

TOWN OF ELIOT, MAINE

PLANNING BOARD AGENDA

TYPE OF MEETING: IN PERSON WITH REMOTE OPTION
PLACE: TOWN HALL/ZOOM

DATE: Tuesday, December 13, 2022
TIME: 6:00 P.M.

PLEASE NOTE: IT IS THE POLICY OF THE PLANNING BOARD THAT THE APPLICANT OR AN AGENT OF THE APPLICANT MUST BE PRESENT IN ORDER FOR REVIEW OF THE APPLICATION TO TAKE PLACE.

- 1) ROLL CALL
 - a) Quorum, Alternate Members, Conflicts of Interest
- 2) PLEDGE OF ALLEGIANCE
- 3) MOMENT OF SILENCE
- 4) 10-MINUTE PUBLIC INPUT SESSION
- 5) REVIEW AND APPROVE MINUTES
 - a) August 16, 2022 ~ December 6th, 2022 – if available
- 6) NOTICE OF DECISION
 - a) 276 HL Dow – if available
 - b) 7 Maclellan Lane – if available
- 7) PUBLIC HEARING
- 8) NEW BUSINESS
 - a) 150 Harold L. Dow Highway (Map 30/Lot 3), PID #030-003-000, PB 22-19: Site Plan Amendment/Change of Use – Real Estate Office
- 9) OLD BUSINESS
 - a) 771/787 Main Street (Map 6/Lots 43, 44, 154), PID # 006-043-000, 006-044-000, 006-154-000, PB22-09: Clover Farm Subdivision (8 lots) – Preliminary Plan
 - b) 0 Bolt Hill Road (Map 17/Lot 29), PID #017-029-000, PB # TBD: Village at Great Brook – Amendment to an Existing Subdivision Plan (43 lots)
 - c) 290 & 291 Harold L. Dow Highway (Map 37/Lots 20 & 2-1), PID # 037-020-000, 037-002-001, PB22-18: Site Plan Review/Amendment and Change of Use – Marijuana Products Manufacturing Facility
- 10) OTHER BUSINESS / CORRESPONDENCE
 - a) Updates, if available: Ordinance Subcommittee, Comprehensive Plan, Town Planner
- 11) SET AGENDA AND DATE FOR NEXT MEETING
 - a) January 3rd 2023
- 12) ADJOURN

All in-person attendees are asked to wear face masks

NOTE: All Planning Board Agenda Materials are available on the Planning Board/Planning Department webpages for viewing.

To view a live remote meeting: (Instructions can also be found on the Planning Board webpage)

- a) Go to www.eliotme.org
- b) Click on "Meeting Videos" – Located in the second column, on the left-hand side of the screen.
- c) Click on the meeting under "Live Events" – The broadcasting of the meeting will start at 6:00pm (Please note: streaming a remote meeting can be delayed up to a minute)

Instructions to join remote meeting:

- a) To participate please call into meeting 5 minutes in advance of meeting start time. Please note that Zoom does state that for some carriers this can be a toll call. You can verify by contacting your carrier.
- b) Please call **1-646-558-8656**
 1. When prompted enter meeting number ID: **845 1995 4960**
 2. When prompted to enter Attendee ID **press #**
 3. When prompted enter meeting password: **266470**
- c) Members of the Public calling in, will be first automatically be placed in a virtual waiting room until admitted by one of the members of the Planning Board. Members of the public will be unmuted one at a time to allow for input. Please remember to state your name and address for the record.
- d) Press *9 to raise your virtual hand to speak


Carmela Braun – Chair

NOTE: All attendees are asked to wear facial protective masks. No more than 50 attendees in the meeting room at any one time. The meeting agenda and information on how to join the remote Zoom meeting will be posted on the web page at eliotmaine.org/planning-board. Town Hall is accessible for persons with disabilities.



TOWN OF ELIOT MAINE

PLANNING OFFICE

1333 State Road

Eliot ME, 03903

To: Planning Board
 From: Jeff Brubaker, AICP, Town Planner
 Cc: Lois Widi, Applicant
 Shelly Bishop, Code Enforcement Officer
 Kim Tackett, Land Use Administrative Assistant
 Date: December 10, 2022 (report date)
 December 13, 2022 (meeting date)
 Re: PB22-19: 150 Harold L. Dow Highway (Map 30/Lot 3): Site Plan Amendment and Change
 of Use – Real Estate Office

Application Details/Checklist Documentation	
✓ Address:	150 Harold L. Dow Hwy.
✓ Map/Lot:	30/3
✓ PB Case#:	22-19
✓ Zoning:	Commercial/Industrial (C/I) District
✓ Shoreland Zoning:	None
✓ Owner Name:	Nancy Shapleigh
✓ Applicant Name:	Lois Widi
✓ Proposed Project:	Change of use of office suites to real estate office
✓ Application Received by Staff:	10/27/22
Application Fee Paid and Date:	\$25 – change of use
Application Sent to Staff Reviewers:	Not sent
Application Heard by PB	December 13, 2022 (scheduled)
Found Complete by PB	Not needed if PB deems a minor amendment
Site Walk	TBD
Site Walk Publication	TBD
Public Hearing	Not needed if PB deems a minor amendment
Public Hearing Publication	Not needed if PB deems a minor amendment
Deliberation	TBD
✓ Reason for PB Review:	Change of Use, Professional Offices are SPR uses in C/I district

Overview

Applicant Lois Widi (property owner: Nancy Shapleigh) seeks approval to change the use of the two existing office suites on the first floor of the building at 150 Harold L. Dow Highway to Real Estate Office. The application proposes no structural changes and no change to the existing approved residential use on the second floor of the building.

Application contents

- Request for Planning Board Action, signed 10/27/22
- Sketch Plan
- Aerial and front photos showing Office Suites C and D
- Location map
- Vision Property Card
- Commercial lease agreement

Type of review needed

Applicant seeking minor amendment. See motion templates.

Zoning

Commercial-Industrial (C/I). Wetlands exist in part of the site, but they are not classified as shoreland zoning and there is no proposed expansion of any structures.

Use

“Professional Offices” (recommended land use designation) are SPR uses in the C/I District.

Affidavit of ownership (33-106)

See commercial lease agreement. Deed downloaded by staff from the Registry’s online database.

Dimensional requirements (45-405)

The proposal is for a change of use to the first-floor office suites in the building. No specific notes on dimensional standards are offered in this report, but if you have questions on them, feel free to ask at the meeting.

Traffic (45-406)

The real estate office is not expected to generate a significant amount of traffic. The parking area is directly accessed from Route 236.

Parking

Assuming a floor area of 1,540 sq. ft. as shown on the Property Card, eight (8) parking spaces would be required by Section 45-495(9). (1 space per 200 sq. ft. or major fraction thereof.) There appears to be sufficient parking on-site, indicated by the sketch plan, to meet the requirement.

Sign

A sign is shown on the sketch plan and would need a sign permit from the Code Enforcement Officer.

Recommendation

Approval as a minor amendment/revision.

Motion templates

Approval as a minor site plan amendment, with conditions (recommended)

Motion to approve PB22-19 as a Minor Site Plan Amendment/Revision and Change of Use to change the use of the first-floor office suites to Real Estate Office. No change is being made to the approved residential use on the second floor.

The Planning Board finds that the proposed revisions are minor and do not result in any substantial changes to the approved development or further impact abutters. The following are conditions of approval:

1. [Standard conditions]
2. _____[Other conditions if desired]

Major Site Plan Amendment needing to go through the Site Plan Review process

Motion to find that the revisions proposed in PB22-19 are substantial. The applicant must seek approval through a site plan review process, beginning with submittal of a Site Plan Review application.

Disapproval

Motion to disapprove PB22-19 for the following reasons:

1. _____
2. _____
3. _____

* * *

Respectfully submitted,

Jeff Brubaker, AICP
Town Planner



TOWN OF ELIOT

1333 STATE RD. , ELIOT, ME 03903

REQUEST FOR PLANNING BOARD ACTION

(FOR MISCELLANEOUS USES OR CHANGES)

Applicant Lois Widi
 Mailing Address 34 Sandy Hill Lane City Eliot State ME Zip 03903
 Telephone # 207-252-5229 Email address lois@widi.realtygroup.com
(TO RECEIVE MEETING NOTICES)

Property Owner Nancy Shapleigh
 Mailing Address 28 Sandy Hill Ln City Eliot State ME Zip 03903

Property address 150 H.L. Dow Hwy visits C&D Tax Map # 30 Lot # 3
AKA office 1&2
 Size (acres) 2.86 Zoning District C/I Shoreland Overlay District? _____

Conforming Lot? YES/NO Conforming Use? YES/NO Conforming Structure? YES/NO

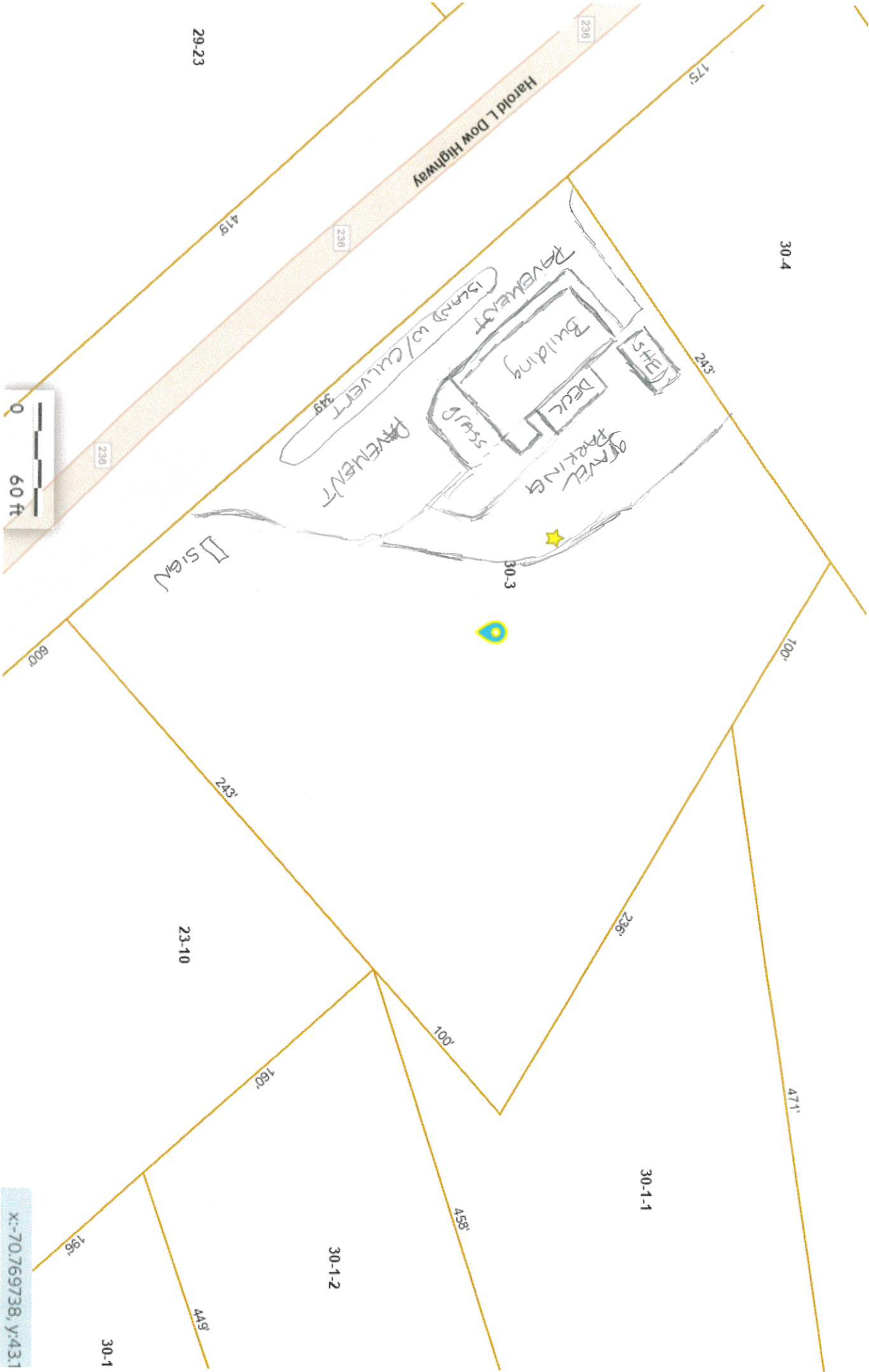
- Legal interest in property identified by applicant by:
 - Owner (copy of deed &/or tax records)
 - Pending Owner (copy of purchase & sale agreement)
 - Lease (copy of lease agreement with owners & applicants signature)
 - Corporate Officer (letter from corporation)
 - Other (identify: _____)

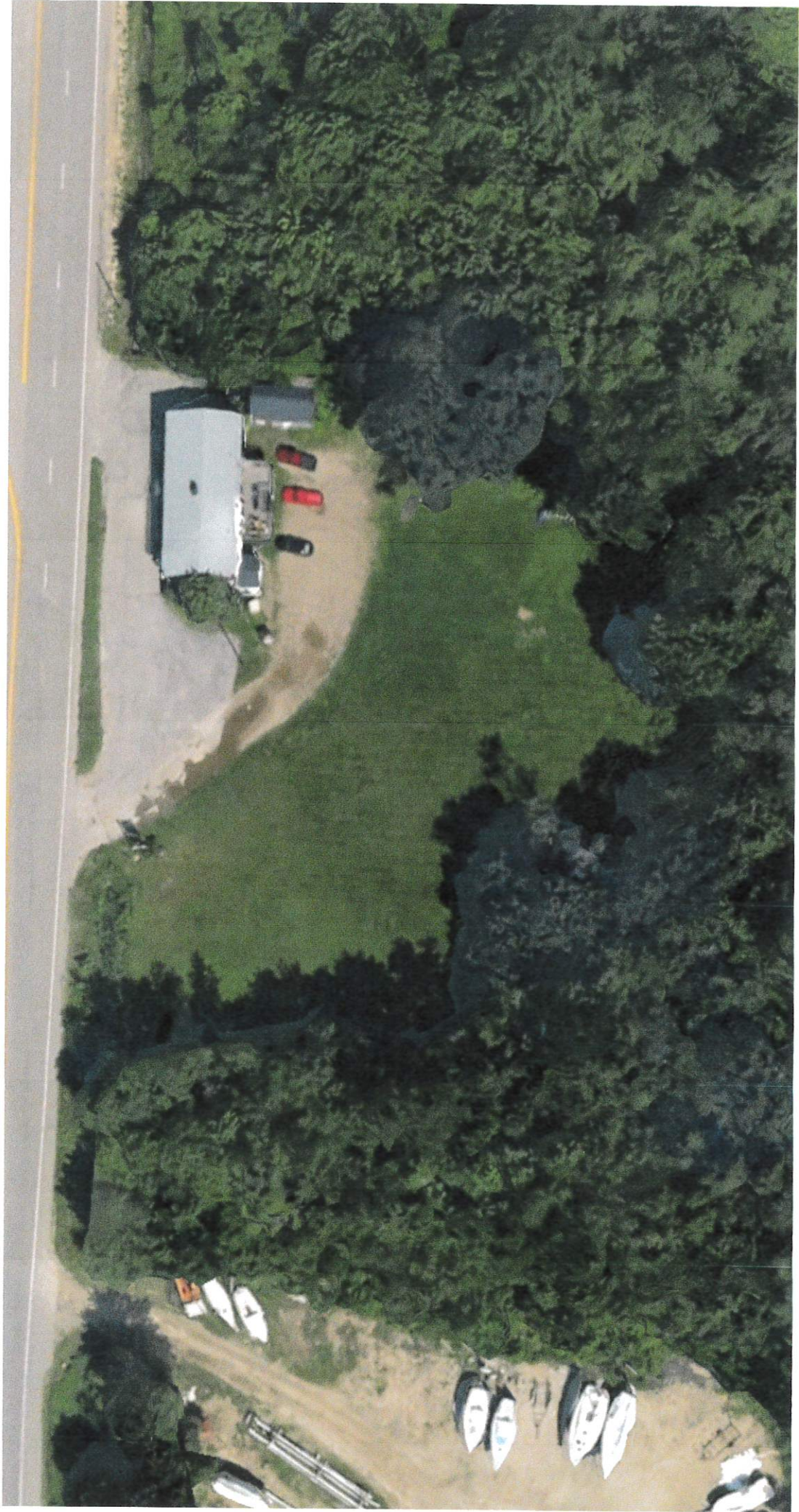
Nature of action requested:
 (Example: Request to amend a previously approved site plan by adding a 10' x 20' addition)
Request to amend a previously approved use of the 2 existing office suites. The 2 office suites are to remain separate with no structural changes but used for 1 real estate office

Attach ten (10) copies of sketch plan of property showing in approximate dimensions, all zoning districts, existing/proposed structures, parking areas, streets, entrances, existing and proposed setbacks, proposed lot divisions, proposed open space to be preserved, common areas, site & public improvements and facilities, any areas of excavation and grading, and any other criteria needed to evaluate request. Sketch plan is not required if so advised by the Planning Assistant.

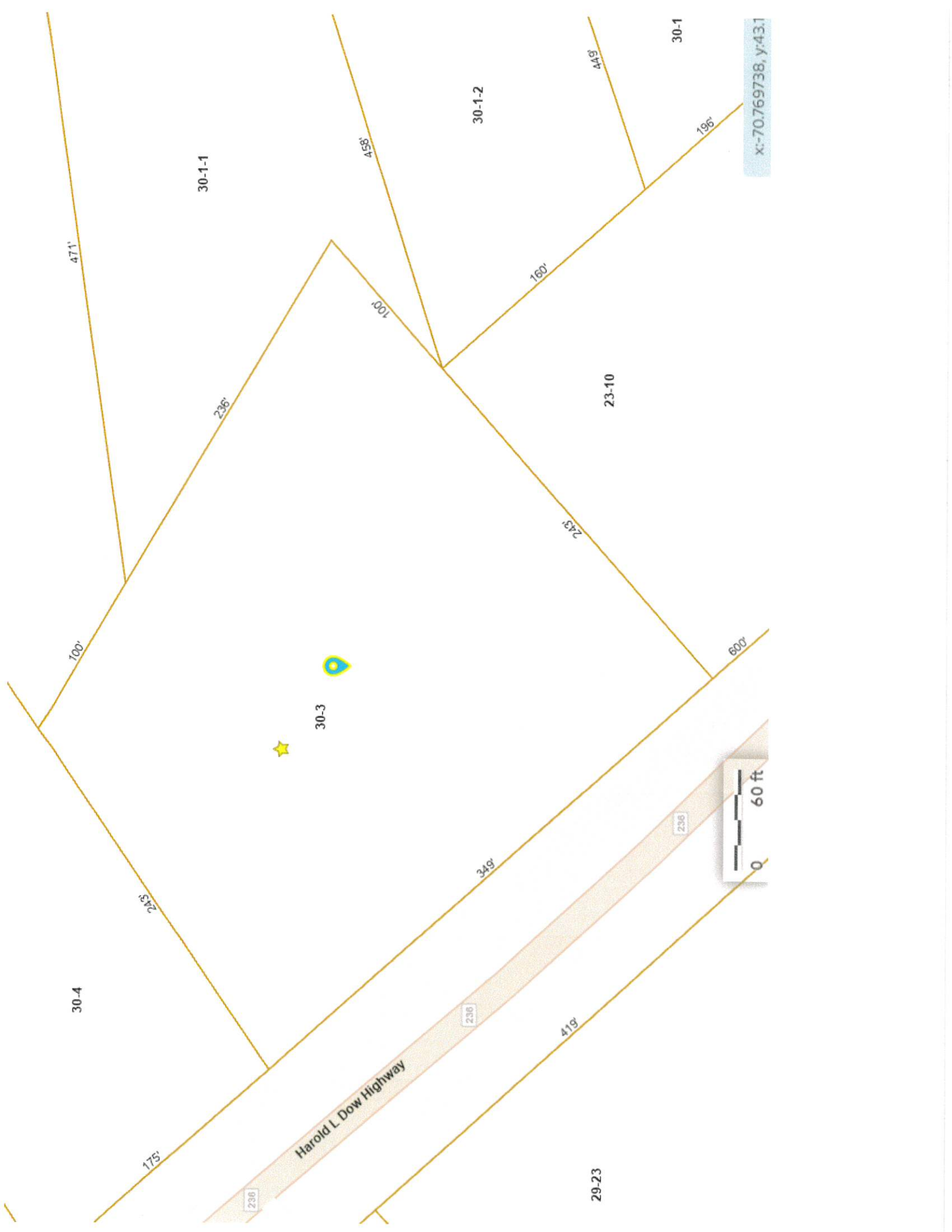
Applicants signature [Signature] Date 10/27/22
 Property owners signature [Signature] Date 10-27-22

TO BE COMPLETED BY PLANNING ASSISTANT	
Date application received by PA _____	PA signature _____
Sketch plan required? YES NO	
FEE AMOUNT \$ _____	DATE PAID: _____ FORM OF PAYMENT: _____









x:-70.769738, y:43.1

30-1-1

30-1-2

30-1

23-10

30-3

30-4

29-23

471'

100'

243'

175'

236'

458'

100'

349'

230'

419'

160'

243'

238'

0

60 ft

Harold L Dow Highway

238'



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)									
SHAPLEIGH, NANCY E	1 Level	5 Well	1 Paved	2 Suburban	COMMERC.	Code 3400	Appraised 131,500	Assessed 131,500	Year 2019	Code 3400	Assessed 169,900	Year 2019	Code 3400	Assessed 164,400	Year 2019	Code 3400	Assessed 3,800
28 SANDY HILL LN					COMMERC.	Code 3400	Appraised 219,000	Assessed 219,000	Year 2020	Code 3400	Assessed 164,400	Year 2020	Code 3400	Assessed 164,400	Year 2020	Code 3400	Assessed 3,800
ELIOT ME 03903					COMMERC.	Code 3400	Appraised 4,000	Assessed 4,000	Year 2021	Code 3400	Assessed 4,000	Year 2021	Code 3400	Assessed 4,000	Year 2021	Code 3400	Assessed 4,000
SUPPLEMENTAL DATA		PRECINC		HEART TIF		TOWN:TOWN OF		Assoc Pld#		Total 354,500		Total 354,500		Total 338,100		Total 338,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VII	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SHAPLEIGH, NANCY E	2136	0489	07-01-1976	U	V	0		2021	3400	131,500	2020	3400	169,900	2019	3400	169,900	
									3400	219,000		3400	164,400		3400	164,400	
									3400	4,000		3400	3,800		3400	3,800	
Total								354,500		Total		338,100		Total		338,100	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total						0.00	

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	0001	Nbhd Name	B	Tracing
NOTES		WHITE		
FUS=APTS 2 UNITS		FIRST FLOOR THRIFT SHOP		

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
02-69	05-22-2002	AD	10X10 10X20 A	7,500	06-12-2003	100				

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
		131,500	0	4,000	219,000	0	354,500	C

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	L. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	3400	OFFICE BLD	C/I	43,560	SF	2,451	1,800,000	G	1.00	1,000	1,000	0	4,41	192,100		
1	3400	OFFICE BLD	C/I	1,870	AC	8,000	1,800,000	G	1.00	1,000	1,000	0	14,400	26,900		
Total Card Land Units				2.870		AC		Parcel Total Land Area: 2.8700		Total Land Value		219,000				

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		05-08-1997	FG			00	Measur+Listed



CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style: Model	80	Comm/Apartment			
Grade	94	Commercial			
Stories:	03	Average			
Occupancy	2				
Exterior Wall 1	4.00	Vinyl Siding			
Exterior Wall 2	25				
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	01	None			
Bldg Use	3400	OFFICE BLD			
Total Rooms					
Total Bedrms	05				
Total Baths	3				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall	0.00				
1st Floor Use:	3400				

CONSTRUCTION DETAIL (CONTINUED)

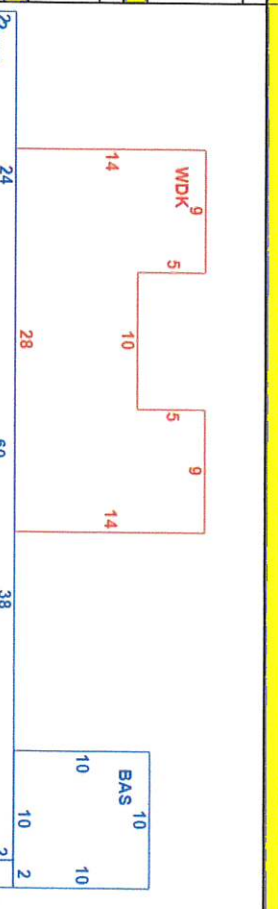
Code	Description	Unit	Price	Yr Blt	Cond.	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	2,000	2008		100		0.00	4,000

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Living Area	Floor Area	EFF Area	Unit Cost	Undeprec Value
BAS	First Floor	1,540	1,540	1,540	0	0
FUS	Upper Story, Finished	1,792	1,792	1,792	0	0
WDK	Deck, Wood	0	342	34	0	0
Ttl Gross Liv / Lease Area		3,332	3,674	3,366		

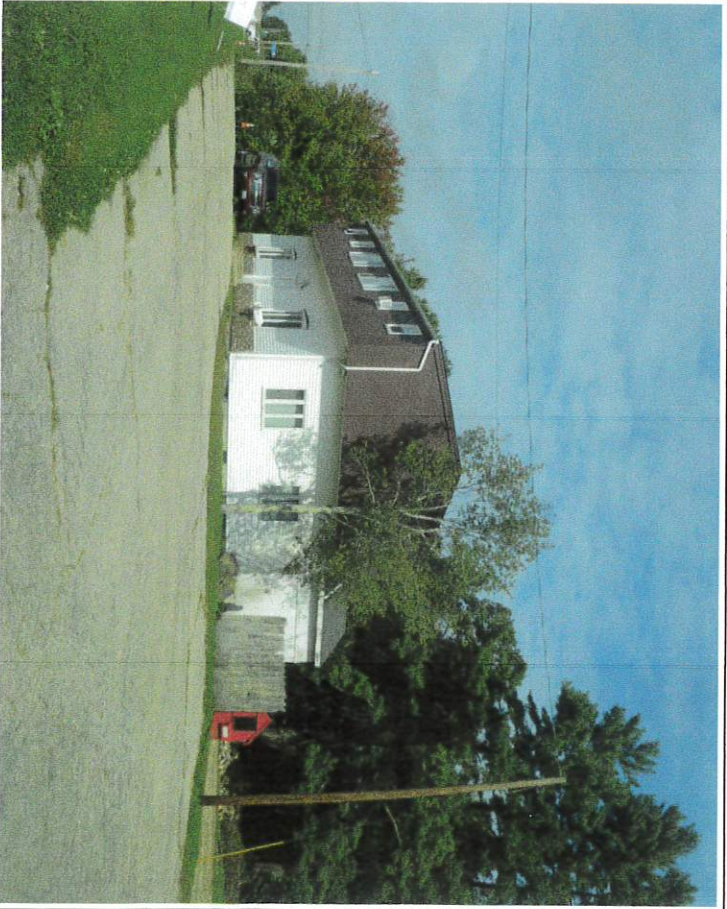
BUILDING SUB-AREA SUMMARY SECTION

MIXED USE



COST / MARKET VALUATION

RCN	274,026
Year Built	1970
Effective Year Built	1987
Remodel Rating	F
Year Remodeled	
Depreciation %	42
Functional Obsol	10
Economic Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	48
RCNLD	131,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement is dated October 27, 2022, between Nancy Shapleigh ("Landlord") and Lois Widi/Widi Realty Group LLC ("Tenant"), and will be referred to throughout this document as the "Lease".

