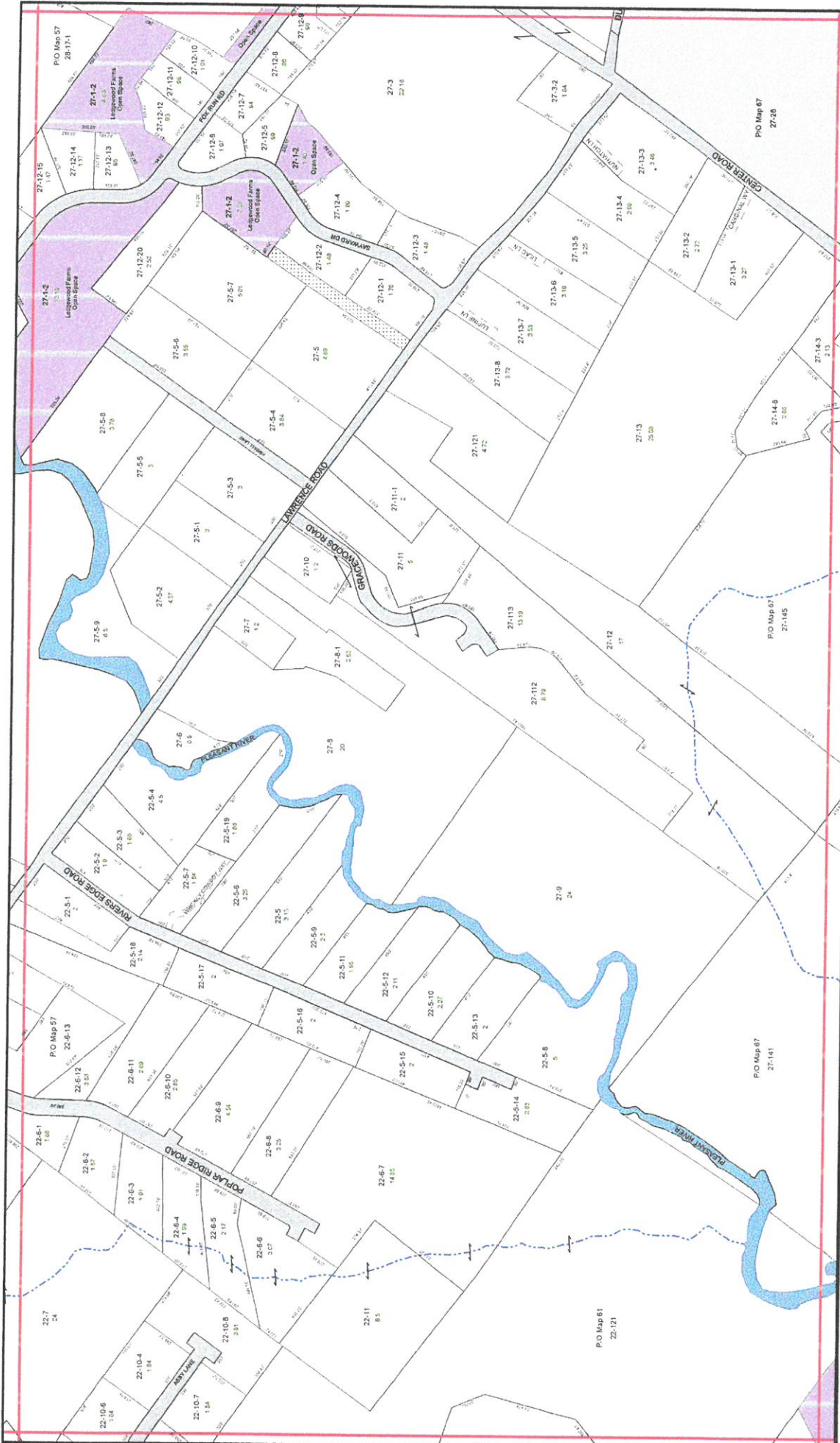
If you have any questions or require additional information, please contact me.

Sincerely,

  
Mark J. Hampton C.S.S., L.S.E.  
Certified Soil Scientist #216  
Licensed Site Evaluator #263







Gray Tax Sheet  
**62**  
 Map updated to: April 1, 2021



Index Map

**Town of Gray, Maine**

Misc Lines

	Lease		POW		Open Space Classified
	Partial		Free Growth		Water
	POW		Open Space		Subsided or Open Space
	POW		POW		Subsided or Open Space
	POW		POW		Subsided or Open Space
	POW		POW		Subsided or Open Space

Tax Parcels

	Subsided or Open Space		POW
	Subsided or Open Space		POW
	Subsided or Open Space		POW
	Subsided or Open Space		POW

Maps Prepared by  
 Spatial Information Systems  
 www.spatialinfo.com  
 207.422.2200

Tax Sheets are intended for assessing purposes only.  
 Boundary locations are approximate and  
 should not be used for encroachment of property.

## Kristen Muszynski

---

**From:** Robert Thayer <rthayerjr@maine.rr.com>  
**Sent:** Monday, April 4, 2022 6:05 PM  
**To:** Kristen Muszynski  
**Subject:** Re: Gracewoods- paperwork

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

1. I am the sole owner of Thayer Gracewoods LLC.
2. I have hired Wayne Wood to represent me at the planning board meetings for the Gracewoods subdivision amendment.



### SOIL PROFILE / CLASSIFICATION INFORMATION

### DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: <p style="text-align: center;">Gracewoods</p>	Applicant Name: <p style="text-align: center;">Robert Thayer Jr.</p>	Project Location (municipality): <p style="text-align: center;">Gray</p>
--	---	---

Exploration Symbol # TP-1     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10		Friable		
20	Sandy Loam		Red Brown	
30		Firm	Olive	Common and Distinct
40	Sandy Loam			
50				
60				

Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>2</u> Percent	Limiting Factor <u>22</u> " Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Soil Series/Phase Name: <p style="text-align: center;">Dixfield MWD</p>		Hydrologic <input checked="" type="checkbox"/> Non-hydric    Soil Group	

Exploration Symbol # TP-2     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10		Friable	Red Brown	
20	Sandy Loam			
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>2</u> Percent	Limiting Factor <u>20</u> " Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Soil Series/Phase Name: <p style="text-align: center;">Dixfield MWD</p>		Hydrologic <input type="checkbox"/> Non-hydric    Soil Group	

Exploration Symbol # TP-3     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10		Friable	Red Brown	
20	Sandy Loam			
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>2</u> Percent	Limiting Factor <u>20</u> " Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Soil Series/Phase Name: <p style="text-align: center;">Dixfield MWD</p>		Hydrologic <input checked="" type="checkbox"/> Non-hydric    Soil Group	

Exploration Symbol # TP-4     Test Pit     Boring     Probe  
 \_\_\_\_\_ " Organic horizon thickness    Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth of exploration or to refusal

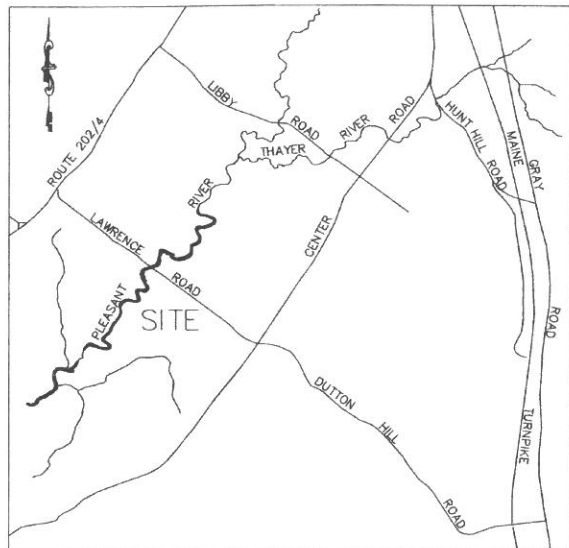
Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10		Friable	Red Brown	
20	Sandy Loam			
30	Sandy Loam	Firm	Olive	Common and Distinct
40				
50				
60				

Soil Classification <u>3</u> <u>C</u> Profile    Condition	Slope <u>2</u> Percent	Limiting Factor <u>18</u> " Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Soil Series/Phase Name: <p style="text-align: center;">Dixfield MWD</p>		Hydrologic <input checked="" type="checkbox"/> Non-hydric    Soil Group	

