

**TOWN OF GRAY**  
**STAFF REVIEW COMMITTEE**  
**AGENDA • DECEMBER 7, 2022**

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**Staff Review  
Committee**

**Henry Pennell Municipal Complex**  
**24 Main St, Gray**

**2:00 PM**

**And via Zoom videoconferencing:**  
**<https://us06web.zoom.us/j/86437469988>**

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**I. Call to order**

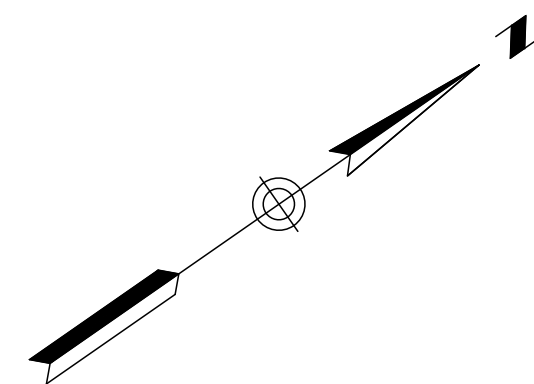
**II. New Business**

a.

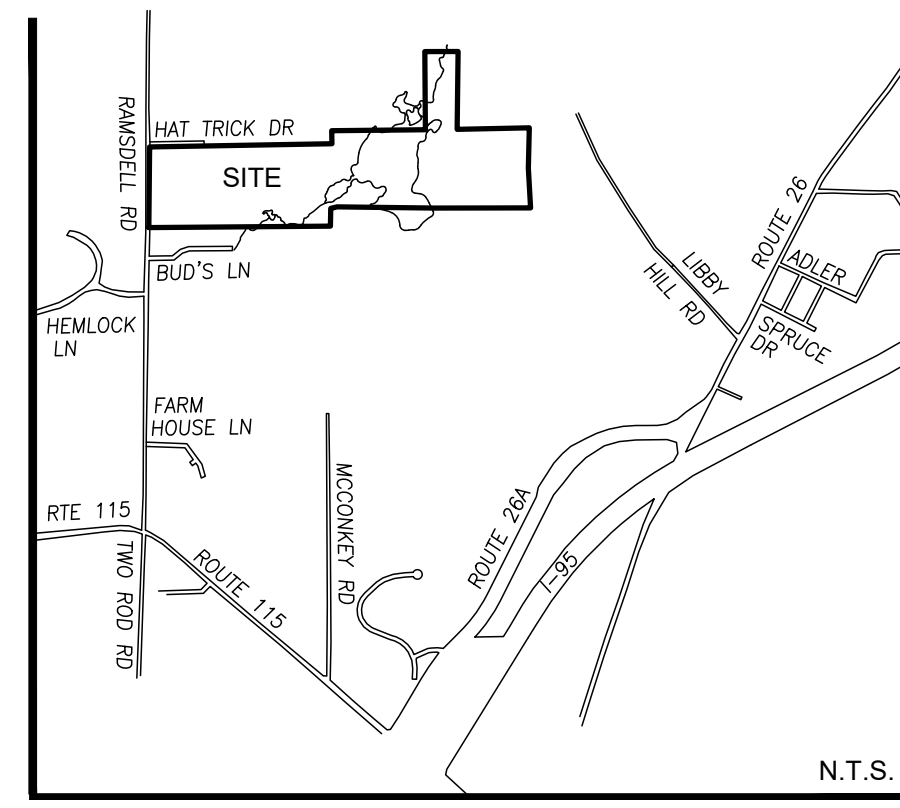
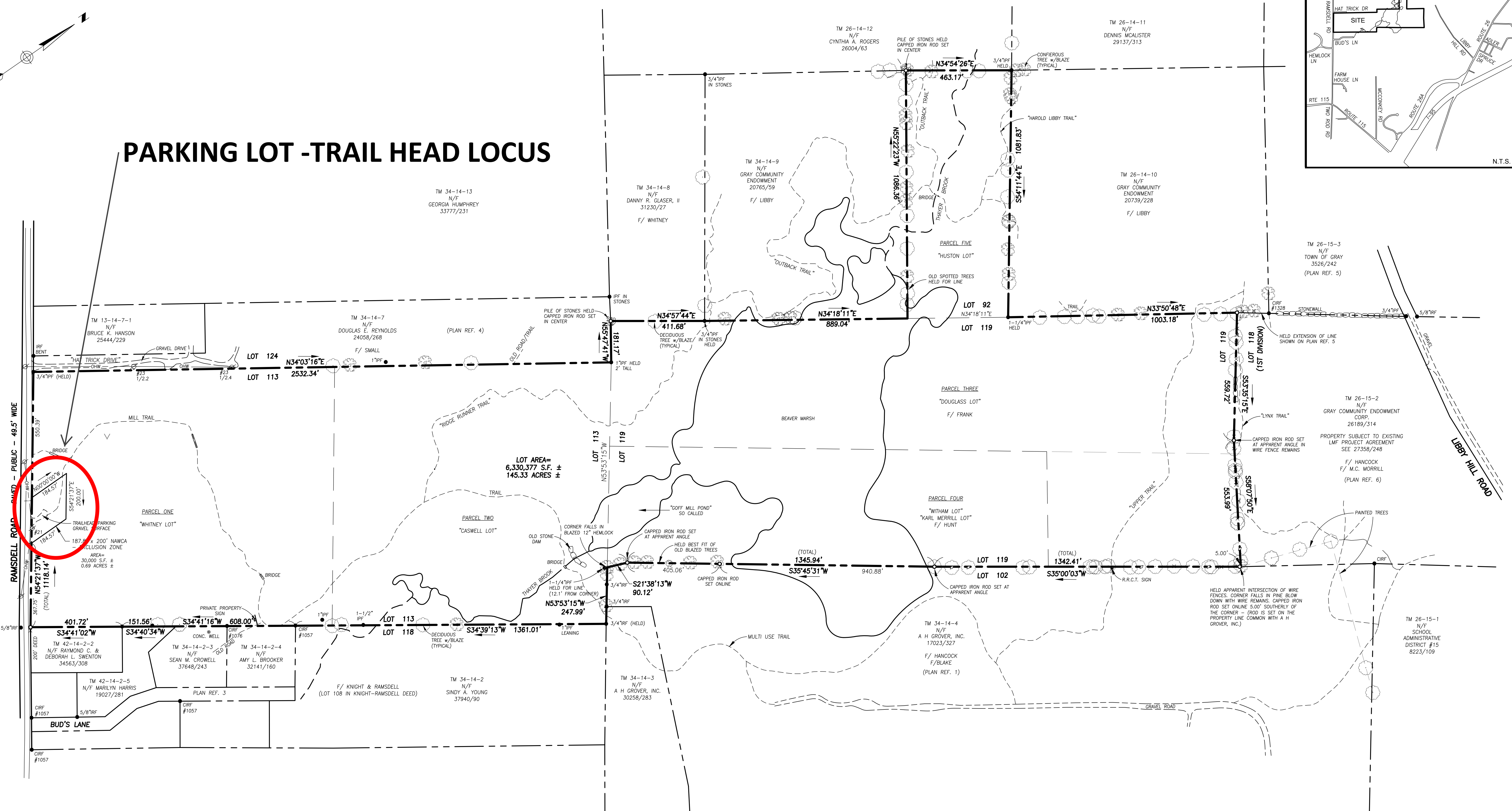
A request by Royal River Conservation Trust for minor site plan review of a proposal to create a trailhead parking lot as an accessory use to the public assembly-outdoor use for passive recreation on their property at 92 Ramsdell Road, Map 34, Lot 13-06, in the Rural Residential Agricultural zoning district. This proposal is subject to minor site plan review.

**III. Adjournment**

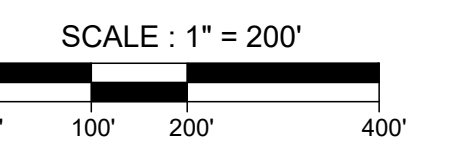
*\* The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at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



# PARKING LOT - TRAIL HEAD LOCUS



- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- CAPPED IRON ROD SET
- STONEWALL
- OVERHEAD WIRE
- CHW IRON PIPE OR ROD FOUND
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK / PAGE
- DECIDUOUS TREE w/PAIN (SPOTTED)
- CONIFEROUS TREE w/PAIN (SPOTTED)
- WIRE REMAINS
- BLAZED TREE



STATE OF MAINE, CUMBERLAND, ss  
REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_