1. LANDLORD:

The Landlord(s) and/or agent(s) is/are:
Nancy Shapleigh (Owner)
and will be referred to in this Lease Agreement as "Landlord."

2. TENANT:

The Tenant or Tenants are
Lois Widi/Widi Realty Group LLC
and will be referred to as either "Tenant" or "Tenant(s)" in this Lease.

If Tenant is a corporation, limited liability company, limited liability partnership, or any other business entity, each individual signing this Lease on behalf of Tenant warrants that he/she is duly authorized to execute and deliver this Lease on behalf of the business entity, and that this Lease is binding on Tenant in accordance with its terms.

3. RENTAL PROPERTY:

The Landlord agrees to rent to the Tenant the leased premises located at 150 Dow Highway Suite 1 & 2 Eliot, ME, 03903, described as a(n) office space/retail space will be referred to in this Lease as either "Leased Premises" or "Rental Property".

- A. Landlord hereby leases to Tenant, subject to the terms and conditions of this Lease, the Leased Premises. The Leased Premises shall include all that space enclosed by and including the top surfaces of the subfloor and bottom surfaces of the ceiling and interior surfaces of all demising walls.

4. USE OF LEASED PREMISES:

- A. Tenant agrees that the Leased Premises will be used only as follows: office spaces
B. The Tenant is responsible for all permits, licenses and zoning approvals relating to the Tenant's business and the Tenant indemnifies the Landlord of all liability, costs, and/or fees associated with this business.
C. Tenant must obtain written permission to erect or place any sign on or about the Leased Premises.
D. Tenant shall neither injure or deface the Leased Premises or Common areas or permit any storage of inflammable substances. Tenant shall not create a nuisance, intolerable noise or odor within or from the Leased Premises, nor permit any use of the Leased Premises which is offensive or is liable to render necessary alterations to any part of the Leased Premises.

5. TERM OF LEASE:

- A. The Landlord shall lease to the Tenant the Leased Premises for the initial term ("Initial Term") beginning on November 1, 2022 and ending at midnight on November 30, 2023.
B. Landlord's best efforts shall be put forth to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to provide the Leased Premises at the beginning of the Lease term, rent shall abate for the period of delay. Tenant shall make no other claim against the Landlord for any such delay.
C. Prior to the expiration of this lease, Landlord may place upon the premises any usual "To Let" and, "For Lease" signs. During the final three (3) months of this Lease term, the Landlord shall be permitted to show prospective tenants the Leased Premises upon giving Tenant at least twenty-four (24) hours' advance notice.

6. OPTION TO RENEW:

- A. At the end of the Initial Term, this lease will continue in full force and effect on a month to month basis unless Tenant or Landlord provides written notice to the other party at least 60 days before the end of the Term (including any exercised renewal or extension thereof) to terminate the Lease.

7. RENT:

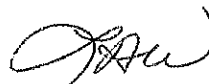
- A. Tenant shall pay to the Landlord the total amount of \$18,000.00 which shall be paid in installments every month on the 1st of the month, in the amount of \$1,500.00 referred to in this lease as "Base Rent".
- B. Rent payments shall be made payable to: Nancy Shapleigh
- C. Rent payments shall be made to the Landlord at the following address: 28 Sandy Hill Lane Eliot, ME, 03903.
Rent payments shall be considered paid on the date received by the Landlord. It is the Tenant's responsibility to ensure rent is received timely.
- D. Rent payments shall be paid by Cash, and/or Certified Check, and/or Money Order, and/or Personal Check.
- E. All costs and expenses incurred of every kind and nature that is the responsibility of the Tenant during the term of the Lease or any renewal thereof (as described in this Lease) including the operating, managing, equipping, lighting, repairing, maintaining the Leased Premises including the common areas including but not limited to common parking and ingress and egress areas, of the Leased Premises shall be considered "additional rent". Additionally, such costs and expenses may include, but shall not be limited to: utilities, lighting the common areas, if any, cleaning costs, expenses of planting, replanting and replacing flowers, landscaping, water and sewerage charges, premiums for liability and property damage, and fees for required licenses and permits, and any late fee or returned payment fee.

8. SECURITY DEPOSIT:

- A. The Tenant(s) shall pay to the Landlord a Security Deposit of \$0.00. The Security Deposit deposited by Tenant with Landlord shall be held by Landlord as security for the faithful performance by Tenant of all of the terms of this Lease.
- B. If Tenant defaults with respect to any provision of this Lease, including, but not limited to the provisions relating to the payment of rent, Landlord may (but shall not be required to) use or retain all or part of this Security Deposit for the payment of any rent or any other sum in default, or for the payment of any amount which Landlord may spend or become obligated to spend by reason of Tenant's default, or to compensate Landlord for any other loss which Landlord may suffer by reason of Tenant's default. If any portion of the Security Deposit is so used or retained, Tenant shall, within five (5) days after written demand therefore, deposit cash with Landlord in an amount sufficient to increase the Security Deposit to its original amount.
- C. If Tenant shall fully and faithfully perform every provision of the Lease to be performed by it, the Security Deposit, or any balance thereof shall be returned to Tenant after the expiration of the Lease in accordance with the laws of Maine.
- D. In the event of termination of Landlord's interest of this Lease, Landlord shall transfer the Security Deposit to Landlord's successor in interest and Landlord shall thereupon be released by Tenant from all liability for the return of the Security Deposit; and Tenant agrees to look solely to Landlord's successor in interest for the return thereof.

9. SURRENDER OF THE LEASED PREMISES:

- A. At the end of this Lease or any renewal thereof, Tenant must vacate and shall immediately and peacefully surrender and return to the Landlord the possession of the Leased Premises. Tenant shall peaceably surrender the Leased Premises to Landlord on the date the Lease shall expire in as good condition as when Tenant took possession less normal wear and tear. On the Expiration Date Tenant shall surrender all keys to the Leased Premises. The Leased Premises shall be cleared out of all occupants, furniture, personal articles, and effects of any kind.
- B. All movable partitions, business and trade fixtures, machinery and equipment, which is not provided or installed by the Landlord, as well as any other articles of the Tenant's movable personal property shall be removed from the Leased Premises without causing any damage to the Leased Premises or any surrounding or common areas. In the event that such removal causes any damage to the Leased Premises, or any surrounding or common areas, the Tenant is fully responsible for repair or replacement and shall promptly repair or replace any damages to the Landlord's satisfaction. Tenant's failure to repair or replace any damage to the Landlord's satisfaction will result in charges made against any security deposit held and/or Tenant being billed in full for repairs or replacement.
- C. If Tenant abandons or surrenders the Leased Premises, or is dispossessed, any of Tenant's Property left on the Leased Premises shall be deemed to be abandoned, and at Landlord's option, title shall pass to Landlord under this Lease as by a bill of sale. If Landlord elects to remove any part of such Tenant's Property, the cost of removal, including repairing any damage to the property caused by such removal, shall be paid by Tenant.



10. HOLDING OVER:

A. Tenant agrees that if for any reason Tenant or any subtenant of Tenant shall fail to vacate and surrender possession of the Premises or any part thereof on or before the expiration or earlier termination of this Lease and the Term, then Tenant's continued possession of the Premises shall be as a month-to-month tenancy, during which time, without prejudice and in addition to any other rights and remedies Landlord may have hereunder or at law, Tenant shall:

- (1). pay to Landlord an amount (the "Holdover Amount") equal to 50 percent of the Base Rent in addition to the regularly recurring Rent payable hereunder prior to such termination and
- (2). comply with all other terms and conditions of this Lease.

The provisions of this section shall not in any way be deemed to

- (i). permit Tenant to remain in possession of the Premises after the Expiration Date or sooner termination of this Lease or
- (ii). imply any right of Tenant to use or occupy the Premises upon expiration or termination of this Lease and the Term, and no acceptance by Landlord of payments from Tenant after the Expiration Date or sooner termination of the Term shall be deemed to be other than on account of the amount to be paid by Tenant in accordance with the provisions of this section.

Landlord waives no rights against Tenant by reason of accepting any holding over by Tenant, including without limitation the right to terminate such month-to-month tenancy as provided by law at any time after the expiration of the Term and any right to damages in the event that Tenant's holding over causes Landlord to suffer any loss. Tenant's obligations under this section shall survive the expiration or earlier termination of this Lease.

B. Notwithstanding anything herein to the contrary, Tenant shall indemnify and save Landlord harmless against all costs, claims, loss or liability resulting from delay by Tenant in surrendering the Premises upon expiration or sooner termination of the Term, including, without limitation, any claims made by any succeeding tenant founded on such delay or any lost profits, losses, costs, expenses or liability payable to such tenant as a result thereof.

11. CHANGE OF TERMS:

This Lease may not be changed, modified, terminated or discharged, in whole or in part, except by a writing, executed by both Landlord and Tenant.

12. RETURNED PAYMENTS:

- A. A Returned Payment Fee of \$50.00 will be added for any returned payments. A Personal Check will not be accepted as payment to replace a returned payment.
- B. If there are 2 or more instances of returned payments, Tenant(s) agree that the Landlord may require all future payments to be made only by Certified Check, Money Order, or Cash.
- C. A Returned Payment fee shall be deemed additional rent for all purposes and is not intended to constitute a penalty, but is a reasonable approximation of the damage incurred by the Landlord for the return of the payment by the financial institution, the amount which is agreed by the Landlord and Tenant to be difficult or impossible to specifically determine.
- D. If the financial institution returns your rental payment and thereby causes the rental payment to be late, a late fee will be due as specified in this Lease.

13. SUBLEASING AND ASSIGNMENT:

- A. Any assignment of this Lease or sublease of all or any part of the Leased Premises shall be prohibited, constitute a default of this Lease and shall be deemed void unless approved by Landlord in writing. Landlord shall have the right to grant, condition or withhold his/her approval for any reason or no reason.
- B. If this Lease is assigned by Tenant, or the Leased Premises are encumbered, then Landlord may, in the event of a default of this Lease, collect rent from the assignee, subtenant or occupant, and apply the amount collected to Base Rent and Additional Rent. No assignment, subletting, occupancy or collection shall be deemed a waiver by Landlord of the provisions of this Lease, the acceptance by Landlord of the assignee, subtenant or occupant as a tenant, or a release by Landlord of the Tenant from the further performance by Tenant of its obligations under this Lease. The consent by Landlord to any assignment or subletting shall not in any way be construed to relieve Tenant from obtaining the express consent in writing of Landlord to any further assignment or subletting.

14. INSURANCE:

- A. Tenant shall maintain with an insurance carrier acceptable to Landlord, comprehensive insurance applying to the activity of Tenant in connection with the Leased Premises, with limits of liability of not less than \$1,000,000.00 combined single limit of liability for bodily injury, death and property damage. Tenant shall furnish to Landlord first within fifteen (15) days within the execution of this Lease and then annually, a certificate of such insurance which shall name Landlord and any mortgagee of the Building or Property as additional insureds and shall provide for non-cancellation and non-modification without thirty (30) days advance written notice to Landlord and such mortgagee. Failure of Tenant to renew such insurance at least thirty (30) days in advance to the expiration date, shall constitute a default of this Lease.
- B. If the Tenant has valid and collectible insurance for any loss which Landlord also maintains insurance for, Tenant's insurance shall be considered primary Insurance. The Landlord's insurance in this instance shall be considered excess insurance only and Landlord and/or Landlord's insurance company shall have no duty to defend against any suit if the Tenant's insurance company has a duty to defend against that suit. Tenant understands that the Landlord is not responsible for any damage to or loss of the Tenant's property.
- C. When the Landlord's insurance is excess insurance, the Landlord's insurance will only pay the amount of the loss if any, that exceeds the total amount that the Tenant's insurance would pay for the loss in the absence of the Landlord's insurance.
- D. Landlord and Tenant hereby release each other from any and all liability or responsibility to each other or anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to property covered by any fire and extended coverage insurance then in force, even if such fire or other casualty shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible, provided, however, that this release shall be applicable and in force and effect only to the extent of and with respect to any loss or damage occurring during such time as the policy or policies of insurance covering the loss shall contain a provision to the effect that this release shall not adversely affect or impair the insurance or prejudice the right of the insured to recover. If at any time the fire insurance carriers issuing fire insurance policies to Landlord or Tenant shall exact an additional premium for the inclusion of such or similar provisions, the party whose insurance carrier has demanded the premium referred to as the "Notifying Party" shall give the other party notice. In such event, if the other party requests, the Notifying Party shall require the inclusion of such or similar provisions by its fire insurance carrier, and the requesting other party shall reimburse the Notifying Party for any such additional premiums for the remainder of the term of this Lease. If at any time any such insurance carrier shall not include such or similar provisions in any fire or extended coverage insurance policy, then, as to loss covered by that policy, the release set forth in this Section shall be deemed of no further force or effect. The party whose policy no longer contains such provision shall notify the other party that the provision is no longer included in the policy, but a failure or delay in giving such notice shall not affect such termination of the release set forth in this Section. During any period while the foregoing waivers of right of recovery are in effect, the party for whom such waivers are in effect shall look solely to the proceeds of such policies to compensate itself for any loss occasioned by fire or other casualty which is an insured risk under such policies.
- E. Tenant's failure to meet any of the insurance requirements set forth herein shall constitute a default of this Lease.

15. INDEMNIFICATION:

Tenant shall indemnify, defend and hold Landlord harmless from and against any and all claims arising in connection with (1) Tenant's use of the Leased Premises and the Property or; (2) from any activity, carried out in or about the Leased Premises; (3) from any breach or default in the performance of any obligation by or of Tenant's agents, contractors or employees and for, from and against all costs, attorneys' fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. Tenant, as a material part of the consideration to Landlord, hereby assumes all risk of damage to property or injury to persons in, upon or about the Leased Premises arising from any cause other than the acts or neglect of Landlord, and Tenant hereby waives all claims with respect thereof against Landlord. Landlord shall not be liable for any damages arising from any act or neglect of any other tenant of the Leased Premises, Building or Property.

16. UTILITIES:

- A. Tenant is responsible for the following utilities: Electricity, Water, Cable TV, Internet, and Trash and Recycling ("utility" or "utilities") and is required to register the utilities in Tenant(s) name. Tenant understands and agrees that these essential utilities are to be maintained and operational at all times. Proof of payment shall be given to the Landlord on demand.



17. PARKING:

Landlord agrees to provide to Tenant parking space for the use of Tenant and its employees and customers, subject to the following limitations: All paved parking

- A. All parking serving the Building shall be on an unreserved, first-come, first-served basis.
- B. Landlord shall not be responsible for any vehicle, valuables, or personal property lost, damaged, or stolen in the parking area, except as caused by the negligence or willful misconduct of Landlord. Furthermore, to the extent permitted by law, Landlord shall not be liable for any injury to persons using the parking areas; use of the parking area shall be at the sole risk of Tenant.
- C. Tenant shall not store any automobiles in the parking area without the prior written consent of Landlord.
- D. Landlord reserves the right to temporarily close the parking area by providing advance notice to the Tenant.
- E. Tenant shall not assign or sublease any portion of the parking area without the consent of Landlord.

18. REPAIRS:

- A. Landlord shall be responsible for all repairs needed on or about the Leased Premises.
- B. Tenant is responsible and liable for any cost associated with a repair needed that is caused by the Tenant, Tenants guests or invitees.
- C. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any repair of which the Tenant becomes aware. If Landlord incurs any additional expense (operating or capital) as a result of Tenant's failure to promptly notify Landlord of a needed repair that Tenant has discovered, Tenant shall pay such additional expense (operating or capital) as Additional Rent within thirty (30) days after demand.
- D. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and other waste, in a clean, tidy and sanitary manner.
- E. The Tenant shall contact Lois Widi 207-252-5229 in the event of any repair or emergency.

19. SERVICES AND COMMON AREA MAINTENANCE:

- A. Tenant(s) is/are responsible for the following services in and around the Leased Premises: stocking restroom supplies, trash removal, window washing, pest control, and general cleaning and maintenance inside the Leased Premises.
- B. Tenant will maintain and clean all indoor common areas in the building.
- C. Landlord and Tenant further agree to the following terms and conditions regarding the cleaning, maintaining and servicing of the Leased Premises and/or common areas: Tenants are responsible for shoveling their area- front and back steps and walkways.
- D. Tenant expressly waives and releases Landlord from all liabilities, claims, suits, judgments, costs, expenses and damages (including consequential damages) arising out of the failure of any utility or services for the Leased Premises. Tenant agrees that the Landlord has no obligation to provide all or any of the utility systems.
- E. Tenant must abide by all local recycling regulations.
- F. Landlord shall not be in default hereunder or be liable for any damages directly or indirectly resulting from, nor shall the Rent be abated or any of Tenant's obligations be reduced by reason of:
 - (1). the installation, use or interruption of use of any equipment in connection with the furnishings of any of the foregoing services,
 - (2). failure to furnish or delay in furnishing any such services where such failure or delay is caused by accident or by any condition or event beyond the reasonable control of Landlord, or by the making of necessary repairs or improvements to the Property, or
 - (3). any limitation, or restrictions on use of, water or electricity serving the Leased Property. Landlord shall not be liable under any circumstances for a loss or injury to Property or business, arising in connection with or incidental to any failure to furnish any such services.

20. LANDLORD'S IMPROVEMENTS AND ALTERATIONS:

- A. Landlord shall not be required to make any additions or improvements. Removal or changes to of any of the listed additions or improvements by the Tenant must have the advance written approval of the Landlord. The improvements listed are the property of the Landlord and the Tenant is responsible to return them as they were at the beginning of this Lease. The Tenant is responsible for ANY damage to these items.

- B. No promise of Landlord to alter, remodel, repair or improve any part of the Leased Premises or common areas and no representation, express or implied, respecting any matter related to the Property of this Lease (including, without limitation, the condition of any part of the Property) has been made to Tenant by Landlord or Landlord's broker or rental agent, other than as may be contained in this Lease Agreement. Tenant accepts the Leased Premises in "as is" condition except for the items listed herein.

21. TENANT'S IMPROVEMENTS AND ALTERATIONS:

- A. Tenant, at Tenant's expense, shall have the right following the Landlord's consent to remodel, redecorate and make additions, improvements, and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the Leased Premises. All personal property, equipment, machinery, trade fixtures, temporary installations whether acquired by the Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant subsequently, shall remain the Tenant's property free and clear of any claim by the Landlord. Tenant shall have the right to remove the same at any time during the term or at the end of this Lease provided that ANY and ALL harm or damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.
- B. Tenant must have written approval before installing or supplying any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

22. NO LIENS:

Tenant shall keep Tenant's leasehold interest, and any improvements which are or become the property of Landlord under this Lease, free and clear of any attachment of judgment lien. Before the actual commencement of any work for which a lien or a claim of a lien may be filed, Tenant shall give Landlord at least ten (10) days prior written notice of the intended commencement date and Landlord shall have the right to enter the Leased Premises and post such notices of non-responsibility for Tenant's work at any reasonable time. Tenant shall, within five (5) days after the attachment of any lien or claim of lien, pay and discharge, or secure the release from the Leased Premises of any lien or claim of lien; Tenant shall promptly indemnify Landlord from and against all loss, cost, damage, injury or expense in connection with any such lien or claim of lien, including, without limitation, reasonable attorney's fees. In addition, Tenant agrees that no security agreement, whether by way of conditional bill of sale, chattel mortgage or instrument of similar import, shall be placed upon any improvement at the Premises which is affixed to the Real Property.

23. CONDITION OF PROPERTY:

Tenant acknowledges that the Leased Premises are in acceptable condition upon the execution of this Lease. Tenant(s) agree that neither the Landlord nor his agent have made promises regarding the condition of the Leased Premises.

24. DESTRUCTION OR DAMAGE:

- A. If any portion of the Leased Premises or common areas necessary for Tenant's occupancy is damaged by fire, or other casualty, Landlord shall, promptly repair the damage, if such repairs can, in Landlord's opinion, be completed within ninety (90) days. If Landlord determines that repairs can be completed within ninety (90) days, this Lease shall remain in full force and effect. If such damage is not the result of the negligence or willful misconduct of Tenant or Tenant's agents, employees, contractors, licensees or invitees, the rent shall be abated to the extent Tenant's use of the Leased Premises is impaired, based upon the reasonable relative value to Tenant that the damaged space bears to the value of Tenant's total Leased Premises, commencing with the date of damage and continuing until substantial completion of the repairs required of Landlord.
- B. If, in Landlord's opinion, such repairs cannot be completed within ninety (90) days, Landlord may elect, upon notice to Tenant given within thirty (30) days after the date of such fire or other casualty, to repair such damage, in which event this Lease shall continue in full force and effect, but the Base Rent shall be partially abated to the extent Tenant's use of the Leased Premises is impaired, based upon the reasonable relative value to Tenant that the damaged space bears to the value of Tenant's total Leased Premises, commencing with the date of damage and continuing until substantial completion of the repairs required of Landlord.



- C. Tenant shall be responsible at its sole cost for the restoration and replacement of any other Leasehold Improvements and Tenant's property. Landlord shall not be liable for any loss of business, loss of Tenant's personal property, inconvenience or annoyance arising from any fire or other casualty or any restoration of any portion of the Property arising from fire or other casualty.
- D. If such damage is the result of the negligence or willful misconduct of Tenant or Tenant's agents, employees, contractors, licensees or invitees, Rent shall not be abated, and Tenant shall pay Landlord for repairs and for all costs associated with such damages, including but not limited to the loss of all rental income from all tenants of the Property as the result of such damage.

25. RIGHT OF ENTRY:

Tenant shall permit Landlord or Landlord's agents to enter upon the Leased Premises at reasonable times and upon reasonable notice, for the purpose of inspecting and making repairs and will permit Landlord at any time within 24 hours with reasonable notice. In the event of an emergency Landlord reserves the right to enter the Leased Premises without notice.

26. CHANGES REQUESTED BY LENDER:

When applicable, neither Landlord nor Tenant shall unreasonably withhold consent to changes to this Lease requested by the lender on Landlord's interest, so long as these changes do not materially alter the basic business terms of this Lease.

27. CHOICE OF LAW:

This Lease shall be construed and enforced in accordance with the laws of Maine.

28. EXECUTION OF LEASE:

The submission of this Lease to Tenant shall be for examination purposes only, and does not and shall not constitute a reservation or option for Tenant to lease, or otherwise create any interest of Tenant in the Leased Premises or any other premises within the Building or Property. Execution of this Lease by Tenant and its return to Landlord shall not be binding on Landlord notwithstanding any time interval, until Landlord has in fact signed and delivered this Lease to Tenant. The parties agree to promptly sign all documents reasonably requested to give effect to the provisions of this Lease.

29. ABANDONMENT:

In the event that tenant vacates the premises without notifying the Landlord, the premises is then considered to be abandoned and tenant is in default of this Lease agreement. Specifically, Tenant shall (unless Landlord shall have directed Tenant not to remove such items) reimburse Landlord, as Additional Rent within thirty (30) days after demand, for Landlord's reasonable, actual out-of-pocket costs incurred in connection with removal of Tenant's property and restoration of the premises. Landlord's acceptance of a subtenant or replacement tenant in case of abandonment shall not constitute a waiver of rights against the original tenant. In case of abandonment, Tenant may be responsible for damages and losses allowed by federal, state and local regulations.

30. LANDLORD'S REMEDIES:

In the event of a default of this Lease, the Landlord may in addition to any other remedies or options set by law pursue any or all of the following remedies concurrently or successfully, as follows:

- A. Landlord may terminate this Lease and take possession of the Leased Premises without prior notice or demand.
- B. In addition to any Rent and other charges already due and payable, the Rent for the entire unexpired balance of the term of this Lease and any other charges, costs and expenses herein agreed to be paid by Tenant shall be due and payable immediately as if by the terms of this Lease such Rent, charges, costs and expenses were on that day due and payable in full, in accordance with and to the extent permitted by the laws of Maine.
- C. Landlord shall to the extent permitted by law, have the right to proceed by distress and sale of Tenant's property for Rent and other amounts due hereunder. During the term hereof, Landlord shall have a lien on all of Tenant's personal property, fixtures and equipment in the Leased Premises, as security for Rent and all other charges payable hereunder.
- D. Tenant expressly waives any right of redemption or for the restoration of the operation of this Lease under any present or future law if Tenant shall be dispossessed for any cause, or if Landlord shall obtain possession of the Leased Premises as herein provided.



- E. Landlord may, at any time, cure the default of Tenant and at the expense of Tenant. Tenant shall pay, with interest at the maximum legal rate, on demand, to Landlord, the amounts so paid, expended or incurred by Landlord and any expense of Landlord including attorneys' reasonable fees incurred in connection with the default and as permitted by law.
- F. The rights and remedies of Landlord set forth herein shall be in addition to any other rights or remedies now or hereafter provided by the laws of Maine. All such rights and remedies shall be cumulative and not exclusive of each other. Landlord may exercise such rights and remedies at such times, in such order, to such extent, and as often as Landlord deems advisable with regard to whether the exercise of one right or remedy precedes, concurs with or succeeds the exercise of another. A single or partial exercise of a right or remedy shall not preclude a further exercise thereof or the exercise of another right or remedy from time to time. No delay or omission by Landlord in exercising a right or remedy shall exhaust or impair the same or constitute a waiver of or acquiescence to a default. No waiver of default shall extend to or affect any other default or impair any right or remedy with respect hereto. No action or inaction by Landlord shall constitute a waiver of a default. No waiver of a default shall be effective unless it is in writing.

31. WAIVER:

The receipt and acceptance by Landlord of delinquent rent plus late charges and service fees shall not constitute a waiver of any other default; it shall constitute only a waiver of timely payment for the particular rent payment involved.

No act or conduct of Landlord, including, without limitation, the acceptance of keys to the Leased Premises, shall constitute an acceptance of the surrender of the Leased Premises by Tenant before the expiration of the Term. Only a written notice from Landlord to Tenant shall constitute acceptance of the surrender of the Leased Premises and accomplish a termination of the Lease.

Landlord's consent to or approval of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent to or approval of any subsequent act by Tenant.