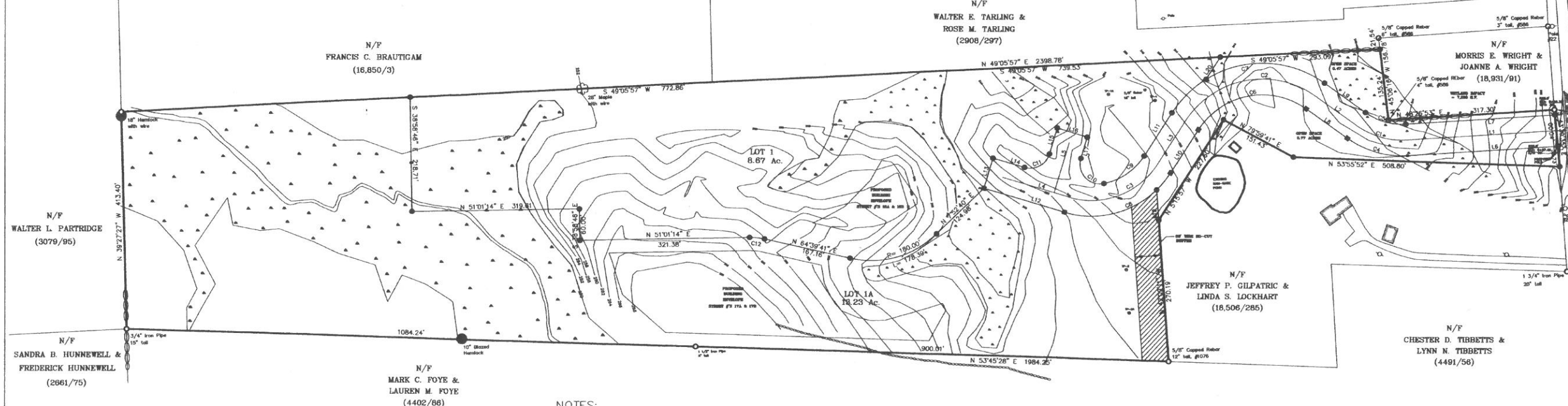
### INVESTIGATOR INFORMATION AND SIGNATURE

Signature 	Date <p style="text-align: center;">2/24/22</p>
Name Printed <p style="text-align: center;">Mark J. Hampton</p>	Cert/Lic/Reg. # <p style="text-align: center;">263/216</p>
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	

affix professional seal



LOCATION MAP  
NOT TO SCALE



CENTERLINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD DIST.
C1	101.65	150.00	S67°51'44"W	99.72
C2	282.65	175.00	S41°00'19"W	252.92
C3	193.25	150.00	S31°38'31"W	180.16

PROPERTY LINE DATA		
LINE	DIRECTION	DISTANCE
L6	N48°26'53"E	287.49
L7	S48°26'53"W	285.44
L8	N87°16'35"E	96.38'
L9	S87°16'35"W	96.38'
L10	N05°15'57"E	97.80'
L11	S05°15'57"W	97.80'
L12	N68°32'59"E	159.56'
L13	S21°27'01"E	60.00'
L14	S68°32'59"W	62.36'
L15	S21°27'01"E	52.00'
L16	S68°32'59"W	60.00'
L17	N21°27'01"W	42.24'
L18	N43°30'35"W	108.77'
L19	N42°09'11"W	58.03'
L20	S05°15'57"E	50.28'

PROPERTY LINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD DIST.
C4	121.98	180.00	N67°51'44"E	119.66
C5	81.32	120.00	S67°51'44"W	79.77
C6	234.20	145.00	N41°00'19"E	209.56'
C7	331.11	205.00	S41°00'19"W	296.27'
C8	231.90	180.00	N31°38'31"E	216.19
C9	95.45	120.00	S17°31'16"W	92.95'
C10	78.42	38.00	S80°34'15"E	65.23'
C11	59.69	38.00	S23°32'59"W	53.74'
C12	28.57	120.00	S57°50'28"W	28.50'

CENTERLINE DATA		
LINE	DIRECTION	DISTANCE
L1	S48°26'53"W	314.47'
L2	S87°16'35"W	96.38'
L3	S05°15'57"E	97.80'
L4	S68°32'59"W	131.20'
L5	N21°27'01"W	100.00'

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	LOT LINES	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	CURVE/LINE NO.	C1 / L1
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	STREAM	---
---	ROCK OUTCROP	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	EDGE WATER	---
---	TREELINE	---
---	TEST PIT	TP-7
---	MONITORING WELL	MW-8
---	BORING	B-9
---	CONTOURS	124
---	WATER	8"W
---	STORM DRAIN	12"SD
---	UNDERGROUND ELEC. & TEL.	UGE&T
---	CATE VALVE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	SILT FENCE	---
---	BENCHMARK	---
---	RIPRAP	---

RESIDUAL AREA  
SPACE, BULK & BUILDING REQUIREMENTS:  
ZONING DISTRICT: GRAY (Rural Residential & Agriculture)  
MIN. LOT SIZE: 80,000 S.F.  
MIN. LAND PER DWELLING UNIT: 40,000 S.F.  
MIN. STREET FRONTAGE: 200 FT.  
FRONT SETBACK: 50 FT.  
REAR SETBACK: 50 FT.  
SIDE SETBACK: 25 FT.  
MAX. BUILDING HEIGHT: 35 FT.

NET AREA CALCULATIONS:  
TOTAL LAND AREA: 24.97 ACRES  
LESS WETLANDS: -7.26 AC.  
LESS ROADWAY (15% of Parcel): -3.76 AC.  
LESS UNSUITABLE SOILS: -0.00 AC.  
LESS SLOPES > 33%: -0.20 AC.  
NET LAND AREA: 13.75 AC.  
598,950 S.F.

MINIMUM LOT SIZE: 80,000 S.F.  
ALLOWABLE LOTS: 7 LOTS  
BASED ON DENSITY CALCS.

TOTAL WETLAND IMPACT APPROX. 7,250 S.F. (N.R.P.A. TIER 1)  
ONE STREAM CROSSING (PERMIT-BY-RULE)

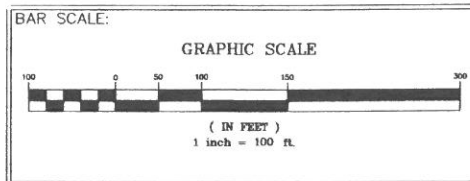
NOTES:

- OWNER: PAUL H. CORMIER & MICHELLE H. CORMIER  
P.O. BOX 63  
GORHAM, NEW HAMPSHIRE 03581
- APPLICANT: ROBERT THAYER JR.  
36 KATANA DRIVE  
S. PORTLAND, MAINE 04106
- ENGINEER: LAWRENCE HUMBLE, PE#10000  
TOOTH & ASSOCIATES, L.L.C.  
23 DAVIS ANNEX  
GORHAM, MAINE 04038
- SURVEYOR: WAYNE WOOD, PLS#1328  
WAYNE T. WOOD & COMPANY  
30 WOOD DRIVE  
GRAY, MAINE 04039
- TAX MAP REFERENCE: MAP 62, LOT 27-11B
- DEED REFERENCES: BOOK 4857, PG. 157
- ZONING: RURAL RESIDENTIAL & AGRICULTURAL
- ROAD CLASSIFICATION: 2 LOT / 4 DWELLING UNITS, PRIVATE WAY
- THE TOWN OF GRAY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE WAY SHOWN ON THIS PLAN, AND IF THE PRIVATE WAY HAS NOT BEEN BUILT TO PUBLIC WAY STANDARDS, THE TOWN OF GRAY WILL NOT ACCEPT IT AS A PUBLIC WAY.
- THE PRIVATE WAY SHALL BE MAINTAINED YEAR ROUND FOR EMERGENCY VEHICLE ACCESS.
- THE PROJECT IS TO BE SERVICED BY INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE.
- THE PROJECT IS TO BE SERVICED BY INDIVIDUAL DRILLED WELL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE.
- WETLAND INFORMATION PERFORMED BY TOOTH AND ASSOCIATES IN JUNE 2005.
- NAME OF SUBDIVISION TO BE GRACEWOODS SUBDIVISION, LOCATED WITHIN THE TOWN OF GRAY.
- UNDERGROUND ELECTRICITY, CABLE T.V. & TELEPHONE ARE TO BE SUPPLIED TO THE PROPERTY LINE OF EACH LOT.
- THERE IS A LIST OF COVENANTS FOR GRACEWOODS SUBDIVISION. REFER TO THE ATTACHED COVENANTS.
- ROBERT THAYER JR. AND ROBERT THAYER SR. WILL BE RESPONSIBLE FOR ROAD AND DRAINAGE MAINTENANCE, SNOW REMOVAL, AND MAINTAINING PLANTED TREE BUFFER.
- FULL OWNERSHIP OF "GRACEWOODS LANE" SHALL RESIDE WITH ROBERT THAYER JR.
- M.D.E.P. APPROVAL - PERMIT L-22627-TB-A-N IS FOR N.R.P.A. PERMIT-BY-RULE FOR THE STREAM CROSSING NEAR STATION 6+75 AND THE TIER 1 WETLAND IMPACT.
- THIS PLAN IS AN AMENDMENT TO THE PLAN OF "GRACEWOOD SUBDIVISION" AS APPROVED 08/24/06 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206 PAGE 571.