AT \_\_\_\_\_ hr. \_\_\_\_ min. \_\_\_\_ m AND RECORDED

IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

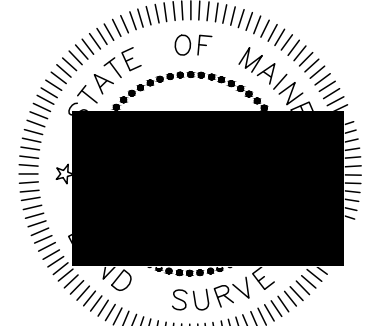
ATTEST: \_\_\_\_\_ REGISTER

**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 10-13-22

SAMUEL D. GIDDEN, PLS #2520

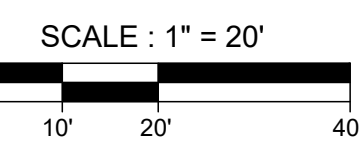
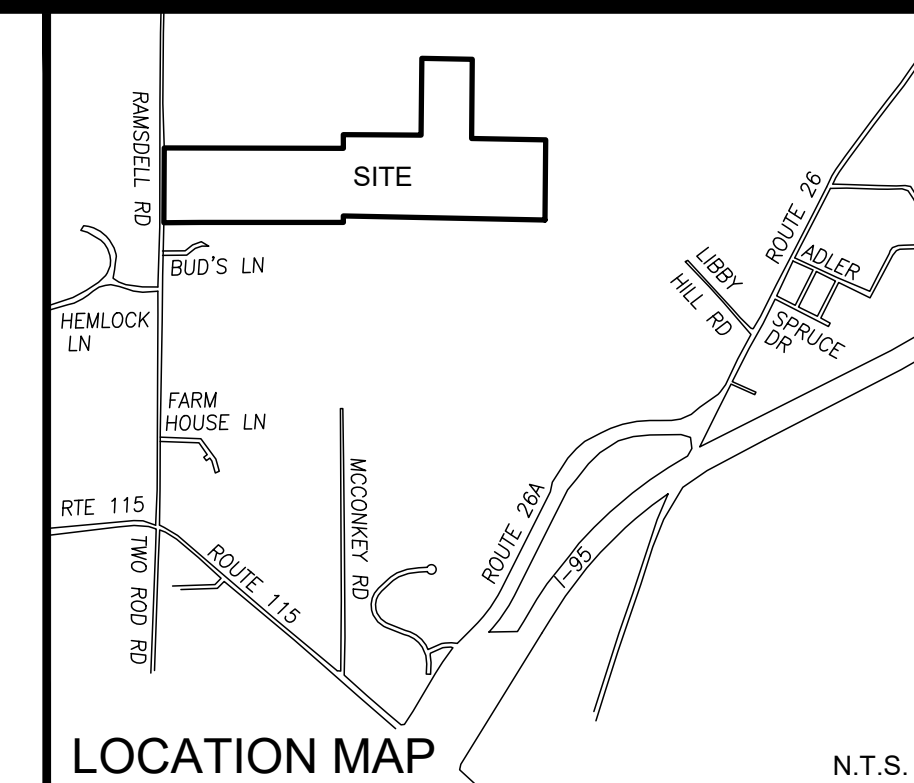
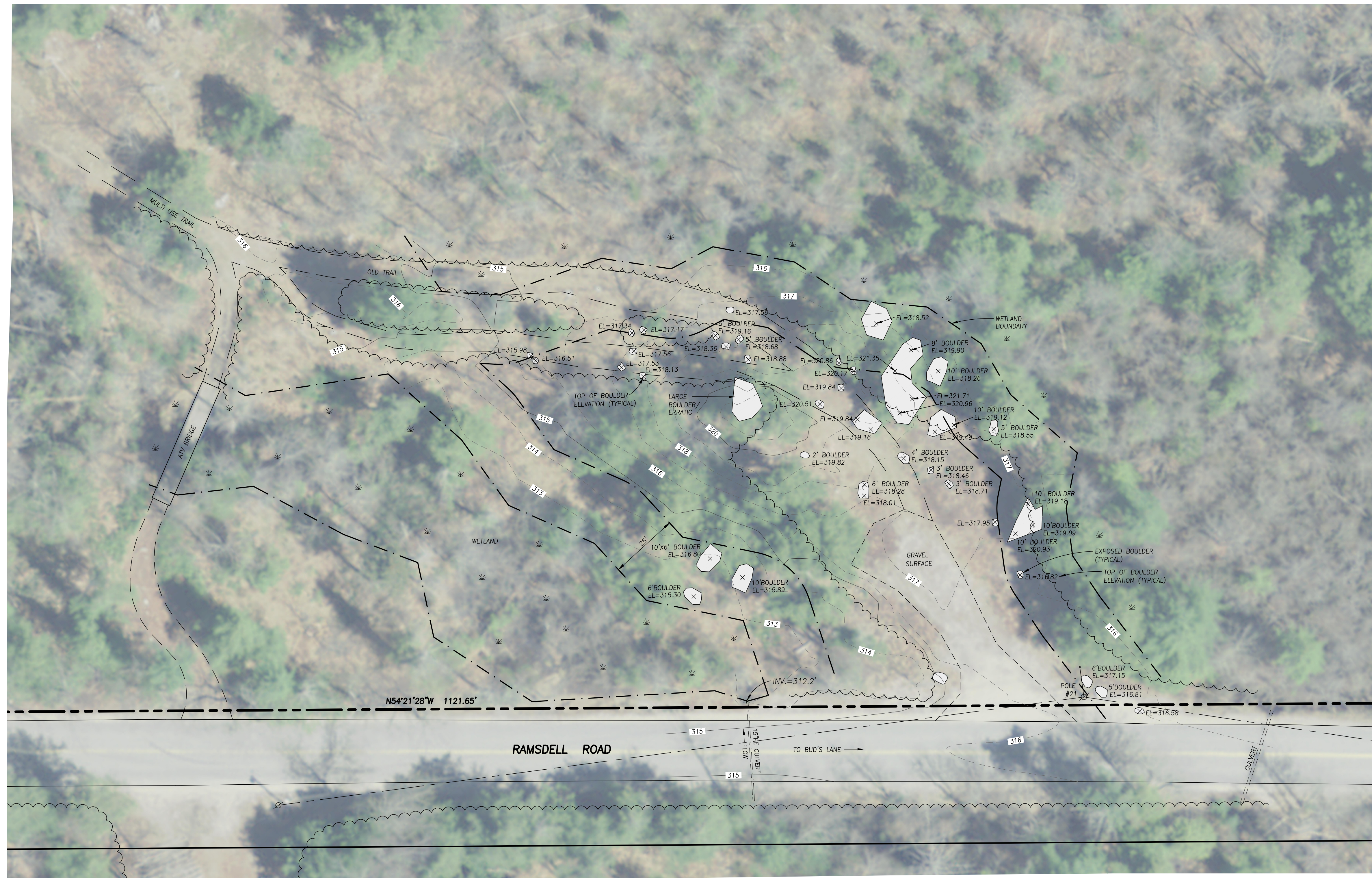
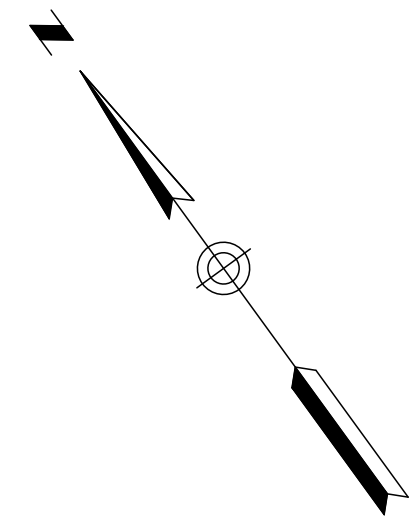


**Boundary Survey**  
Thayer Brook Preserve  
92 Ramsdell Road, Gray, Maine  
Made for Record Owner  
Royal River Conservation Trust  
P.O. Box 90, Yarmouth, Maine

**OWEN HASKELL, INC.**  
PROFESSIONAL LAND SURVEYORS  
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: SDG/JLW DATE: OCT. 13, 2022 JOB NO. 2022-031 GR

CHECKED BY: SDG SCALE: 1" = 200' DRWG. NO. 1



**PLAN REFERENCES**

1. "COMPILATION PLAN AT 50 LIBBY HILL ROAD, GRAY, MAINE MADE FOR ROYAL RIVER CONSERVATION TRUST" FEB. 26, 2022 BY OWEN HASKELL, INC.

**GENERAL NOTES**

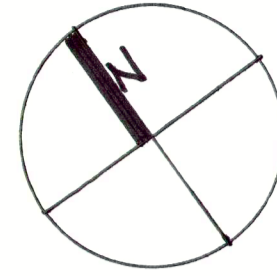
1. OWNERS OF RECORD: ROYAL RIVER CONSERVATION TRUST  
TAX MAP 34 LOT 14-6  
C.C.R.D. BOOK 39293 PAGE 301
2. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE.
3. ELEVATIONS ARE BASED ON NAVD88 PER GPS OBSERVATION.

Existing Conditions Plan  
At  
50 Libby Hill Road, Gray, Maine  
Made for  
Royal River Conservation Trust  
P.O. Box 90, Yarmouth, Maine

**OWEN HASKELL, INC.**  
PROFESSIONAL LAND SURVEYORS  
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424  
DRAWN BY: SDG/JLW DATE: JUNE 17, 2022 JOB NO. 2022-031 GR  
CHECKED BY: SDG SCALE: 1" = 20' DRWG. NO. 1

**PLAN REFERENCE:**

- BOUNDARY SURVEY, THAYER BROOK PRESERVE, FOR ROYAL RIVER CONSERVATION TRUST, DATED 10-13-22, PREPARED BY OWEN-HASKELL, INC.
- EXISTING CONDITIONS PLAN AT 50 LIBBY HILL ROAD, FOR ROYAL RIVER CONSERVATION TRUST, DATED 06-17-22, PREPARED BY OWEN-HASKELL, INC. ELEVATIONS BASED ON NAV88. HORIZONTAL DATUM - MAIN E STATE COORDINATE SYSTEM, WEST MAINE ZONE.



**GENERAL NOTES:**

- OWNER OF RECORD; ROYAL RIVER CONSERVATION TRUST, P.O. BOX 90 YARMOUTH, MAINE.
- PROPERTY: ASSESSORS MAP 34 PARCEL 14-6.
- TOTAL ACREAGE OF PARCEL IS 145.3 ACRES. AREA OF SITE PLAN SUBJECT TO TOWN OF GRAY REVIEW IS APPROXIMATELY 0.40/- ACRES.
- WETLANDS DELINEATION BY ALBERT FRICK ASSOC., APRIL, 2022. WETLANDS SURROUNDING PARKING LOT HAVE BEEN DETERMINED TO BE WETLANDS OF SPECIAL OF SIGNIFICANCE AS DEFINED IN MAINE DEP-NRPA RULES 06-96 CHAPTER 310.4.A. (7.). A 25- FOOT BUFFER APPLIES TO SITE ACTIVITIES EXCEPT AS PROVIDED FOR IN DEP CHAPTER 310 AND 305 (PERMIT BY RULE). A NRPA PERMIT BY RULE, ACTIVITY 2, HAS BEEN SUBMITTED TO THE DEP FOR THIS PROJECT.
- THE PARKING LOT OCCUPIES AN EXISTING FORMER GRAVEL LOG YARD. TEST PITS 1-6 HAVE BEEN CONDUCTED BY LICHT ENVIRONMENTAL DESIGN TO IDENTIFY AREAS OF SUITABLE GRAVELS FOR RE-USE AS THE PROPOSED PARKING LOT. REFER TO THE TOWN OF GRAY SITE PLAN APPLICATION FOR TEST PIT LOGS.
  - THE SITE CONTAINS OBSERVED LEDGE OR BOULDERS. THE CONTRACTOR SHALL DIG ADDITIONAL TEST PITS TO CONFIRM SUITABLE DEPTH FOR THE PARKING LOT GRAVELS WITHOUT BLASTING LEDGE. SHOULD LEDGE BE ENCOUNTERED WITHIN THE PARKING LOT SUBBASE DEPTH, ADJUSTMENTS IN THE PARKING LAYOUT MAY BE REQUIRED AS A DIMINIMUS CHANGE TO THE PLANS. STAFF SHALL BE NOTIFIED IF SUCH FIELD CHANGES ARE REQUIRED.
- EXISTING SITE UTILITIES: PROPOSED UTILITIES:
  - OVERHEAD ETTV. A. NO UTILITIES ARE PROPOSED
- CONTRACTOR RESPONSIBLE TO CONTACT DIG-SAFE PRIOR TO SITE EXCAVATION.
- EROSION CONTROLS SHALL BE INSTALLED AT THE DOWNGRADIENT PERIMETER OF ALL SITE DISTURBANCE AFTER GRUBBING AND PRIOR TO SITE WORK. REFER TO PLANS AND DETAILS.

**SITE DATA AND REVIEW CRITERIA:**

**ZONING - RRA:**  
 SETBACKS - FY & RY - 50 FT.  
 - SY 25 FT.  
 MAX. IMPERVIOUS SURFACE (N/A IN RRA ZONE)

**SITE PLAN REVIEW CRITERIA:**  
 ZONING CHAPTER 402 ARTICLE 10 -SITE PLAN REVIEW.  
 402.10.6.A.4 -LESS THAN 10,000 SF OF IMPERVIOUS AREA INCLUDING EXISTING IMPERVIOUS AREA QUALIFIES AS A MINOR DEVELOPMENT. PROJECT PROPOSES APPROXIMATELY 5,500 SF OF NEW GRAVEL SURFACE INCLUDING EXISTING GRAVEL AREAS.