32. SUBORDINATION:

This Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, or right to possession with regards to the building or land, that Landlord is obligated to now or in the future including existing and future financing, and/or loans or leases on the building and land.

33. CONDEMNATION:

If the whole or any part of the leased premises is taken by any authority having power of condemnation, this Lease agreement will end. Tenant shall peaceably vacate the premises, removing all personal property and the lease terms will no longer apply. Tenant, however is responsible for all rent and charges until such time that tenant vacates.

34. BINDING EFFECT:

All rights and liabilities herein given to, or imposed upon the respective parties hereto, shall extend to and bind the several and respective heirs, executors, administrators, successors and assigns of said parties.

35. MISREPRESENTATION:

- A. If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a default of the lease.

36. PRIOR AGREEMENTS; AMENDMENTS:

This lease contains all of the agreements of the parties with respect to any matter covered or mentioned in this Lease, and no prior agreement or understanding pertaining to any such matter shall be effective for any purpose. No provisions of this Lease may be amended or added to except by an agreement in writing signed by the parties or their respective successors in interest.

37. SEVERABILITY:

Each term, remedy, provision, condition, obligation and/or waiver contained in this Lease, or any amendment or supplement hereto, is a separate and distinct covenant and, if any such term, remedy, provision, condition, obligation and/or waiver is declared unenforceable or unconstitutional, or invalid by any court of competent jurisdiction or by any act of Congress or by any other governmental authority, such decision, statute, ordinance or regulation will not affect in any manner the enforceability or validity of any other term, remedy, provision, condition, obligation and/or waiver contained herein, and they will remain in full force, virtue and effect. Therefore, it will not cancel or void the rest of the Lease Agreement. The remainder of the Lease will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state and federal governments.

38. FORCE MAJEURE:

Any prevention or delay or stoppage of work to be performed by Landlord or Tenant which is due to labor disputes, inability to obtain labor, material or equipment, acts of God, governmental regulations, judicial orders, hostile government actions, civil commotion, fire or other casualty, or other cause beyond the reasonable control of the party obligated to perform hereunder, shall excuse performance of the work by that party for a period equal to the duration of that prevention or delay or stoppage. Nothing in this Article shall excuse or delay Tenant's obligation to pay rent or other charges under this Lease.

39. SPECIAL TERMS AND CONDITIONS:

The Landlord and Tenant agree to the following extra services, charges and/or special terms:

No Subletting allowed. In the event that the property is hooked up to town water and sewer tenant will be responsible for quarterly bills for their unit.

40. RULES AND REGULATIONS:

Tenant agrees to comply with (and cause its agents, contractors, employees and invitees to comply with) the rules and regulations and with such reasonable modifications and additions that the Landlord may make from time to time. Landlord shall not be responsible for any violation of such rules and regulations by other tenants or occupants of the Building or Property.

- A. Vehicles parked on premises must be in working order with necessary registrations and/or inspections.
- B. Late fees are strictly enforced and any unpaid fees will not be waived.
- C. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
- D. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence.
- E. The Tenant shall abide by all Federal, State, and Local laws.
- F. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.
- G. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.
- H. The Tenant agrees to test smoke detector(s) periodically as well as maintain operational batteries at all times.
- I. The Tenant agrees to test carbon monoxide detector(s) periodically as well as maintain operational batteries at all times. The Tenant must report immediately to the Landlord any malfunction with carbon monoxide detector(s).
- J. Both Landlord and Tenant agree to update either party with change of email or phone number.

41. ADDENDA:

The following Addenda, attached to this Lease Agreement, shall become part of this Lease Agreement: If any provision contained in an addendum to this Lease is inconsistent with any other provision herein, the provision contained in the addendum shall control, unless otherwise provided in the addendum.

42. NOTICES:

- A. Any notice, required by the terms of this Lease Agreement shall be in writing.
- B. Notices sent to Landlord may be sent to the following:
 - I. 28 Sandy Hill Lane, Eliot, ME, 03903
 - II. Email: loiswidi@gmail.com
- C. Written correspondence to Tenant shall be mailed to: 150 Dow Highway Suite 1 &2 Eliot, ME, 03903.

- D. Notices may be given by either party to the other, or any other manner provided for by law, in any of the following ways:
 - I. First Class USPS Mail.
 - II. Personal Delivery.
 - III. by sending said notice by certified or registered mail, return receipt requested.
 - IV. Email.
- E. If Landlord sends the notice by certified, registered mail or regular mail, it will be considered received on the date the Tenant signs for it, or FIVE (5) days after it was mailed, whichever occurs first.

43. PARAGRAPH HEADINGS, CAPTIONS AND SECTION NUMBERS:

The captions, paragraph headings and section numbers appearing within the body of this Lease have been inserted as a matter of convenience only and in no way define, limit or enlarge the scope or meaning of this Lease. They are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

44. ENTIRE AGREEMENT:

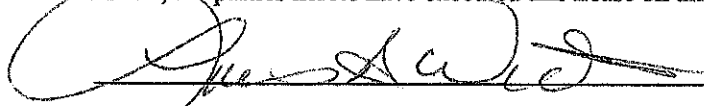
- A. Landlord and Tenant agree that this Lease Agreement and any attached Addenda, Rules and Regulations and/or Special Terms and Conditions accurately represent all terms and agreements between the Landlord and Tenant regarding the leased premises. There are no promises, agreements, conditions or understandings, either oral or written, between them other than are herein set forth. It is further understood and agreed that, except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by them.

NOTICE: This is an important **LEGAL** document.

- You may have an attorney review the Lease Agreement prior to signing it.
- You are giving up certain important rights.
- If the Landlord fails to enforce any provision of this Lease Agreement it is not a waiver of any future default or default of the remaining provisions. Landlord's acceptance of rental payments is not a waiver of any default by the Tenant.
- Time is of the essence in this Lease.
- You are waiving your right to have a notice sent to you before the Landlord starts court action to recover possession for nonpayment of rent or any other reason.

INTENDING TO BE LEGALLY BOUND, the parties hereto have executed this Lease on this date of October 27, 2022.

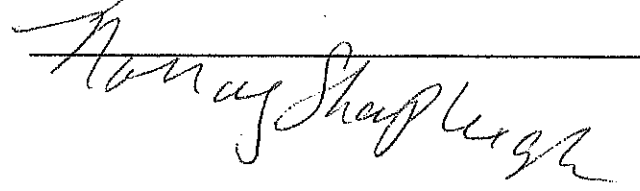
Tenant's Signature:



Date:

10/27/22

Landlord/Agent Signature:



Date:

10/27/22

From: [Lois Widi](#)
To: [Planner](#)
Subject: RE: 150 Dow Highway
Date: Saturday, December 10, 2022 2:44:55 PM

Correct.. I am not touching the 2 existing apartments on the 2nd floor... I am renting the 2 office suites on the first floor only and they are remaining 2 separate units, no structural changes at all. So to be clear the building is staying 2 apartments on the second floor and 2 commercial units on the first floor for a total of 4 units.

Lois

Lois Widi - Broker/Owner
Widi Realty Group
Direct 207-252-5229
Office 207-703 0013
lois@widirealtygroup.com
150 H.L.Dow Highway
Eliot, Maine 03903



WIDI REALTY GROUP

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Planner <jbrubaker@eliotme.org>
Date: 12/10/22 10:44 AM (GMT-05:00)
To: Lois Widi <lois@widirealtygroup.com>
Subject: RE: 150 Dow Highway

Lois,

Can you confirm you are not seeking to change the existing approved residential use in the second floor of the building?

Thanks,

Jeff

Jeff Brubaker, AICP

(207) 439-1813 x112

From: Lois Widi <lois@widirealtygroup.com>
Sent: Monday, November 28, 2022 1:45 PM
To: Planner <jbrubaker@eliotme.org>
Subject: RE: 150 Dow Highway

Yes it does...thank you.

Lois

Lois Widi - Broker/Owner

Widi Realty Group

Direct 207-252-5229

Office 207-703 0013

lois@widirealtygroup.com

150 H.L.Dow Highway

Eliot, Maine 03903



Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Planner <jbrubaker@eliotme.org>

Date: 11/28/22 12:54 PM (GMT-05:00)

To: Lois Widi <lois@widirealtygroup.com>

Subject: RE: 150 Dow Highway

Hi Lois,

Sorry for not responding sooner. We continue to have heavy application review, including one that is taking up substantial staff time (Village at Great Brook), among several other tasks.

I will be recommending to our Chair that your application be reviewed at the December 13 Planning Board meeting. Does that date work for you?

Thanks,

Jeff

Jeff Brubaker, AICP

(207) 439-1813 x112

From: Lois Widi <lois@widirealtygroup.com>

Sent: Monday, November 28, 2022 12:36 PM

To: Planner <jbrubaker@eliotme.org>

Subject: 150 Dow Highway

Hi Jeff,

I am looking for an update on my planning board application for my office. I submitted it a month ago and have heard nothing on a date yet and I need to be able to put up signage, etc. Do you have any idea on a date for me yet?

Thank you,

Lois Widi

LOIS WIDI - BROKER/OWNER

WIDI REALTY GROUP

150 H.L. DOW HIGHWAY UNIT D

ELIOT, ME 03903

Direct - 207-252-5229 Office - 207-703-0013

LICENSED IN MAINE AND NEW HAMPSHIRE

lois@widirealtygroup.com



"Wire Fraud: During your representation, you will NEVER be asked, via email to wire or send funds to ANYONE not even a title company. DO NOT COMPLY WITH EMAIL INSTRUCTIONS TO WIRE FUNDS!"

The content of this e-Mail and/or any other communication including text messages or other

electronic messages exchanged between the sender and recipient hereof shall not constitute acceptance of any offer, nor shall they serve as an agreement to enter into a contract or otherwise conduct a real estate transaction and shall not be deemed contractually binding unless the same are reduced to or incorporated into a written Purchase and Sale Agreement, or other written contract mutually executed by the parties to be charged.

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law.

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law.

PB22-9: 771 & 787 Main St. (Map 6, Lots 43, 44, & 154) – Clover Farm Subdivision (8 lots) – Preliminary Plan



TOWN OF ELIOT MAINE

PLANNING OFFICE
1333 State Road
Eliot ME, 03903

To: Planning Board
 From: Jeff Brubaker, AICP, Town Planner
 Cc: Ken Wood, PE, Attar Engineering, Applicant's Representative
 Mike Sudak, EI, Attar Engineering, Applicant's Representative
 Shelly Bishop, Code Enforcement Officer
 Date: December 10, 2022 (report date)
 December 13, 2022 (meeting date)
 Re: PB22-9: 771 & 787 Main St. (Map 6, Lots 43, 44, & 154) – Clover Farm Subdivision (8 lots) – Preliminary Plan

With various updates from the November 15 meeting report throughout the document

Application Details/Checklist Documentation	
Address	771 & 787 Main St.
Map/Lot	6/ 43, 44, & 154
PB Case#	22-9
Zoning District(s)	Village
Shoreland Zoning District(s)	Limited Residential, Resource Protection
Property Owner(s)	Mark McNally, LJE Property Development LLC, Jesse Realty LLC
Applicant Name(s)	Mark McNally Building Maintenance, LLC, LJE Development LLC, Jesse Realty LLC
Proposed Project	8-lot conventional residential subdivision
Sketch Plan	
✓ Application Received by Staff	April 12, 2022
✓ Application Sent to Staff Reviewers	May 10, 2022
✓ Application Reviewed By PB	May 17, 2022; June 21, 2022; July 26, 2022 (scheduled)
✓ Site Walk	May 31, 2022
✓ Site Walk Publication	May 24, 2022 (Portsmouth Herald)
✓ Sketch Plan Approval	July 26, 2022
Preliminary Plan	
✓ Application Received by Staff	August 24, 2022
✓ Fee Paid and Date	\$1,775 (\$1,600 – subdivision preliminary plan application; \$175 – public hearing); August 24, 2022
✓ Application Sent to Staff Reviewers	August 31, 2022
✓ Notice Mailed to Abutters	September 6, 2022

✓ Application Reviewed by PB	September 20, October 18, November 15, December 13 (scheduled), 2022
✓ Application Found Complete by PB	October 18, 2022
✓ Public Hearing	November 15, 2022
✓ Public Hearing Publication	October 28 (first notice) and November 4 (second notice), 2022 (Weekly Sentinel) <i>*2 newspaper notices required by 30-A M.R.S.A 4403(4)</i>

Overview

Applicants Mark McNally Building Maintenance, LLC, LJE Development LLC, and Jesse Realty LLC (agent: Attar Engineering; property owners: Mark McNally, LJE Property Development LLC, Jesse Realty LLC) are seeking review of a subdivision application for three existing lots (Map 6, Lots 43, 44, & 154) currently addressed as 771 and 787 Main St. The application proposes a conventional residential subdivision with eight (8) lots. The assembled parcels comprise 10.95 acres, allowing 9 lots, 1 greater than proposed (Sheet 1, Note 5). Subdivision Lots 5-6 are on the shore of the Piscataqua River. Existing Tax Map 6, Lot 44 – which includes proposed subdivision Lot 6 – already has a growth and building permit associated with it as well as residential pier approval. The existing lot lines will be abandoned for the new proposed lot lines.

Effect of approved ordinance amendments on November 8, 2022

The Town Charter (Section 2.11) states: “Except for emergency ordinances, or those with dates specified by statute, ordinances shall become effective seven days after adoption unless otherwise specified therein.” Voters enacted two ordinance amendments that in my opinion relate to this review:

- Site Plan and Subdivision Plan Expiration, Phasing, and Performance Guarantees
- Erosion & Sedimentation Control

Per Section 1-20, “Once an application for any approval or permit required under this Code has had at least one substantive review by the reviewing authority, it is considered pending and will not be affected by any ordinance change or moratorium enacted from that point forward, unless such ordinance change or moratorium expressly provides otherwise.” PB approval of a preliminary subdivision plan is a necessary condition to achieve “substantive review”.

In my opinion, because the preliminary plan had not received approval at the time voters “enacted” the two ordinance amendments, this subdivision application is subject to those amendments.

Application contents

Submitted April 12, 2022

- Cover letter dated 4/12/22
- Subdivision application and checklist
- Agent authorization letters from Jesse Realty, LLC; LJE Property Development, LLC; Mark McNally Building Maintenance, LLC (unsigned)
- Location map (1” = 2,000’)
- 100 ft. abutters list
- Easement & land exchange agreement
- Warranty deeds
- FEMA FIRM flood map, dated 6/5/89

- Traffic Impact Assessment from Sewall dated 1/5/22
- Sketch plan dated 4/12/22

Submitted June 1, 2022

- Agent authorization letter from Mark McNally Building Maintenance LLC (signed)

Submitted June 8, 2022

- Progress print sketch plan (superseded by 6/14/22 submittal)
- Plan of Land for Jesse Realty, dated 12/12/18, Sheets D2-D3
- Boundary plan/survey prepared for James D. & Orley Mae White, dated 6/21/05

Submitted June 14, 2022

- Cover letter dated 6/14/22
- Sketch Plan dated 6/14/22

Submitted June 16, 2022

- Sketch Plan dated 6/16/22

Submitted July 19, 2022

- Cover letter dated 7/19/22
- Email correspondence between applicant team and Town Planner regarding TIA, 6/23/22 to 7/18/22
- 2009 Comprehensive Plan future land use map excerpt, map showing other subdivisions, and Open Space Development sketch plan, related to Open Space Development discussion
- Sketch plan, 7/19/22 revisions

Submitted August 24, 2022

- Cover letter dated 8/23/22
- Subdivision application signed by Attar Engineering, dated 8/23/22
- Subdivision application checklist
- Agent authorization letters from Mark McNally Building Maintenance, LLC; LJE Property Development, LLC; and Jesse Realty, LLC

- Easement agreement between property owners regarding proposed driveway
- Warranty deeds
- Location map (1" = 2,000')
- 60 ft. abutters list
- FEMA FIRM flood map
- MaineDOT driveway/entrance permit
- Medium-intensity soil survey
- 2005 boundary plan
- Stormwater management plan
- Site plan set
 - Sheet 1: Site plan
 - 2: Existing conditions plan
 - 3: Grading & utilities plan
 - 4: Roadway plan & profile
 - 5-6: Site details
 - 7-8: Stormwater existing/post-construction plans

Submitted October 4, 2022

- Cover letter dated 10/4/22
- Soil test pit results from Michael Cuomo, Soil Scientist, tested 9/2/22
- MaineDOT materials specification for aggregate base and subbase
- Upgraded stormwater HydroCAD results, dated 10/3/22
- Email correspondence from DEP regarding stormwater PBR application
- Updated plan set dated 10/4/22

Submitted November 1, 2022

- Cover letter dated 11/1/22
- Various email correspondence
- Updated HydroCAD results
- Updated plan set dated 11/1/22

Submitted December 6, 2022

- Cover letter dated 12/6/22
- Excerpt from state law, 38 MRSA §488
- Updated stormwater management plan with HydroCAD results
- Operation and Maintenance Program: Access Road and Stormwater Management System

Affidavit of ownership

Warranty deeds for Jesse Realty, LLC; LJE Property Development, LLC; and Mark McNally

Zoning

Village; Limited Residential and Resource Protection shoreland zoning

Dimensional requirements

Standard	Planner review
Min. lot size: 1 acre [41-255; 41-218(e); 45-405]	Met. Lots vary from 1.02 to 1.62 ac. Subdivision to be served by municipal sewer, so 41-218(e) requirement for potential larger lot sizes for septic system lots is N/A.
Min. street frontage: 100 ft.	Appears to be met for Lots 1-4 and 7-8.
Min. street frontage waiver/modification	Lot 5: 97 ft. Lot 6: 69 ft. PB approved on 7/26/22 [41-255(g) and 41-66].
Setbacks: appropriate for location of subdivision and type of development/use contemplated [41-255]. 45-405 setbacks: 30' front/20' side/30' rear	Appears to be met. 30/20/30 setback lines shown on plans (45-405), and no lesser setbacks are proposed.
Min. shore frontage: 100 ft. [44-35(a)(1)]	Met. Lots 5-6 each have 188 ft. of frontage.
Structure shoreline setback: 75 ft. from top of unstable coastal bluff [44-35(b)(1)]	Appears to be met. Setback line shown on plan with proposed structures behind it.
Max. non-vegetated footprint in shoreland zone: 20%	Appears to be met. See Sheet 1, Note 8. Non-vegetated footprint is calculated at 14.6%.

Subdivision street (~750 ft. proposed minor street)

41-221(b)(2) requires that proposed streets meet Ch. 37 standards.

Minor road (<15 lots) street design standards (37-70)	Planner review
Min. right-of-way: 40 ft.	Met. 50-75 ft. R/W shown on plan. First ~300 lf has been widened to allow for shifting of road to the north to avoid utility pole and bring it further away from, and screen, abutting property (Map 6, Lot 42) & accommodate a 5 ft. sidewalk.
Min. width of traveled way: 18 ft.	Appears to be met. Site plan (Sheet 1) and site detail (Sheet 6) show 18 ft. width.
Min. width of shoulders: 2 ft.	Met. Sheets 1 and 6 (detail) show 2 ft. shoulders.
Sidewalk width (if used): 5 ft.	Met. 5 ft. sidewalk proposed on northwest side of the road and around the cul-de-sac [41-221(a)(4)]. See detail on Sheet 6.

Min. grade: 0.5%	Met. Grade is 1.25% to 5% as shown in the roadway profile on Sheet 4.
Max. grade: 8.0%	Met. See above.
Max. grade at intersections: 3%	Appears to be met. Grade appears to be 3% at Main St. intersection.
Min. angle of street intersections: 75 degrees	Visually appears to be met
Min. centerline radius of curves: 100 ft.	Appears to be met. Road is mostly straight with slight curve of radius >175 ft. (Sheet 1).
Min. tangent length b/t reverse curves: 100 ft.	Visually appears to be met
Roadway crown: 1/4" per ft. of lane width	Met. See detail on Sheet 6.
Min. curb radius at 90-degree intersections: 20 ft.	Appears to be met with 10/18/22 submittal
Min. right-of-way radii at intersections: 10 ft.	Appears to be met with 10/18/22 submittal
Cul-de-sac concentric radii: 30'/40'/65'/70'	Met. See Sheet 1. R/W radius around cul-de-sac increased to 75 ft. to accommodate the sidewalk.
Cul-de-sac suitable snow storage	Met. See Sheet 3.
Min. cul-de-sac pavement width around the center island: 25 ft.	Met. Sheet 1 shows 25 ft.
Sight distance	Appears to be met. Sight distance triangles added to plans.

Minor road (<15 lots) street construction standards (37-71)	Planner review
Aggregate subbase course (max size stone 4"): 15" in depth	Appears to be met. See my previous reviews. The 12/6/22 cover letter now shows MDOT Type B gravel for the subbase, which should be compliant with the max stone size.
Crushed gravel base course (max size stones 2"): 6" in depth	Appears to be met. Sheet 6 detail shows MDOT Type A aggregate at 6" depth. Type A meets the <2" size standard. (Ref. MDOT Standard Specification 703.06)
<i>Hot bituminous pavement</i>	See Sheet 6 detail
Total thickness: 3"	Met
Wearing/surface course: 1 1/4"	Met
Base course: 1 3/4"	Met

Street/road side slope standards (37-74)	Planner review
No steeper than 3:1 for non-ledge cuts	Appears to be met. Applicant addressed this further on 11/15/22.

Sidewalk construction standards (37-75)	Planner review
May be located adjacent to the curb or shoulder	Shown on plans
Subbase aggregate course 12+" thick after compacting	Met. See detail on Sheet 6.
<i>Bituminous sidewalks.</i> Hot bituminous pavement surface course: MDOT plant mix, Grade D, 2 lifts, each no less than 1" after compaction.	Appears to be met. See detail on Sheet 6.

Stormwater management design guidelines (37-76)	Planner review
(a)(3): Incorporate Low Impact Development (LID) techniques for each individual lot (also mentioned by third-party review)	<p>Met. 12/6/22 cover letter notes that the updated Stormwater Management Plan “includes a narrative discussion of the Low Impact Development principles applied for the on-site stormwater management of the proposed subdivision”. These include:</p> <ul style="list-style-type: none"> • Impervious areas minimized • Vegetated swales utilized • Level spreaders utilized

Subdivision road entrance on Main St.

On July 26, the PB approved a street separation waiver (Section 37-57) allowing <400 ft. distances from adjacent streets. Per a condition of the waiver, sight distance triangles are now included.

Stormwater

Subdivisions are required to meet the stormwater requirements in Section 41-213 and 45-411 and enter into post-construction stormwater management agreements per Ch. 35 (applicable to all sites/common plans of development with >1 acre of disturbance). The proposed stormwater management system has been included in applicant preliminary plan submittals and described in previous staff reports. Third-party review (3PR) comments were submitted by Sebago Technics on 10/11/22 and included in the 10/18/22 packet. The applicant’s cover letter and plan revisions reflect those comments. A second round of 3PR was submitted by Sebago Technics on 11/9/22 and is included in the packet. This review notes: “The revisions to the submission package have addressed many of our previous review comments from our October 11, 2022 letter.” However, it also recommends further changes to the application package/plans.

As explained in the 11/1/22 cover letter, a significant change from previous submittals, in response to the 3PR, is that the stormwater design along the proposed street has undergone an “overhaul to a closed system” described as follows:

A series of catch basins along the north side of the proposed travelway shall collect runoff that pitches from the crown of the travelway towards the proposed sidewalk, as well as the proposed sidewalk itself. Collected runoff shall be routed through culverts beneath the travelway which then enter into the same stormwater detention areas as presented in previous iterations of the analysis. The vast majority of the previously proposed northern roadside swales have been removed, as well as the culverted crossings for Lots 2, 3, 4, and the shared driveway of 5 & 6.

This also addresses 3PR comment #8 regarding the flow of surface water across driveways leading, in winter, to potential snow and ice accumulation on the sidewalk resulting in runoff blockage.

For my review of compliance with the 41-213 standards, see the attachment at the end of this report.

Erosion & sedimentation control

Erosion & sedimentation control notes are on Sheet 5, as required by 41-150(10) and 41-214(c). For the E&SC standards check, see the attachment at the end of this report.

The application is subject to the Erosion and Sedimentation Control ordinance amendments (primarily new Ch. 34) enacted by voters on November 8. Sheet 5 has been updated accordingly. The motion template includes a recommended motion to approve the E&SC plan.

Preservation of natural resources and scenic beauty (41-215)

Per 41-215(a), a landscape plan is incorporated into Sheet 3 – Grading & Utilities Plan. Existing tree lines, proposed clearing limits, and large trees (24+ in. DBH) to be preserved are shown. If the PB deems necessary, you may consider requiring the preservation of lesser diameter trees (down to 10 in.) per 41-215(a). As noted above, grading is moderate (0 to 4 ft.) and primarily associated with the road/cul-de-sac, swales, stormwater detention pond. Per 41-215(b), the proposed arbor vitae buffer along the southeastern edge of the development continues to be depicted and is described in Sheet 1, Note 10.

Preservation of historical and natural features and traditional land use pattern (41-216)

As noted in previous reviews, the site includes the Remick family cemetery and the historic Clover Farm property (771 Main St.). The Code Enforcement Officer has issued the demolition permit for the relocation of the historic barn to Brixham Rd., as previously reviewed by the PB.

In my understanding, there is now some question as to the status of the relocation. If I hear more before the meeting time, I will update the PB.

Remick Cemetery access, as previously discussed, continues to be provided for on Sheet 1 (between Lots 4-5) and described in Note 13.

Water and sewer service (41-217 and -218)

The subdivision proposes to connect to municipal water and sewer. The 8” water main would be under the northwest half of the road. A fire hydrant is proposed near the Lot 4 driveway, at the base of the cul-de-sac. The sewer force main would be under the middle portion of the road, leading out to the public gravity line on Main St. Sheet 3, Note 9, states that “All proposed lots shall be serviced by a low-pressure grinder sewage pump unit...” This sewer system has been reviewed and found acceptable to the Public Works Director. (See attached email.) Additional water and sewer notes and details are on Sheets 3 and 6.

Kittery Water District’s (KWD) review letter was included in the 9/20/22 packet and, in summary, notes that, in order to provide adequate fire protection to the subdivision, KWD “will need to install approximately 200 feet of 12-inch water main on Main Street to intersect with the entrance road of the subdivision. This work will be scheduled during the 2023 construction season and the cost borne by the District.”

With differing sewer force main diameters shown on the plans and details (2") vs. what is required by 41-218(a) – min. 8" – a modification is recommended. See motion templates.

Community services, utilities, and open space (41-220)

If needed, the PB may make review comments on the potential effects of the subdivision on the community services listed in 41-220(a). My preliminary review:

- Schools, including busing: not expected to be significant given the number of units
- Road maintenance and snow removal: road to be privately-maintained, with private responsibilities for snow removal and snow storage areas shown on plans
- Police and fire protection: plan has been shared with Police and Fire Depts. for their review
- Recreation facilities: PB issued waiver from parks/rec land reservation, with condition for payment-in-lieu [41-256(c)]
- Solid waste disposal: no review comments
- Runoff: see above regarding stormwater

The underground utility line is shown under the southeast half of the road. See Sheet 4 and trench/conduit detail on Sheet 6. The PB did not require 10% open space reservation per 41-220(c).