APPROVAL-  
TOWN OF GRAY  
PLANNING BOARD

*Peter B. Gillen* DATE  
*Robert Thayer Jr.* CHAIRPERSON  
*Robert Thayer Sr.*  
*John Hutchings*  
*John Smith*

STATE OF MAINE  
Cumberland County SS Registry of Deeds  
RECEIVED June 11, 2008  
AT 12:21 P.M. AND RECORDED IN  
PLAN BOOK 208 PAGE 563  
ATTEST *Amelia E. Loring* REGISTER

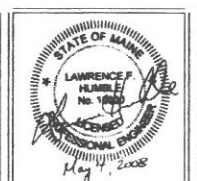


OWNER/CLIENT:  
**ROBERT THAYER JR.**  
36 KATANA DRIVE  
SOUTH PORTLAND, ME 04106  
**PAUL H. CORMIER & MICHELLE H. CORMIER**

PROJECT:  
**AMENDED GRACEWOOD SUBDIVISION**  
LAWRENCE ROAD  
GRAY, ME

DESIGN CONSULTANT:  
**Tooth & Associates L.L.C.**  
Soils - Septics Designs - Engineering  
Subdivision Planning - Soil Surveys  
23 Davis Annex, Gorham, ME 04038  
Ph: 207-839-5746 Fax: 207-839-5746

SUBMITTALS & REVISIONS:			
REV.	BY:	DATE:	STATUS:
G	JMT	4-7-08	REVISED BUILDING ENVELOPES & ROAD CL AND R.O.W.
F	LFH	11-23-05	RE-SUBMITTAL FOR FINAL APPROVAL
E	LFH	11-4-05	M.D.E.P. RE-SUBMITTAL PER SITE WALK
D	LFH	9-29-05	FINAL APPROVAL SUBMITTAL
C	LFH	7-7-05	SKETCH PLAN RE-SUBMITTAL
B	LFH	5-12-05	SKETCH PLAN SUBMITTAL
A	LFH	4-23-05	FOR CLIENT REVIEW



FLD BK	DATE	SHEET NAME:
	4-7-08	AMENDED SUBDIVISION PLAN
DESIGNER	CHECKED	
LFH	LFH	
PROJECT		SHEET 3 OF 5
THAYER-SUB		



**PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION  
TOWN OF GRAY MAINE**

**PROPERTY TO BE DEVELOPED**

Property Location/Address	<b>120 Whitney Road, Gray</b>	Property Map/Lot	<b>69 . 41 . 33</b>
Zoning District	<b>RRA</b>	Lot Acreage	<b>48+/-</b>
Owner Name	<b>Catherine Caswell</b>	Tax Sheet	<b>69/70</b>
Owner Address	<b>120 Whitney Road</b>	Owner Phone	<b>207.650.0481</b>

**APPLICANT**

Name (IF different than owner)	<b>Same</b>	Contact Phone Number	
Mailing Address		Alternate Phone Number	
Mailing City/State/Zip		Fax Number	
Email Address	<b>caswellsfarm@gmail.com</b>		

**AGENT/CONSULTANT**

Name	<b>Hay Runner</b>	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:

<input type="checkbox"/> <b>Subdivision</b> Sketch Plan Review Preliminary Plan Review (Major) Final Plan Review (Major) Minor <input checked="" type="checkbox"/> <b>Site Plan Review</b> <input checked="" type="checkbox"/> Pre-Application Conference Minor Major <input type="checkbox"/> <b>Shoreland Zoning Permit</b>	<input type="checkbox"/> <b>Other (specify)</b> Conditional Use Amendment Extension Workshop Contract Zone Request
--	---

**Project Description / Comments:**

I am proposing a commercial kitchen that would be 24'x40' in size and include the standard cooking appliances, washing stations, walk-in cooler, bathroom with additional storage and a small office space built to local code and Department of Agriculture and/or DHHS specifications. The proposed project would also function as an educational space to further engage our community in rural agriculture and food production practices through scheduled, hands-on, informational learning opportunities such as floral demonstrations, food preservation and cooking classes.

Applicant Signature		Date	<b>3/24/2022</b>
---------------------	--	------	------------------



Catherine Caswell  
Caswell Farm Creative LLC  
120 Whitney Road  
Gray, Maine 04039

Town of Gray  
Henry Pennell Municipal Complex  
24 Main St  
Gray, ME 04039

March 24, 2022

Planning Board,

My name is Catherine Caswell and I currently own 48+/- acres at my 120 Whitney Road property located on Map 69, lot 41-33 in a RRA zone in Gray. I have four uses operating at Caswell Farm and they include Residential, Event Center with Camping and Agricultural. My agricultural business was started soon after I bought the family farm in 1996. This was a small production which primarily consisted of salad greens and other organic vegetables that I sold to restaurants in Portland.

In the 25 years that followed I have grown my agricultural business, Caswell Farm Creative, to help support my other uses which work together to create a true farm to table property that supports my family as a working farm.

I originally received conditional use approval to change my COO and establish my Event Center in 2014. I have returned twice for amendments to the use one in 2015 to establish covered areas, again in 2016 for temporary camping permission and 2018 for the addition of a deck off the existing barn.

I am currently applying for approval to increase my agricultural viability with the addition of a 24'x40' Commercial Kitchen on property in order to help me create added value products from my surplus produce, create space for educational workshops that pertain to food security, diversity and homesteading. My intent is to offer more public access to this open space.

My intent here is to lay out the current and proposed uses, uses not specifically allowed and how they might comply with similar uses that are variations of permitted and conditional uses. I have to meet the threshold with the Gray Town Code Enforcement office and now seek approval from the Gray Planning Board.

Sincerely,

Catherine Caswell  
Owner Caswell Farm Creative LLC



# CASWELL FARM

---

GRAY MAINE

Currently the uses of Residential, Event Center (40x40 two story barn) with a temporary camping permit and Agricultural production exist at 120 Whitney Road as follows: my primary residential home is on this property, I share part of this home with Event business. I host weddings approximately 16-18 weekends a year with my season spanning for June through October. This shared space is rented overnight on occasion, approximately half of these dates. The camping option for these couples is only offered with overnight packages and used only a couple times a year. I file and receive temporary camping permitting from the State of Maine DHHS annually. My Agricultural business, Caswell Farm Creative LLC, includes approximately 2 acres with a 88x30 greenhouse and has been in production since I bought the farm in 1996 and has grown to supplying local restaurants and a small farm stand.

The proposed commercial kitchen is to grow my ability to sell my surplus produce by creating added value products, workshops based on the products I grow, foraged, propagate or design. I plan to expand my current farm stand of 6x10 to the allotted 200sf farm stand with the intent to continue to sell my farm based produce and products in conjunction with selling to my previously established farm to market accounts.

The 48 acre property in overview includes the above uses, the proposed commercial kitchen, a new single family residence for myself, a conveyance of 2 acres to an abutting neighbor and 14 acre in an environmental easement, all outlined on the included map. I would also like to outline the existing and new proposed uses, how they would be considered similar uses as they pertain to my existing uses and define some parameters on the new uses that do not easily fit into a similar use category.

I believe the similar use of a Commercial Kitchen as described falls into the similar use as defined in the purpose of the RRA Zoning Districts, General Agriculture and the Table of Permitted Uses And Conditional Permitted Uses (402.5.3). Some of these purposes include encouraging low density development which will enhance and protect the open space/rural to promote Agritourism on agricultural, forested and open space land by allowing owners to offer accommodations, food and hospitality services. General agriculture as defined in Chapter 402 includes cultivation of soil for food products or other useful or valuable growth of a field, garden, nursery or greenhouse. Many of my current uses are a result of permitted uses or approved conditional uses as allowed in the Table of Uses for RRA. These uses include general agriculture, places for public assembly, camping and farm stands.

Some activities that would not easily fit in the purpose of the RRA Zoning Districts or the Table of Permitted and Conditional Uses but can be seen as similar to the existing uses by way of the definition of General Agriculture include wholesaling, schools and retail locations. I am proposing this Commercial Kitchen be considered in the context of agriculture/ agritourism. Retail would be limited to the farm stand, which is permitted and would comprise of farm made produce and products only. Currently I sell produce from the farm to market locations such as restaurants and caterers and do not believe my volume constitutes wholesaling. No buyer is coming to the property and this is a typical activity for farms and their product. Our workshops would center on our agricultural production, food preparation and homesteading. These workshops would not be pursuant to approval by the State Board of Education or aspire to accredit anyone.

I hope I have accurately outlined the overview of my property and how a commercial kitchen will fit into the working of the farm. I believe this added use will pull together a true sense of place that provides access, experience and connection to farming and food culture. I believe this addition can be approved under the various ordinances and definitions provided in our code book.

## **Follow up: Primary Similar use is Article 4 Zoning Districts-Purposes of the Rural Residential and Agricultural District**

The Rural Residential and Agricultural district is located in the most rural and sparsely populated sections of the town, and extend beyond the areas of gray that may reasonably be serviced by public water and sewer. It is the intent of the district to encourage low density development which will enhance, reinforce and protect the rule/open space environment currently characterizing these areas of the town to promote agritourism and agriculture, forested an open space land for the use and enjoyment of these lands by allowing owners or operators of land to develop and offer accommodations, food and hospitality services on lands within this zone.

### **Workshops:**

Workshops of 2-3 a month would be between 2-4 hours each, including a food component. The group size for these would consist of approximately 10-12 participants.

### **Traffic/Parking estimates:**

Currently this location hosts wedding events and sees about 50 cars arriving within a short time period between 3-5pm on weekend evenings. I have an entrance to a large field for wedding guests. I have a separate entrance for access to the back of the barn for rental drop offs, catering and the farm stand with a smaller parking area. Both these entrances are clearly labeled for guests. This access would also host the parking area for the kitchen. Due to the long sightline at 120 Whitney Road no workshop or sporadic visit to the farm stand would surpass wedding traffic.

### **Farm employees:**

Employees for the farming business would be 3-4 and their arrival should not affect traffic on Whitney road.

### **Farm stand:**

We currently have a 6'x10' farm stand at the farm. Farm stands are allowed in the purposes of RRA and are defined with a maximum size of 200 square feet in floor area. Supporters would use the same curb cut with the kitchen and barn access. All parking is off the road.

### **Septic needs:**

Waiting for a confirmation the site is acceptable for a septic needed for a commercial.