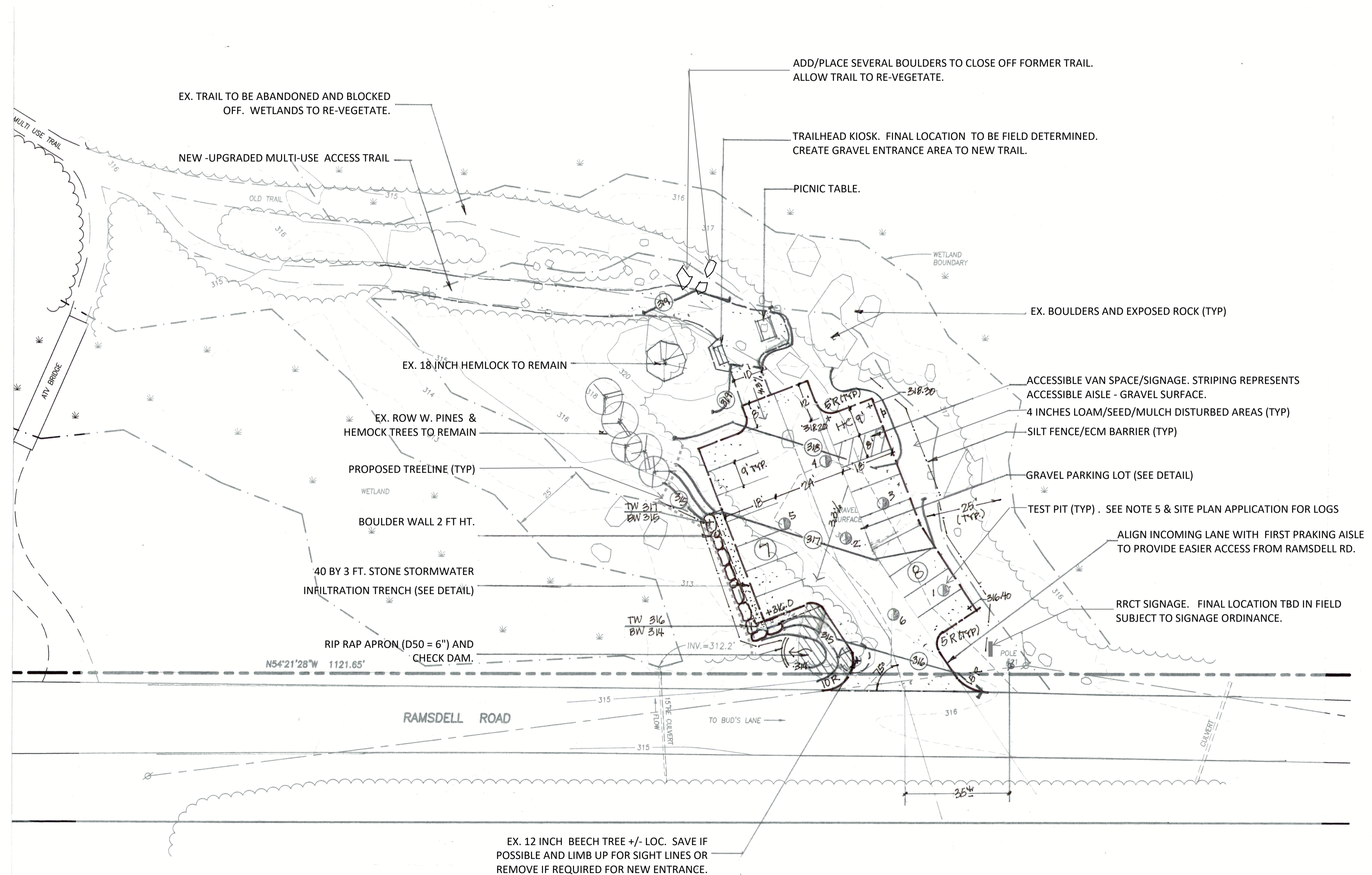
CHAPTER 402.10.4.B - THE STAFF REVIEW COMMITTEE IS AUTHORIZED TO REVIEW MINOR DEVELOPMENTS.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION -CHAPTER 500 STORWATER PERMIT:**  
 THE PROJECT DOES NOT DISTURB ONE OR MORE ACRES OF LAND. A STORMWATER PERMIT DOES NOT APPLY.

**TOWN OF GRAY - ENTRANCE PERMIT:**  
 AN ENTRANCE PERMIT APPLICATION SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS.  
 ARTICLE 402.10.11 -TABLE 1.C. REQUIRES 250 FEET SIGHT DISTANCE (SD)FOR RAMSDELL ROAD POSTED AT 30 MPH. THE PROJECT PROVIDES GREATER THAN 250 FEET SD. CLEARING OF SHRUBS TO THE WEST OF THE ENTRANCE MAY BE REQUIRED. REVIEW WITH THE DPW DIRECTOR.

**LEGEND:**

- PROPOSED GRAVEL LOT
- PROPOSED CONTOUR
- PROPOSED BOULDER WALL
- PROPOSED MULTI-USE TRAIL
- RIP RAP APRON/PLUNGE POOL
- STONE OR HAYBALE CHECK DAM
- SILTY FENCE OR ECM BARRIER
- EX. WETLANDS
- 25 FOOT NRPA WETLAND BUFFER
- EX. UTILITY POLE
- EX. EDGE PAVEMENT



**LICHT**  
 ENVIRONMENTAL DESIGN, LLC  
 35 FRANK CIRCLE, GRAY, MAINE 04039 207 7494924

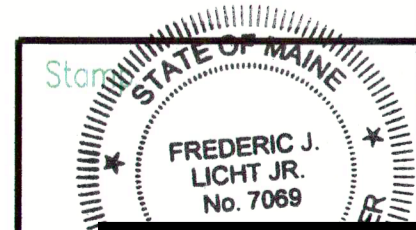
**THAYER BROOK PRESERVE**  
**TRAILHEAD PARKING LOT**  
 92 RAMSDELL ROAD  
 GRAY, MAINE 04039

Rev	Description	Date	By

Desig: RL  
 Dwn: RL  
 Chkd: RL  
 Scale: 1" = 20'  
 Date: 11-08-22

**SITE PLAN**

**C1**



**EROSION AND SEDIMENTATION NOTES:**

1. The Site Contractor shall follow the "Maine Erosion and Sediment Control BMPs" published by the Maine DEP in 2003 and the "Maine Erosion and Sediment Control Practices Field Guide for Contractors published in 2016 or most current update". The manuals can be found on the Maine DEP website. A link to the field guide is shown below:

<http://www.maine.gov/dep/land/erosion/escbmps/index.html>

THE CONTRACTOR SHALL ALSO FOLLOW THE GUIDELINES LISTED IN APPENDICES A, B, C IN MAINE DEP CHAPTER 500 RULES (2015 NOTES PROVIDED ON THIS SHEET).

**GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:**

**EROSION/SEDIMENT CONTROL DEVICES:**

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

- SILT FENCE:** SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
- HAY BALES:** HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.
- RRIPAP:** PROVIDE RRIPAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
- LOAM, SEED, & MULCH:** ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.
- STRAW AND HAY MULCH:** USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY. CURLEX II AND EXCELORER MAY BE USED IN PLACE OF JUTE MESH OVER MULCH.
- MULCH NETTING** SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

**TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:**

PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

- SILTATION FENCE** ALONG THE DOWNGRADIANT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 90% REVEGETATED. REMOVE SILTATION FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENT AND STABILIZE.
- HAY BALES** PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
- PROTECT TEMPORARY STOCKPILES** OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
  - SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
  - AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
  - STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
  - SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
- ALL DENUDED AREAS** WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS SHALL RECEIVE MULCH OR NON-ERODABLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
- IF WORK IS CONDUCTED** BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.
- TEMPORARY EROSION CONTROL MEASURES** SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

**PERMANENT EROSION CONTROL MEASURES:**

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

- ALL AREAS DISTURBED** DURING CONSTRUCTION, BUT NOT SUBJECT TO ANOTHER RESTORATION (PAVING, RRIPAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
- IF AN AREAS WILL NOT BE WORKED** FOR MORE THAN ONE YEAR OR HAS 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 RRIPAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, SOIL, AND MOISTURE 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 TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE SEED AND MULCHED AGAIN IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.
  - Seeded areas. For seeded areas, permanent stabilization means a 90% cover of healthy plants with no evidence of washing or rilling of the topsoil.
  - Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.
  - Permanent Mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.
  - Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded grade or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.
  - Agricultural use. For construction projects on land used for agricultural purposes (e.g., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.
  - Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.
  - Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, 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 channel banks, or down-cutting of the channel.
- SLOPES GREATER THAN 2:1** WILL RECEIVE RRIPAP.

**POST-CONSTRUCTION REVEGETATION:**

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

- A MINIMUM OF 4" OF LOAM** WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
- IF FINAL GRADING IS REACHED** DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, AND INSTALLATION OF UTILITIES AND STORMWATER SYSTEMS.
  - ROUGH GRADING, SITE BLASTING FOR ROADWAYS AND UNITS AND INSTALLATION OF UTILITIES AND STORMWATER SYSTEMS.
  - FINISH GRAVELS AND SURFACES & PAVING
  - LOAM, SEED AND STABILIZATION.
- AN AREA SHALL BE MULCHED IMMEDIATELY** AFTER IT HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
  - HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
    - BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
    - BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
    - SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
  - HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDING AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
- CONSTRUCTION SHALL BE PLANNED** TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
  - ONLY UNFROZEN LOAM SHALL BE USED.
  - LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
  - WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ. FT.) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
  - WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
  - FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
  - ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
- FOLLOWING FINAL SEEDING**, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

**MONITORING SCHEDULE:**

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. ANNUALLY, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

- HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS** SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.
- VISUALLY INSPECT RRIPAP** ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DESTROYING REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
- REVEGETATION OF DISTURBED AREAS** WITHIN 25' OF DRAINAGE COURSE/STREAM WILL BE SEEDING WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEED AS NEEDED. EXPOSED AREAS WILL BE RESEED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RRIPAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

**EROSION CONTROL DURING WINTER CONSTRUCTION:**

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

- WINTER EXCAVATION AND EARTHWORK** SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHALL BE LIMITED** TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
- CONTINUATION OF EARTHWORK OPERATIONS** ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED** TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1**, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
- MULCH NETTING SHALL BE USED** TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELORER OR CURLEX.
- MULCH NETTING SHALL BE USED** TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1**, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
- IN THE EVENT OF SNOWFALL** (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