Traffic and streets (41-221)

This section has been primarily addressed by the traffic impact assessment previously reviewed, the street separation waiver review and approval, the provision of a sidewalk on the subdivision road, and the future sidewalk easement dedication along Main St. The PB may wish to provide further review comments if you deem necessary.

Public health and safety (41-222)

This section includes glare and noise standards. This is expected to be addressed to the extent that sufficient vegetative buffering is provided for abutting properties.

Reservation of land (41-256)

Per the condition of the PB's waiver, a parks and recreation per-lot payment-in-lieu is required. Calculation of this payment was done in-house as I was not able to find a consultant who would commit to this within the necessary timeframe and for a reasonable 3PR budget.

In summary, the per-lot payment-in-lieu fee is recommended to be \$1,888. See my letter to the applicant in the 11/15/22 packet for more information.

Soil suitability/soils report

A soils report is required by 41-150(11). The cover letter notes: "A waiver is being requested for §41-150(11) for a High-Intensity Soil Survey. The Applicants have provided a Medium-Intensity Soil Survey [in packet] and are having test pits dug in the location of all stormwater management BMPs, the combination of which should satisfy any Town requirements for a subdivision being serviced by municipal sewer."

Note the two new test pit results from Michael Cuomo, in your packet. Both test pits found Nicholville soils that are soil group D, moderately well drained. Test pit locations are shown on current site plan sheets 7-8.

Performance guarantee (41-176; 33-132)

The 10/4/22 cover letter includes the following:

“After discussion, it is the Applicants’ opinion to pursue Option 2 of the performance guarantee guidelines outlined in §33-132(b)(2), which defers building permits and lot sales until the associated infrastructure for the development is complete, which in this case would be the proposed travelway, utility services, and stormwater management elements. The Applicants would like to declare this option with the caveat that this decision provides no interruptions to the currently-approved building permit for the structure to be located on proposed Lot 6, as the timeline of that construction should not be affected by the approvals process of this application.

Recommendation

- Approve a modification for the sewer system
- Approve the Erosion & Sedimentation Control Plan
- Approve the Preliminary Plan, with conditions

Motion template

Approval of modification for sewer line (recommended)

Motion to approve a modification of Subsection 41-218(a) to allow a sanitary sewer line less than eight inches (8”) in diameter, with the line being a force main of two inches (2”) in diameter with each individual lot having a grinder pump. The Planning Board finds that:

1. The modification does not have the effect of nullifying the intent and purpose of the official map, the comprehensive plan or chapters 44 or 45, and the public health, safety, and welfare will not be compromised by the modification.
2. The provision of an 8” line is not requisite in the interest of public health, safety, and general welfare, as the applicant has demonstrated how the 2” force main with grinder pumps will effectively serve the subdivision’s sewerage needs.
3. The proposed force main is acceptable to the Public Works Department.

Approval of an Erosion & Sedimentation Control Plan

Motion to approve the Erosion and Sedimentation Control Plan for PB22-9: 771 & 787 Main St. – Clover Farm Subdivision (8 lots). The Planning Board finds that the applicant’s submittals, including but not limited to the Erosion & Sedimentation Control standards on Sheet 5 of the site plan set, with revisions through 12/6/22, as well as other materials submitted by the applicant, collectively comply with Sections 34-4 and 34-5, as well as Appendix 1 of Chapter 34.

Approval of Preliminary Plan (recommended)

Motion to approve the Preliminary Plan for PB22-9: 771 & 787 Main St. – Clover Farm Subdivision (8 lots).

In accordance with Sections 41-146 and 41-147:

1. The following changes shall be included or reflected in the final subdivision plan submittal:
 - a. The subdivider shall provide to the Town a copy with the approved stormwater permit from the Maine Department of Environmental Protection (DEP).
 - b. The subdivider shall provide to the Town an up-to-date entrance permit from MaineDOT for the subdivision street.
 - c. The subdivider shall address outstanding third-party review or Planning Board comments (if any).
2. The following requirements relate to improvements for which waivers have been requested:
 - a. The subdivider shall provide to the Town cash payments-in-lieu of \$1,888 for each subdivision lot for the development of improvements at the Eliot Boat Basin. For Lots 5-6, such payments shall be provided within 30 days of the recording in the Registry of Deeds of the final plan. For Lots 1-4 and 7-8, such payments shall be provided prior to the sale of, or issuance of building permits for, those lots, whichever comes first.
3. The following relate to improvements and guarantees that are a prerequisite of approval of the final plan:
 - a. The subdivider shall provide a performance guarantee by entering into a written agreement with the Select Board agreeing that no lots shall be sold and no building permits shall be issued until the proposed street, utilities, new plantings, and stormwater facilities are completed in accordance with the Planning Board's approval. The performance guarantee shall be consistent with Section 33-132 generally and subsection (b)(2) specifically, reflecting "Option 2".
4. The following are additional conditions:
 - a. Prior to the sale of, or issuance of building permits for – whichever comes first – any lot, except for building permits already applied for on Lot 6, the subdivider shall offer for dedication to MaineDOT or the Town the proposed easement along Main St. for a future sidewalk, and shall offer for dedication to the Town other easements, such as those related to access to stormwater facilities and public access along the subdivision street to the Remick Cemetery (per preliminary subdivision plan, Sheet 1, Note 13).
 - b. After the stormwater facilities are completed and reviewed per 33-132, the owner of the facilities shall enter into a post-construction stormwater maintenance agreement with the Town consistent with Ch. 35, the operations and maintenance plan submitted with the preliminary subdivision plan application, and any other applicable state or local standards. If there is a conflict between any two provisions, the stricter shall control.

* * *

Respectfully submitted,

Jeff Brubaker, AICP
Town Planner

Attachment: Stormwater standards check

Planner review summary: The application appears to meet all applicable 45-213 standards.

DEP stormwater permitting status: Per the applicant’s 12/6/22 cover letter, the subdivision is “subject to the jurisdictional exemption when determining stormwater permitting tier as outlined in [38 MRSA §488(17)]...the MDEP permit shall be included in the Final Subdivision Application as required by ordinance and as recommended by the Third-Party Reviewer.”

Standard (45-213) summary	Planner review
<p>Runoff minimized and detained on site if possible/practical (design standard is 50-year storm)</p>	<p><u>12/13 update:</u> SWMP analysis “indicates decreases in peak flow at [the 2 analysis points] in all storm events, resulting in no anticipated adverse effects on abutters or existing downstream systems due to water quantity”. For a 50-year storm (accounting for plan changes and model updates in 10/4/22, 11/1/22, and 12/6/22 submittals):</p> <ul style="list-style-type: none"> • AP1: decrease in peak flow by <u>4.28</u> cubic feet per second (cfs) (previously 4.78 and 4.83). Note that this is a lesser decrease than previous submittals. • AP2: decrease in peak flow by <u>4.99</u> cfs (previously 9.27, 8.44, and 6.24 cfs). Note that this is a lesser decrease than previous submittals. <p>10/4/22 cover letter notes that those modeled runoff changes were due to the building footprint on Lot 7 being moved away from the detention pond, and further away from the rear yard abutting Park St. properties. The letter notes that “overall this movement should significantly reduce the impact the existing forested buffer of the Park Street properties”.</p> <p>11/1/22 cover letter notes several model revisions related to the stormwater third-party review.</p> <p>12/6/22 cover letter notes model revisions, including an update “to reflect 100’ sheet flow segments for all time of concentration paths”.</p>
<p>Natural state of watercourses, swales, floodways, rights-of-way maintained as nearly as possible</p>	<p>SWMP: “Proposed cuts and fills are moderate, ranging from 0 to 4 feet, with the largest fill being at the down-slope side of the proposed cul-de-sac...Impervious areas are minimized.”</p>

<p>Where subdivision is traversed by a watercourse, drainageway, etc., or where PB feels surface water drainage created by subdivision should be controlled to protect subdivision/abutting property owners, easement shall be provided of such nature, width, and location as PB deems adequate, generally 30+ ft. in width</p>	<p><i>11/1 update:</i> 11/1/22 cover letter: “The entire Plan Set has been revised to include stormwater easements, particularly for the culverted crossing adjacent to the cul-de-sac, for the roadside culverted swale directly adjacent to the detention pond, and for the detention pond itself. The location of these easements shall be permanently marked in the field by signage to delineate the easements for prospective homeowners...The Applicant is agreeable to the Town examining and potentially expanding upon the draft Maintenance Agreement for Stormwater Management Facilities to include rights for the Town of Eliot to enter the premises and maintain the neglected facilities at the cost of the declared responsible party.”</p> <p>See discussion below.</p>
<p>Soil statement; drainage plan</p>	<p>See 10/18/22 packet for soil information; see previous packets for drainage (stormwater management) plan and HydroCAD results</p>
<p>Storage of materials</p>	<p>No review comments currently</p>

Check for meeting of third-party review (3PR) stormwater comments

Third-party reviewer’s 2nd round of review to confirm if applicant has sufficiently addressed comments

Due to the number of comments and their responses, I will refer to the applicant’s 12/6/22 cover letter.

Maintenance of stormwater facilities

See my November 15 meeting staff report for a previous discussion of this topic. See the applicant’s Operation and Maintenance Program: Access Road & Stormwater Management System for the applicant’s proposed maintenance plan for the access road and stormwater facilities.

**Maintenance Agreement for Stormwater Management Facilities
(REVIEW DRAFT)**

This Maintenance Agreement is made this ___ day of _____ 20___ by and between _____ and the Town of Eliot, Maine.

The project name is: Clover Farm Subdivision (PB22-9).

The location is: 771 & 787 Main St., Eliot, Maine.

The project's Tax Map and Lot Numbers are currently Tax Map 6, Lots 43, 44, & 154. When assigned, the subdivision's new Map and Lot #s are:

_____.

The project is shown on a plan entitled " _____ " dated _____ and most recently revised on _____, approved by the _____ [Municipal Permitting Board] on _____ and recorded in the _____ County Registry of Deeds in Plan Book _____ Page _____ (the "Project").

WHEREAS, the approval of the Project includes Stormwater Management Facilities which require periodic maintenance; and,

WHEREAS, in consideration of the approval of the Project the Town of Eliot requires that periodic maintenance be performed on the Stormwater Management Facilities;

NOW, THEREFORE, in consideration of the mutual benefits accruing from the approval of the Project by the Town and the agreement of _____ to maintain the Stormwater Management Facilities, the parties hereby agree as follows:

1. _____, for itself, and its successors and assigns, agrees to the following:
 - a. To use a Qualified Post-Construction Storm Water Inspector to inspect the Stormwater Management Facilities; and to clean, maintain, and repair the Stormwater Management Facilities, which includes, to the extent they exist, parking areas, catch basins, detention basins or ponds, drainage swales, pipes and related structures, at least annually, to prevent the build-up and storage of sediment and debris in the system as described in the Post-Construction Maintenance Plan for the facilities;
 - b. To provide a certification of inspection to the Town by July 1 each year. The Qualified Post-Construction Storm Water Inspector's inspection report must be provided along with the certification; and,
 - c. To repair any deficiencies in the Stormwater Management Facilities noted during the annual inspection and provide notice to the Town of the repairs within 60 days of identification or within a schedule approved by the Code Enforcement Officer; and,
 - d. To create a homeowners' association [or similar] for the purpose of maintaining the Stormwater Management Facilities.

2. Upon creation of the homeowners' association [or similar], the homeowners' association [or similar] shall become responsible for compliance with the terms of this Agreement.
3. This Agreement shall constitute a covenant running with the land, and _____ shall reference this Agreement in all deeds to lots and/or units within the Project.

_____ Witness	By: _____ Its: _____ TOWN OF ELIOT, MAINE
_____ Witness	By: _____ Its: _____
STATE OF MAINE _____, ss.	_____, 20__

Personally appeared the above-named _____, the _____ of _____, and acknowledged the foregoing Agreement to be said person's free act and deed in said capacity.

	Before me, _____ Notary Public/Attorney at Law
Print Name:	_____
STATE OF MAINE _____, ss.	_____, 20__

Personally appeared the above-named _____, the _____ of the Town of _____, and acknowledged the foregoing Agreement to be said his/her free act and deed in said capacity.

	Before me, _____ Notary Public/Attorney at Law
Print Name:	_____

Attachment: Erosion control standards check

Planner review summary: Unless otherwise noted by the third-party reviewer, the site plan or other applicant submittals/representations appear to meet all applicable standards in 41-214, except that the applicant will need to update their application package to comply with new Ch. 34 – Erosion & Sedimentation Control.

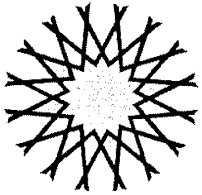
Standard (41-214) summary	Planner review
Stripping of vegetation/regrading/etc. to be minimized as far as practical, minimize erosion	See above regarding moderate grading and minimization of impervious areas
Duration of exposure of disturbed areas kept to a practical minimum	See Sheet 5, E&SC Notes 6 and 9. Generally, stabilization within 7 days, or 48 hours within 75 ft. of a wetland or waterbody.
Temporary vegetation and/or mulching	See Sheet 5, E&SC Notes 2,3,6,7, and Winter Construction Notes
Permanent vegetation, mechanical erosion control measures installed as soon as practical after construction ends.	See Sheet 5, E&SC Note 9, among others
Sediment from disturbed areas trapped by debris basins, sediment basins, silt traps, etc.	See Sheet 5, E&SC Note 20, among others
Top of cut or bottom of fill not <10 ft. to adjoining property, unless otherwise specified by PB	No such grading apparent on plan
Dust control during grading	See Sheet 5, E&SC Note 12
On slopes >25%, no grading/filling within 100 ft. of the normal high water mark except to protect the shorelines and prevent erosion	No such grading apparent on plan
Do not remove topsoil from site, except for surplus for roads, parking areas, building excavations	10/4/22 cover letter states: “General Note #17 has been added to Sheet 1 which declares that no topsoil shall be removed from the site besides surplus for roads and building excavations, demonstrating compliance with §41-214(c)(9)”

Check for meeting of third-party review (3PR) erosion & sedimentation control comments

Third-party reviewer’s 2nd round of review to confirm if applicant has sufficiently addressed comments

3PR review (10/11/22), comment #13	Planner review
“On the Grading and Utilities Plan, Sheet 3, there is a siltation fence shown wrapping around the proposed development on Lots 5 and 6. The designer should also depict a sediment barrier on Lots 7 and 8 to contain sediment on those lots.”	Applicant’s 11/1/22 cover letter: “Sheet 3 has been revised to include siltation fence in the rearyard of Lots 7 & 8 as requested.”
“Other lots within the subdivision may also require an erosion control barrier between the front of the lot and the receiving swale if the timing of the lot construction is after the	Applicant’s 11/1/22 cover letter: “...siltation fence has been added in the rearyard of Lot 4. Lots 1, 2, and 3 have their stormwater runoff collected into Subcatchment 8 which shall have

<p>roadway slopes and its swales have become permanently stabilized with grass growth which the designer could outline in a note.”</p>	<p>a rip rap apron at the culvert inlet to prevent sediment transmission during construction”</p>
<p>“The designer should also review the proposed tree line on Lot 8 as it appears to be shown very close to the proposed house on that lot.”</p>	<p>Tree line appears to have been adjusted accordingly.</p>
<p>“A Temporary Stone Construction Entrance should be shown adjacent to Main Street on Sheet 3 and a detail of the Temporary Stone Construction Entrance added to the plans.”</p>	<p>Applicant’s 11/1/22 cover letter: “Sheet 3 has been revised to include a Stabilized Construction Entrance at the proposed travelway’s intersection with Main Street. A Stabilized Construction Entrance detail has been added to Sheet 6.”</p>
<p>“The designer should also show the locations of stone check dams within the ditches on Sheet 3 and add a Stone Check Dam Detail to the plan set.”</p>	<p>Applicant’s 11/1/22 cover letter: “Sheet 3 has been revised to include Stone Check Dams at the appropriate spacing based on design slopes of the vegetated swales. A Stone Check Dam detail has been added to Sheet 5.”</p>



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ENGINEERING, INC

CIVIL · STRUCTURAL · MARINE

Mr. Jeffery Brubaker, AICP, Town Planner
Town of Eliot, Maine
1333 State Road
Eliot, Maine 03903

December 6th, 2022
Project No. C174-21

**RE: Preliminary Subdivision Application – Third Party Review Revisions 2
Clover Farm Subdivision (Tax Map 6, Lots 43, 44, & 154)
771 & 787 Main Street, Eliot, Maine**

Dear Mr. Brubaker:

On behalf of Mark McNally Building Maintenance, LLC., LJE Development, LLC., and Jesse Realty, LLC., I have enclosed for your review and consideration revised Plan Set sheets and associated attachments for the above-referenced project. Revisions have been made to address the additional Third-Party Review comments presented in the November 9th memo prepared by Stephen D. Harding, P.E. of Sebago Technics, Inc., as well as comments presented during the November 15th Planning Board meeting. Revisions are itemized in the order in which they were presented in said memo.

Third-Party Review Items

1. Project Information – no comments raised, no response required.
2. Description of Review Responsibilities – no comments raised, no response required.
3. Sheet 1 has been revised as requested to be titled “Preliminary Subdivision Plan” and shall be stamped by Maine-licensed Professional Land Surveyor.
4. Description of Stormwater Management – no comments raised, no response required.
5. As discussed during the November 15th Planning Board meeting, since this development proposes lots to be used solely for single-family residential housing, it is subject to the jurisdictional exemption when determining stormwater permitting tier as outlined in Maine State Code Title 38: Waters and Navigation, Chapter 3, Subchapter 1, Article 6, §488.17: Applicability. This excerpted section is attached, and the MDEP permit shall be included in the Final Subdivision Application as required by ordinance and as recommended by the Third-Party Reviewer.
6. A Stormwater Management Plan has been prepared for the proposed development and is attached. This document includes a narrative discussion the Low Impact Development principles applied for the on-site stormwater management of the proposed subdivision.
7. The Post-Construction Stormwater Maintenance Agreement has been updated as requested to include the catch basins that have been added in more recent iterations of the stormwater design since the drafting of this document.

8. The Road Cross Section Detail on Sheet 6 has been updated to provide additional information on pavement specifications aligned with MDOT standards as requested.
9. Sheet 3 (Grading & Utilities Plan) has been updated to include spot elevations at all driveway intersections with the proposed travelway. This will ensure that impervious runoff from the travelway shall be routed into the catch basins and closed system as intended.
10. Callouts throughout the entire Plan Set have been added to highlight the proposed asphalt curb along the north side of the proposed travelway. The linework denoting the curb has also had a heavy transparent hatch applied to it to further delineate segments of the curb and where they are located around the proposed driveway intersections.
11. The Applicant acknowledges the Third Party Review comment regarding the potential interaction between the seasonal high water table and the bottom of the detention area proposed within the center of the travelway cul-de-sac. Raising the cul-de-sac detention area would require elevating all surrounding infrastructure, including the travelway, roughly 1' for the last ~400 linear feet of the travelway. The Applicant shall consider the effects of this potential change on the other design elements of the subdivision and present any grading and utility changes with the Final Subdivision application.
12. Drainage Plan-related additional comments:
 - The Emergency Spillway Detail on Sheet 6 has been revised to include the depth and rip rap d50 size as requested. The associated callout on Sheet 3 has also been revised as requested.
 - Sheet 3 has been updated to include the width of the proposed plunge pool at the level spreader outlet of the stormwater detention pond. This displayed width now matches the dimension displayed in the associated detail on Sheet 5.
 - The Applicant acknowledges the Third Party Review request to consider a driveway culvert beneath the access to Lot 5's building footprint. The desired finished floor for this Lot shall be examined and a driveway culvert shall be designed and displayed (as necessary) with the Final Subdivision application.
 - Catch Basin callouts on Sheet 3 have been updated to be consistent with the information displayed elsewhere in the Plan Set regarding the numbering of the proposed basins.
 - The outlet of Catch Basin #5 has been relocated further west and closer to the detention pond to prevent any upstream discharge affecting the roadside swale along the southern side of the proposed travelway.
13. Drainage Model-related additional comments:
 - The Existing Conditions HydroCAD Model has been updated to reflect 100' sheet flow segments for all time of concentration paths to be consistent with the revisions previously made to the Developed Conditions model. All associated Plan Set sheets and attachments have been updated to reflect this change.
 - The Developed Conditions HydroCAD Model has been updated to correctly label Subcatchment 3S and its tributary nodes entering into Catch Basin #2.
14. The entire Plan Set has been updated to have the previously-implemented Check Dam blocks made visible within proposed roadside swales on all relevant sheets.
15. Language outlining the granting of rights (but not responsibilities) to the Town to access the site to perform maintenance and repairs to neglected facilities has been included in

the draft Road and Stormwater Maintenance Program which is attached as a separate item.

16. Sheet 1 (Preliminary Subdivision Plan) has been updated to include an additional stormwater drainage easement along the travelway frontage of Lots 1 & 2 to encompass the roadside swale and culverted crossing not located within the right-of-way of the proposed Minor Road.
17. Sheet 1 has been updated to include metes and bounds descriptions for all proposed stormwater easements. General Note #18 on Sheet 1 has been added to denote the type of permanent monumentation that shall be installed to delineate these stormwater easement limits.
18. Language has been added to the 'Swales' portion of the Road and Stormwater Maintenance Program which includes the retention of flowage rights by the association for surface runoff through the existing natural swale across Lot #6 towards the Piscataqua River.

Outside of the Third Party Review comments, the Applicant has also revised Sheet 5 of the Plan Set to include language presented in the newly-adopted Chapter 34: Erosion and Sedimentation Control. The bulk of these revisions is reflected in Sheet 5, where the Erosion & Sedimentation Control Notes packages have all been updated to reflect Chapter 34's Appendix 1. The Applicant feels that these changes, in combination with the content already provided within the Grading & Utilities Plan, Stormwater Narrative, and Road and Stormwater Maintenance Program document, satisfy §34-4 "Submission Requirements".

We look forward to discussing the project with the Planning board at the December 13th meeting. Please contact me for any additional information or clarifications required.

Sincerely;



Michael J. Sudak, E.I.
Staff Engineer

cc: Mark McNally Building Maintenance, LLC., LJE Development, LLC., Jesse Realty, LLC.
C174-21 Cover Prelim SDV 06Dec2022

Title 38: WATERS AND NAVIGATION
Chapter 3: PROTECTION AND IMPROVEMENT OF WATERS
Subchapter 1: ENVIRONMENTAL PROTECTION BOARD
Article 6: SITE LOCATION OF DEVELOPMENT

§488. Applicability

This article does not apply to any development in existence or in possession of applicable state or local licenses to operate or under construction on January 1, 1970, or to any development the construction and operation of which has been specifically authorized by the Legislature prior to May 9, 1970, or to public service corporation transmission lines, except transmission lines carrying 100 kilovolts or more, nor does it apply to the renewal or revision of leases of parcels of land upon which a structure or structures have been located as of March 15, 1972, nor to the rebuilding or reconstruction of natural gas pipelines or transmission lines within the same right-of-way. For purposes of this paragraph, development that reuses a building and associated facilities in existence on January 1, 1970 is exempt from review under this article. When determining if development meets the definition of "development of state or regional significance that may substantially affect the environment" and therefore is subject to review under this article, the department may not consider development in existence on January 1, 1970 that is exempt from review pursuant to this paragraph. When reviewing a proposal for development of state or regional significance that may substantially affect the environment under this article, the department may not consider in the review any development in existence on January 1, 1970 that is exempt from review pursuant to this paragraph. [PL 2011, c. 551, §1 (AMD).]

1. Unorganized areas.

[PL 1993, c. 383, §26 (RP); PL 1993, c. 383, §42 (AFF).]

2. Organized areas.

[PL 1993, c. 383, §26 (RP); PL 1993, c. 383, §42 (AFF).]

3. Standards, guidelines, definitions and revisions.

[PL 1995, c. 704, Pt. A, §16 (RP); PL 1995, c. 704, Pt. C, §§2, 3 (AFF).]

4. Exemption.

[PL 1989, c. 769, §5 (RP).]

5. Subdivision exemptions. The following development is exempt from this article:

A. [PL 1993, c. 383, §26 (RP); PL 1993, c. 383, §42 (AFF).]

B. A development that consists only of a subdivision if:

(1) The average density of the subdivision is not higher than one lot for every 5 acres of developable land in the parcel;

(2) At least 50% of the developable land in the parcel is preserved in perpetuity through conservation easements pursuant to Title 33, chapter 7, subchapter VIII-A ([../33/title33ch7sec0.html](#)), in common areas no smaller than 10 acres in size and of dimensions that accommodate within each common area boundary a rectangle measuring 250 feet by 500 feet;

(3) The conservation easements preserve the land in an essentially undeveloped natural state including the preservation of farmland having a history of agricultural use and the preservation of forest land for harvesting by uneven-aged selection methods designed to retain the natural character of the area, except that other methods of harvesting are permissible following a natural disaster;

(4) The conservation easements grant a 3rd-party right of enforcement, as defined in Title 33, section 476 ([../33/title33sec476.html](#)), to the department. The conservation easements granting a 3rd-party right of enforcement must be submitted to and accepted by the commissioner;

(5) All significant wildlife habitat that is mapped or that qualifies for mapping under section 480-B, subsection 10 ([../38/title38sec480-B.html](#)) is included in the preserved land area under subparagraph (3);

(6) No clearing, grading, filling or other development activity occurs on sustained slopes in excess of 30%;

(7) If the developable land in the parcel not subject to the requirements of subparagraphs (3) and (5) is located wholly or in part in the watershed of any lake or pond classified GPA under section 465-A ([../38/title38sec465-A.html](#)), long-term measures to control phosphorus transport are taken in accordance with a phosphorus control plan that is consistent with standards for phosphorus control adopted by the board;

(8) Soil erosion and sedimentation during development of the subdivision are controlled in accordance with a plan approved by the municipality in which the subdivision is located or by the soil and water conservation district for the county in which the subdivision is located;

(9) The nonpreserved, developable land in the parcel is not located wholly or partly within the shoreland zone of a lake or pond classified GPA under section 465-A ([../38/title38sec465-A.html](#)); and

(10) At the time all necessary conservation easements are filed with the department and at least 30 days prior to the commencement of clearing and construction activity, the person creating the subdivision notifies the commissioner in writing on a form supplied by the commissioner that the exemption afforded by this paragraph is being used. The person creating the subdivision shall file with that form a set of site plans, including the plans required under subparagraphs (7) and (8), and other evidence sufficient to demonstrate that the requirements of this paragraph have been met. The commissioner shall forward a copy of the form to the municipality in which the subdivision is located.