0040840

BK 5618 PG 039

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT  
W. STEARNS CASWELL  
OF 19 ELWOOD ROAD DELMAR  
AND STATE OF NEW YORK, FOR CONSIDERATION PAID,  
GRANT(S) TO CATHERINE A. CASWELL

OF 120 WHITNEY ROAD GRAY  
COUNTY OF CUMBERLAND  
AND STATE OF MAINE WITH WARRANTY COVENANTS, THE  
FOLLOWING DESCRIBED PREMISES:

A certain lot or parcel of land with the buildings thereon, situated in Gray in said County and State and being Lot No. 21 in the Third Division of land in said Gray and bounded and described as follows:

Beginning on the Town Road leading by the former residence of Orin F. Whitney on the Westerly side of said road and on the line between Gray and Cumberland; and thence running Southwesterly on the Town Line to land now or formerly of Abram Verrill; thence Northwesterly on the line of said Verrill's land to land now or formerly of Albert Cary; thence Northeasterly by said Cary's land to land now or formerly of Orin F. Whitney; thence Southeasterly by Whitney's land to the above-named road; thence Southerly by said road to the bound first mentioned said parcel contains forty-eight and three-quarters (48 3/4) acres, more or less.

Meaning and intending to convey the same premises conveyed to the Grantor by deed from Willard S. Caswell, Sr. dated November 29, 1984 and recorded in Book 6652 Page 33.

MAINE REAL ESTATE TAX PAID

Witness his/her/their hand(s) this 22 day of July, 2000.

[Redacted signature]

[Redacted signature]

W. Stearns Caswell

State of New York  
County of Albany

July 22, 2000

Then personally appeared the above-named person(s), known to me (or satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

RECEIVED  
RECORDED REGISTRY OF DEEDS  
2000 JUL 26 PM 3:16

Before me,

[Redacted signature]

Notary Public

[Redacted signature]

NOTARY PUBLIC, State of New York  
Qualified in Otsego County  
000710  
Expiration expires 08-31-01  
AUG 31, 2001

CATHERINE A. CASWELL  
LOT DESCRIPTION  
LOT " 33 "  
Revised: March 10, 2005

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED IN THE TOWN OF GRAY, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY SIDE OF WHITNEY ROAD AT THE MOST EASTERLY CORNER OF LOT 33 AT THE LAND NOW OR FORMERLY OF BISBEE;

THENCE ALONG THE WESTERLY SIDELINE OF WHITNEY ROAD THE FOLLOWING SIX COURSES:

S 20° 03' 23" W, 240.18 FEET  
S 07° 21' 32" W, 139.90 FEET;  
S 03° 01' 47" E, 79.05 FEET;  
S 09° 25' 54" E, 200.41 FEET;  
S 10° 52' 01" E, 575.30 FEET; AND  
S 18° 51' 16" E, 206.62 FEET TO A POINT AT THE CORNER OF LOT 33A;

THENCE, ALONG LOT 33A THE FOLLOWING THREE COURSES:

S 51° 39' 22" W, 381.07 FEET  
S 38° 20' 38" E, 225.85 FEET;  
N 51° 39' 22" E, 334.18 FEET TO A POINT ON THE WESTERLY SIDELINE OF WHITNEY ROAD;

THENCE, S 28° 42' 41" E, 60.86 FEET, ALONG THE WESTERLY SIDELINE OF WHITNEY ROAD TO A POINT AT THE LAND NOW OR FORMERLY TERISON. SAID POINT BEING ON THE TOWN LINE BETWEEN GRAY AND CUMBERLAND, FROM WHENCE A MARKED STONE ON THE EASTERLY SIDE OF SAID WHITNEY ROAD BEARS, N 51° 39' 22" E, A DISTANCE OF 48.66 FEET.

THENCE, S 51° 39' 22" W ALONG A STONE WALL ON THE SAID TOWN LINE, 648.67 FEET TO AN INTERSECTION WITH A STONE WALL ON THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF BRAINERD;

THENCE, N 37° 02' 01" W, 60.02 FEET ALONG SAID BRAINERD TO A POINT AT LOT 33 B;

THENCE, ALONG LOT 33B THE FOLLOWING THREE COURSES:

N 51° 39' 22" E, 236.30 FEET,  
N 38° 20' 38" W, 308.00 FEET;  
S 51° 39' 22" W, 256.26 FEET TO A POINT AT THE LAND OF BRAINERD;

THENCE, N 37° 02' 01" W, 1696.18 FEET ALONG SAID BRAINERD BY THE REMAINS OF AN ELECTRIC FENCE AND PARTIALLY BY A STONE WALL TO A POINT AT THE LAND NOW OR FORMERLY OF GORDON;

THENCE, N 49° 34' 49" E, 1467.48 FEET ALONG THE LAND OF GORDON TO A POINT AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY BISBEE;

THENCE, S 36° 04' 14" E, 662.89 FEET ALONG SAID LAND OF BISBEE TO A POINT ON THE WESTERLY SIDELINE OF WHITNEY ROAD AND THE POINT OF BEGINNING.

LOT 33 CONTAINING 48.30 ACRES, MORE OR LESS.

ALL AS SHOWN ON A PLAN ENTITLED: "STANDARD BOUNDARY SURVEY ON WHITNEY ROAD, GRAY, MAINE MADE FOR CATHERINE A. CASWELL " BY OWEN HASKELL, INC DATED JUNE 28, 2001 REVISED 03/20-06, JOB NO. 2000-216.

LOT 33 BEING SUBJECT TO A 13.9 ACRE CONSERVATION EASEMENT AND A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID PLAN.

July 23, 2001

### Conservation Easement Description

A certain lot or parcel of land situated in the Town of Gray, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a point on the westerly side of Whitney Road, said point being the northeasterly corner of land now or formerly of W. Stearns Caswell;

Thence, from said point of beginning, S 20° 03' 23" W along said road 240.18;

Thence, N 36° 04' 14" W across land of said grantor herein 416.122 feet;

Thence, S 49° 34' 49" W across land of said grantor herein 1261.31 feet to a point on the easterly line of land now or formerly of Brainerd;

Thence, N 37° 02' 01" W along said land 365.05 to a point on the southerly line of land now or formerly of Gordon;

Thence, N 49° 34' 49" E along said land 1467.46 feet to a point at the southwest corner of land now or formerly of Bisbee;

Thence, S 36° 04' 14" E along said land 662.89 feet to the point of beginning, containing 13.9 acres.

All as shown on a plan titled: "Standard Boundary Survey .... made for Catherine A. Caswell" by Owen Haskell, Inc. dated June 26, 2001, Job No. 2000-216.

**REGULATORY REVIEW**

PROJECT ADDRESS: 120 WHITNEY ROAD, GRAY, ME 04039  
 MAPLOT: 069-041-033-000  
 LOT NUMBER: 33-0  
 LAND USE CATEGORY: RURAL RESIDENTIAL & AGRICULTURE

**SUMMARY OF PROPOSED STRUCTURE**

A NEW COMMERCIAL KITCHEN IS PROPOSED TO BE PLACED ON THE RRA PROPERTY AT 120 WHITNEY ROAD. IT WILL BE LOCATED ALONG AN EXISTING DRIVEWAY AND NEW PARKING AND SEPTIC WILL BE NEEDED ON THE PROPERTY AS WELL. THE SPACE WILL BE 24' x 40' AND HAVE A PARTIAL SECOND STORY. IT WILL BE 26'-6" TALL AND FIT WITHIN ALL REQUIRED SETBACKS.

**PURPOSES OF THE RURAL RESIDENTIAL & AGRICULTURE DISTRICT**

(PER TOWN OF GRAY ZONING ORDINANCE 402.4.2.A)

THE RURAL RESIDENTIAL AND AGRICULTURAL DISTRICT IS LOCATED IN THE MOST RURAL AND SPARSLEY POPULATED SECTIONS OF THE TOWN, AND EXTENDS BEYOND THE AREAS OF GRAY THAT MAY REASONABLY BE SERVICED BY PUBLIC WATER AND SEWER. IT IS THE INTENT OF THIS DISTRICT TO ENCOURAGE LOW DENSITY DEVELOPMENT WHICH WILL ENHANCE, REINFORCE AND PROTECT THE RURAL/OPEN SPACE ENVIRONMENT CURRENTLY CHARACTERIZING THESE AREAS OF THE TOWN AND TO PROMOTE AGRITOURISM ON AGRICULTURAL, FORESTED AND OPEN SPACE LAND FOR THE ACCOMMODATIONS, FOOD AND HOSPITALITY SERVICES ON LANDS WITHIN THIS ZONE.