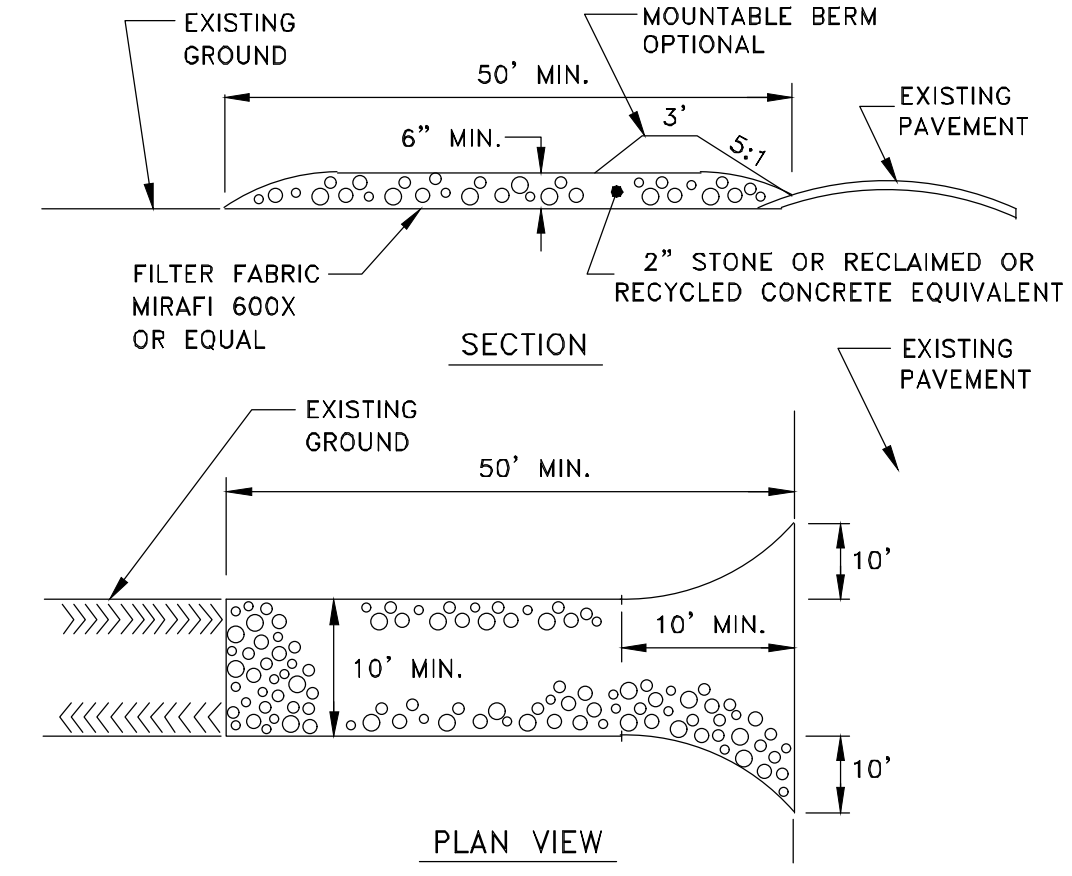
**Construction Plan**

CONSTRUCTION OF THE PROJECT IS EXPECTED TO COMMENCE IN LATE SUMMER 2018 FOLLOWING ISSUE OF TOWN AND DEP PERMITS AND ONCE UNITS ARE PRE-SOLD. THE CONSTRUCTION OF THE ROAD AND UTILITY INFRASTRUCTURE IS EXPECTED TO CONTINUE INTO THE SPRING OF 2019. CONSTRUCTION OF UNITS WILL DEPEND ON MARKET CONDITIONS BUT BASED ON THE RECENT SUCCESS WE WOULD EXPECT THE UNITS TO BE CONSTRUCTED WITHIN 2-3 YEARS. CONSTRUCTION SEQUENCING WILL INCLUDE THE FOLLOWING:

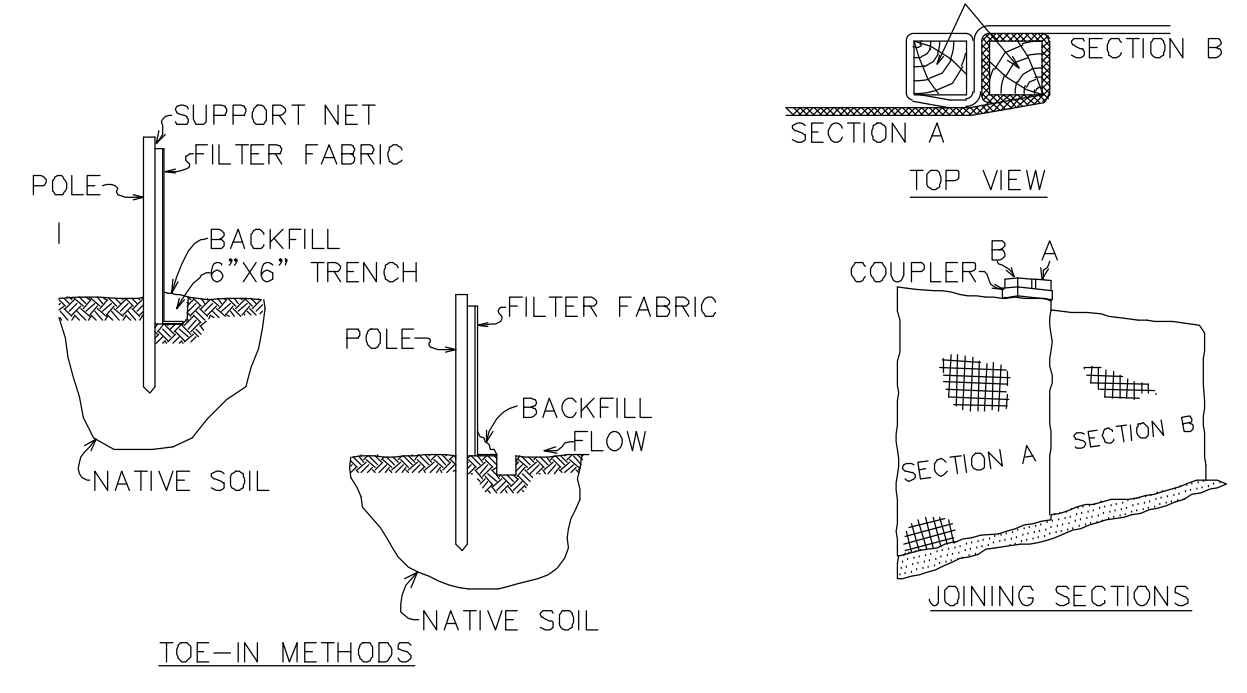
**CONSTRUCTION PHASE:**

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

- ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION** WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.
- PRIOR TO THE START OF CONSTRUCTION** IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
- TOPSOIL WILL BE STOCKPILED** WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THAN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
  - TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
  - SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
  - INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE. STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
- ALL DISTURBED AREAS THAT WILL NOT BE WORKED** FOR MORE THAN 7 DAYS SHALL BE EITHER:
  - TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
  - SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT.) AND MULCHED IMMEDIATELY.
- ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE** WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)
- ALL CULVERTS WILL BE PROTECTED** WITH STONE RRIPAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