For purposes of this paragraph, "developable land in the parcel" means all contiguous land in the same ownership except for coastal wetlands, freshwater wetlands, rivers, streams and brooks as defined in section 480-B ([../38/title38sec480-B.html](#)) and except for any surface water classified GPA under section 465-A ([../38/title38sec465-A.html](#)). [PL 1995, c. 704, Pt. A, §17 (AMD); PL 1995, c. 704, Pt. C, §2 (AFF).]

C. [PL 1995, c. 704, Pt. A, §17 (RP); PL 1995, c. 704, Pt. C, §2 (AFF).]

D. [PL 1995, c. 704, Pt. A, §17 (RP); PL 1995, c. 704, Pt. C, §2 (AFF).]

[PL 1995, c. 704, Pt. A, §17 (AMD); PL 1995, c. 704, Pt. C, §2 (AFF).]

6. Multi-unit housing exemption.

[PL 1993, c. 383, §26 (RP); PL 1993, c. 383, §42 (AFF).]

7. Exemption for expansion at existing manufacturing facility. New construction at a licensed manufacturing facility is exempt from review under this article as long as the additional disturbed area not to be revegetated does not exceed 40,000 square feet ground area in any calendar year and does not exceed 80,000 square feet ground area in total. When review under this article is required at a licensed manufacturing facility, the applicant shall provide plans for the new development, as well as for those activities that have been undertaken pursuant to this subsection. The permittee shall annually notify the department of new construction conducted during the previous 12 months pursuant to this exemption. The notice must identify the type, location and ground area of the new construction.

[PL 2021, c. 123, §1 (AMD).]

8. Exemption for storage facility.

[PL 1995, c. 704, Pt. A, §18 (RP); PL 1995, c. 704, Pt. C, §2 (AFF).]

9. Development within unorganized areas.

[PL 2013, c. 405, Pt. B, §5 (RP).]

9-A. Development within unorganized areas. Except for development described in paragraphs A (./38/title38sec488.html), B (./38/title38sec488.html) and C (./38/title38sec488.html), development located within the unorganized and deorganized areas, as defined in Title 12, section 682, subsection 1 (./12/title12sec682.html), is subject to review by the department for compliance with this article. The department shall review development within the unorganized and deorganized areas in accordance with section 489-A-1 (./38/title38sec489-A-1.html).

A. A community-based offshore wind energy project, as defined in Title 12, section 682, subsection 19 (./12/title12sec682.html), is reviewed under Title 12, section 685-B, subsection 2-C (./12/title12sec685-B.html) and is exempt from the requirements of this article. [PL 2011, c. 682, §32 (NEW); PL 2011, c. 682, §40 (AFF).]

B. Except for grid-scale wind energy development, development within a planned subdistrict as defined in Title 12, section 682, subsection 20 (./12/title12sec682.html) and approved or accepted for processing prior to September 1, 2012 is reviewed by the commission and is exempt from the requirements of this article. [PL 2011, c. 682, §32 (NEW); PL 2011, c. 682, §40 (AFF).]

C. An amendment or revision to a development approved by the Maine Land Use Regulation Commission prior to September 1, 2012 is exempt from review under this article unless the proposed revision by itself is a development of state or regional significance that may substantially affect the environment. [PL 2011, c. 682, §32 (NEW); PL 2011, c. 682, §40 (AFF).]

Subdivision plans approved and orders issued by the department under this article must be recorded in the registry of deeds in the county in which the development is located within 90 days.

Violation and enforcement provisions in chapter 2, subchapter 1 ([../38/title38ch2sec0.html](#)) apply to development reviewed by the department under this subsection.

[PL 2011, c. 682, §32 (NEW); PL 2011, c. 682, §40 (AFF).]

10. Roads and railroad tracks. A structure consisting only of a road or a road together with the structure area within a residential lot, as described in subsection 17 ([../38/title38sec488.html](#)) is exempt from the requirements of this article. Railroad tracks other than tracks within yards or stations are exempt from review under this article.

[PL 1995, c. 493, §6 (AMD); PL 1995, c. 493, §21 (AFF).]

11. Farm and fire ponds. A pond that is used for irrigation of field crops, water storage for cranberry operations or fire protection determined to be necessary in that location by the municipal fire department is exempt from review under this article. This provision does not provide an exemption for excavation for borrow, clay, topsoil or silt.

[PL 2011, c. 653, §21 (AMD); PL 2011, c. 653, §33 (AFF).]

12. Structures within permitted commercial and industrial subdivisions. A person may construct or cause to be constructed, or operate or cause to be operated, a structure on a lot in a commercial or industrial subdivision approved pursuant to this article without obtaining approval under this article for that structure, as long as all terms and conditions of the subdivision permit are met. This subsection applies to commercial or industrial subdivisions approved pursuant to this article on or after the effective date of this subsection.

[PL 1993, c. 383, §26 (NEW); PL 1993, c. 383, §42 (AFF).]

13. Research and aquaculture leases. Activities regulated by the Department of Marine Resources under Title 12, section 6072 ([../12/title12sec6072.html](#)), 6072-A ([../12/title12sec6072-A.html](#)), 6072-B ([../12/title12sec6072-B.html](#)) or 6072-C ([../12/title12sec6072-C.html](#)) are exempt from the requirements of this article.

[PL 2007, c. 292, §28 (AMD).]

14. Developments within designated growth areas. The following provisions apply to developments within a designated growth area.

A. A development is exempt from review under flood plain, noise and infrastructure standards under section 484 ([../38/title38sec484.html](#)) if that development is located entirely within:

(1) A municipality that has adopted a local growth management program that has been certified under Title 30-A, section 4347-A ([../30-A/title30-Asec4347-A.html](#)); and

(2) An area designated in that municipality's local growth management program as a growth area.

An applicant claiming an exemption under this paragraph shall include with the application a statement from the Department of Agriculture, Conservation and Forestry affirming that the location of the proposed development meets the provisions of subparagraphs (1) and (2).

An applicant claiming an exemption under this paragraph shall publish a notice of that application in a newspaper of general circulation in the region that includes the municipality in which the development is proposed to occur. That notice must include a statement indicating the standard or standards for which the applicant is claiming an exemption. [PL 2011, c. 655, Pt. JJ, §32 (AMD); PL 2011, c. 655, Pt. JJ, §41 (AFF); PL 2011, c. 657, Pt. W, §5 (REV).]

B. The commissioner may require application of the noise, flood plain or infrastructure standards to a proposed development if the commissioner determines, after receipt of a petition under subparagraph (1) or on the commissioner's own initiative under subparagraph (2), that a reasonable likelihood exists that the development will have a significant and unreasonable impact on flood plains, infrastructure or noise beyond the boundaries of the municipality within which the development is to be located.

(1) Within 15 working days after the publication of the notice required under paragraph A ([./38/title38sec488.html](http://38/title38sec488.html)), municipal officers or residents of the municipality in which the development is proposed to occur or municipal officers or residents of an abutting municipality may petition the commissioner to apply one or more of the standards for which an exemption is claimed under this subsection. A petition must be signed either by the municipal officers of the petitioning municipality or by 10% of that number of registered voters of the petitioning municipality casting ballots in the most recent gubernatorial election or 150 registered voters of the petitioning municipality, whichever is less. The petition must include the name and legal address of each signatory and must designate one signatory as the contact person. The commissioner shall notify the contact person and the applicant of the commissioner's decision within 10 working days after receipt of a petition meeting the requirements of this subsection. A decision by the commissioner under this subparagraph is appealable to the board.

(2) A decision to require the application of one or more standards made on the commissioner's own initiative must be made within 15 working days after the application is filed with the department. [PL 1999, c. 468, §13 (AMD).]

Nothing in this subsection may be construed to exempt a proposed development from review for flooding potential due to increases in storm water runoff caused by the development.

[PL 2011, c. 655, Pt. JJ, §32 (AMD); PL 2011, c. 655, Pt. JJ, §41 (AFF); PL 2011, c. 657, Pt. W, §5 (REV).]

15. Exemption for former military bases. Development on a military base at the time ownership of the military base is acquired by a state or local development authority is exempt from review under this article. Subsequent transfer of ownership or lease of a former military base or any portion of a former military base by a state or local development authority to another entity does not affect the exemption granted under this subsection. Development proposed or occurring on a former military base after ownership of the military base is acquired by a state or local development authority is subject to review under this article, except to the extent that the development reuses a building and associated facilities in existence on September 29, 1995.

For purposes of this subsection, "military base" means all property under the ownership or control of a federal military authority prior to the acquisition of ownership by a state or local development authority, the ownership of which is subsequently acquired by a state or local development authority. For purposes of this subsection, "ownership" means a fee interest or leasehold interest in property.

A. Development that is not exempt under this subsection is subject to review under this article if it meets the definition of "development of state or regional significance that may substantially affect the environment." [PL 2011, c. 551, §2 (NEW).]

B. When reviewing a proposal for development of state or regional significance that may substantially affect the environment, the department may not consider in the review any development that is exempt from review pursuant to this subsection. [PL 2011, c. 551, §2 (NEW).]

[PL 2011, c. 551, §2 (AMD).]

16. Small road quarry.

[PL 1997, c. 502, §11 (RP); PL 1997, c. 502, §18 (AFF).]

17. Structure area within residential lots. Buildings, roads, paved areas or areas to be stripped or graded and not revegetated that are located within lots used solely for single-family residential housing are not counted toward the 3-acre threshold described in section 482, subsection 6, paragraph B ([./38/title38sec482.html](#)) for purposes of determining jurisdiction. A road associated only with such lots is also not counted toward the 3-acre threshold. For purposes of this subsection, "single-family residential housing" does not include multi-unit housing such as condominiums and apartment buildings.

[PL 1997, c. 393, Pt. A, §45 (AMD).]

18. Roundwood and lumber storage yards. A roundwood or lumber storage yard and any road associated with the yard is exempt from review under this article, as provided in this subsection.

A. A roundwood or lumber storage yard and any road associated solely with the yard, constructed on or after the effective date of this subsection, is exempt from review under this article provided it is constructed and operated in accordance with the erosion and sedimentation control standards and storm water management standards contained in board rules. The person conducting these activities shall file a notice of intent to comply with the department prior to clearing and construction. [PL 1995, c. 493, §7 (NEW).]

B. A roundwood or lumber storage yard and any road associated solely with the yard, constructed prior to the effective date of this subsection, is exempt from review under this article provided the following requirements are met.

(1) Within one year after the effective date of this subsection, a notice of intent to comply must be provided to the department.

(2) Within 2 years of the effective date of this subsection, construction and operation of the yards and roads must be in compliance with the erosion and sedimentation control standards and storm water standards contained in board rules and adopted pursuant to section 484 ([./38/title38sec484.html](#)).

(3) Any expansion or alteration of such facilities must meet the requirements of paragraph A ([./38/title38sec488.html](#)). [PL 2001, c. 232, §18 (AMD).]

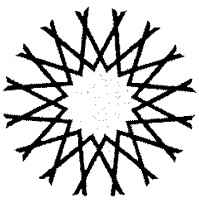
C. Notice of intent filed under this subsection must be complete, submitted on forms approved by the department and mailed by certified mail, return receipt requested. The notice must include a fee of \$250. The fee for transfer or minor revision of the notice of intent is \$105. [PL 2001, c. 232, §18 (AMD).]

D. [PL 2001, c. 232, §19 (RP).]

E. For purposes of this subsection only, "roundwood" means logs, bolts and other round sections of wood as they are cut from the tree and split firewood. [PL 1997, c. 603, §3 (AMD).]

[PL 2001, c. 232, §§18, 19 (AMD).]

19. Municipal capacity. A structure, as defined in section 482, subsection 6 ([./38/title38sec482.html](#)), that is from 3 acres up to and including 10 acres or a subdivision, as defined in section 482, subsection 5 ([./38/title38sec482.html](#)), that is made up of 15 or more lots for single-family, detached, residential housing, common areas or open space with an aggregate area of from 30 acres up to and including 100 acres is exempt from



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CIVIL STRUCTURAL MARINE

STORMWATER MANAGEMENT PLAN CLOVER FARM SUBDIVISION 771 & 787 MAIN STREET, ELIOT, MAINE

Project No.: C174-21

December 6th, 2022

◆ Scope

This stormwater management plan has been prepared for a proposed Conventional Residential Subdivision, consisting of eight (8) lots to be serviced by a constructed Minor Road extending from Main Street. The site in its current state is largely undeveloped and consisting entirely of grassed and forested upland. The existing development includes the Clover Farm Barn and its access drive, as well as a gravel construction road which services a single-family residential dwelling operating under a separate Building Permit.

The project is designed to meet the stormwater management requirements outlined in §37-76(3) "Streets and Sidewalks" of the Town of Eliot Code of Ordinances. This project is subject to a Stormwater Permit-by-Rule (PBR) for proposed impervious surfaces generated from the travelway in excess of one half acre but less than one acre.

◆ Site and Watershed Description

The project site is located on riverfront property west of Main Street. A 7½-minute series USGS map of the project area is attached. As noted above, the site is mostly undeveloped, with an existing barn that is intended to be disassembled and relocated, as well as the single-family residential dwelling under construction that is intended to be incorporated into the proposed subdivision.

The site is located in the Piscataqua River Watershed (source: USGS 7½-minute series, Portsmouth quadrangle). The site drains from northeast to southwest towards the river for the vast majority of the parcel, with a small portion of the roadside area abutting Main Street draining towards the existing travelway and flowing southerly in an existing roadside swale.

The topography of the site is gently sloping and consistent across the entire parcel, with the exception of the steep bluff along the parcel's entire frontage along the Piscataqua. Existing grades are 2% to 6%, and on-site elevations range from approximately 60' at the northeastern corner of the parcel abutting Main Street to 10' at the Piscataqua River frontage.

Proposed cuts and fills are minor, ranging between 0 and 3 feet.

◆ Soils/Hydrologic Soil Groups

Soil types and their respective Hydrologic Soil Groups (HSG) were determined by a Medium Intensity Soil Survey. A listing of the soils types can be found on the existing and developed stormwater management plans that accompany this report. Drainage classes range from Somewhat Excessively Drained to Poorly Drained.

◆ Methodology

The stormwater quantity analysis was conducted using the HydroCAD Stormwater Modeling System by Applied Microcomputer Systems. The analysis was accomplished to determine the "Existing Condition" and "Developed Condition" stormwater flows. Both cases were

analyzed for the 2, 10, 25, and 50-year, 24-hour frequency storm events. The Existing Condition analyzes the site as it currently exists and the Developed Condition models the site with the proposed improvements described above.

◆ **Water Quantity Analysis and Results**

Existing Condition

The site will be modelled as undeveloped with two analysis points; one along the existing roadside swale of Main Street as it exits the parcel heading south, and the other at the parcel's frontage along the Piscataqua River.

Developed Condition

The Developed Condition analysis addresses all site improvements consisting of the proposed Minor Road, building footprints, driveways, utility services, and stormwater management areas. The same analysis points are used for comparison of peak discharges for all storm events. A detention basin is proposed to be constructed to manage runoff to AP2, runoff which is received by the Piscataqua River.

Tables showing Existing Conditions peak flows, Developed Condition peak flows, and the change in peak flow from Existing Condition to Developed Condition, are presented on a separate page.

The analysis indicates decreases in peak flows at both analysis points in all storm events, resulting in no anticipated adverse effects on abutters or downstream systems due to water quantity. The proposed detention pond daylights to an existing vegetated swale along the southern property line before entering the Piscataqua River.

◆ **Water Quality**

The project is designed with several Low Impact Development (LID) design practices to minimize adverse effects on water quality. The practices are summarized as follows and are further described in the MDEP publication "Maine Stormwater Best Management Practices Manual – Volume 1, Chapter 3: Low Impact Development".

- Impervious areas are minimized. The proposed driveways are designed with the minimum amount of impervious area.
- Vegetated swales are utilized. Runoff from the proposed development will be collected by existing and proposed vegetated swales, which will provide some treatment of pollutants such as suspended solids and hydrocarbons prior to discharge from the site.
- Level Spreaders are utilized. Stormwater flow from the vegetated swales will be routed through a level spreader and undisturbed buffer prior to discharge from the site.

◆ **Summary**

The use of level lip spreader, detention pond, and vegetated swales to attenuate peak flows results in no increase in peak runoff quantity from the proposed development. No adverse effects are anticipated on any downstream properties or drainage structures for the analyzed storm events. Runoff quality is addressed by the use of several LID design practices, as described above.

Sincerely;



Michael J. Sudak, E.I.
Staff Engineer
C174-21 SWNarrative



**MAINTENANCE AGREEMENT FOR
STORMWATER MANAGEMENT FACILITIES
CLOVER FARM SUBDIVISION
771/787 MAIN STREET, ELIOT, MAINE**

Project No.: C174-21

This Maintenance Agreement is made this ____ day of _____ 202__ by and between _____ and the Town of Eliot, Maine.

The project name is Clover Farm Subdivision.

The location is 771 & 787 Main Street, Eliot, Maine.

The project's Tax Map and Lot Numbers are Tax Map 6, Lots 43, 44, & 154.

The project is shown on a plan entitled " _____ " dated _____ and most recently revised on _____, approved by the Town of Eliot Planning Board on _____ and recorded in the York County Registry of Deeds in Plan Book _____ Page _____ (the "Project").

WHEREAS, the approval of the Project includes Stormwater Management Facilities which requires periodic maintenance; and

WHEREAS, in consideration of the approval of the Project the Town of Eliot requires that periodic maintenance be performed on the Stormwater Management Facilities;

NOW, THEREFORE, in consideration of the mutual benefits accruing from the approval of the Project by the Town and the agreement of _____ to maintain the Stormwater Management Facilities, the parties hereby agree as follows:

- 1) _____, for itself, and its successors and assigns, agrees to the following:
 - a) To use a Qualified Post-Construction Storm Water Inspector to inspect the Stormwater Management Facilities; and to clean, maintain, and repair the Stormwater Management Facilities, which includes, to the extent they exist, parking areas, catch basins, detention basins or ponds, drainage swales, pipes and related structures, at least annually, to prevent the buildup and storage of sediment and debris in the system as described in the Post-Construction Maintenance Plan for the facilities;
 - b) To provide a certification of inspection to the Town by July 1 each year;

- c) To repair any deficiencies in the Stormwater Management Facilities noted during the annual inspection and provide notice to the Town of the repairs within 60 days of identification or within a schedule approved by the Code Enforcement Officer; and
 - d) For subdivisions, to create a road maintenance association for the purpose of maintaining the Stormwater Management Facilities and utility systems.
- 2) For subdivisions, upon creation of the road maintenance association, said association shall become responsible for compliance with the terms of this Agreement.
- 3) This Agreement shall constitute a covenant running with the land, and _____ shall reference this Agreement in all deeds to lots and/or units within the Project.

_____ Witness	By: _____ Its: _____
	TOWN OF ELIOT, MAINE
_____ Witness	By: _____ Its: _____
STATE OF MAINE _____, ss.	_____, 202____

Personally appeared the above-named _____, the _____ of _____, and acknowledged the foregoing Agreement to be said person's free act and deed in said capacity.

	Before me, _____ Notary Public/Attorney at Law
Print Name:	_____
STATE OF MAINE _____, ss.	_____, 202____

Personally appeared the above-named _____, the _____ of the Town of Eliot, and acknowledged the foregoing Agreement to be said person's free act and deed in said capacity.

	Before me,

	Notary Public/Attorney at Law
Print Name:	_____
STATE OF MAINE _____, ss.	_____, 202__

INSPECTION CERTIFICATION FOR STORMWATER MANAGEMENT FACILITIES

I, _____ (print or type name), certify the following:

- 1) I am making this Annual Stormwater Management Facilities Certification for the following property: _____ (print or type name of subdivision, condominium, or other development) located at _____ (print or type address), (the "Property");
- 2) The owner, operator, tenant, lessee or road maintenance association of the Property is: _____ (names of owner, operator, tenant, lessee, road maintenance association or other party having control over the Property);
- 3) I am (circle one):
 - a) A Qualified Post-Construction Stormwater Inspector hired by the person or party specified in #2, and have reviewed the approved Stormwater Management Plan for the facility and have inspected the Stormwater Management Facilities; or
 - b) The person (or a duly authorized representative of the party) specified in #2, and I have hired a Qualified Post-Construction Stormwater Inspector and received or reviewed a copy of their inspection report;
- 4) On _____, 202__, the Stormwater Management Facilities were inspected, including but not limited to parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures as required by the approved Stormwater Management Plan for the Property;
- 5) At the time of the inspection (check one and complete any required information):
 - a) ___ The Stormwater Management Facilities were adequately maintained and functioning as intended, or
 - b) ___ The Stormwater Management Facilities required maintenance, which was completed within the required 60-day time period, and were functioning as intended after maintenance was completed, or
 - c) ___ The Stormwater Management Facilities required maintenance which was not completed within the required 60-day time period. (Attach additional sheets as necessary to describe the maintenance required, proposed schedule for

completion, and an appropriate contact person. The Code Enforcement Officer will contact them to confirm or adjust the schedule to complete the maintenance and any needed further course of action.)

Date: _____, 202____.

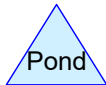
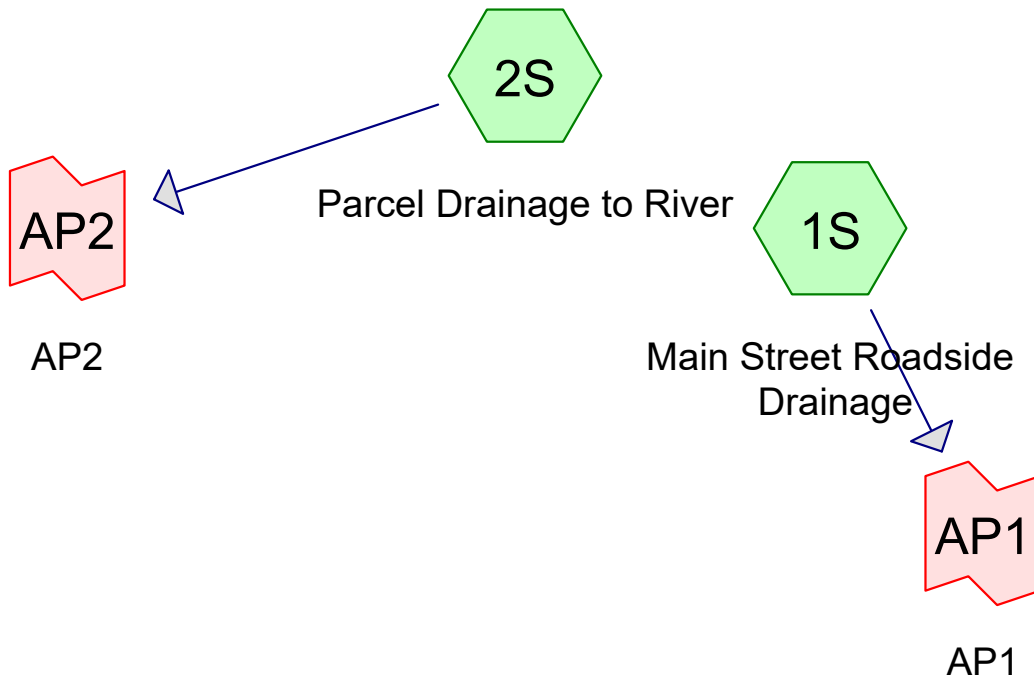
By: _____ (Signature)

Print Name: _____

Personally appeared the above-named _____, the _____ of _____, and acknowledged the foregoing Agreement to be said person's free act and deed in said capacity.