**LOT DIMENSION & DENSITY STANDARDS**

MINIMUM LOT AREA:	80,000 SF	ACTUAL LOT AREA:	2,090,880 SF
MINIMUM STREET FRONTAGE:	200 FT	ACTUAL STREET FRONTAGE:	1,441.46 FT
MINIMUM AREA PER DWELLING UNIT:	40,000 SF		
MAXIMUM LOT COVERAGE:	10%	CURRENT LOT COVERAGE:	.0016%
		PROPOSED LOT COVERAGE:	.0021%

**MINIMUM SETBACKS**

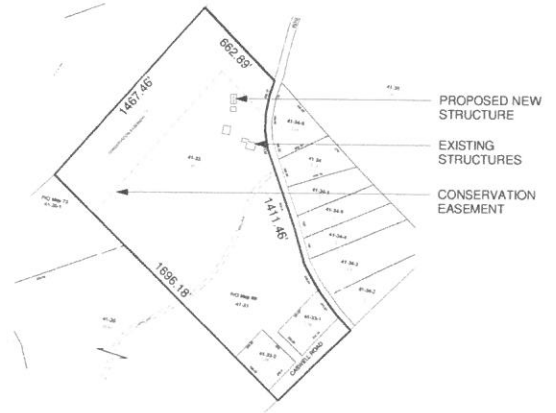
ALLOWED FRONT:	50 FT	ACTUAL FRONT:	40 FT*
ALLOWED SIDE:	25 FT	ACTUAL SIDE:	275 FT*
ALLOWED REAR:	50 FT	ACTUAL REAR:	400 FT*
ALLOWED MAX BUILDING HEIGHT:	35 FT	ACTUAL BUILDING HEIGHT:	28 FT* (EXISTING BARN)
		PROPOSED NEW BUILDING HEIGHT:	26'-6" FT
		PROPOSED SIDE:	222 FT*



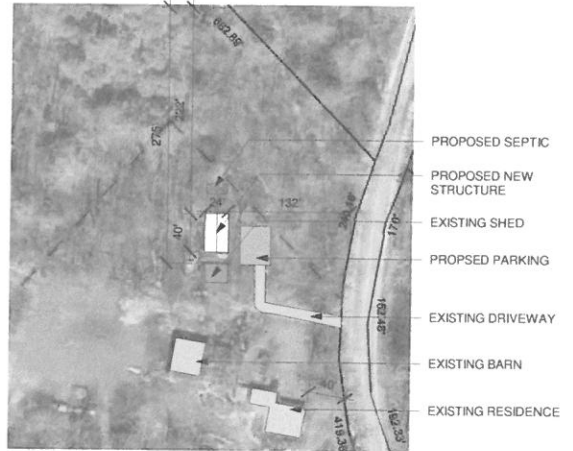
**CASWELL FARM KITCHEN**

120 WHITNEY ROAD, GRAY  
 01/12/22

\*DENOTES APPROXIMATION BASED ON AERIAL MAPS



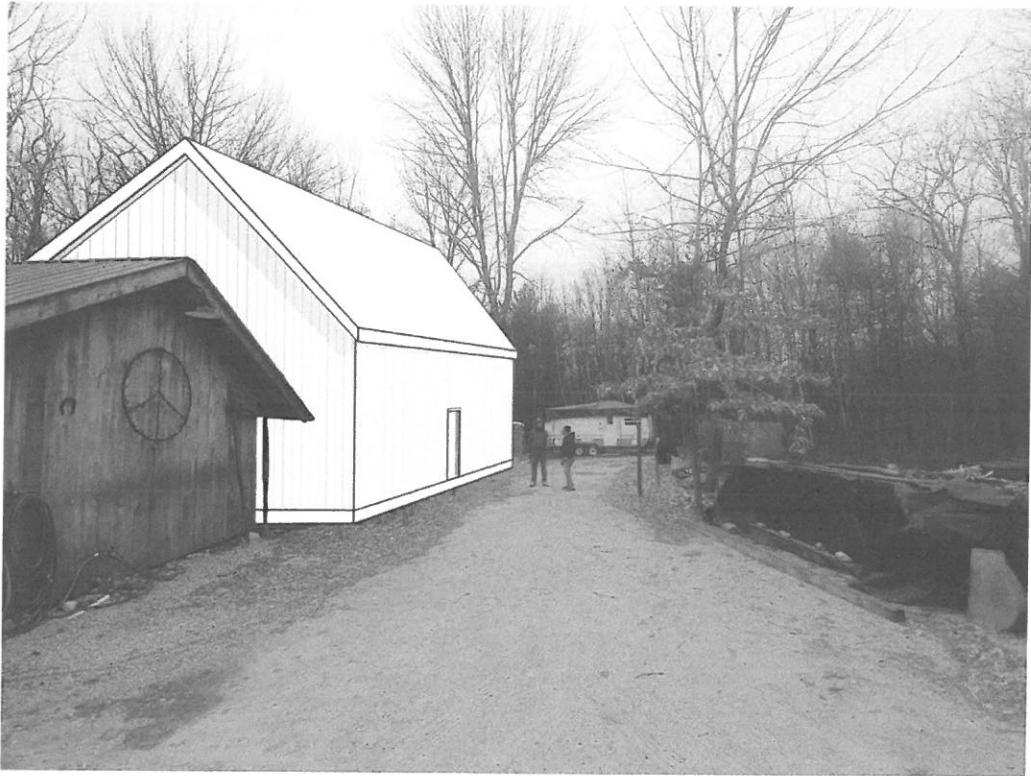
1 PROPERTY MAP  
 1" = 400'-0"