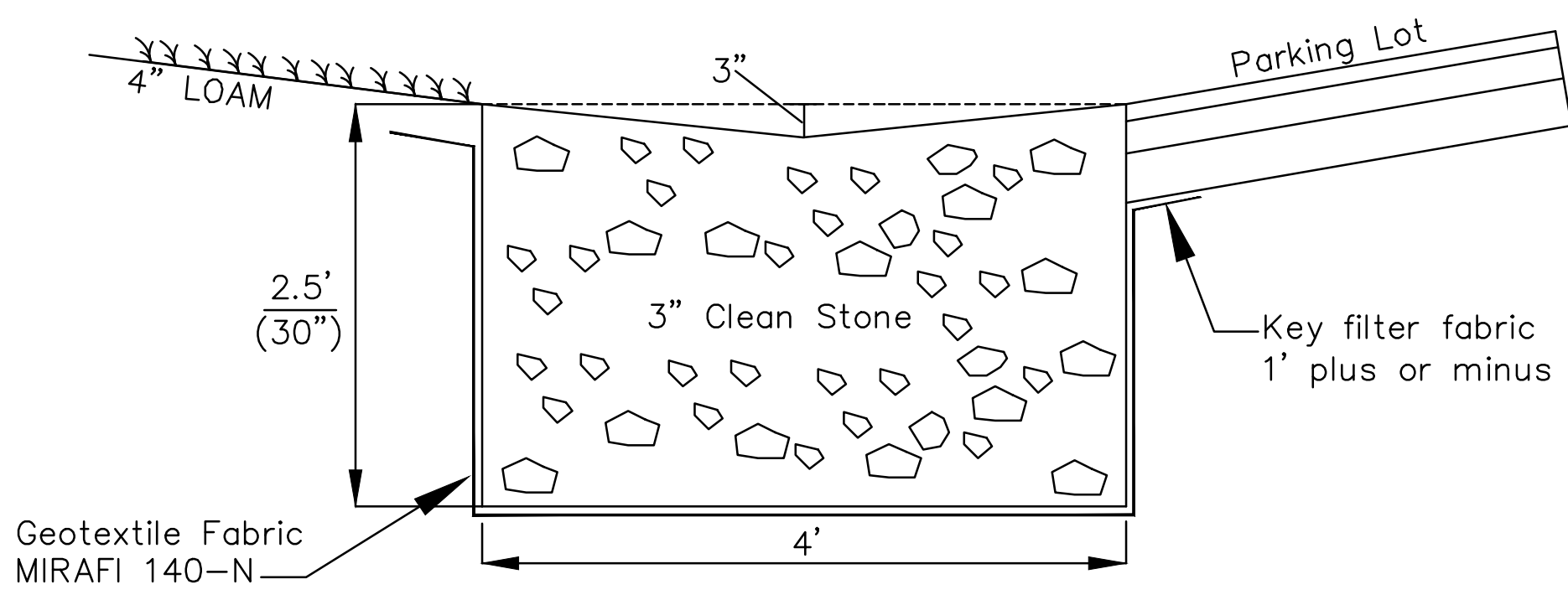


**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.

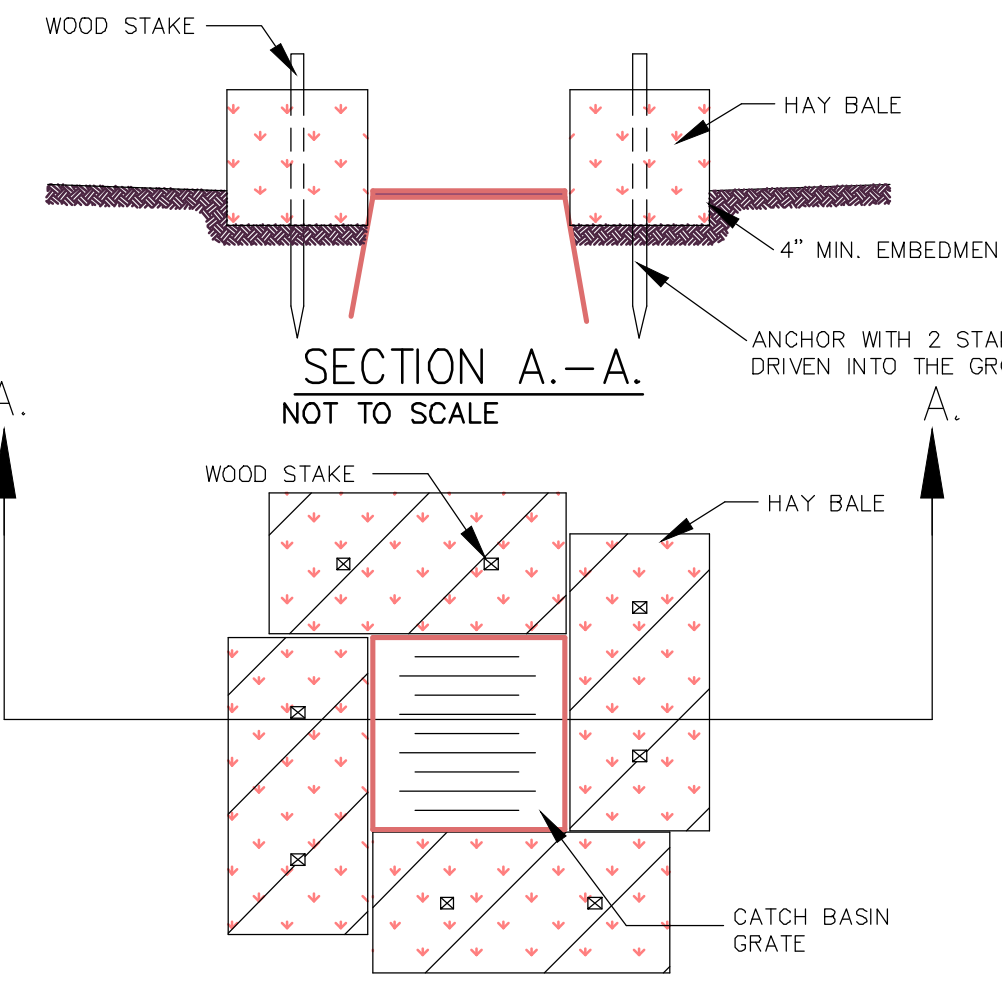


**SILTATION FENCING**

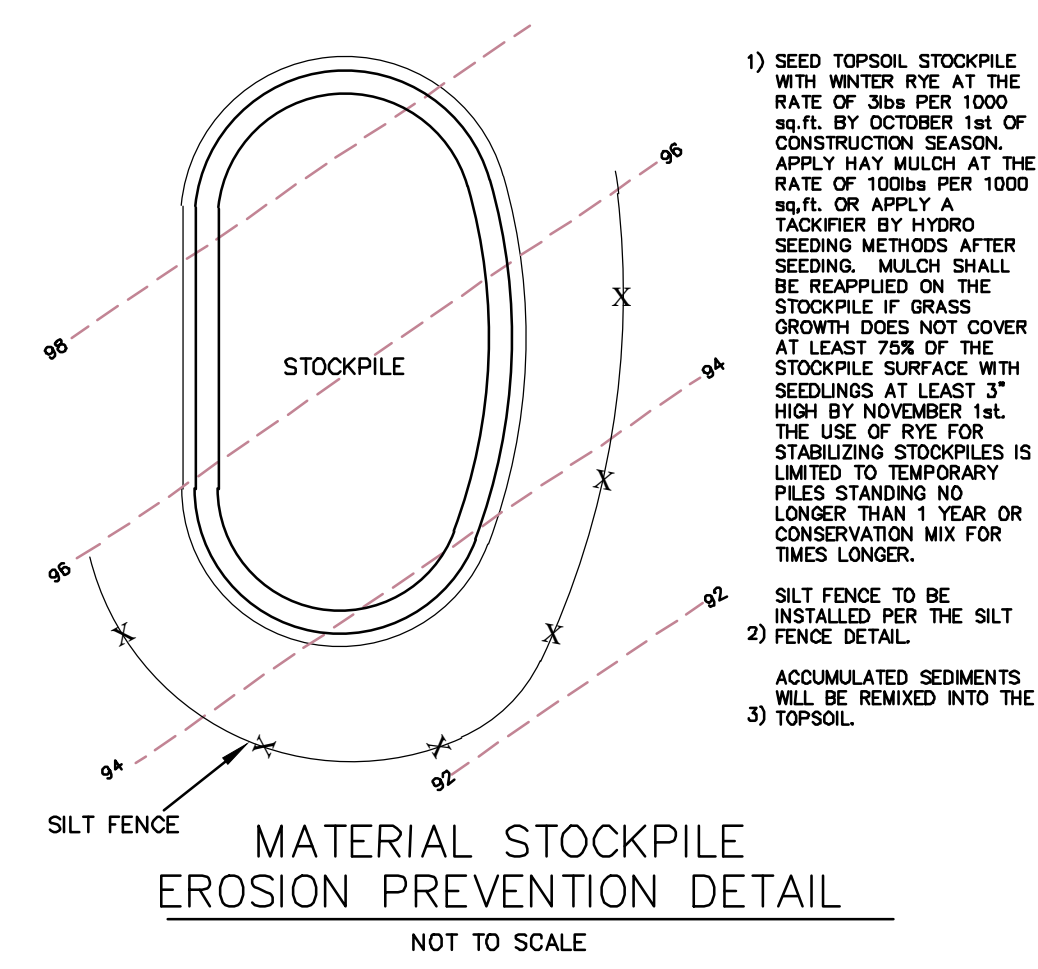
- INSTALL DOWNSLOPE OF ALL CONSTRUCTION ACTIVITIES AS NECESSARY.
- INSPECTION SHOULD BE FREQUENT AND REPAIR OR REPLACEMENT MADE PROMPTLY AS NEEDED. CHECK AFTER EACH RAINFALL.
- BARRIERS SHOULD BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.



**Stone Infiltration Trench Detail**  
NOT TO SCALE



**CATCH BASIN HAY BALE BARRIER DETAIL**  
NOT TO SCALE



**MATERIAL STOCKPILE EROSION PREVENTION DETAIL**  
NOT TO SCALE

1) SEED TOPSOIL STOCKPILE WITH WINTER RYE AT THE RATE OF 30lb PER 1000 S.F. BY OCTOBER 1st OF CONSTRUCTION SEASON. APPLY HAY MULCH AT THE RATE OF 1000lb PER 1000 S.F. OR APPLY A TACKIFIER BY HYDRO SEEDING METHODS AFTER SEEDING. MULCH SHALL BE REAPPLIED ON THE STOCKPILE IF GRASS GROWTH DOES NOT COVER AT LEAST 75% OF THE STOCKPILE SURFACE WITH SEEDING. MULCH SHALL BE REAPPLIED AT LEAST 3" HIGH BY NOVEMBER. THE USE OF RYE FOR STABILIZING STOCKPILES IS LIMITED TO TEMPORARY PILES STANDING NO LONGER THAN 1 YEAR OR CONSERVATION MIX FOR TIMES LONGER.

2) SILT FENCE TO BE INSTALLED PER THE SILT FENCE DETAIL.

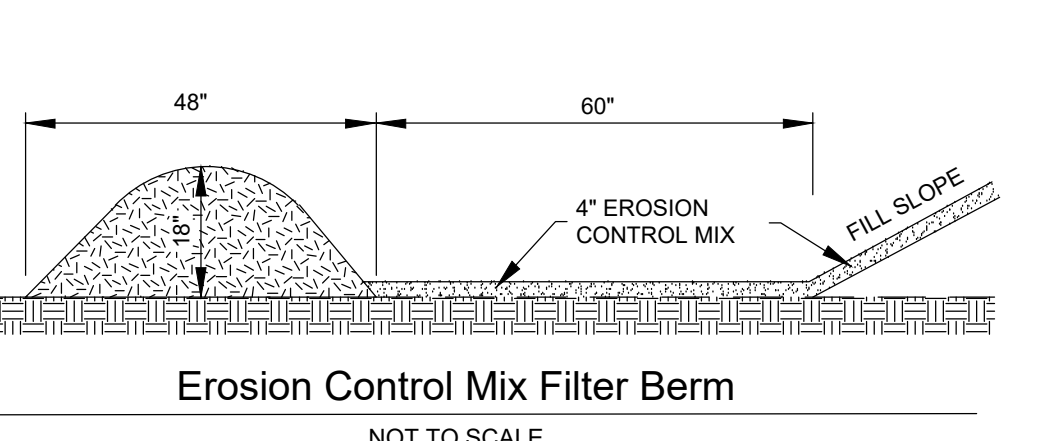
3) ACCUMULATED SEDIMENTS WILL BE REMOVED INTO THE TOPSOIL.

THE FILTER BERM SHALL CONSIST OF AN EROSION CONTROL MIX (BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLOAM GRIT) AND FRAGMENTED WOOD GENERATED FROM WATER FLOW LOG HANDLING SYSTEMS. COMPARABLE COMPOSTED MIXES CAN BE USED UPON WRITTEN APPROVAL OF THE ENGINEER.

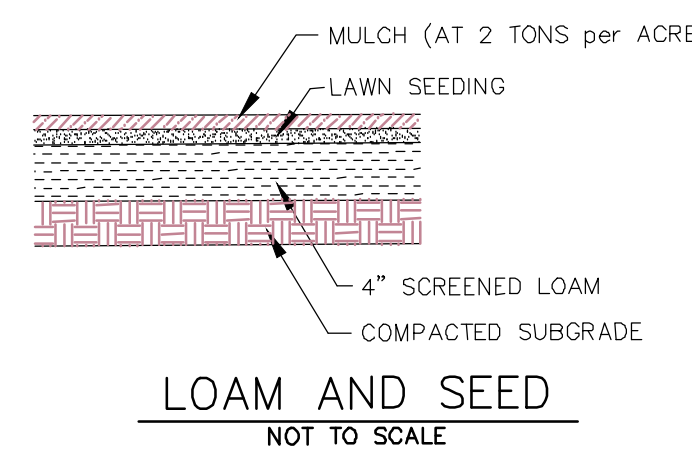
THE MIX SHALL CONFORM TO THE FOLLOWING: #1 BETWEEN 5.6&8.0, PARTICLE SIZE, 100% PASSING THROUGH A #4 SCREEN AND 80% RETAINED ON A #10 SCREEN. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 mg/100g.

THE COMPOSTED BERM SHALL BE PLACED UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

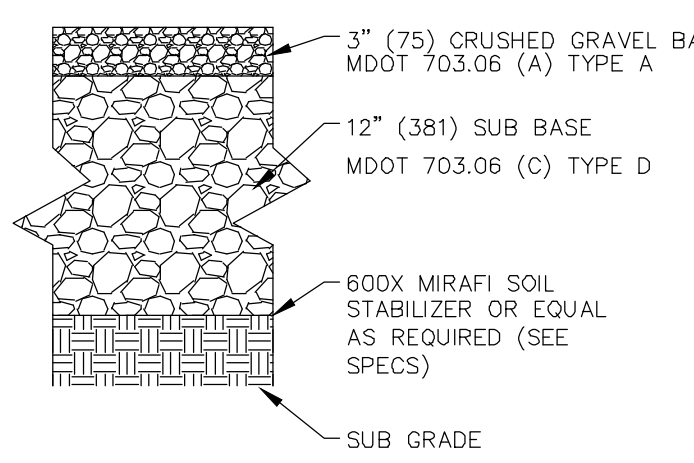
THE BERM MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE BERM BY LARGER SEDIMENT PARTICLES (SILT FENCE PLACED ON THE UPSLOPE SIDE OF BERM).