	Before me,

	Notary Public/Attorney at Law
Print Name:	_____
STATE OF MAINE _____, ss.	_____, 202____



CFS SWA EXT

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.648	39	>75% Grass cover, Good, HSG A (1S, 2S)
6.304	61	>75% Grass cover, Good, HSG B (1S, 2S)
0.060	74	>75% Grass cover, Good, HSG C (1S, 2S)
0.307	98	Paved parking, HSG A (1S, 2S)
0.311	98	Paved parking, HSG B (1S, 2S)
0.018	98	Paved parking, HSG C (1S)
0.054	98	Unconnected roofs, HSG A (2S)
0.345	98	Unconnected roofs, HSG B (1S, 2S)
0.023	98	Unconnected roofs, HSG C (2S)
0.443	36	Woods, Fair, HSG A (2S)
5.249	60	Woods, Fair, HSG B (2S)
0.122	73	Woods, Fair, HSG C (2S)
14.884	60	TOTAL AREA

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Type III 24-hr 2 YEAR STORM Rainfall=3.30"

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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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Main Street Roadside Runoff Area=64,185 sf 15.29% Impervious Runoff Depth>0.54"
Flow Length=328' Tc=10.8 min CN=64 Runoff=0.67 cfs 0.066 af

Subcatchment 2S: Parcel Drainage to River Runoff Area=584,143 sf 6.20% Impervious Runoff Depth>0.35"
Flow Length=1,095' Tc=19.3 min UI Adjusted CN=59 Runoff=2.70 cfs 0.396 af

Link AP1: AP1 Inflow=0.67 cfs 0.066 af
Primary=0.67 cfs 0.066 af

Link AP2: AP2 Inflow=2.70 cfs 0.396 af
Primary=2.70 cfs 0.396 af

Total Runoff Area = 14.884 ac Runoff Volume = 0.462 af Average Runoff Depth = 0.37"
92.90% Pervious = 13.826 ac 7.10% Impervious = 1.057 ac

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Type III 24-hr 10 YEAR STORM Rainfall=4.90"

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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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Main Street Roadside Runoff Area=64,185 sf 15.29% Impervious Runoff Depth>1.38"
Flow Length=328' Tc=10.8 min CN=64 Runoff=2.07 cfs 0.169 af

Subcatchment 2S: Parcel Drainage to River Runoff Area=584,143 sf 6.20% Impervious Runoff Depth>1.05"
Flow Length=1,095' Tc=19.3 min UI Adjusted CN=59 Runoff=10.94 cfs 1.176 af

Link AP1: AP1 Inflow=2.07 cfs 0.169 af
Primary=2.07 cfs 0.169 af

Link AP2: AP2 Inflow=10.94 cfs 1.176 af
Primary=10.94 cfs 1.176 af

Total Runoff Area = 14.884 ac Runoff Volume = 1.345 af Average Runoff Depth = 1.08"
92.90% Pervious = 13.826 ac 7.10% Impervious = 1.057 ac

CFS SWA EXT

Type III 24-hr 25 YEAR STORM Rainfall=6.20"

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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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Main Street Roadside Runoff Area=64,185 sf 15.29% Impervious Runoff Depth>2.21"
Flow Length=328' Tc=10.8 min CN=64 Runoff=3.42 cfs 0.271 af

Subcatchment 2S: Parcel Drainage to River Runoff Area=584,143 sf 6.20% Impervious Runoff Depth>1.78"
Flow Length=1,095' Tc=19.3 min UI Adjusted CN=59 Runoff=19.74 cfs 1.991 af

Link AP1: AP1 Inflow=3.42 cfs 0.271 af
Primary=3.42 cfs 0.271 af

Link AP2: AP2 Inflow=19.74 cfs 1.991 af
Primary=19.74 cfs 1.991 af

Total Runoff Area = 14.884 ac Runoff Volume = 2.263 af Average Runoff Depth = 1.82"
92.90% Pervious = 13.826 ac 7.10% Impervious = 1.057 ac

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Type III 24-hr 50 YEAR STORM Rainfall=7.30"

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Page 1

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Main Street Roadside Runoff Area=64,185 sf 15.29% Impervious Runoff Depth>2.98"
Flow Length=328' Tc=10.8 min CN=64 Runoff=4.67 cfs 0.366 af

Subcatchment 2S: Parcel Drainage to River Runoff Area=584,143 sf 6.20% Impervious Runoff Depth>2.48"
Flow Length=1,095' Tc=19.3 min UI Adjusted CN=59 Runoff=28.06 cfs 2.769 af

Link AP1: AP1 Inflow=4.67 cfs 0.366 af
Primary=4.67 cfs 0.366 af

Link AP2: AP2 Inflow=28.06 cfs 2.769 af
Primary=28.06 cfs 2.769 af

Total Runoff Area = 14.884 ac Runoff Volume = 3.135 af Average Runoff Depth = 2.53"
92.90% Pervious = 13.826 ac 7.10% Impervious = 1.057 ac

Summary for Subcatchment 1S: Main Street Roadside Drainage

Runoff = 4.67 cfs @ 12.16 hrs, Volume= 0.366 af, Depth> 2.98"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
1,746	98	Paved parking, HSG A
7,453	39	>75% Grass cover, Good, HSG A
790	98	Paved parking, HSG C
1,915	74	>75% Grass cover, Good, HSG C
1,564	98	Unconnected roofs, HSG B
5,713	98	Paved parking, HSG B
45,004	61	>75% Grass cover, Good, HSG B
64,185	64	Weighted Average
54,372		84.71% Pervious Area
9,813		15.29% Impervious Area
1,564		15.94% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	50	0.0800	0.26		Sheet Flow, SF 1 Grass: Short n= 0.150 P2= 3.30"
0.3	20	0.0200	1.01		Sheet Flow, SF 2 Smooth surfaces n= 0.011 P2= 3.30"
3.7	30	0.0200	0.14		Sheet Flow, SF 3 Grass: Short n= 0.150 P2= 3.30"
3.6	228	0.0232	1.07		Shallow Concentrated Flow, SCF 2 Short Grass Pasture Kv= 7.0 fps
10.8	328	Total			

Summary for Subcatchment 2S: Parcel Drainage to River

Runoff = 28.06 cfs @ 12.28 hrs, Volume= 2.769 af, Depth> 2.48"

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 50 YEAR STORM Rainfall=7.30"

CFS SWA EXT

Type III 24-hr 50 YEAR STORM Rainfall=7.30"

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Area (sf)	CN	Adj	Description
981	98		Unconnected roofs, HSG C
708	74		>75% Grass cover, Good, HSG C
5,295	73		Woods, Fair, HSG C
2,354	98		Unconnected roofs, HSG A
11,607	98		Paved parking, HSG A
64,352	39		>75% Grass cover, Good, HSG A
19,288	36		Woods, Fair, HSG A
13,483	98		Unconnected roofs, HSG B
7,820	98		Paved parking, HSG B
228,644	60		Woods, Fair, HSG B
229,611	61		>75% Grass cover, Good, HSG B
584,143	60	59	Weighted Average, UI Adjusted
547,898			93.80% Pervious Area
36,245			6.20% Impervious Area
16,818			46.40% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	100	0.0650	0.28		Sheet Flow, SF 1 Grass: Short n= 0.150 P2= 3.30"
13.0	925	0.0287	1.19		Shallow Concentrated Flow, SCF 1 Short Grass Pasture Kv= 7.0 fps
0.3	70	0.2850	3.74		Shallow Concentrated Flow, SCF 2 Short Grass Pasture Kv= 7.0 fps
19.3	1,095	Total			

Summary for Link AP1: AP1

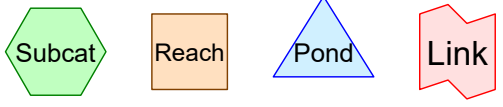
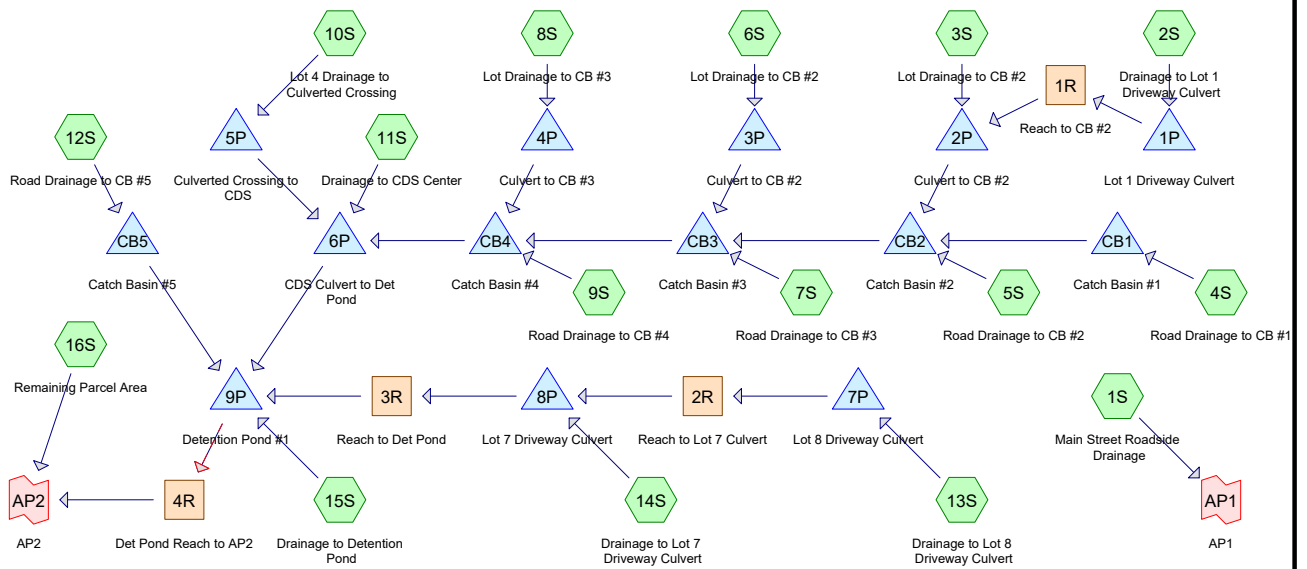
Inflow Area = 1.473 ac, 15.29% Impervious, Inflow Depth > 2.98" for 50 YEAR STORM event
 Inflow = 4.67 cfs @ 12.16 hrs, Volume= 0.366 af
 Primary = 4.67 cfs @ 12.16 hrs, Volume= 0.366 af, Atten= 0%, Lag= 0.0 min

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

Summary for Link AP2: AP2

Inflow Area = 13.410 ac, 6.20% Impervious, Inflow Depth > 2.48" for 50 YEAR STORM event
 Inflow = 28.06 cfs @ 12.28 hrs, Volume= 2.769 af
 Primary = 28.06 cfs @ 12.28 hrs, Volume= 2.769 af, Atten= 0%, Lag= 0.0 min

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



Routing Diagram for CFS SWA DEV
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CFS SWA DEV

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.803	39	>75% Grass cover, Good, HSG A (2S, 3S, 8S, 16S)
5.552	61	>75% Grass cover, Good, HSG B (1S, 2S, 3S, 6S, 8S, 10S, 11S, 13S, 14S, 15S, 16S)
0.060	74	>75% Grass cover, Good, HSG C (2S, 8S)
0.142	98	Paved parking, HSG A (8S, 16S)
1.319	98	Paved parking, HSG B (1S, 2S, 3S, 4S, 5S, 6S, 7S, 8S, 9S, 10S, 11S, 12S, 13S, 14S, 15S, 16S)
0.018	98	Paved parking, HSG C (2S)
0.059	98	Roofs, HSG A (8S)
0.023	98	Roofs, HSG C (8S)
0.721	98	Unconnected roofs, HSG B (2S, 3S, 6S, 8S, 13S, 14S, 15S, 16S)
0.442	36	Woods, Fair, HSG A (8S)
4.623	60	Woods, Fair, HSG B (6S, 8S, 10S, 13S, 14S, 16S)
0.122	73	Woods, Fair, HSG C (16S)
14.884	63	TOTAL AREA

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

- Subcatchment 1S: Main Street Roadside** Runoff Area=4,675 sf 9.09% Impervious Runoff Depth>0.54"
Flow Length=36' Tc=6.5 min CN=64 Runoff=0.06 cfs 0.005 af
- Subcatchment 2S: Drainage to Lot 1** Runoff Area=35,766 sf 17.81% Impervious Runoff Depth>0.46"
Flow Length=301' Tc=10.2 min UI Adjusted CN=62 Runoff=0.30 cfs 0.032 af
- Subcatchment 3S: Lot Drainage to CB #2** Runoff Area=23,595 sf 8.79% Impervious Runoff Depth>0.46"
Flow Length=208' Tc=8.5 min UI Adjusted CN=62 Runoff=0.21 cfs 0.021 af
- Subcatchment 4S: Road Drainage to CB #1** Runoff Area=2,281 sf 100.00% Impervious Runoff Depth>2.87"
Flow Length=125' Tc=6.5 min CN=98 Runoff=0.16 cfs 0.013 af
- Subcatchment 5S: Road Drainage to CB #2** Runoff Area=1,766 sf 100.00% Impervious Runoff Depth>2.87"
Flow Length=117' Tc=6.5 min CN=98 Runoff=0.13 cfs 0.010 af
- Subcatchment 6S: Lot Drainage to CB #2** Runoff Area=20,078 sf 19.10% Impervious Runoff Depth>0.66"
Flow Length=156' Tc=13.7 min UI Adjusted CN=67 Runoff=0.26 cfs 0.025 af
- Subcatchment 7S: Road Drainage to CB #3** Runoff Area=2,619 sf 100.00% Impervious Runoff Depth>2.87"
Flow Length=176' Tc=6.5 min CN=98 Runoff=0.19 cfs 0.014 af
- Subcatchment 8S: Lot Drainage to CB #3** Runoff Area=135,033 sf 9.75% Impervious Runoff Depth>0.14"
Flow Length=606' Tc=16.8 min CN=51 Runoff=0.13 cfs 0.036 af
- Subcatchment 9S: Road Drainage to CB #4** Runoff Area=2,495 sf 100.00% Impervious Runoff Depth>2.87"
Flow Length=168' Tc=6.5 min CN=98 Runoff=0.18 cfs 0.014 af
- Subcatchment 10S: Lot 4 Drainage to** Runoff Area=6,795 sf 36.17% Impervious Runoff Depth>1.01"
Flow Length=72' Slope=0.0150 '/' Tc=8.3 min CN=74 Runoff=0.17 cfs 0.013 af
- Subcatchment 11S: Drainage to CDS Center** Runoff Area=9,075 sf 68.85% Impervious Runoff Depth>1.80"
Flow Length=52' Tc=6.5 min CN=86 Runoff=0.45 cfs 0.031 af
- Subcatchment 12S: Road Drainage to CB** Runoff Area=7,581 sf 100.00% Impervious Runoff Depth>2.87"
Flow Length=235' Tc=6.5 min CN=98 Runoff=0.54 cfs 0.042 af
- Subcatchment 13S: Drainage to Lot 8** Runoff Area=22,526 sf 25.61% Impervious Runoff Depth>0.80"
Flow Length=282' Tc=14.2 min CN=70 Runoff=0.37 cfs 0.034 af
- Subcatchment 14S: Drainage to Lot 7** Runoff Area=30,940 sf 19.37% Impervious Runoff Depth>0.66"
Flow Length=229' Tc=9.1 min UI Adjusted CN=67 Runoff=0.46 cfs 0.039 af
- Subcatchment 15S: Drainage to Detention** Runoff Area=12,149 sf 16.64% Impervious Runoff Depth>0.62"
Flow Length=230' Tc=7.0 min UI Adjusted CN=66 Runoff=0.18 cfs 0.014 af
- Subcatchment 16S: Remaining Parcel** Runoff Area=330,955 sf 10.36% Impervious Runoff Depth>0.49"
Flow Length=870' Tc=29.7 min UI Adjusted CN=63 Runoff=2.18 cfs 0.312 af

Reach 1R: Reach to CB #2	Avg. Flow Depth=0.13' Max Vel=0.34 fps Inflow=0.26 cfs 0.031 af n=0.150 L=131.0' S=0.0191 '/' Capacity=34.87 cfs Outflow=0.24 cfs 0.031 af
Reach 2R: Reach to Lot 7 Culvert	Avg. Flow Depth=0.14' Max Vel=0.41 fps Inflow=0.37 cfs 0.034 af n=0.150 L=185.0' S=0.0257 '/' Capacity=40.45 cfs Outflow=0.32 cfs 0.034 af
Reach 3R: Reach to Det Pond	Avg. Flow Depth=0.19' Max Vel=0.52 fps Inflow=0.56 cfs 0.073 af n=0.150 L=195.0' S=0.0295 '/' Capacity=43.35 cfs Outflow=0.55 cfs 0.072 af
Reach 4R: Det Pond Reach to AP2	Avg. Flow Depth=0.24' Max Vel=0.27 fps Inflow=1.57 cfs 0.314 af n=0.400 L=360.0' S=0.0410 '/' Capacity=322.65 cfs Outflow=1.42 cfs 0.299 af
Pond 1P: Lot 1 Driveway Culvert	Peak Elev=51.03' Storage=86 cf Inflow=0.30 cfs 0.032 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/' Outflow=0.26 cfs 0.031 af
Pond 2P: Culvert to CB #2	Peak Elev=48.33' Storage=19 cf Inflow=0.36 cfs 0.052 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/' Outflow=0.36 cfs 0.052 af
Pond 3P: Culvert to CB #2	Peak Elev=42.28' Storage=12 cf Inflow=0.26 cfs 0.025 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/' Outflow=0.26 cfs 0.025 af
Pond 4P: Culvert to CB #3	Peak Elev=40.19' Storage=13 cf Inflow=0.13 cfs 0.036 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/' Outflow=0.13 cfs 0.036 af
Pond 5P: Culverted Crossing to CDS	Peak Elev=39.21' Storage=38 cf Inflow=0.17 cfs 0.013 af 15.0" Round Culvert n=0.013 L=64.0' S=0.0078 '/' Outflow=0.16 cfs 0.013 af
Pond 6P: CDS Culvert to Det Pond	Peak Elev=38.11' Storage=707 cf Inflow=1.56 cfs 0.205 af 15.0" Round Culvert n=0.013 L=66.0' S=0.0076 '/' Outflow=1.26 cfs 0.201 af
Pond 7P: Lot 8 Driveway Culvert	Peak Elev=46.34' Storage=33 cf Inflow=0.37 cfs 0.034 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/' Outflow=0.37 cfs 0.034 af
Pond 8P: Lot 7 Driveway Culvert	Peak Elev=41.43' Storage=58 cf Inflow=0.57 cfs 0.073 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/' Outflow=0.56 cfs 0.073 af
Pond 9P: Detention Pond #1	Peak Elev=36.44' Storage=1,868 cf Inflow=1.90 cfs 0.329 af Primary=1.57 cfs 0.314 af Secondary=0.00 cfs 0.000 af Outflow=1.57 cfs 0.314 af
Pond CB1: Catch Basin #1	Peak Elev=48.21' Storage=29 cf Inflow=0.16 cfs 0.013 af 15.0" Round Culvert n=0.013 L=242.0' S=0.0052 '/' Outflow=0.16 cfs 0.012 af
Pond CB2: Catch Basin #2	Peak Elev=46.96' Storage=30 cf Inflow=0.45 cfs 0.073 af 15.0" Round Culvert n=0.013 L=175.0' S=0.0280 '/' Outflow=0.45 cfs 0.072 af
Pond CB3: Catch Basin #3	Peak Elev=42.07' Storage=32 cf Inflow=0.81 cfs 0.112 af 15.0" Round Culvert n=0.013 L=165.0' S=0.0115 '/' Outflow=0.81 cfs 0.112 af
Pond CB4: Catch Basin #4	Peak Elev=40.12' Storage=6 cf Inflow=0.97 cfs 0.161 af 15.0" Round Culvert n=0.013 L=100.0' S=0.0115 '/' Outflow=0.97 cfs 0.161 af
Pond CB5: Catch Basin #5	Peak Elev=37.09' Storage=30 cf Inflow=0.54 cfs 0.042 af 15.0" Round Culvert n=0.013 L=75.0' S=0.0100 '/' Outflow=0.54 cfs 0.041 af

CFS SWA DEV

Type III 24-hr 2 YEAR STORM Rainfall=3.30"

Prepared by {enter your company name here}

Printed 12/6/2022

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Link AP1: AP1

Inflow=0.06 cfs 0.005 af
Primary=0.06 cfs 0.005 af

Link AP2: AP2

Inflow=2.59 cfs 0.611 af
Primary=2.59 cfs 0.611 af

Total Runoff Area = 14.884 ac Runoff Volume = 0.654 af Average Runoff Depth = 0.53"
84.67% Pervious = 12.602 ac 15.33% Impervious = 2.282 ac

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Main Street Roadside Runoff Area=4,675 sf 9.09% Impervious Runoff Depth>1.38"
Flow Length=36' Tc=6.5 min CN=64 Runoff=0.17 cfs 0.012 af

Subcatchment 2S: Drainage to Lot 1 Runoff Area=35,766 sf 17.81% Impervious Runoff Depth>1.25"
Flow Length=301' Tc=10.2 min UI Adjusted CN=62 Runoff=1.04 cfs 0.085 af

Subcatchment 3S: Lot Drainage to CB #2 Runoff Area=23,595 sf 8.79% Impervious Runoff Depth>1.25"
Flow Length=208' Tc=8.5 min UI Adjusted CN=62 Runoff=0.72 cfs 0.056 af

Subcatchment 4S: Road Drainage to CB #1 Runoff Area=2,281 sf 100.00% Impervious Runoff Depth>4.33"
Flow Length=125' Tc=6.5 min CN=98 Runoff=0.24 cfs 0.019 af

Subcatchment 5S: Road Drainage to CB #2 Runoff Area=1,766 sf 100.00% Impervious Runoff Depth>4.33"
Flow Length=117' Tc=6.5 min CN=98 Runoff=0.19 cfs 0.015 af

Subcatchment 6S: Lot Drainage to CB #2 Runoff Area=20,078 sf 19.10% Impervious Runoff Depth>1.58"
Flow Length=156' Tc=13.7 min UI Adjusted CN=67 Runoff=0.70 cfs 0.061 af

Subcatchment 7S: Road Drainage to CB #3 Runoff Area=2,619 sf 100.00% Impervious Runoff Depth>4.33"
Flow Length=176' Tc=6.5 min CN=98 Runoff=0.28 cfs 0.022 af

Subcatchment 8S: Lot Drainage to CB #3 Runoff Area=135,033 sf 9.75% Impervious Runoff Depth>0.61"
Flow Length=606' Tc=16.8 min CN=51 Runoff=1.21 cfs 0.158 af

Subcatchment 9S: Road Drainage to CB #4 Runoff Area=2,495 sf 100.00% Impervious Runoff Depth>4.33"
Flow Length=168' Tc=6.5 min CN=98 Runoff=0.27 cfs 0.021 af

Subcatchment 10S: Lot 4 Drainage to Runoff Area=6,795 sf 36.17% Impervious Runoff Depth>2.11"
Flow Length=72' Slope=0.0150 '/' Tc=8.3 min CN=74 Runoff=0.38 cfs 0.027 af

Subcatchment 11S: Drainage to CDS Center Runoff Area=9,075 sf 68.85% Impervious Runoff Depth>3.17"
Flow Length=52' Tc=6.5 min CN=86 Runoff=0.79 cfs 0.055 af

Subcatchment 12S: Road Drainage to CB Runoff Area=7,581 sf 100.00% Impervious Runoff Depth>4.33"
Flow Length=235' Tc=6.5 min CN=98 Runoff=0.81 cfs 0.063 af

Subcatchment 13S: Drainage to Lot 8 Runoff Area=22,526 sf 25.61% Impervious Runoff Depth>1.80"
Flow Length=282' Tc=14.2 min CN=70 Runoff=0.89 cfs 0.078 af

Subcatchment 14S: Drainage to Lot 7 Runoff Area=30,940 sf 19.37% Impervious Runoff Depth>1.59"
Flow Length=229' Tc=9.1 min UI Adjusted CN=67 Runoff=1.23 cfs 0.094 af

Subcatchment 15S: Drainage to Detention Runoff Area=12,149 sf 16.64% Impervious Runoff Depth>1.52"
Flow Length=230' Tc=7.0 min UI Adjusted CN=66 Runoff=0.49 cfs 0.035 af

Subcatchment 16S: Remaining Parcel Runoff Area=330,955 sf 10.36% Impervious Runoff Depth>1.30"
Flow Length=870' Tc=29.7 min UI Adjusted CN=63 Runoff=6.76 cfs 0.822 af

Reach 1R: Reach to CB #2	Avg. Flow Depth=0.28' Max Vel=0.53 fps Inflow=0.90 cfs 0.085 af n=0.150 L=131.0' S=0.0191 '/ Capacity=34.87 cfs Outflow=0.86 cfs 0.084 af
Reach 2R: Reach to Lot 7 Culvert	Avg. Flow Depth=0.25' Max Vel=0.57 fps Inflow=0.88 cfs 0.077 af n=0.150 L=185.0' S=0.0257 '/ Capacity=40.45 cfs Outflow=0.81 cfs 0.077 af
Reach 3R: Reach to Det Pond	Avg. Flow Depth=0.33' Max Vel=0.73 fps Inflow=1.49 cfs 0.170 af n=0.150 L=195.0' S=0.0295 '/ Capacity=43.35 cfs Outflow=1.47 cfs 0.169 af
Reach 4R: Det Pond Reach to AP2	Avg. Flow Depth=0.45' Max Vel=0.39 fps Inflow=5.14 cfs 0.759 af n=0.400 L=360.0' S=0.0410 '/ Capacity=322.65 cfs Outflow=4.29 cfs 0.737 af
Pond 1P: Lot 1 Driveway Culvert	Peak Elev=51.32' Storage=261 cf Inflow=1.04 cfs 0.085 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/ Outflow=0.90 cfs 0.085 af
Pond 2P: Culvert to CB #2	Peak Elev=48.68' Storage=60 cf Inflow=1.27 cfs 0.140 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/ Outflow=1.27 cfs 0.140 af
Pond 3P: Culvert to CB #2	Peak Elev=42.48' Storage=27 cf Inflow=0.70 cfs 0.061 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/ Outflow=0.70 cfs 0.061 af
Pond 4P: Culvert to CB #3	Peak Elev=40.66' Storage=75 cf Inflow=1.21 cfs 0.158 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/ Outflow=1.21 cfs 0.158 af
Pond 5P: Culverted Crossing to CDS	Peak Elev=39.31' Storage=63 cf Inflow=0.38 cfs 0.027 af 15.0" Round Culvert n=0.013 L=64.0' S=0.0078 '/ Outflow=0.36 cfs 0.027 af
Pond 6P: CDS Culvert to Det Pond	Peak Elev=38.78' Storage=1,651 cf Inflow=4.05 cfs 0.515 af 15.0" Round Culvert n=0.013 L=66.0' S=0.0076 '/ Outflow=3.77 cfs 0.510 af
Pond 7P: Lot 8 Driveway Culvert	Peak Elev=46.56' Storage=70 cf Inflow=0.89 cfs 0.078 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/ Outflow=0.88 cfs 0.077 af
Pond 8P: Lot 7 Driveway Culvert	Peak Elev=41.77' Storage=155 cf Inflow=1.53 cfs 0.170 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/ Outflow=1.49 cfs 0.170 af
Pond 9P: Detention Pond #1	Peak Elev=37.57' Storage=4,729 cf Inflow=5.73 cfs 0.776 af Primary=4.26 cfs 0.747 af Secondary=0.88 cfs 0.012 af Outflow=5.14 cfs 0.759 af
Pond CB1: Catch Basin #1	Peak Elev=48.26' Storage=29 cf Inflow=0.24 cfs 0.019 af 15.0" Round Culvert n=0.013 L=242.0' S=0.0052 '/ Outflow=0.24 cfs 0.018 af
Pond CB2: Catch Basin #2	Peak Elev=47.23' Storage=33 cf Inflow=1.43 cfs 0.173 af 15.0" Round Culvert n=0.013 L=175.0' S=0.0280 '/ Outflow=1.43 cfs 0.172 af
Pond CB3: Catch Basin #3	Peak Elev=42.39' Storage=36 cf Inflow=2.21 cfs 0.255 af 15.0" Round Culvert n=0.013 L=165.0' S=0.0115 '/ Outflow=2.21 cfs 0.254 af
Pond CB4: Catch Basin #4	Peak Elev=40.62' Storage=13 cf Inflow=3.44 cfs 0.433 af 15.0" Round Culvert n=0.013 L=100.0' S=0.0115 '/ Outflow=3.44 cfs 0.433 af
Pond CB5: Catch Basin #5	Peak Elev=37.17' Storage=31 cf Inflow=0.81 cfs 0.063 af 15.0" Round Culvert n=0.013 L=75.0' S=0.0100 '/ Outflow=0.81 cfs 0.062 af

CFS SWA DEV

Type III 24-hr 10 YEAR STORM Rainfall=4.90"

Prepared by {enter your company name here}

Printed 12/6/2022

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Link AP1: AP1

Inflow=0.17 cfs 0.012 af
Primary=0.17 cfs 0.012 af

Link AP2: AP2

Inflow=8.31 cfs 1.559 af
Primary=8.31 cfs 1.559 af

Total Runoff Area = 14.884 ac Runoff Volume = 1.623 af Average Runoff Depth = 1.31"
84.67% Pervious = 12.602 ac 15.33% Impervious = 2.282 ac