2 PROPOSED NEW STRUCTURE  
 1" = 100'-0"

VIEW FROM MAIN DRIVEWAY

---

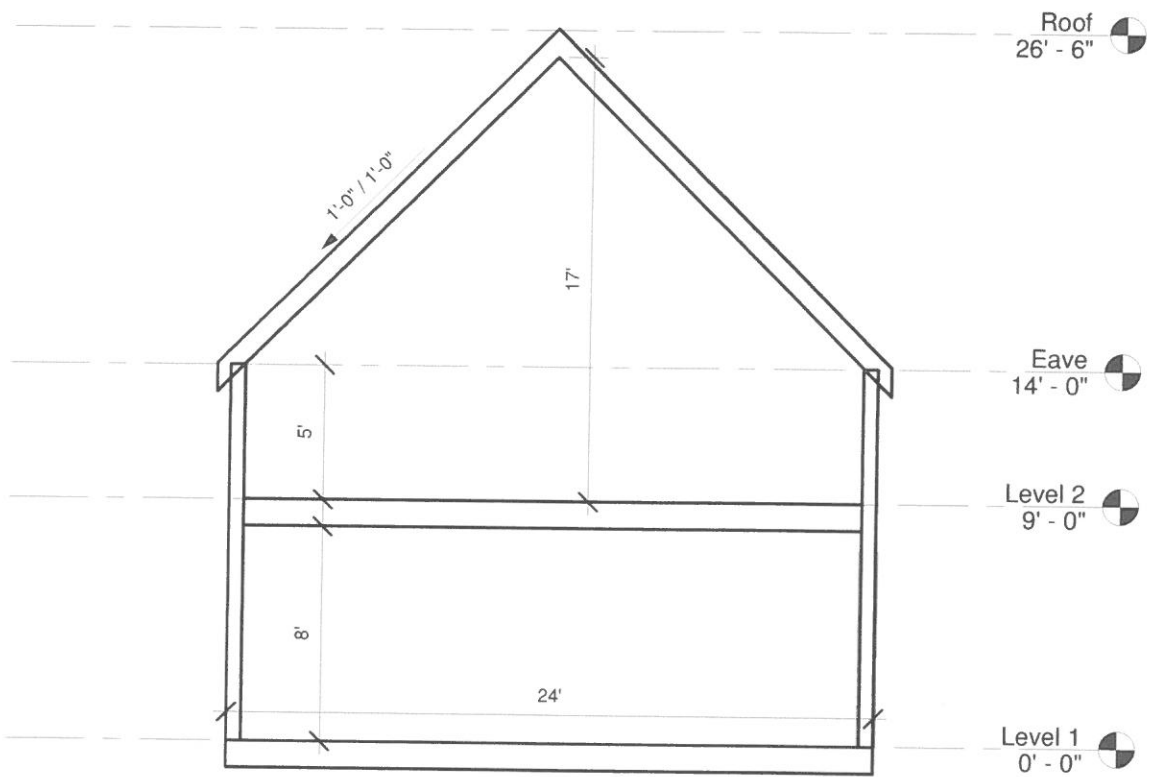


**HAY  
RUNNER**

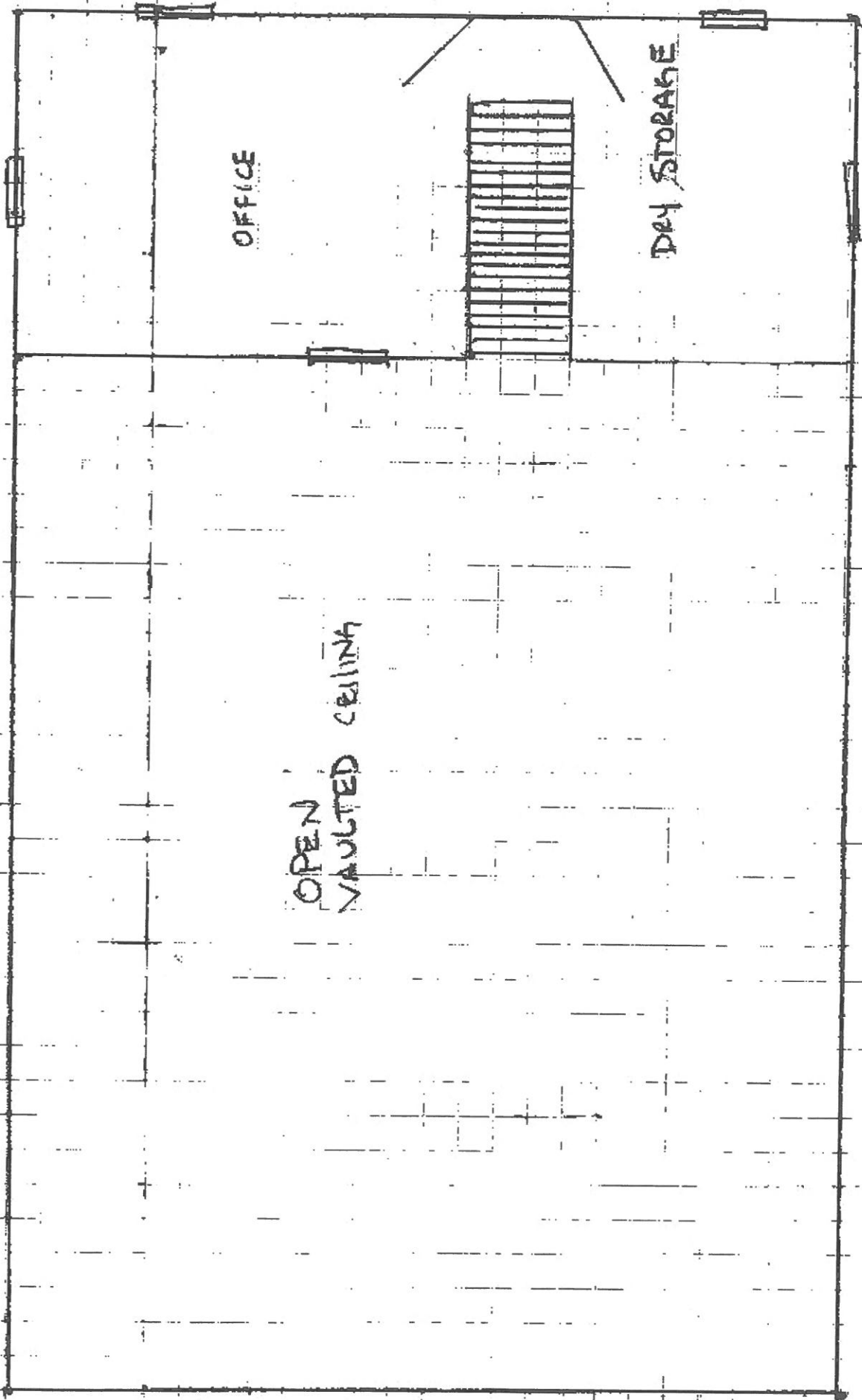
CASWELL FARM KITCHEN

120 WHITNEY ROAD, GRAY

01/12/22



2ND FLOOR

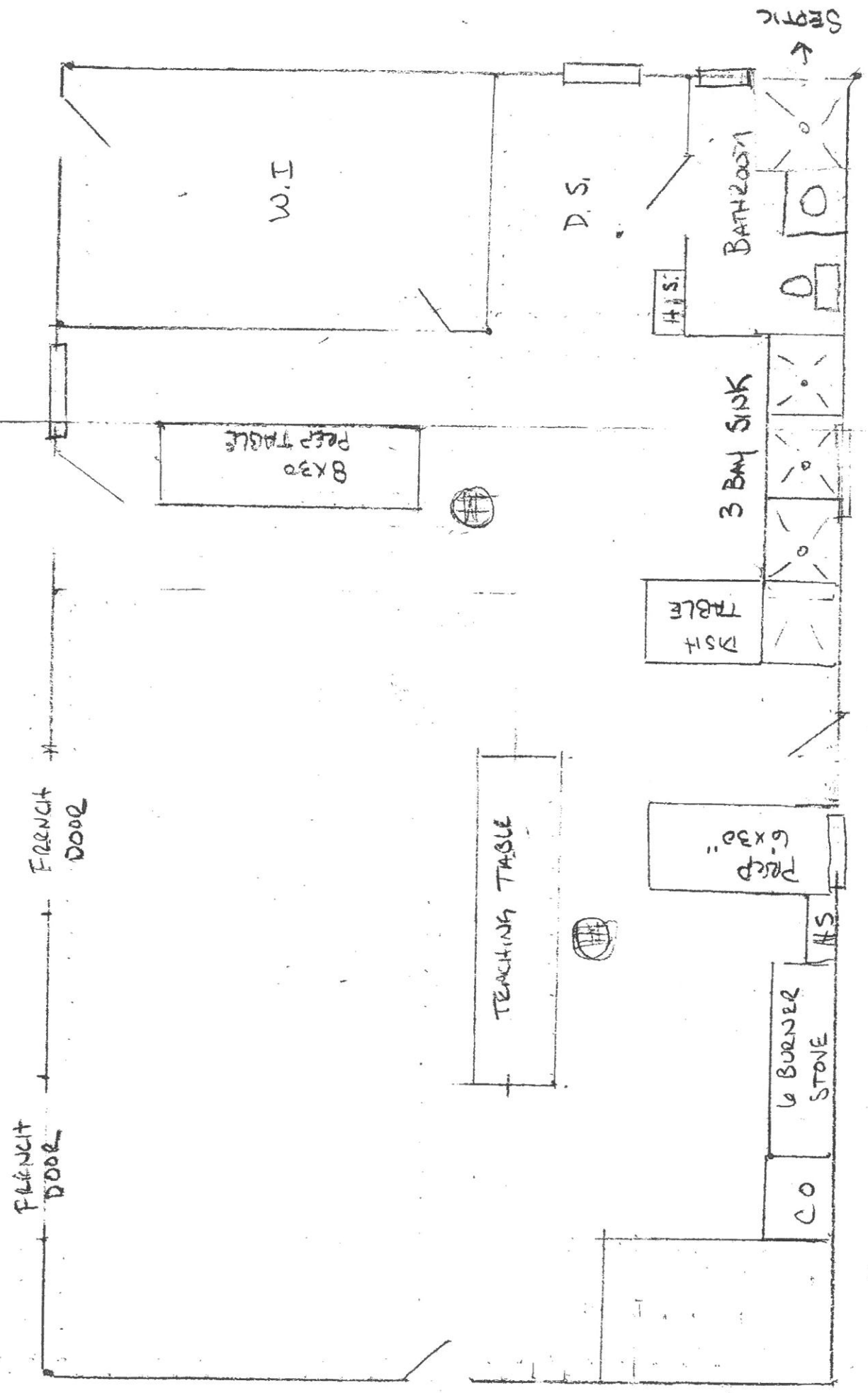


OFFICE

DAY STORAGE

OPEN  
VAULTED  
CEILING

40 X 24



FRENCH DOOR

FRENCH DOOR

8x30 PREP TABLE

TEACHING TABLE

DISH TABLE

3 BAY SINK

PREP 6x30"

6 BURNER STOVE

CO

W.I.

D.S.

BATHROOM

SEPTIC

24'

40'