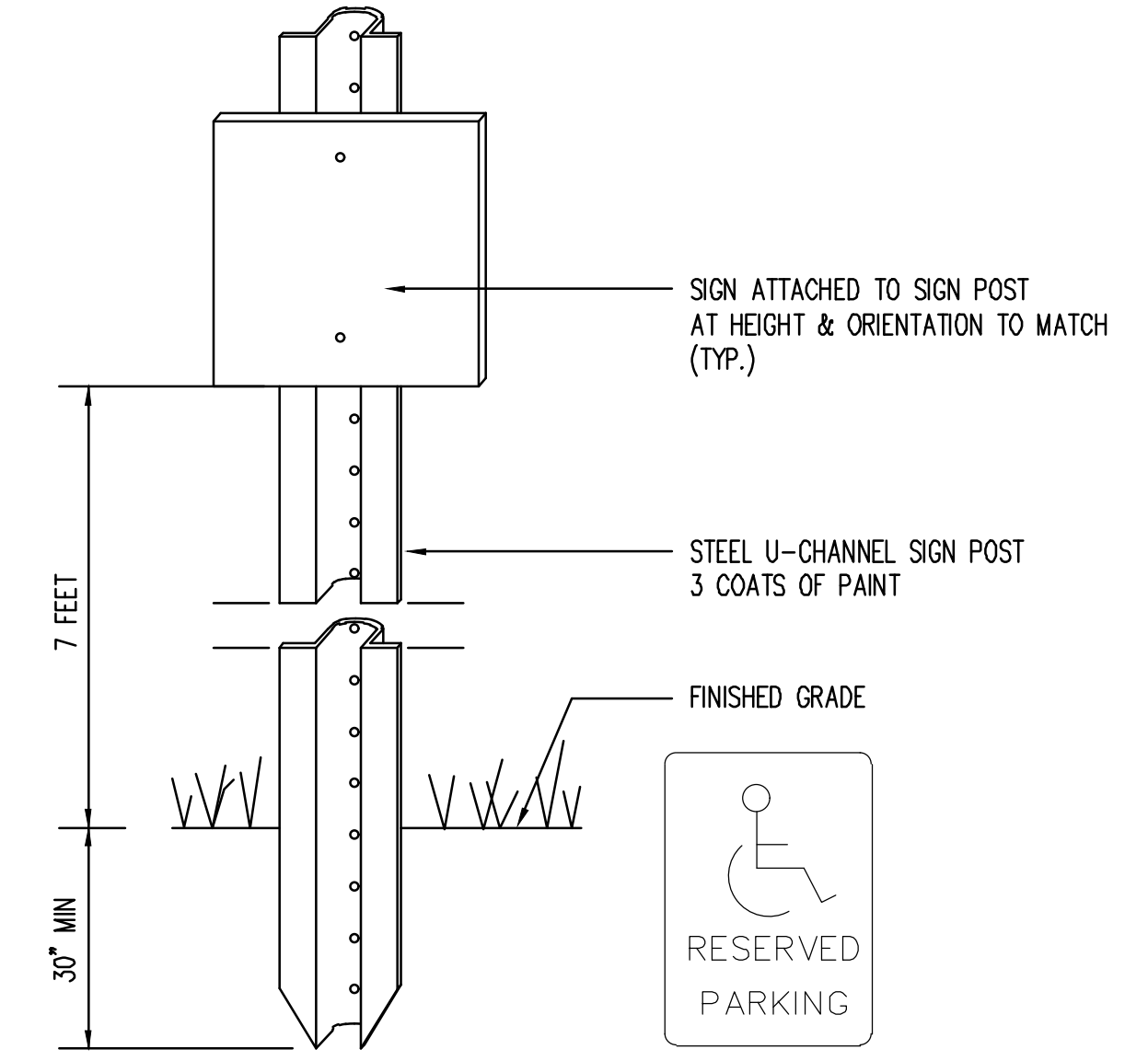
**Erosion Control Mix Filter Berm**  
NOT TO SCALE



**LOAM AND SEED**  
NOT TO SCALE



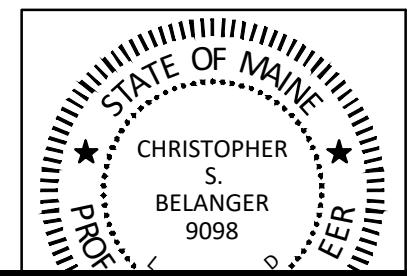
**GRAVEL PARKING DETAIL**  
NOT TO SCALE



**SIGN & POST**  
NOT TO SCALE

**PROGRESS PLAN**  
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.



**Details**

Thayer Brook Preserve  
Trailhead Parking Lot

Royal River Conservation Trust  
P.O. Box 96, Yarmouth, ME 04096

**LICHT**  
ENVIRONMENTAL DESIGN, LLC

35 FRAN CIRCLE, GRAY, MAINE 04039 207 7494924

DRN BY: CSB	FIELD WK:	SHEET:
CH'D BY: RL	SCALE: n.t.s.	<b>C2</b>
DATE: 11-8-2022	JOB #: 203	



November 14, 2022

VIA Delivery and Email

Kristen Muszynski, Planner  
Town of Gray  
24 Main Street  
Gray, Maine 04039

**Thayer Brook Preserve, 92 Ramsdell Road**  
**Trailhead Parking Lot**  
**MINOR DEVELOPMENT SITE PLAN APPLICATION**

Dear Kristen:

On behalf of the Royal River Conservation Trust (RRCT) we are pleased to submit the attached Site Plan Review application for the proposed trail head parking lot associated with the recently acquired 145-acre Thayer Brook Preserve parcel off Ramsdell Road. As you are aware this exciting property will protect critical open space and provide significant public trail links to the Libby Hill Forest and surrounding trail systems.

Enclosed for staff and Planning Board review are seven (7) copies of the following materials:

- Cover Letter
- Site Plan Review Application Form & Fee
- Exhibit 1 – RRCT Project Overview
- Exhibit 2 – USGS Location Map
- Exhibit 3 - Deed
- Exhibit 4 – Soil Test Pit Logs
- Exhibit 5 - Site Signage
- Site Plans
  - Standard Boundary Survey
  - Existing Conditions Plan
  - Site Plan –C1
  - Site Details –C2

#### **I. EXISTING CONDITIONS:**

The overall property extends from Ramsdell Road to the Libby Hill Forest trails off of Libby Road and includes existing ATV/Snowmobile trails and significant wetland areas. However this site plan review only concerns an area of approximately 0.25 acres located on the north side of Ramsdell Road (*Exhibit 2*), the *project area*. Ramsdell road is a local paved road, approximately 22-23 feet wide and posted at 30mph. Several culverts are located near the project area. Refer to the Standard Boundary Plan and Existing Conditions Plan prepared by Owen-Haskell, Inc. for specific site information.

The project area is a former log yard and includes a cleared area of approximately 10,000 s.f. which includes a formal gravel pad, exposed rocks/boulders and disturbed land. A portion of the yard, estimated at 2,500/- s.f. appears to have been improved with 12-18 inches of clean gravel. The site currently serves as a trailhead for the ATV/snowmobile trail system connecting west Gray to areas to the north and east, which are used by hikers, runners and cyclists alike.

The project area is surrounded by wetlands which have been delineated by Albert Frick Associates in April 2022. The wetland system has been determined to contain peatlands which are classified by the DEP-Natural Resources Protection Act (NRPA) Chapter 310 as wetlands of special significance. No wetlands will be impacted by the project. However a 25-foot buffer will be maintained between the wetlands and all site disturbance qualifying for a DEP-NRPA Permit-by-Rule. The applicants have met on-site with a representative of the DEP to review wetlands and applicable setbacks and permitted activities.

## II. PROPOSED PROJECT:

The project consists of a new 5,400+/- s.f. gravel parking lot and 500/- s.f. gravel/woodchip trailhead area to access the Preserve land and trails occupying approximately the same area as the former log yard. The parking lot is expected to be used by outdoor enthusiasts as a four-season access point to the preserve trails. The project includes:

- 15 parking spaces (9 by 18 ft.) including one ADA Van space. (Note - the number of spaces may be reduced if ledge is encountered.)
- Stormwater infiltration trench.
- Trailhead access area and closing off existing main ATV spur trail in favor of the current parallel trail.
- Trailhead to be used as a primary access for most users and the existing secondary access point further west on Ramsdell Road as the primary access point to the motorized trail network for ATVs and snowmobiles.
- Trail map kiosk and possible picnic table.
- Preserve signage.

**Review Criteria:** The project meets the following Zoning Chapter 402.10 Site Plan Review standards and qualifies as a *Minor Development –Staff Committee Review*:

- C.402.10.2.I – Construction of impervious surfaces of more than 2,500 s.f.
- C.402.10.4.B –Staff Review Committee is authorized to review all site plans for minor developments.
- C. 402.10.6.A.4 –Classification of projects of less than 10,000 s.f. including existing impervious surfaces qualify as *Minor Developments*.

A pre-application meeting was held on August 30<sup>th</sup> with Nate Rudy, Town Manager and Alec Dodd, Public Works Director to review the project.

The proposed gravel parking lot is shown on the attached Plan C1. The lot configuration includes a 24-foot access aisle from Ramsdell Road with the limits of the 90-degree parking spaces essentially defined by the 25-foot wetland buffer. One van accessible space is provided with signage and an accessible aisle to the trailhead area. A small area on the left side of the lot will require tree/vegetation removal and approximately 2 feet of fill and a small boulder wall to avoid the 25-foot wetland buffer. The plans indicate locations of exposed boulders and rock which the parking area has been designed to avoid as best as practicable. The boulders provide character to the property and fit with the theme of the natural preserve. The connection to the main trail system will be graded to provide a level starting area for a kiosk and potential picnic table as a meeting point for hikers, cyclists, birders, skiers or other trail users.

The access is aligned at 75 degrees from Ramsdell Road which complies with the Chapter 400.5.4 Street Ordinance standards in order to best adapt the parking alignment to the available land area outside of the 25-foot wetland buffer. Additionally it would be expected that most if not all traffic would come from the east on Ramsdell Road making the alignment more efficient for access and egress. Parking lot grades are approximately 3.3% and will drain to the left (west) side of the lot where a 40-foot long stone infiltration trench is proposed to intercept most of the surface runoff and provide treatment prior to discharge to the wetland buffer. (Refer to Plans C1 and C2 for details.)

Test pits were performed by Licht Environmental Design, LLC (LED) in September, 2022 to determine general subsurface conditions, areas of re-usable gravel and shallow to ledge conditions. Six test pits were performed and found that the general area shown with a dashed line as gravel on the Existing Conditions Plan is generally 12-18 inches of clean gravel. The adjacent areas are gravelly loamy sand to sandy loam. Construction of the lot will utilize the clean gravels and box-cut and add 12 inches of MDOT Type D subbase gravels as a base in the surrounding areas. The entire lot surface will include 3 inches of MDOT Type A/B gravel. Refer to *Exhibit 4* for test pit logs and the Site Plans for parking lot details.

Sight lines required for the 30 mph zone per Chapter 402.10.22.B –Table 1C are 250 feet. The site entrance looking east provides in excess of 250 feet of site lines. To the west, several shrubs/ branches are recommended to be trimmed to maintain over 250 feet of sight distance.

The parking area is buffered by woods on three sides on the parcel property. There are no direct abutters to the project area. A simple wood RRCT sign will be installed on either side of the entrance (*Exhibit 5*). The project will not require any utilities or lighting. No trash receptacles are proposed –this will be a carry in-carry out site.

We understand that the lot may be plowed by the Town Public Works Department for winter use. Snow storage areas are provided at the left end and right side of the lot



In closing, we look forward to scheduling a meeting with the Staff Review Committee to review and approve the project. In the meantime should you have any questions or require any additional information please do not hesitate to contact me.

Sincerely,



Frederic (Rick) Licht, PE, LSE  
Principal

Encl: As noted.

Cc: Steve McPike, RRCT  
Chad Fierros, RRCT  
Alan Stearns, RRCT  
Nate Rudy, Gray Town Manager  
Tm Estes, Gray Public Works Director



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

**PROPERTY TO BE DEVELOPED**

Property Location/Address		Property Map/Lot	_____ - _____ - _____
Zoning District		Lot Acreage	
Owner Name		Tax Sheet	
Owner Address		Owner Phone	

**APPLICANT**

Name (IF different than owner)	C/O Chad Fierros	Contact Phone Number	
Mailing Address		Alternate Phone Number	
Mailing City/State/Zip		Fax Number	
Email Address			

**AGENT/CONSULTANT**

Name	Frederic (Rick) Licht, PE	Contact Phone Number	207.749.4924
Mailing Address	Licht Environmental Design, LLC	Alternate Phone Number	
Mailing City/State/Zip	35 Fran Circle, Gray, ME 04039	Fax Number	
Email Address	rlicht@securespeed.net		

**PROJECT**

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

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

**Project Description / Comments:**

**Applicant Signature**

**Date**



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

**PROPERTY TO BE DEVELOPED**

Property Location/Address	92 Ramsdell Road	Property Map/Lot	34 .14 .6
Zoning District	RRA	Lot Acreage	145
Owner Name	Royal River Conservation Trust	Tax Sheet	
Owner Address	PO Box 90, Yarmouth, ME 04096	Owner Phone	207.847.9399

**APPLICANT**

Name (IF different than owner)	C/O Chad Fierros	Contact Phone Number	301.676.5069
Mailing Address	PO Box 90	Alternate Phone Number	
Mailing City/State/Zip	Yarmouth, ME 04096	Fax Number	
Email Address	chad@rrct.org		

**AGENT/CONSULTANT**

Name	Frederic (Rick) Light, PE	Contact Phone Number	207.749.4924
Mailing Address	Licht Environmental Design, LLC	Alternate Phone Number	
Mailing City/State/Zip	35 Fran Circle, Gray, ME 04039	Fax Number	
Email Address	rlicht@securespeed.net		

**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> Pre-Application Conference <input checked="" type="checkbox"/> 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:**

Conversion of an existing alteration (former log landing) to a parking area for recreational and management access of a preserve recently conserved by Royal River Conservation Trust. The parking area will utilize the existing footprint of the alteration, provide an extension of the gravel base, and utilize adequate drainage control devices. Parking lot may be maintained by the town - maintenance is still under discussion.