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

- Subcatchment 1S: Main Street Roadside** Runoff Area=4,675 sf 9.09% Impervious Runoff Depth>2.21"
 Flow Length=36' Tc=6.5 min CN=64 Runoff=0.29 cfs 0.020 af
- Subcatchment 2S: Drainage to Lot 1** Runoff Area=35,766 sf 17.81% Impervious Runoff Depth>2.04"
 Flow Length=301' Tc=10.2 min UI Adjusted CN=62 Runoff=1.78 cfs 0.139 af
- Subcatchment 3S: Lot Drainage to CB #2** Runoff Area=23,595 sf 8.79% Impervious Runoff Depth>2.04"
 Flow Length=208' Tc=8.5 min UI Adjusted CN=62 Runoff=1.22 cfs 0.092 af
- Subcatchment 4S: Road Drainage to CB #1** Runoff Area=2,281 sf 100.00% Impervious Runoff Depth>5.51"
 Flow Length=125' Tc=6.5 min CN=98 Runoff=0.31 cfs 0.024 af
- Subcatchment 5S: Road Drainage to CB #2** Runoff Area=1,766 sf 100.00% Impervious Runoff Depth>5.51"
 Flow Length=117' Tc=6.5 min CN=98 Runoff=0.24 cfs 0.019 af
- Subcatchment 6S: Lot Drainage to CB #2** Runoff Area=20,078 sf 19.10% Impervious Runoff Depth>2.47"
 Flow Length=156' Tc=13.7 min UI Adjusted CN=67 Runoff=1.11 cfs 0.095 af
- Subcatchment 7S: Road Drainage to CB #3** Runoff Area=2,619 sf 100.00% Impervious Runoff Depth>5.51"
 Flow Length=176' Tc=6.5 min CN=98 Runoff=0.35 cfs 0.028 af
- Subcatchment 8S: Lot Drainage to CB #3** Runoff Area=135,033 sf 9.75% Impervious Runoff Depth>1.17"
 Flow Length=606' Tc=16.8 min CN=51 Runoff=2.83 cfs 0.303 af
- Subcatchment 9S: Road Drainage to CB #4** Runoff Area=2,495 sf 100.00% Impervious Runoff Depth>5.51"
 Flow Length=168' Tc=6.5 min CN=98 Runoff=0.34 cfs 0.026 af
- Subcatchment 10S: Lot 4 Drainage to** Runoff Area=6,795 sf 36.17% Impervious Runoff Depth>3.12"
 Flow Length=72' Slope=0.0150 '/' Tc=8.3 min CN=74 Runoff=0.56 cfs 0.041 af
- Subcatchment 11S: Drainage to CDS Center** Runoff Area=9,075 sf 68.85% Impervious Runoff Depth>4.34"
 Flow Length=52' Tc=6.5 min CN=86 Runoff=1.06 cfs 0.075 af
- Subcatchment 12S: Road Drainage to CB** Runoff Area=7,581 sf 100.00% Impervious Runoff Depth>5.51"
 Flow Length=235' Tc=6.5 min CN=98 Runoff=1.02 cfs 0.080 af
- Subcatchment 13S: Drainage to Lot 8** Runoff Area=22,526 sf 25.61% Impervious Runoff Depth>2.74"
 Flow Length=282' Tc=14.2 min CN=70 Runoff=1.37 cfs 0.118 af
- Subcatchment 14S: Drainage to Lot 7** Runoff Area=30,940 sf 19.37% Impervious Runoff Depth>2.47"
 Flow Length=229' Tc=9.1 min UI Adjusted CN=67 Runoff=1.95 cfs 0.146 af
- Subcatchment 15S: Drainage to Detention** Runoff Area=12,149 sf 16.64% Impervious Runoff Depth>2.39"
 Flow Length=230' Tc=7.0 min UI Adjusted CN=66 Runoff=0.80 cfs 0.055 af
- Subcatchment 16S: Remaining Parcel** Runoff Area=330,955 sf 10.36% Impervious Runoff Depth>2.11"
 Flow Length=870' Tc=29.7 min UI Adjusted CN=63 Runoff=11.33 cfs 1.333 af

Reach 1R: Reach to CB #2	Avg. Flow Depth=0.38' Max Vel=0.63 fps Inflow=1.52 cfs 0.139 af n=0.150 L=131.0' S=0.0191 '/ Capacity=34.87 cfs Outflow=1.46 cfs 0.138 af
Reach 2R: Reach to Lot 7 Culvert	Avg. Flow Depth=0.32' Max Vel=0.67 fps Inflow=1.35 cfs 0.118 af n=0.150 L=185.0' S=0.0257 '/ Capacity=40.45 cfs Outflow=1.26 cfs 0.117 af
Reach 3R: Reach to Det Pond	Avg. Flow Depth=0.44' Max Vel=0.85 fps Inflow=2.37 cfs 0.263 af n=0.150 L=195.0' S=0.0295 '/ Capacity=43.35 cfs Outflow=2.35 cfs 0.261 af
Reach 4R: Det Pond Reach to AP2	Avg. Flow Depth=0.64' Max Vel=0.48 fps Inflow=9.04 cfs 1.208 af n=0.400 L=360.0' S=0.0410 '/ Capacity=322.65 cfs Outflow=8.04 cfs 1.181 af
Pond 1P: Lot 1 Driveway Culvert	Peak Elev=51.53' Storage=443 cf Inflow=1.78 cfs 0.139 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/ Outflow=1.52 cfs 0.139 af
Pond 2P: Culvert to CB #2	Peak Elev=49.02' Storage=123 cf Inflow=2.18 cfs 0.230 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/ Outflow=2.16 cfs 0.230 af
Pond 3P: Culvert to CB #2	Peak Elev=42.63' Storage=40 cf Inflow=1.11 cfs 0.095 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/ Outflow=1.11 cfs 0.095 af
Pond 4P: Culvert to CB #3	Peak Elev=41.34' Storage=248 cf Inflow=2.83 cfs 0.303 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/ Outflow=2.74 cfs 0.302 af
Pond 5P: Culverted Crossing to CDS	Peak Elev=39.38' Storage=82 cf Inflow=0.56 cfs 0.041 af 15.0" Round Culvert n=0.013 L=64.0' S=0.0078 '/ Outflow=0.54 cfs 0.040 af
Pond 6P: CDS Culvert to Det Pond	Peak Elev=39.83' Storage=3,506 cf Inflow=7.25 cfs 0.837 af 15.0" Round Culvert n=0.013 L=66.0' S=0.0076 '/ Outflow=6.08 cfs 0.831 af
Pond 7P: Lot 8 Driveway Culvert	Peak Elev=46.73' Storage=108 cf Inflow=1.37 cfs 0.118 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/ Outflow=1.35 cfs 0.118 af
Pond 8P: Lot 7 Driveway Culvert	Peak Elev=42.13' Storage=306 cf Inflow=2.51 cfs 0.263 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/ Outflow=2.37 cfs 0.263 af
Pond 9P: Detention Pond #1	Peak Elev=37.71' Storage=5,227 cf Inflow=9.06 cfs 1.227 af Primary=4.44 cfs 1.032 af Secondary=4.60 cfs 0.176 af Outflow=9.04 cfs 1.208 af
Pond CB1: Catch Basin #1	Peak Elev=48.29' Storage=30 cf Inflow=0.31 cfs 0.024 af 15.0" Round Culvert n=0.013 L=242.0' S=0.0052 '/ Outflow=0.31 cfs 0.023 af
Pond CB2: Catch Basin #2	Peak Elev=47.42' Storage=36 cf Inflow=2.38 cfs 0.272 af 15.0" Round Culvert n=0.013 L=175.0' S=0.0280 '/ Outflow=2.38 cfs 0.271 af
Pond CB3: Catch Basin #3	Peak Elev=42.66' Storage=39 cf Inflow=3.65 cfs 0.394 af 15.0" Round Culvert n=0.013 L=165.0' S=0.0115 '/ Outflow=3.65 cfs 0.393 af
Pond CB4: Catch Basin #4	Peak Elev=41.43' Storage=23 cf Inflow=6.34 cfs 0.722 af 15.0" Round Culvert n=0.013 L=100.0' S=0.0115 '/ Outflow=6.34 cfs 0.722 af
Pond CB5: Catch Basin #5	Peak Elev=37.23' Storage=32 cf Inflow=1.02 cfs 0.080 af 15.0" Round Culvert n=0.013 L=75.0' S=0.0100 '/ Outflow=1.02 cfs 0.079 af

CFS SWA DEV

Type III 24-hr 25 YEAR STORM Rainfall=6.20"

Prepared by {enter your company name here}

Printed 12/6/2022

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Link AP1: AP1

Inflow=0.29 cfs 0.020 af
Primary=0.29 cfs 0.020 af

Link AP2: AP2

Inflow=15.97 cfs 2.513 af
Primary=15.97 cfs 2.513 af

Total Runoff Area = 14.884 ac Runoff Volume = 2.594 af Average Runoff Depth = 2.09"
84.67% Pervious = 12.602 ac 15.33% Impervious = 2.282 ac

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 Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Main Street Roadside Runoff Area=4,675 sf 9.09% Impervious Runoff Depth>2.99"
 Flow Length=36' Tc=6.5 min CN=64 Runoff=0.39 cfs 0.027 af

Subcatchment 2S: Drainage to Lot 1 Runoff Area=35,766 sf 17.81% Impervious Runoff Depth>2.78"
 Flow Length=301' Tc=10.2 min UI Adjusted CN=62 Runoff=2.46 cfs 0.190 af

Subcatchment 3S: Lot Drainage to CB #2 Runoff Area=23,595 sf 8.79% Impervious Runoff Depth>2.78"
 Flow Length=208' Tc=8.5 min UI Adjusted CN=62 Runoff=1.69 cfs 0.126 af

Subcatchment 4S: Road Drainage to CB #1 Runoff Area=2,281 sf 100.00% Impervious Runoff Depth>6.51"
 Flow Length=125' Tc=6.5 min CN=98 Runoff=0.36 cfs 0.028 af

Subcatchment 5S: Road Drainage to CB #2 Runoff Area=1,766 sf 100.00% Impervious Runoff Depth>6.51"
 Flow Length=117' Tc=6.5 min CN=98 Runoff=0.28 cfs 0.022 af

Subcatchment 6S: Lot Drainage to CB #2 Runoff Area=20,078 sf 19.10% Impervious Runoff Depth>3.28"
 Flow Length=156' Tc=13.7 min UI Adjusted CN=67 Runoff=1.48 cfs 0.126 af

Subcatchment 7S: Road Drainage to CB #3 Runoff Area=2,619 sf 100.00% Impervious Runoff Depth>6.51"
 Flow Length=176' Tc=6.5 min CN=98 Runoff=0.42 cfs 0.033 af

Subcatchment 8S: Lot Drainage to CB #3 Runoff Area=135,033 sf 9.75% Impervious Runoff Depth>1.74"
 Flow Length=606' Tc=16.8 min CN=51 Runoff=4.52 cfs 0.448 af

Subcatchment 9S: Road Drainage to CB #4 Runoff Area=2,495 sf 100.00% Impervious Runoff Depth>6.51"
 Flow Length=168' Tc=6.5 min CN=98 Runoff=0.40 cfs 0.031 af

Subcatchment 10S: Lot 4 Drainage to Runoff Area=6,795 sf 36.17% Impervious Runoff Depth>4.02"
 Flow Length=72' Slope=0.0150 '/' Tc=8.3 min CN=74 Runoff=0.72 cfs 0.052 af

Subcatchment 11S: Drainage to CDS Center Runoff Area=9,075 sf 68.85% Impervious Runoff Depth>5.34"
 Flow Length=52' Tc=6.5 min CN=86 Runoff=1.29 cfs 0.093 af

Subcatchment 12S: Road Drainage to CB Runoff Area=7,581 sf 100.00% Impervious Runoff Depth>6.51"
 Flow Length=235' Tc=6.5 min CN=98 Runoff=1.20 cfs 0.094 af

Subcatchment 13S: Drainage to Lot 8 Runoff Area=22,526 sf 25.61% Impervious Runoff Depth>3.59"
 Flow Length=282' Tc=14.2 min CN=70 Runoff=1.80 cfs 0.155 af

Subcatchment 14S: Drainage to Lot 7 Runoff Area=30,940 sf 19.37% Impervious Runoff Depth>3.29"
 Flow Length=229' Tc=9.1 min UI Adjusted CN=67 Runoff=2.60 cfs 0.195 af

Subcatchment 15S: Drainage to Detention Runoff Area=12,149 sf 16.64% Impervious Runoff Depth>3.19"
 Flow Length=230' Tc=7.0 min UI Adjusted CN=66 Runoff=1.07 cfs 0.074 af

Subcatchment 16S: Remaining Parcel Runoff Area=330,955 sf 10.36% Impervious Runoff Depth>2.86"
 Flow Length=870' Tc=29.7 min UI Adjusted CN=63 Runoff=15.54 cfs 1.810 af

Reach 1R: Reach to CB #2	Avg. Flow Depth=0.45' Max Vel=0.70 fps Inflow=2.05 cfs 0.190 af n=0.150 L=131.0' S=0.0191 '/ Capacity=34.87 cfs Outflow=2.02 cfs 0.189 af
Reach 2R: Reach to Lot 7 Culvert	Avg. Flow Depth=0.38' Max Vel=0.73 fps Inflow=1.76 cfs 0.155 af n=0.150 L=185.0' S=0.0257 '/ Capacity=40.45 cfs Outflow=1.67 cfs 0.153 af
Reach 3R: Reach to Det Pond	Avg. Flow Depth=0.51' Max Vel=0.93 fps Inflow=3.07 cfs 0.348 af n=0.150 L=195.0' S=0.0295 '/ Capacity=43.35 cfs Outflow=3.06 cfs 0.346 af
Reach 4R: Det Pond Reach to AP2	Avg. Flow Depth=0.76' Max Vel=0.53 fps Inflow=13.09 cfs 1.631 af n=0.400 L=360.0' S=0.0410 '/ Capacity=322.65 cfs Outflow=11.12 cfs 1.599 af
Pond 1P: Lot 1 Driveway Culvert	Peak Elev=51.72' Storage=629 cf Inflow=2.46 cfs 0.190 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/ Outflow=2.05 cfs 0.190 af
Pond 2P: Culvert to CB #2	Peak Elev=49.47' Storage=258 cf Inflow=3.00 cfs 0.314 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/ Outflow=2.94 cfs 0.314 af
Pond 3P: Culvert to CB #2	Peak Elev=42.75' Storage=54 cf Inflow=1.48 cfs 0.126 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/ Outflow=1.48 cfs 0.126 af
Pond 4P: Culvert to CB #3	Peak Elev=42.27' Storage=749 cf Inflow=4.52 cfs 0.448 af 12.0" Round Culvert n=0.013 L=25.0' S=0.0100 '/ Outflow=3.98 cfs 0.448 af
Pond 5P: Culverted Crossing to CDS	Peak Elev=39.44' Storage=98 cf Inflow=0.72 cfs 0.052 af 15.0" Round Culvert n=0.013 L=64.0' S=0.0078 '/ Outflow=0.69 cfs 0.052 af
Pond 6P: CDS Culvert to Det Pond	Peak Elev=42.32' Storage=5,035 cf Inflow=9.77 cfs 1.145 af 15.0" Round Culvert n=0.013 L=66.0' S=0.0076 '/ Outflow=9.58 cfs 1.137 af
Pond 7P: Lot 8 Driveway Culvert	Peak Elev=46.87' Storage=144 cf Inflow=1.80 cfs 0.155 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/ Outflow=1.76 cfs 0.155 af
Pond 8P: Lot 7 Driveway Culvert	Peak Elev=42.56' Storage=590 cf Inflow=3.40 cfs 0.348 af 12.0" Round Culvert n=0.013 L=35.0' S=0.0071 '/ Outflow=3.07 cfs 0.348 af
Pond 9P: Detention Pond #1	Peak Elev=37.81' Storage=5,603 cf Inflow=13.48 cfs 1.650 af Primary=4.54 cfs 1.261 af Secondary=8.55 cfs 0.370 af Outflow=13.09 cfs 1.631 af
Pond CB1: Catch Basin #1	Peak Elev=48.32' Storage=30 cf Inflow=0.36 cfs 0.028 af 15.0" Round Culvert n=0.013 L=242.0' S=0.0052 '/ Outflow=0.36 cfs 0.028 af
Pond CB2: Catch Basin #2	Peak Elev=47.58' Storage=38 cf Inflow=3.19 cfs 0.364 af 15.0" Round Culvert n=0.013 L=175.0' S=0.0280 '/ Outflow=3.19 cfs 0.363 af
Pond CB3: Catch Basin #3	Peak Elev=42.95' Storage=43 cf Inflow=4.86 cfs 0.522 af 15.0" Round Culvert n=0.013 L=165.0' S=0.0115 '/ Outflow=4.86 cfs 0.521 af
Pond CB4: Catch Basin #4	Peak Elev=42.72' Storage=40 cf Inflow=8.66 cfs 1.000 af 15.0" Round Culvert n=0.013 L=100.0' S=0.0115 '/ Outflow=8.67 cfs 1.000 af
Pond CB5: Catch Basin #5	Peak Elev=37.27' Storage=33 cf Inflow=1.20 cfs 0.094 af 15.0" Round Culvert n=0.013 L=75.0' S=0.0100 '/ Outflow=1.20 cfs 0.094 af

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Type III 24-hr 50 YEAR STORM Rainfall=7.30"

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Link AP1: AP1

Inflow=0.39 cfs 0.027 af
Primary=0.39 cfs 0.027 af

Link AP2: AP2

Inflow=23.07 cfs 3.409 af
Primary=23.07 cfs 3.409 af

Total Runoff Area = 14.884 ac Runoff Volume = 3.504 af Average Runoff Depth = 2.83"
84.67% Pervious = 12.602 ac 15.33% Impervious = 2.282 ac

Summary for Subcatchment 1S: Main Street Roadside Drainage

Runoff = 0.39 cfs @ 12.10 hrs, Volume= 0.027 af, Depth> 2.99"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
425	98	Paved parking, HSG B
4,250	61	>75% Grass cover, Good, HSG B
4,675	64	Weighted Average
4,250		90.91% Pervious Area
425		9.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	36		0.09		Direct Entry, SF1

Summary for Subcatchment 2S: Drainage to Lot 1 Driveway Culvert

Runoff = 2.46 cfs @ 12.15 hrs, Volume= 0.190 af, Depth> 2.78"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Adj	Description
8,010	39		>75% Grass cover, Good, HSG A
1,750	98		Unconnected roofs, HSG B
3,830	98		Paved parking, HSG B
19,471	61		>75% Grass cover, Good, HSG B
790	98		Paved parking, HSG C
1,915	74		>75% Grass cover, Good, HSG C
35,766	63	62	Weighted Average, UI Adjusted
29,396			82.19% Pervious Area
6,370			17.81% Impervious Area
1,750			27.47% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	100	0.0395	0.23		Sheet Flow, SF 1 Grass: Short n= 0.150 P2= 3.30"
2.1	151	0.0298	1.21		Shallow Concentrated Flow, SCF 1 Short Grass Pasture Kv= 7.0 fps
0.8	50	0.0200	0.99		Shallow Concentrated Flow, SCF 2 Short Grass Pasture Kv= 7.0 fps
10.2	301	Total			

Summary for Subcatchment 3S: Lot Drainage to CB #2

Runoff = 1.69 cfs @ 12.13 hrs, Volume= 0.126 af, Depth> 2.78"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Adj	Description
1,857	39		>75% Grass cover, Good, HSG A
1,899	98		Paved parking, HSG B
19,664	61		>75% Grass cover, Good, HSG B
175	98		Unconnected roofs, HSG B
23,595	63	62	Weighted Average, UI Adjusted
21,521			91.21% Pervious Area
2,074			8.79% Impervious Area
175			8.44% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0	100	0.0445	0.24		Sheet Flow, SF 1 Grass: Short n= 0.150 P2= 3.30"
1.5	108	0.0277	1.17		Shallow Concentrated Flow, SCF 1 Short Grass Pasture Kv= 7.0 fps
8.5	208	Total			

Summary for Subcatchment 4S: Road Drainage to CB #1

Runoff = 0.36 cfs @ 12.09 hrs, Volume= 0.028 af, Depth> 6.51"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
2,281	98	Paved parking, HSG B
2,281		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	125		0.32		Direct Entry, SF1

Summary for Subcatchment 5S: Road Drainage to CB #2

Runoff = 0.28 cfs @ 12.09 hrs, Volume= 0.022 af, Depth> 6.51"

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 50 YEAR STORM Rainfall=7.30"

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Type III 24-hr 50 YEAR STORM Rainfall=7.30"

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Area (sf)	CN	Description
1,766	98	Paved parking, HSG B
1,766		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	117		0.30		Direct Entry, SF1

Summary for Subcatchment 6S: Lot Drainage to CB #2

Runoff = 1.48 cfs @ 12.20 hrs, Volume= 0.126 af, Depth> 3.28"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Adj	Description
963	98		Unconnected roofs, HSG B
2,872	98		Paved parking, HSG B
5,826	60		Woods, Fair, HSG B
10,417	61		>75% Grass cover, Good, HSG B
20,078	68	67	Weighted Average, UI Adjusted
16,243			80.90% Pervious Area
3,835			19.10% Impervious Area
963			25.11% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	100	0.0645	0.13		Sheet Flow, SF 1 Woods: Light underbrush n= 0.400 P2= 3.30"
0.5	56	0.0625	1.75		Shallow Concentrated Flow, SCF 1 Short Grass Pasture Kv= 7.0 fps
13.7	156	Total			

Summary for Subcatchment 7S: Road Drainage to CB #3

Runoff = 0.42 cfs @ 12.09 hrs, Volume= 0.033 af, Depth> 6.51"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
2,619	98	Paved parking, HSG B
2,619		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	176		0.45		Direct Entry, SF1

Summary for Subcatchment 8S: Lot Drainage to CB #3

Runoff = 4.52 cfs @ 12.26 hrs, Volume= 0.448 af, Depth> 1.74"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
7,247	60	Woods, Fair, HSG B
1,619	98	Paved parking, HSG B
34,653	61	>75% Grass cover, Good, HSG B
3,632	98	Unconnected roofs, HSG B
60,021	39	>75% Grass cover, Good, HSG A
19,236	36	Woods, Fair, HSG A
2,572	98	Roofs, HSG A
4,364	98	Paved parking, HSG A
981	98	Roofs, HSG C
708	74	>75% Grass cover, Good, HSG C
135,033	51	Weighted Average
121,865		90.25% Pervious Area
13,168		9.75% Impervious Area
3,632		27.58% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	100	0.0200	0.17		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"
5.1	400	0.0350	1.31		Shallow Concentrated Flow, SCF1 Short Grass Pasture Kv= 7.0 fps
1.1	45	0.0200	0.71		Shallow Concentrated Flow, SCF2 Woodland Kv= 5.0 fps
1.0	61	0.0225	1.05		Shallow Concentrated Flow, SCF3 Short Grass Pasture Kv= 7.0 fps
16.8	606	Total			

Summary for Subcatchment 9S: Road Drainage to CB #4

Runoff = 0.40 cfs @ 12.09 hrs, Volume= 0.031 af, Depth> 6.51"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
2,495	98	Paved parking, HSG B
2,495		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	168		0.43		Direct Entry, SF1

Summary for Subcatchment 10S: Lot 4 Drainage to Culverted Crossing

Runoff = 0.72 cfs @ 12.12 hrs, Volume= 0.052 af, Depth> 4.02"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
2,458	98	Paved parking, HSG B
520	60	Woods, Fair, HSG B
3,817	61	>75% Grass cover, Good, HSG B
6,795	74	Weighted Average
4,337		63.83% Pervious Area
2,458		36.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	72	0.0150	0.14		Sheet Flow, SF1 Grass: Short n= 0.150 P2= 3.30"

Summary for Subcatchment 11S: Drainage to CDS Center

Runoff = 1.29 cfs @ 12.09 hrs, Volume= 0.093 af, Depth> 5.34"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
6,248	98	Paved parking, HSG B
2,827	61	>75% Grass cover, Good, HSG B
9,075	86	Weighted Average
2,827		31.15% Pervious Area
6,248		68.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	52		0.13		Direct Entry, SF1

Summary for Subcatchment 12S: Road Drainage to CB #5

Runoff = 1.20 cfs @ 12.09 hrs, Volume= 0.094 af, Depth> 6.51"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
7,581	98	Paved parking, HSG B
7,581		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.5	235		0.60		Direct Entry, SF1

Summary for Subcatchment 13S: Drainage to Lot 8 Driveway Culvert

Runoff = 1.80 cfs @ 12.20 hrs, Volume= 0.155 af, 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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Description
5,595	98	Paved parking, HSG B
5,603	60	Woods, Fair, HSG B
11,153	61	>75% Grass cover, Good, HSG B
175	98	Unconnected roofs, HSG B
22,526	70	Weighted Average
16,756		74.39% Pervious Area
5,770		25.61% Impervious Area
175		3.03% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0	20	0.0150	0.11		Sheet Flow, SF 1 Grass: Short n= 0.150 P2= 3.30"
8.1	80	0.0200	0.17		Sheet Flow, SF 2 Grass: Short n= 0.150 P2= 3.30"
3.1	182	0.0191	0.97		Shallow Concentrated Flow, SCF 1 Short Grass Pasture Kv= 7.0 fps
14.2	282	Total			

Summary for Subcatchment 14S: Drainage to Lot 7 Driveway Culvert

Runoff = 2.60 cfs @ 12.13 hrs, Volume= 0.195 af, 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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Adj	Description
1,269	98		Unconnected roofs, HSG B
4,725	98		Paved parking, HSG B
3,498	60		Woods, Fair, HSG B
21,448	61		>75% Grass cover, Good, HSG B
30,940	68	67	Weighted Average, UI Adjusted
24,946			80.63% Pervious Area
5,994			19.37% Impervious Area
1,269			21.17% Unconnected

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Type III 24-hr 50 YEAR STORM Rainfall=7.30"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.3	100	0.0400	0.23		Sheet Flow, SF 1 Grass: Short n= 0.150 P2= 3.30"
0.9	63	0.0265	1.14		Shallow Concentrated Flow, SCF 1 Short Grass Pasture Kv= 7.0 fps
0.9	66	0.0304	1.22		Shallow Concentrated Flow, SCF 2 Short Grass Pasture Kv= 7.0 fps
9.1	229	Total			

Summary for Subcatchment 15S: Drainage to Detention Pond

Runoff = 1.07 cfs @ 12.11 hrs, Volume= 0.074 af, Depth> 3.19"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Adj	Description
963	98		Unconnected roofs, HSG B
1,059	98		Paved parking, HSG B
10,127	61		>75% Grass cover, Good, HSG B
12,149	67	66	Weighted Average, UI Adjusted
10,127			83.36% Pervious Area
2,022			16.64% Impervious Area
963			47.63% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.2	40	0.0250	0.16		Sheet Flow, SF 1 Grass: Short n= 0.150 P2= 3.30"
2.8	190	0.0263	1.14		Shallow Concentrated Flow, SCF 1 Short Grass Pasture Kv= 7.0 fps
7.0	230	Total			

Summary for Subcatchment 16S: Remaining Parcel Area

Runoff = 15.54 cfs @ 12.43 hrs, Volume= 1.810 af, Depth> 2.86"