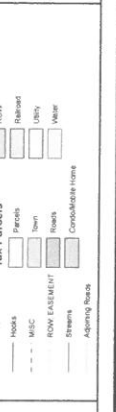
CASWELL PROPERTY  
↓



Gray Tax Map  
**73**  
Map updated to: April 1, 2019

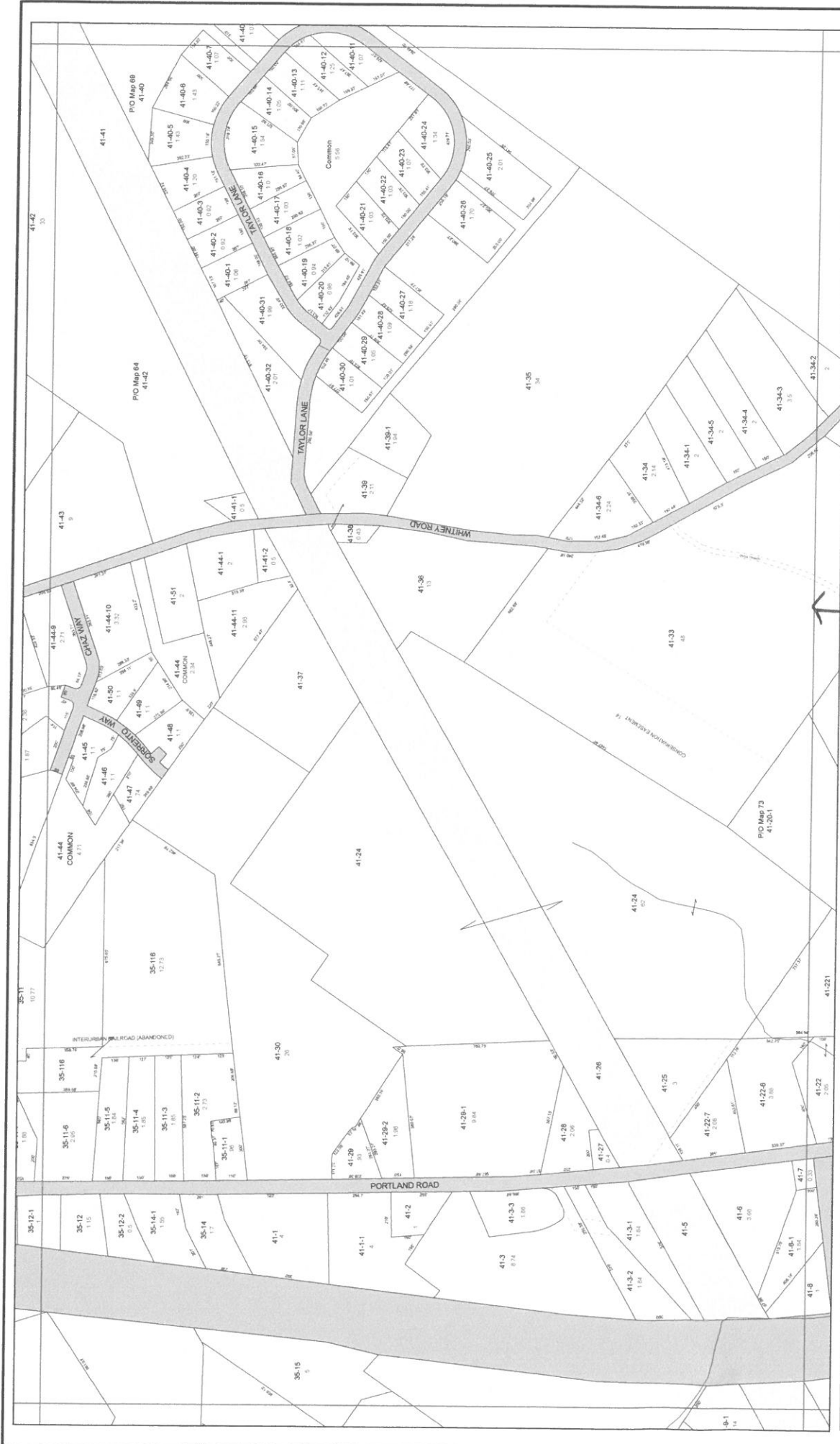


Town of Gray, Maine

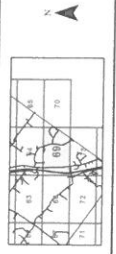


Maps Prepared by: **Spatial Solutions**  
www.spatial-solutions.com  
Tax Sheets are intended for assessing purposes only.  
Boundary locations are approximate and should not be used for conveyance of property.

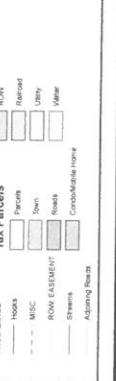
Misc Lines: Roads, Water, Adjoining Parishes  
Tax Parcels: Farms, Residential, Utility, Water, Commercial  
ROW Easement: Right of Way



**Gray Tax Map**  
**69**  
 Map updated to: April 1, 2019



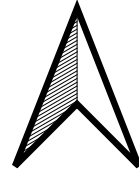
**Town of Gray, Maine**



Maps Prepared by: **Spatial**  
 RESOURCES  
 www.spatialresources.com  
 Tax Sheets are intended for assessing purposes only.  
 Boundary locations are approximate and  
 should not be used for conveyance of property.



CASSELL FARM





0 25 50 m



-  Maine\_Wetlands\_Characterization
-  Caswell\_Farm



# Town of Gray

24 Main Street  
Gray, Maine 04039  
[www.graymaine.org](http://www.graymaine.org)

[communitydevelopment@graymaine.org](mailto:communitydevelopment@graymaine.org)

First Settled  
1738

**Date:** April 2, 2014

**Property Owners Name:** Catherine Caswell

**Mailing Address:** 120 Whitney Road  
Gray, ME 04039

**Gray Tax Map/Lot:** 69-41-33

**CCRD Reference:** Book 15,618 / Page 39

**Address of Property:** 120 Whitney Road

**Zoning Classification:** Rural Residential & Agricultural (RRA)

**Zoning Use Classification:** Commercial Recreation: Outdoor

**Review Process:**

- zoning use is Conditionally permitted in RRA
- Non-Residential Use changes involving (A) addition of use, and (B) new impervious surface
- Qualifies as Minor Development per 402.10.6.A by Staff Review Committee (SRC)
- Minor SPR per 402.5.3 under "C" and 402.10.7.C; authority of SRC for uses listed as Conditional

**Request:** Approval of Commercial Recreation Outdoor use

**Action:** Conditionally approved by the Staff Review Committee on 4/2/14 comprised of Don Hutchings (PB Chair), Tom Markley (Gray CEO/LPI), and Doug Webster (Town Planner).

This action is subject to the following findings and conditions of approval:

1. Standing Condition of Approval #1
2. Applicant has met with representatives from Gray Fire and Rescue on-site to determine the practical needs for the proposed use to meet the practical needs of Fire & Rescue.


3. Applicant has been advised of Section 4 of the Gray Street Ordinance (Chapter 400) which requires a permit for a new street opening in accordance with standards established in Chapter 400.
4. Applicant has been advised of the Town of Gray's Mass Gathering Ordinance (Chapter 215) which is presently applicable to gatherings intended to attract at least one-thousand (1000) persons during the course of the event (see Article 2, subsection B-2). The conditional approval of this commercial outdoor recreation use does not exempt the applicant/ owner from compliance with the Town's Mass Gathering Ordinance (Chapter 215) as this may be periodically amended.
5. Applicant has been advised that they are responsible for adherence with any applicable Maine Department of Environmental Protection (MaineDEP) permits. A full copy of any such required and secured permits that may be issued shall be provided to the Gray CEO in advance of construction.
6. Abutters have been notified in accordance with Section 402.10.7.B.2.
7. The applicant shall demarcate the centerline of the proposed access road prior to construction and schedule an on-site inspection by the Gray CEO or Planner to verify the presence of wetlands or readily apparent soil limitations prior to construction or adding fill.
8. The construction of the new accessway(s) and/or parking lots shall be in conformance with professionally accepted practices for their intended use specifically including the quality of fill material(s), stormwater drainage, sheetflow control, and short/long term erosion and sedimentation control. In the event that the Gray CEO determines that such elements have been inadequately addressed in accordance with Town or State standards, the Town reserves the right to require the owner/ applicant to complete the necessary corrections to address the specific situation(s).
9. In accordance with Section 402.10.10.E, the applicant has requested waivers from unsubmitted submission items as required in Section 402.10.10.A to 402.10.10.C. The Staff Review Committee grants these waivers provided that the applicant and future owner complies with this conditional approval.
10. Any changes to utilities (i.e. electric power, water supply, wastewater generation/disposal) shall be documented on plans and submitted to the Gray CEO/LPI for approval. Utility changes in connection with the proposed use will not be made or utilized unless the appropriate permits and inspections have occurred and been deemed acceptable.
11. The applicant/owner shall be responsible for retaining as much existing natural buffering/screening to Whitney Road and abutting properties. Any significant cutting or removal of vegetation within one-hundred (100) feet of a Town road or

an abutting property shall be reviewed and approved in advance by the Gray CEO with input as necessary from the Planning Board Chair and/or the Town Planner.

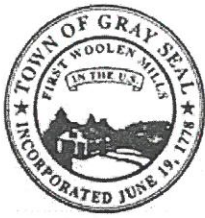
12. Unreasonably adverse impacts to abutting properties, specifically including noise and lighting, shall be minimized given the surrounding residential uses. In the event that the owner/applicant and the Gray CEO/LPI cannot agree upon a mutually acceptable resolution to such matter(s), this shall constitute an appeal of the conditional approval of the staff review committee's decision which is addressed on point in Section 402.10.7.D of the Zoning Ordinance. The Planning Board shall be the final arbitrator in the resolution of such matter(s).
13. The applicant/owner shall be responsible for ensuring that patron parking only occurs on areas shown on the approved plan as submitted for the use. Under no circumstances shall any event parking be permitted along or on any Town road or accessway to off-street parking areas to ensure safe access by emergency vehicles.
14. The applicant/owner shall be responsible for ensuring that events are not held unless the access road(s) and parking area(s) needed for emergency vehicles is passable for such vehicles.
15. Provided that the applicant/owner has ensured that the necessary amenities/ services have been provided (i.e. sufficient parking, utilities, waste disposal, sanitary services), the Town accepts that the property may be utilized for events attended by a maximum of two hundred and fifty (250) persons. This maximum may be slightly increased over time by a request to amend this conditional approval. The objective is to ensure the facility is adequately managed before allowing larger groups to utilize the facility.
16. The maximum hours of operation shall be forty-eight (48) hours per event. There shall be no amplified music after 11:00 P.M.
17. The owner/applicant shall be responsible for ensuring that all necessary business and practical elements are established and maintained for the scope of the operation. In making that such elements are addressed, the Gray CEO/LPI shall be guided by the applicable parameters and standards in the Gray Mass Gathering Ordinance (Chapter 215). In the event that the owner/applicant and the Gray CEO/LPI cannot agree upon a mutually acceptable resolution to such matter(s), this shall constitute an appeal of the conditional approval of the staff review committee's decision which is addressed on point in Section 402.10.7.D of the Zoning Ordinance. The Planning Board shall be the final arbitrator in the resolution of such matter(s). The following provisions within Chapter 215 should be considered as guidelines for the purposes of administering this condition of approval for the commercial use:
  - A. Sufficient refuse collection/ waste disposal (Appendix B)
  - B. Adequate insurance coverage
  - C. Necessary victualers licenses/ permits

- D. Off-premises liquor license
- E. Adequate water supply including drinking water
- F. Sufficient off-street parking
- G. Necessary crowd security
- H. Sufficient signage/ personnel to direct traffic flow & parking
- I. Adequate public toilet facilities and associated wastewater disposal and/or servicing of temporary services
- J. Sufficient sanitary provisions i.e. hand-washing (See Appendix E)
- K. Adequate safety measures i.e. first aid kit, communications for calling public safety officials (see Appendix F)
- L. Sufficient Noise Controls (see Appendix G)