Applicant Signature	Date 11/14/2022
---------------------	-----------------

**EXHIBIT 1**  
**RRCT PROJECT OVERVIEW**



## Thayer Brook Preserve Parking Area

### Site Review Application

This project proposal is for a parking area to provide access to RRCT's new, 145-acre preserve in Gray. RRCT is a local land trust whose mission is to protect the natural, recreational, scenic, agricultural and historic resources of the Royal River region for current and future generations.

The local community has welcomed RRCT enthusiastically into Gray, as this is our first fee-owned preserve in town. Thayer Brook Preserve is currently open to the public and has a network of trails that joins with the Libby Hill Forest Trails. This proposed parking area will provide an access point for folks on this side of town to utilize many miles of recreational trails and experience natural areas in Gray. Thayer Brook Preserve has received enthusiastic support from many in Gray, including the approval of voters to allocate \$30,000 of town funds to this parking area as a collaborative project toward common goals.

The project site will repurpose a former log landing that was altered during previous forest management activities on the parcel, prior to Royal River Conservation Trust ownership. The site plan will utilize the footprint of the existing alteration to avoid and minimize additional environmental or visual impacts. Appropriate permitting from the Maine Department of Environmental Protection has already been approved for the project.


Our aim is to create a trailhead parking area that is safe, attractive, and inviting for trail users. The proposed design will help avoid road shoulder parking in all but the busiest scenarios, although several cars can park adequately on the road shoulders today, when needed. The design will use a pervious surface (gravel) to allow rainwater percolation, and will also feature an additional drainage control device. The proposed project site is dry year-round, has minimal slope, and good visibility.

We are excited by the significant conservation opportunities present in Gray, and we aim for exemplary management at Thayer Brook Preserve as an example for future conservation projects. Establishing a quality parking area and trailhead gives a great first impression.

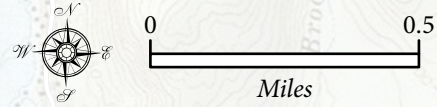
**EXHIBIT 2**  
**USGS LOCATION MAP**



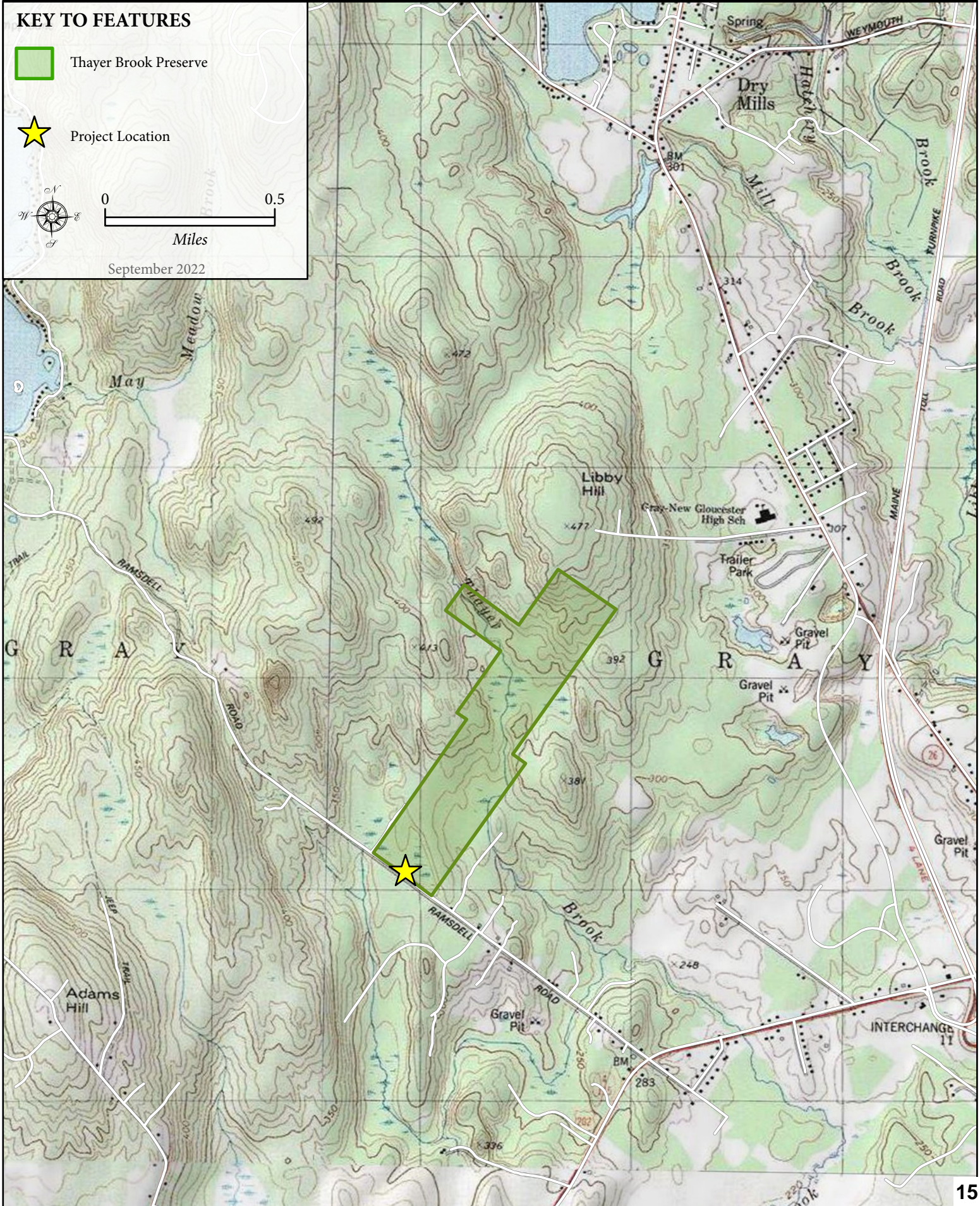
## KEY TO FEATURES

 Thayer Brook Preserve

 Project Location



September 2022



**EXHIBIT 3**  
**PROJECT DEED**

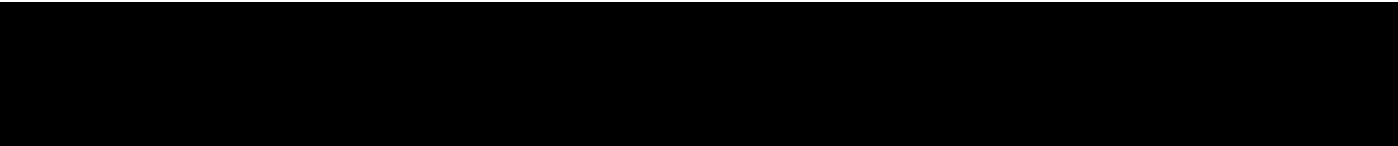
MAINE REAL ESTATE TAX-Paid

DLN 1002240187710

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, CARLENE DURGIN of the Town of Gray, State of Maine, GEORGE DURGIN of the State of Florida, DAVID DURGIN of the State of Tennessee, and CYNTHIA ROGERS of the Town of Gray, State of Maine, for consideration paid, grant to ROYAL RIVER CONSERVATION TRUST, a Maine nonprofit corporation in good standing with a mailing address at P.O. Box 90, Yarmouth, Maine 04096, with WARRANTY COVENANTS, a certain real property, together with any improvements thereon, located in the Town of Gray in the County of Cumberland and State of Maine, more particularly described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the said Carlene Durgin, George Durgin, David Durgin and Cynthia Rogers have set their hands and seals, on this 28 day of March, 2022



Carlene Durgin, by Dianna Ridlon her Attorney-in-Fact

Cynthia Rogers

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

March 28, 2022

Then personally appeared before me the above-named Cynthia Rogers and Dianna Ridlon in her said capacity and acknowledged the foregoing instrument to be their free act and deed.

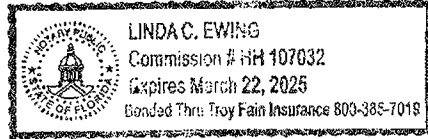
Before me



Nofary Public/Attorney-at-Law  
Print Name: Sarah A. McDaniel  
My Commission Expires / Maine Bar No.: 9506



George Durgin

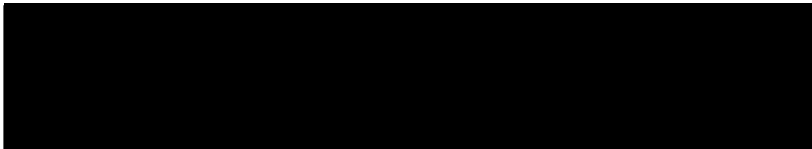


STATE OF FLORIDA  
COUNTY OF SARASOTA, ss.

March 23, 2022

Then personally appeared before me the above-named George Durgin and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public  
Print Name: LINDA CEWING  
My Commission Expires: 03/22/2025



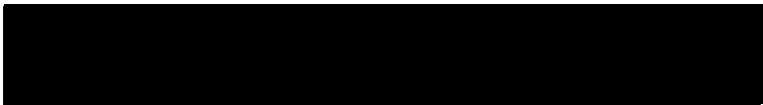
David Durgin

STATE OF FLORIDA  
COUNTY OF Brevard, ss.

March 23, 2022

Then personally appeared before me the above-named David Durgin and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public  
Print Name: Anne T. Rooney  
My Commission Expires: 12/17/2024



ANNE T. ROONEY  
Commission # HH 073375  
Expires December 17, 2024  
Bonded Thru Budget Notary Services

**EXHIBIT A**  
**Heron Colony Parcel, off Ramsdell Road, Gray, Maine**

Five contiguous lots or parcels of land situated off Ramsdell Road in the Town of Gray, Cumberland County and State of Maine, being more particularly bounded and described as follows:

**PARCEL ONE (the “Whitney Lot” so-called, being part of Range Lot 113)**

A certain lot or parcel of land situated in said Gray, being more particularly described as follows:

Lying on the Northeasterly side of Ramsdell Road, so called, and bounded as follows: Beginning at the most southerly corner of land formerly of Albert J. Small heirs on the line of said road; thence Northeasterly on line of said Small land to a stake and stones at the corner of land formerly of Matthew G. Morrill; thence running Southeasterly by said Morrill land to a stake on the side line of land formerly of King, (formerly owned by C.C. and Elmer Knight); thence running Southwesterly by said King line to the said Ramsdell Road; thence running Northwesterly by line of said road to the point of beginning, said lot containing Twenty-five (25) acres, more or less.