18. The Commercial Recreation Outdoor use conditionally approved with this application is separate and distinct from the zoning use classification of "Campground". Patrons staying overnight is not permitted as part of this Commercial Recreation Outdoor use. In the event that the present or future owner proposes to have patrons use the facility for staying overnight, the necessary amendments to this conditional approval must be sought and obtained before this additional overnight use by patrons is allowed.
19. In accordance with the conditional approval of Gray Fire-Rescue dated April 1, 2014, in order to utilize the fire pit *for any given day*, the owner/applicant is required to obtain a fire permit on the exact day that the fire pit is proposed to be used in *advance* of starting the fire.
20. Any significant change of use, as determined by the Gray CEO, shall require an amendment to this conditional approval. In the review of the amendment, the reviewing authority, SRC or PB as appropriate, shall have the authority to require additional submittals specifically including those waived for this conditional approval as well as adjusting these conditions and/or imposing additional conditions relating to appropriate standards. The Gray CEO's significant change of use determination shall be predicated on the definition of "expansion of use" as defined in the Zoning Ordinance or a substantive change to this conditional approval including information submitted by the applicant.
21. Use of buildings is limited to use (A) barn, (B) portions of use of house (during events only), and (C) tents associated with the event.
22. In the event that the current owner and/or applicant (Catherine Caswell) and/or operator of the Commercial Recreation Outdoor use changes, the new owner/ applicant/ operator is required to obtain the approval of the Staff Review Committee or appropriate entity before commencing operations to ensure they are apprised of the applicable standards under which the use is permitted.

  
 Douglas Webster, AICP  
 Town Planner/ Community Development

4/2/14  
 (date)



First Settled  
1738

# Town of Gray

24 Main Street  
Gray, Maine 04039  
[www.graymaine.org](http://www.graymaine.org)  
[communitydevelopment@graymaine.org](mailto:communitydevelopment@graymaine.org)

See PB file  
12/10/2015 SRC

## NOTICE OF DECISION

December 15, 2015

**TO:** Caswell Farms c/o Catherine Caswell  
**FROM:** Kathy Tombarelli, Community Development Department  
**RE:** Amendment to Conditional Use and Site Plan Review for Caswell Farms  
120 Whitney Road  
Tax Map 69, lot 41-33  
**USE:** Commercial Recreation-Outdoor Use (Conditionally Permitted in RRA)  
**ZONING:** RRA Zoning District


Dear Ms. Caswell,

**This letter is to notify you that at the Staff Review Committee Meeting held on December 10, 2015 the Committee members voted to take the following action:**

Moved to grant approval of the request by Catherine Caswell for an Amendment to Site Plan Review & Conditional Use approval for Commercial Recreation-Outdoor use for an event venue located at 120 Whitney Road and dated April 2, 2014, by the addition of sheltered caterer and restroom areas with the following findings and conditions:

1. Standing Condition of Approval #1
2. All previous conditions of approval from the April 2, 2014 Staff Review Committee meeting remain in effect.
3. A complete set of scaled building plans including the location on the site are to be submitted to the Town CEO prior to the issuance of a Building Permit.
4. No construction is to commence on the site prior to the issuance of a Building Permit by the Town CEO.

Respectfully,

  
Kathy Tombarelli  
Town Planner



**First Settled  
1738**

# Town of Gray

24 Main Street  
Gray, Maine 04039

[www.graymaine.org](http://www.graymaine.org)

[communitydevelopment@graymaine.org](mailto:communitydevelopment@graymaine.org)

See Planning File  
06/09/16 PB

## NOTICE OF DECISION

June 10, 2016

**TO:** Caswell Farms c/o Catherine Caswell  
**FROM:** Kathy Tombarelli, Community Development Department  
**RE:** Amendment to Conditional Use and Site Plan Review for Caswell Farms  
120 Whitney Road  
Tax Map 69, lot 41-33  
**USE:** Commercial Recreation-Outdoor Use (Conditionally Permitted in RRA)  
**ZONING:** RRA Zoning District

Dear Ms. Caswell,

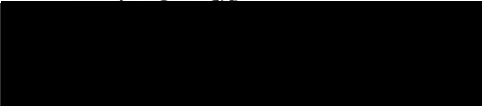
**This letter is to notify you that at the Planning Board Meeting held on June 9, 2016 the Committee members voted to take the following action:**

Moved to approve the request by Catherine Caswell for second Amendment to Site Plan Review & Conditional Use approval by the addition of overnight lodging and camping and the extension of event duration from 48 to 52 hours. This action is subject to the following findings and conditions of approval:

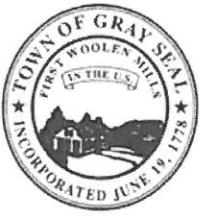
1. Standing Condition of Approval #1
2. All applicable findings of fact and conditions of approval from the April 2, 2014 and December 10, 2015 Staff Review Committee conditional approvals remain in effect.
3. In accordance with Section 402.10.10.E, the applicant has requested waivers from unsubmitted items as required in Section 402.10.10.A to 402.10.10.C. The Planning Board grants these waivers provided that the applicant and future owner(s) comply with this conditional approval and the applicable findings and conditions of approval from the April 2, 2014 and December 10, 2015 Staff Review Committee approvals.
4. Before the issuance of CO, the applicant will obtain all required State and local permits and licenses before engaging in overnight lodging and camping. All overnight camping activities will be confined to the twelve (12) events allowed annually in the months of June through October.

5. In accordance with the letter from Gray Fire-Rescue dated April 1, 2014, in order to utilize the fire pit *for any given day*, the owner/applicant is required to obtain a fire permit on the exact day that the fire pit is proposed to be used in *advance* of starting the fire.
6. Provided that the applicant/owner has ensured that the necessary amenities/services have been provided (i.e. sufficient parking, utilities, waste disposal, sanitary services), the Town accepts that the property may be utilized for events attended by a maximum of two hundred and fifty (250) persons. The applicant must provide these facilities in accordance with the regulations of the State Wastewater Disposal Rules.
7. An additional area is to be set aside/reserved for overflow parking (the "second field" to the east of the parking area as shown on the plan), in the event that there is not enough parking due to overnight camping utilizing a portion of the field previously dedicated to parking.
8. The maximum number of campsites shall be twelve (12). Campers/camping activities shall be limited event guests and to twelve (12) **nights** per year to conform to this PB approval and the State Temporary Campground criteria. Any changes in number of campsites, number of camping nights and number events requires PB approval and appropriate local/State licensing and inspections.
9. The maximum hours of operation shall be fifty-two (52) hours per event. Events shall be limited to June through October and not to exceed twelve (12) events per calendar year. Any expansion in the duration of the events, the number of months allowed, or the number of events will require the necessary amendments to this conditional approval by the appropriate reviewing authority.
10. There shall be no amplified music after 11:00 pm. Firework use shall comply with State statute until if/when the Town of Gray adopts Fireworks Use Ordinance.
11. Use of buildings is limited to (A) the barn, (B) portions of house approved by Gray CEO and Gray Fire-Rescue for overnight guest use, (C) tents, sheltered catering area, and sheltered portable toilets. The use of these buildings is limited to 12 events annually and the 52 hour duration allowed for each event.
12. In the event that the current owner and/or applicant (Catherine Caswell) and/or operator of the event venue changes, the new owner/ applicant/operator is required to obtain the approval of the Staff Review Committee before commencing operations to ensure they are apprised of the applicable standards under which the use is permitted.

Respectfully,



Kathy Tombarelli  
Town Planner



**First Settled  
1738**

# Town of Gray

24 Main Street  
Gray, Maine 04039  
[www.graymaine.org](http://www.graymaine.org)  
[communitydevelopment@graymaine.org](mailto:communitydevelopment@graymaine.org)

FILE 69 Lot 41-33

## NOTICE OF DECISION

May 17, 2018

**TO:** Caswell Farms c/o Catherine Caswell  
**FROM:** Kathy Tombarelli, Community Development Department  
**RE:** Third Amendment to Conditional Use and Site Plan Review for Caswell Farms  
120 Whitney Road  
Tax Map 69, lot 41-33  
**USE:** Commercial Recreation-Outdoor Use (Conditionally Permitted in RRA)  
**ZONING:** RRA Zoning District


Dear Ms. Caswell,

**This letter is to notify you that at the Staff Review Committee meeting held on April 12, 2018 the Committee members voted to take the following action:**

Moved to approve the request by Catherine Caswell for a third Amendment to Site Plan Review & Conditional Use Approval dated April 2, 2014, and amended December 10, 2015 & May 12, 2016, by the addition of by the addition of a 12' x 36' deck to the existing barn. This property is located at 120 Whitney Road in a Rural Residential & Agricultural Zoning District (RRA) as shown on Tax Map 69, lot 41-33 with the following conditions of approval:

1. Standing Condition of Approval #1
2. All prior Conditions of Approval from all previous Staff Review Committee and Planning Board approvals remain in effect.
3. Prior to the issuance of a Building Permit by the Town CEO, building plans for the deck and any other submittals required will be submitted by the applicant to the Town CEO.

Respectfully,

  
Kathy Tombarelli  
Town Planner

Community Development (Planner/CEO/Assessor) 207- 657-3112 · Fax 207- 657-2149