The above lot being the southwesterly half of lot number One Hundred and Thirteen (113) in the Second Division of Lots in the Town of Gray.

The above Parcel One being all and the same premises conveyed to Matthew G. Morrill by deed of Lawrence W. Whitney dated August 10, 1949 and recorded in the Cumberland County Registry of Deeds in Book 2006, Page 347. For Grantors title, reference may be had to Parcel 22 in deeds to grantors recorded in Cumberland County Registry of Deeds in Book 25475, Page 98 and in Book 38030, Page 101.

**PARCEL TWO (the “Caswell Lot” so called, being part of Range Lot 113)**

A certain lot or parcel of land, being thirty acres off the Northeast end of lot numbered one hundred thirteen (113) in the second division of lands in said Gray, bounded as follows:

North by land formerly of George McConkey and Ozias Blake; West by land formerly of Albert J. Small; South by land now or formerly of Joseph H. Ramsdell’s Heirs; East by land now or formerly of Fred H. Ramsdell and Charles C. Knight.

The above Parcel Two being all and the same premises conveyed to Matthew G. Morrill by deed of Harriet E. Caswell dated July 31, 1931 and recorded in the Cumberland County Registry of Deeds in Book 1596, Page 116. For Grantors title, reference may be had to Parcel 9 in deeds to grantors recorded in Cumberland County Registry of Deeds in Book 25475, Page 98 and in Book 38030, Page 101.

**PARCEL THREE (the "Douglass lot" so-called, being part of Range Lot 119)**

A certain lot or parcel of land located in Gray in the Second Division of lots in said Gray, it being the North-west half of School Lot No. (119) one hundred nineteen, also ten acres on the North-east end of the other half of said lot, in said Second Division of lots, and bounded and described as follows, viz:

Beginning at the most easterly corner of said lot at a stone wall on line of land formerly owned by M. C. Morrill; thence running in a northwesterly direction on line of said Morrill's land to land formerly of W. T. Libby; thence westerly on line of said Libby's land and land formerly of Augustus F. Huston to a pile of stones on line of land formerly owned by E. S. Caswell; thence southerly on line of said Caswell to a stake and stones on line of land formerly owned by L. B. Hunt; thence easterly on line of said Hunt's land to a pile of stones; thence in a southerly direction on a rick of rocks to a clump of white maple trees on line of land formerly owned by M. C. Morrill; thence easterly on line of said Morrill's land to point of beginning, said lot containing 40 (forty) acres more or less.

Said land being the same property conveyed to the said Mabel F. Douglass and Harry R. Douglass, deceased by Warranty Deed of Vinton E. Frank recorded in the Cumberland County Registry of Deeds in Book 1042, Page 22.

The above Parcel Three being all and the same premises conveyed to Matthew G. Morrill by deed of the heirs of Mabel F. Douglass and Harry R. Douglass dated May 16, 1944 and recorded in the Cumberland County Registry of Deeds in Book 1752, Page 61. For Grantors title, reference may be had to Parcel 18 in deeds to grantors recorded in Cumberland County Registry of Deeds in Book 25475, Page 98 and in Book 38030, Page 101.

**PARCEL FOUR (the "Karl Merrill Lot" so-called, being part of Range Lot 119)**

Also a certain lot or parcel of land situated in said Gray and bounded and described as follows:

Beginning at a spotted maple tree, at corner of land formerly of V. E. Frank and the line of Blake Place, so called, thence northwesterly on line of said Frank to a stake and stones, thence southerly on said Frank's line and a ditch across the Goff Mill Pond to the southerly end of the lot No. 119 in the second division of land in said Gray; thence southeasterly by the line of said lot to the corner of land now or formerly of John R. McConkey; thence by said McConkey's land and the line of the Blake place so called, to the first mentioned bound.

The above Parcel Four being a portion only of the premises conveyed to Matthew G. Morrill by deed of Karl H. Merrill dated December 12, 1968 and recorded in the Cumberland County Registry of Deeds in Book 3116, Page 255, and being the fifth parcel as described in said deed. For Grantors title, reference may be had to Parcel 36 in deeds to grantors recorded in Cumberland County Registry of Deeds in Book 25475, Page 98 and in Book 38030, Page 101.

**PARCEL FIVE (the "Huston Lot", so-called, being part of Range Lot 92)**

Also a certain lot or parcel of land situated in said Gray and bounded and described as follows:

Being a portion of lot numbered ninety two (92) in the First (*sic*, should be Second) Division of lands in Gray, the said lot or parcel lying on the North easterly side of a piece or parcel of land, and adjoining the parcel deeded to Thomas L. Libby by his father James Libby by his deed dated April 21, 1856 and recorded in Cumberland County Registry of Deeds in Book 298 Page 41. Reference may be had to deed of Lucy Huston to Augustus H. Huston dated February 12, 1886 and recorded in said Registry in Book 1262, Page 43.

The above piece or parcel lying between parcels of said Lot No. 92 formerly owned by Wilbert T. Libby (and now or formerly of the Gray Community Endowment, reference being had to CCRD Book 20765, Page 59 and Book 20739, Page 228), and extending the width of the lot.

The above Parcel Five being all and the same premises conveyed to Matthew G. Morrill by deed of Carrie E. Libby dated December 1, 1931 and recorded in the Cumberland County Registry of Deeds in Book 1595, Page 54. For Grantors title, reference may be had to Parcel 10 in deeds to grantors recorded in Cumberland County Registry of Deeds in Book 25475, Page 98 and in Book 38030, Page 101.

The above-described Parcels One through Five are identified by the Town of Gray in its property tax assessment records at Map/Lot 034-014-006-000 as containing one hundred sixty (160) acres and are currently enrolled in the Tree Growth taxation program. A compilation survey commissioned by Royal River Conservation Trust has estimated the acreage to be 147 +/- acres. No warranty as to acreage is provided with this conveyance.

The above-described Parcels One through Five contain all of the lands identified as Lot 113 and Lot 119 and a portion of the lands identified as Lot 92, all in the Second Division in the Town of Gray as depicted on the "Plan of the Town of Gray, ME" compiled and drawn by H.W. Foster, C.E. dated May 5, 1906 and retraced March 1932 and recorded in the Cumberland County Registry of Deeds in Plan Book 24, Page 6. The premises herein conveyed is bounded as follows:

On the southwest by Ramsdell Road, so-called;

On the northwest by the following:

Lands now or formerly of Douglas E. Reynolds, reference instrument recorded at CCRD Book 24058, Page 268 (formerly Small), as depicted on plan recorded in CCRD Plan Book 206, Page 376;

Lands now or formerly of Danny R. Glaser II, reference instrument recorded at CCRD Book 31230, Page 27 (formerly Whitney);

Lands now or formerly of Gray Community Endowment, reference instrument recorded at CCRD Book 20765, Page 59 (formerly Libby);

Lands identified in Lot 87 of the Second Division of Lands in the Town of Gray;

Lands now or formerly of Gray Community Endowment, reference instrument recorded at CCRD Book 20739, Page 228 (formerly Libby);

On the northeast by lands now or formerly of Gray Community Endowment, reference instrument recorded at CCRD Book 26189, Page 314 (formerly Hancock), as depicted on a "Standard Boundary Survey, Land of Hancock Land Co.," compiled by Main-Land Development Consultants, Inc., dated January 23, 2008;

On the southeast by the following:

Lands now or formerly of A.H. Grover, Inc., reference instrument recorded in CCRD Book 17023, Page 327 and also instrument recorded in CCRD Book 30258, Page 283 (formerly Hancock) as depicted on "Compass and Tape Survey of Libby Hill Lots in Gray, Maine for Hancock Lumber, Inc." by Survey Inc., dated January 1981;

Lands now or formerly of Sindy A. Young, reference instrument recorded at CCRD Book 37940, Page 90, as depicted on a "Standard Boundary Survey, Revised Property Plan & Lot Division, Ramsdell Road, Gray, Maine made for Ada Josie Morrell," by John D. Palmiter, dated December 3, 1997 and recorded in CCRD Plan Book 198, Page 199, including revisions recorded in Plan Book 206, Page 793, and in Plan Book 207, Page 260 (collectively "Bud's Lane Plans")

Lands now or formerly of Amy L. Brooker, reference instrument recorded at CCRD Book 32141, Page 160 as depicted on Bud's Lane Plans;

Lands now or formerly of Sean M. Crowell, reference instrument recorded at CCRD Book 37648, Page 243 as depicted on Bud's Lane Plans;

Lands now or formerly of Marilyn Harris, reference instrument recorded at CCRD Book 19027, Page 281 as depicted on Bud's Lane Plans;

Lands now or formerly of Raymond C. & Deborah L. Swenton, reference instrument recorded at CCRD Book 34563, Page 308.

**EXHIBIT 4**  
**SOIL TEST PIT LOGS**

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
 Division of Environmental Health  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

GRAY

Street, Road, Subdivision

THAYER BROOK PROSELU-  
 92 RAMSEAU RD. P-LOT 1PS

Owner's Name

RRCT

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

Observation Hole TP1  Test Pit  Boring  
2-3 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
S/CLAY S/LOAM	FR.	OR BRN	16" C.D.
BOE 20" NO REF			

Soil Classification <u>2</u> <u>C</u> Profile Condition	Slope <u>0.3</u> %	Limiting Factor <u>16</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole TP2  Test Pit  Boring  
— " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
CRSE S/G 3-6" STONES	FR1	OL BRN	18" C.D.
S/LOAM -LSAND			
BOE 25" NO REF			
* MATERIAL = ASPHALT GRAVEL FILL			

Soil Classification <u>12</u> <u>C</u> Profile Condition	Slope <u>0.3</u> %	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP3  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
S/LOAM		LT GRAY BRN	
GRAVELLY L/S	FR2	OR BRN.	18" C.D.
BOE 21" / ROCKY			

Soil Classification <u>6</u> <u>C</u> Profile Condition	Slope <u>0.3</u> %	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole TP4  Test Pit  Boring  
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
S/LOAM		DK GRAY BRN	ROCK 8" SIDES 11" TILT
GRAVELLY L/SAND	FR1	OR BRN	N/O
BOE 22" ROCK/SIDES/LEAVE.			

Soil Classification <u>6</u> <u>C</u> Profile Condition	Slope <u>0.3</u> %	Limiting Factor <u>22</u> "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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9/27/22

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
 Division of Environmental Health  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

GRAY

Street, Road, Subdivision

THAYER BRK. PRESERVE  
 92 RAMSDELL RD, PLOT 1PS

Owner's Name

KRCT

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

Observation Hole TP-5  Test Pit  Boring  
0-1 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	CRSE		
	SDNEY		
10	STG		
	FRI	OLBLL	N/O
20			
30	BOE 25' / SPHES		
40	* MATERIAL = APPARENT GRAVEL FILL		
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
6/12	0.3%	25"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input checked="" type="checkbox"/> Pit Depth

Observation Hole TP-6  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	CRSE		
	SDNEY		
10	STG		
	FRI -	OLBLL	
	S/MHAT		
	FIRM.		N/O
20	BOE 18" / ROCKS		
30	* MATERIAL = APPARENT GRAVEL FILL		
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
6/12	0.3%	18"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input checked="" type="checkbox"/> Pit Depth

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

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

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile Condition	%	"	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

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

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile Condition	%	"	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

9/27/22

**EXHIBIT 5**  
**SIGNAGE DETAIL**