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 50 YEAR STORM Rainfall=7.30"

Area (sf)	CN	Adj	Description
1,801	98		Paved parking, HSG A
8,653	39		>75% Grass cover, Good, HSG A
5,295	73		Woods, Fair, HSG C
9,992	98		Paved parking, HSG B
22,494	98		Unconnected roofs, HSG B
178,701	60		Woods, Fair, HSG B
104,019	61		>75% Grass cover, Good, HSG B
330,955	64	63	Weighted Average, UI Adjusted
296,668			89.64% Pervious Area
34,287			10.36% Impervious Area
22,494			65.61% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	100	0.0350	0.10		Sheet Flow, SF 1 Woods: Light underbrush n= 0.400 P2= 3.30"
12.6	740	0.0381	0.98		Shallow Concentrated Flow, SCF 1 Woodland Kv= 5.0 fps
0.2	30	0.2670	2.58		Shallow Concentrated Flow, SCF 2 Woodland Kv= 5.0 fps
29.7	870	Total			

Summary for Reach 1R: Reach to CB #2

[79] Warning: Submerged Pond 1P Primary device # 1 INLET by 0.20'

Inflow Area = 0.821 ac, 17.81% Impervious, Inflow Depth > 2.77" for 50 YEAR STORM event
 Inflow = 2.05 cfs @ 12.23 hrs, Volume= 0.190 af
 Outflow = 2.02 cfs @ 12.32 hrs, Volume= 0.189 af, Atten= 2%, Lag= 5.6 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.70 fps, Min. Travel Time= 3.1 min
 Avg. Velocity = 0.28 fps, Avg. Travel Time= 7.9 min

Peak Storage= 377 cf @ 12.27 hrs
 Average Depth at Peak Storage= 0.45'
 Bank-Full Depth= 2.00' Flow Area= 22.0 sf, Capacity= 34.87 cfs

5.00' x 2.00' deep channel, n= 0.150 Sheet flow over Short Grass
 Side Slope Z-value= 3.0 ' Top Width= 17.00'
 Length= 131.0' Slope= 0.0191 '
 Inlet Invert= 50.50', Outlet Invert= 48.00'



‡

Summary for Reach 2R: Reach to Lot 7 Culvert

[79] Warning: Submerged Pond 7P Primary device # 1 INLET by 0.12'

Inflow Area = 0.517 ac, 25.61% Impervious, Inflow Depth > 3.59" for 50 YEAR STORM event
Inflow = 1.76 cfs @ 12.23 hrs, Volume= 0.155 af
Outflow = 1.67 cfs @ 12.35 hrs, Volume= 0.153 af, Atten= 6%, Lag= 7.5 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.73 fps, Min. Travel Time= 4.2 min
Avg. Velocity = 0.27 fps, Avg. Travel Time= 11.6 min

Peak Storage= 426 cf @ 12.28 hrs
Average Depth at Peak Storage= 0.38'
Bank-Full Depth= 2.00' Flow Area= 22.0 sf, Capacity= 40.45 cfs

5.00' x 2.00' deep channel, n= 0.150 Sheet flow over Short Grass
Side Slope Z-value= 3.0 '/' Top Width= 17.00'
Length= 185.0' Slope= 0.0257 '/'
Inlet Invert= 45.75', Outlet Invert= 41.00'



Summary for Reach 3R: Reach to Det Pond

[79] Warning: Submerged Pond 8P Primary device # 1 INLET by 0.26'

Inflow Area = 1.227 ac, 22.00% Impervious, Inflow Depth > 3.40" for 50 YEAR STORM event
Inflow = 3.07 cfs @ 12.33 hrs, Volume= 0.348 af
Outflow = 3.06 cfs @ 12.42 hrs, Volume= 0.346 af, Atten= 1%, Lag= 5.7 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.93 fps, Min. Travel Time= 3.5 min
Avg. Velocity = 0.38 fps, Avg. Travel Time= 8.7 min

Peak Storage= 643 cf @ 12.37 hrs
Average Depth at Peak Storage= 0.51'
Bank-Full Depth= 2.00' Flow Area= 22.0 sf, Capacity= 43.35 cfs

5.00' x 2.00' deep channel, n= 0.150 Sheet flow over Short Grass
Side Slope Z-value= 3.0 '/' Top Width= 17.00'
Length= 195.0' Slope= 0.0295 '/'
Inlet Invert= 40.75', Outlet Invert= 35.00'



Summary for Reach 4R: Det Pond Reach to AP2

[79] Warning: Submerged Pond 9P Primary device # 1 INLET by 0.51'

Inflow Area = 7.179 ac, 20.68% Impervious, Inflow Depth > 2.73" for 50 YEAR STORM event
 Inflow = 13.09 cfs @ 12.41 hrs, Volume= 1.631 af
 Outflow = 11.12 cfs @ 12.73 hrs, Volume= 1.599 af, Atten= 15%, Lag= 19.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.53 fps, Min. Travel Time= 11.3 min
 Avg. Velocity = 0.24 fps, Avg. Travel Time= 25.3 min

Peak Storage= 7,548 cf @ 12.54 hrs
 Average Depth at Peak Storage= 0.76'
 Bank-Full Depth= 4.00' Flow Area= 240.0 sf, Capacity= 322.65 cfs

20.00' x 4.00' deep channel, n= 0.400 Sheet flow: Woods+light brush
 Side Slope Z-value= 10.0 '/' Top Width= 100.00'
 Length= 360.0' Slope= 0.0410 '/'
 Inlet Invert= 34.75', Outlet Invert= 20.00'



Summary for Pond 1P: Lot 1 Driveway Culvert

Inflow Area = 0.821 ac, 17.81% Impervious, Inflow Depth > 2.78" for 50 YEAR STORM event
 Inflow = 2.46 cfs @ 12.15 hrs, Volume= 0.190 af
 Outflow = 2.05 cfs @ 12.23 hrs, Volume= 0.190 af, Atten= 16%, Lag= 4.7 min
 Primary = 2.05 cfs @ 12.23 hrs, Volume= 0.190 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 51.72' @ 12.23 hrs Surf.Area= 1,104 sf Storage= 629 cf

Plug-Flow detention time= 5.5 min calculated for 0.190 af (100% of inflow)
 Center-of-Mass det. time= 4.3 min (814.1 - 809.8)

Volume	Invert	Avail.Storage	Storage Description
#1	50.75'	2,845 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
50.75	100	0	0
51.00	460	70	70
52.00	1,360	910	980
53.00	2,370	1,865	2,845

Device	Routing	Invert	Outlet Devices
#1	Primary	50.75'	12.0" Round CMP_Round 12" L= 35.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 50.75' / 50.50' S= 0.0071 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.04 cfs @ 12.23 hrs HW=51.71' (Free Discharge)
 ↑1=CMP_Round 12" (Inlet Controls 2.04 cfs @ 2.63 fps)

Summary for Pond 2P: Culvert to CB #2

[62] Hint: Exceeded Reach 1R OUTLET depth by 1.03' @ 12.35 hrs

Inflow Area = 1.363 ac, 14.22% Impervious, Inflow Depth > 2.77" for 50 YEAR STORM event
 Inflow = 3.00 cfs @ 12.28 hrs, Volume= 0.314 af
 Outflow = 2.94 cfs @ 12.33 hrs, Volume= 0.314 af, Atten= 2%, Lag= 2.9 min
 Primary = 2.94 cfs @ 12.33 hrs, Volume= 0.314 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 49.47' @ 12.33 hrs Surf.Area= 392 sf Storage= 258 cf

Plug-Flow detention time= 1.0 min calculated for 0.314 af (100% of inflow)
 Center-of-Mass det. time= 0.8 min (816.6 - 815.8)

Volume	Invert	Avail.Storage	Storage Description
#1	48.00'	3,758 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
48.00	25	0	0
49.00	210	118	118
50.00	600	405	523
51.00	1,620	1,110	1,633
52.00	2,630	2,125	3,758

Device	Routing	Invert	Outlet Devices
#1	Primary	48.00'	12.0" Round CMP_Round 12" L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 48.00' / 47.75' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.93 cfs @ 12.33 hrs HW=49.46' (Free Discharge)
 ↑1=CMP_Round 12" (Inlet Controls 2.93 cfs @ 3.72 fps)

Summary for Pond 3P: Culvert to CB #2

Inflow Area = 0.461 ac, 19.10% Impervious, Inflow Depth > 3.28" for 50 YEAR STORM event
 Inflow = 1.48 cfs @ 12.20 hrs, Volume= 0.126 af
 Outflow = 1.48 cfs @ 12.21 hrs, Volume= 0.126 af, Atten= 0%, Lag= 0.7 min
 Primary = 1.48 cfs @ 12.21 hrs, Volume= 0.126 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 42.75' @ 12.21 hrs Surf.Area= 119 sf Storage= 54 cf

Plug-Flow detention time= 0.8 min calculated for 0.126 af (100% of inflow)
 Center-of-Mass det. time= 0.6 min (804.6 - 804.0)

Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	1,350 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	25	0	0
43.00	150	88	88
44.00	390	270	358
45.00	730	560	918
45.50	1,000	433	1,350

Device	Routing	Invert	Outlet Devices
#1	Primary	42.00'	12.0" Round CMP_Round 12" L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 42.00' / 41.75' S= 0.0100 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.47 cfs @ 12.21 hrs HW=42.75' (Free Discharge)
 ↑1=CMP_Round 12" (Inlet Controls 1.47 cfs @ 2.33 fps)

Summary for Pond 4P: Culvert to CB #3

Inflow Area = 3.100 ac, 9.75% Impervious, Inflow Depth > 1.74" for 50 YEAR STORM event
 Inflow = 4.52 cfs @ 12.26 hrs, Volume= 0.448 af
 Outflow = 3.98 cfs @ 12.37 hrs, Volume= 0.448 af, Atten= 12%, Lag= 6.5 min
 Primary = 3.98 cfs @ 12.37 hrs, Volume= 0.448 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 42.27' @ 12.37 hrs Surf.Area= 737 sf Storage= 749 cf

Plug-Flow detention time= 1.7 min calculated for 0.448 af (100% of inflow)
 Center-of-Mass det. time= 1.4 min (836.8 - 835.5)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	2,090 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

CFS SWA DEV

Type III 24-hr 50 YEAR STORM Rainfall=7.30"

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Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
40.00	50	0	0
41.00	240	145	145
42.00	600	420	565
43.00	1,100	850	1,415
43.50	1,600	675	2,090

Device	Routing	Invert	Outlet Devices
#1	Primary	40.00'	12.0" Round CMP_Round 12" L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 40.00' / 39.75' S= 0.0100 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.96 cfs @ 12.37 hrs HW=42.26' (Free Discharge)

↑1=CMP_Round 12" (Inlet Controls 3.96 cfs @ 5.05 fps)

Summary for Pond 5P: Culverted Crossing to CDS

Inflow Area = 0.156 ac, 36.17% Impervious, Inflow Depth > 4.02" for 50 YEAR STORM event
 Inflow = 0.72 cfs @ 12.12 hrs, Volume= 0.052 af
 Outflow = 0.69 cfs @ 12.15 hrs, Volume= 0.052 af, Atten= 4%, Lag= 2.0 min
 Primary = 0.69 cfs @ 12.15 hrs, Volume= 0.052 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 39.44' @ 12.15 hrs Surf.Area= 295 sf Storage= 98 cf

Plug-Flow detention time= 5.2 min calculated for 0.052 af (99% of inflow)
 Center-of-Mass det. time= 3.6 min (791.1 - 787.5)

Volume	Invert	Avail.Storage	Storage Description
#1	39.00'	2,130 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
39.00	150	0	0
40.00	480	315	315
41.00	890	685	1,000
42.00	1,370	1,130	2,130

Device	Routing	Invert	Outlet Devices
#1	Primary	39.00'	15.0" Round CMP_Round 15" L= 64.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 39.00' / 38.50' S= 0.0078 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.69 cfs @ 12.15 hrs HW=39.44' (Free Discharge)

↑1=CMP_Round 15" (Inlet Controls 0.69 cfs @ 1.78 fps)

Summary for Pond 6P: CDS Culvert to Det Pond

[93] Warning: Storage range exceeded by 1.82'
 [81] Warning: Exceeded Pond 5P by 2.89' @ 12.35 hrs
 [79] Warning: Submerged Pond CB4 Primary device # 1 INLET by 2.56'

Inflow Area = 5.498 ac, 18.08% Impervious, Inflow Depth > 2.50" for 50 YEAR STORM event
 Inflow = 9.77 cfs @ 12.23 hrs, Volume= 1.145 af
 Outflow = 9.58 cfs @ 12.37 hrs, Volume= 1.137 af, Atten= 2%, Lag= 8.2 min
 Primary = 9.58 cfs @ 12.37 hrs, Volume= 1.137 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 42.32' @ 12.37 hrs Surf.Area= 2,600 sf Storage= 5,035 cf

Plug-Flow detention time= 10.6 min calculated for 1.137 af (99% of inflow)
 Center-of-Mass det. time= 8.0 min (818.2 - 810.2)

Volume	Invert	Avail.Storage	Storage Description
#1	37.50'	5,035 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
37.50	1,000	0	0
38.00	1,250	563	563
39.00	1,630	1,440	2,003
40.00	2,090	1,860	3,863
40.50	2,600	1,173	5,035

Device	Routing	Invert	Outlet Devices
#1	Primary	37.50'	15.0" Round CMP_Round 15" L= 66.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 37.50' / 37.00' S= 0.0076 ' S= 0.0076 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=9.27 cfs @ 12.37 hrs HW=42.07' (Free Discharge)
 ↑1=CMP_Round 15" (Inlet Controls 9.27 cfs @ 7.55 fps)

Summary for Pond 7P: Lot 8 Driveway Culvert

Inflow Area = 0.517 ac, 25.61% Impervious, Inflow Depth > 3.59" for 50 YEAR STORM event
 Inflow = 1.80 cfs @ 12.20 hrs, Volume= 0.155 af
 Outflow = 1.76 cfs @ 12.23 hrs, Volume= 0.155 af, Atten= 2%, Lag= 1.5 min
 Primary = 1.76 cfs @ 12.23 hrs, Volume= 0.155 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 46.87' @ 12.23 hrs Surf.Area= 284 sf Storage= 144 cf

Plug-Flow detention time= 1.7 min calculated for 0.155 af (100% of inflow)
 Center-of-Mass det. time= 1.3 min (800.5 - 799.2)

CFS SWA DEV

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Volume	Invert	Avail.Storage	Storage Description
#1	46.00'	1,970 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
46.00	50	0	0
47.00	320	185	185
48.00	800	560	745
49.00	1,650	1,225	1,970

Device	Routing	Invert	Outlet Devices
#1	Primary	46.00'	12.0" Round CMP_Round 12" L= 35.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 46.00' / 45.75' S= 0.0071 ' /' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.75 cfs @ 12.23 hrs HW=46.86' (Free Discharge)

↑1=CMP_Round 12" (Barrel Controls 1.75 cfs @ 3.26 fps)

Summary for Pond 8P: Lot 7 Driveway Culvert

[62] Hint: Exceeded Reach 2R OUTLET depth by 1.20' @ 12.35 hrs

Inflow Area = 1.227 ac, 22.00% Impervious, Inflow Depth > 3.40" for 50 YEAR STORM event
 Inflow = 3.40 cfs @ 12.16 hrs, Volume= 0.348 af
 Outflow = 3.07 cfs @ 12.33 hrs, Volume= 0.348 af, Atten= 10%, Lag= 10.1 min
 Primary = 3.07 cfs @ 12.33 hrs, Volume= 0.348 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 42.56' @ 12.33 hrs Surf.Area= 793 sf Storage= 590 cf

Plug-Flow detention time= 2.2 min calculated for 0.346 af (100% of inflow)
 Center-of-Mass det. time= 1.9 min (806.4 - 804.5)

Volume	Invert	Avail.Storage	Storage Description
#1	41.00'	2,460 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
41.00	50	0	0
42.00	440	245	245
43.00	1,070	755	1,000
44.00	1,850	1,460	2,460

Device	Routing	Invert	Outlet Devices
#1	Primary	41.00'	12.0" Round CMP_Round 12" L= 35.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 41.00' / 40.75' S= 0.0071 ' /' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.07 cfs @ 12.33 hrs HW=42.56' (Free Discharge)

↑1=CMP_Round 12" (Inlet Controls 3.07 cfs @ 3.91 fps)

Summary for Pond 9P: Detention Pond #1

[62] Hint: Exceeded Reach 3R OUTLET depth by 2.38' @ 12.80 hrs

[79] Warning: Submerged Pond 6P Primary device # 1 INLET by 0.31'

[81] Warning: Exceeded Pond CB5 by 0.81' @ 12.60 hrs

Inflow Area = 7.179 ac, 20.68% Impervious, Inflow Depth > 2.76" for 50 YEAR STORM event
 Inflow = 13.48 cfs @ 12.37 hrs, Volume= 1.650 af
 Outflow = 13.09 cfs @ 12.41 hrs, Volume= 1.631 af, Atten= 3%, Lag= 2.4 min
 Primary = 4.54 cfs @ 12.41 hrs, Volume= 1.261 af
 Secondary = 8.55 cfs @ 12.41 hrs, Volume= 0.370 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 37.81' @ 12.41 hrs Surf.Area= 3,830 sf Storage= 5,603 cf

Plug-Flow detention time= 16.7 min calculated for 1.631 af (99% of inflow)
 Center-of-Mass det. time= 12.0 min (823.8 - 811.8)

Volume	Invert	Avail.Storage	Storage Description
#1	35.00'	6,360 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
35.00	760	0	0
36.00	1,480	1,120	1,120
37.00	2,420	1,950	3,070
38.00	4,160	3,290	6,360

Device	Routing	Invert	Outlet Devices
#1	Primary	35.00'	12.0" Round CMP_Round 12" L= 35.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 35.00' / 34.75' S= 0.0071 ' / ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	35.50'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#3	Device 1	36.50'	6.0" Vert. Orifice/Grate X 2.00 C= 0.600
#4	Secondary	37.50'	20.0' long x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=4.54 cfs @ 12.41 hrs HW=37.81' (Free Discharge)

↑1=CMP_Round 12" (Inlet Controls 4.54 cfs @ 5.78 fps)

↑2=Orifice/Grate (Passes < 2.71 cfs potential flow)

↑3=Orifice/Grate (Passes < 1.95 cfs potential flow)

Secondary OutFlow Max=8.47 cfs @ 12.41 hrs HW=37.81' (Free Discharge)

↑4=Broad-Crested Rectangular Weir (Weir Controls 8.47 cfs @ 1.37 fps)

Summary for Pond CB1: Catch Basin #1

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.052 ac, 100.00% Impervious, Inflow Depth > 6.51" for 50 YEAR STORM event
 Inflow = 0.36 cfs @ 12.09 hrs, Volume= 0.028 af
 Outflow = 0.36 cfs @ 12.09 hrs, Volume= 0.028 af, Atten= 0%, Lag= 0.1 min
 Primary = 0.36 cfs @ 12.09 hrs, Volume= 0.028 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 48.32' @ 12.09 hrs Surf.Area= 13 sf Storage= 30 cf
 Flood Elev= 50.50' Surf.Area= 13 sf Storage= 59 cf

Plug-Flow detention time= 18.5 min calculated for 0.028 af (98% of inflow)
 Center-of-Mass det. time= 8.9 min (742.6 - 733.7)

Volume	Invert	Avail.Storage	Storage Description
#1	46.00'	59 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
46.00	13	0	0
50.50	13	59	59

Device	Routing	Invert	Outlet Devices
#1	Primary	48.00'	15.0" Round CMP_Round 15" L= 242.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 48.00' / 46.75' S= 0.0052 ' S= 0.0052 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=0.36 cfs @ 12.09 hrs HW=48.32' (Free Discharge)
 ↑1=CMP_Round 15" (Barrel Controls 0.36 cfs @ 2.19 fps)

Summary for Pond CB2: Catch Basin #2

[82] Warning: Early inflow requires earlier time span

[79] Warning: Submerged Pond CB1 Primary device # 1 OUTLET by 0.83'

Inflow Area = 1.456 ac, 19.70% Impervious, Inflow Depth > 3.00" for 50 YEAR STORM event
 Inflow = 3.19 cfs @ 12.30 hrs, Volume= 0.364 af
 Outflow = 3.19 cfs @ 12.30 hrs, Volume= 0.363 af, Atten= 0%, Lag= 0.0 min
 Primary = 3.19 cfs @ 12.30 hrs, Volume= 0.363 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 47.58' @ 12.30 hrs Surf.Area= 13 sf Storage= 38 cf
 Flood Elev= 51.40' Surf.Area= 13 sf Storage= 88 cf

Plug-Flow detention time= 1.6 min calculated for 0.362 af (99% of inflow)
 Center-of-Mass det. time= 0.8 min (806.8 - 805.9)

Volume	Invert	Avail.Storage	Storage Description
#1	44.65'	88 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
44.65	13	0	0
51.40	13	88	88

Device	Routing	Invert	Outlet Devices
#1	Primary	46.65'	15.0" Round CMP_Round 15" L= 175.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 46.65' / 41.75' S= 0.0280 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=3.19 cfs @ 12.30 hrs HW=47.58' (Free Discharge)
 ↑1=CMP_Round 15" (Inlet Controls 3.19 cfs @ 3.28 fps)

Summary for Pond CB3: Catch Basin #3

- [82] Warning: Early inflow requires earlier time span
- [88] Warning: Qout>Qin may require smaller dt or Finer Routing
- [81] Warning: Exceeded Pond 3P by 0.21' @ 12.15 hrs
- [79] Warning: Submerged Pond CB2 Primary device # 1 OUTLET by 1.20'

Inflow Area = 1.977 ac, 22.00% Impervious, Inflow Depth > 3.17" for 50 YEAR STORM event
 Inflow = 4.86 cfs @ 12.20 hrs, Volume= 0.522 af
 Outflow = 4.86 cfs @ 12.20 hrs, Volume= 0.521 af, Atten= 0%, Lag= 0.1 min
 Primary = 4.86 cfs @ 12.20 hrs, Volume= 0.521 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 42.95' @ 12.20 hrs Surf.Area= 13 sf Storage= 43 cf

Plug-Flow detention time= 1.2 min calculated for 0.521 af (100% of inflow)
 Center-of-Mass det. time= 0.6 min (802.3 - 801.7)

Volume	Invert	Avail.Storage	Storage Description
#1	39.65'	73 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
39.65	13	0	0
45.30	13	73	73

Device	Routing	Invert	Outlet Devices
#1	Primary	41.65'	15.0" Round CMP_Round 15" L= 165.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 41.65' / 39.75' S= 0.0115 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=4.85 cfs @ 12.20 hrs HW=42.95' (Free Discharge)
 ↑1=CMP_Round 15" (Inlet Controls 4.85 cfs @ 3.95 fps)

Summary for Pond CB4: Catch Basin #4

[88] Warning: Qout>Qin may require smaller dt or Finer Routing
 [81] Warning: Exceeded Pond 4P by 0.81' @ 12.20 hrs
 [79] Warning: Submerged Pond CB3 Primary device # 1 INLET by 1.06'

Inflow Area = 5.134 ac, 15.48% Impervious, Inflow Depth > 2.34" for 50 YEAR STORM event
 Inflow = 8.66 cfs @ 12.29 hrs, Volume= 1.000 af
 Outflow = 8.67 cfs @ 12.29 hrs, Volume= 1.000 af, Atten= 0%, Lag= 0.2 min
 Primary = 8.67 cfs @ 12.29 hrs, Volume= 1.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 42.72' @ 12.29 hrs Surf.Area= 13 sf Storage= 40 cf
 Flood Elev= 43.00' Surf.Area= 13 sf Storage= 44 cf

Plug-Flow detention time= 0.1 min calculated for 1.000 af (100% of inflow)
 Center-of-Mass det. time= 0.1 min (815.7 - 815.6)

Volume	Invert	Avail.Storage	Storage Description
#1	39.65'	44 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
39.65	13	0	0
43.00	13	44	44

Device	Routing	Invert	Outlet Devices
#1	Primary	39.65'	15.0" Round CMP_Round 15" L= 100.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 39.65' / 38.50' S= 0.0115 ' /' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=8.65 cfs @ 12.29 hrs HW=42.71' (Free Discharge)
 ↑1=CMP_Round 15" (Barrel Controls 8.65 cfs @ 7.05 fps)

Summary for Pond CB5: Catch Basin #5

[82] Warning: Early inflow requires earlier time span

Inflow Area = 0.174 ac, 100.00% Impervious, Inflow Depth > 6.51" for 50 YEAR STORM event
 Inflow = 1.20 cfs @ 12.09 hrs, Volume= 0.094 af
 Outflow = 1.20 cfs @ 12.09 hrs, Volume= 0.094 af, Atten= 0%, Lag= 0.1 min
 Primary = 1.20 cfs @ 12.09 hrs, Volume= 0.094 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 37.27' @ 12.09 hrs Surf.Area= 13 sf Storage= 33 cf
 Flood Elev= 40.60' Surf.Area= 13 sf Storage= 76 cf

Plug-Flow detention time= 6.2 min calculated for 0.094 af (99% of inflow)
 Center-of-Mass det. time= 2.9 min (736.6 - 733.7)

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Type III 24-hr 50 YEAR STORM Rainfall=7.30"

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Volume	Invert	Avail.Storage	Storage Description
#1	34.75'	76 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
34.75	13	0	0
40.60	13	76	76

Device	Routing	Invert	Outlet Devices
#1	Primary	36.75'	15.0" Round CMP_Round 15" L= 75.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 36.75' / 36.00' S= 0.0100 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf

Primary OutFlow Max=1.18 cfs @ 12.09 hrs HW=37.27' (Free Discharge)

↑1=CMP_Round 15" (Inlet Controls 1.18 cfs @ 2.45 fps)

Summary for Link AP1: AP1

Inflow Area = 0.107 ac, 9.09% Impervious, Inflow Depth > 2.99" for 50 YEAR STORM event
 Inflow = 0.39 cfs @ 12.10 hrs, Volume= 0.027 af
 Primary = 0.39 cfs @ 12.10 hrs, Volume= 0.027 af, Atten= 0%, Lag= 0.0 min

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

Summary for Link AP2: AP2

Inflow Area = 14.776 ac, 15.38% Impervious, Inflow Depth > 2.77" for 50 YEAR STORM event
 Inflow = 23.07 cfs @ 12.60 hrs, Volume= 3.409 af
 Primary = 23.07 cfs @ 12.60 hrs, Volume= 3.409 af, Atten= 0%, Lag= 0.0 min

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

Clover Farm Subdivision - Existing Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	50 Year Storm (cfs)
AP1	0.67	2.07	3.42	4.67
AP2	2.70	10.94	19.74	28.06

Rainfall Event Totals (in.)	
2-Year	3.30
10-Year	4.90
25-Year	6.20
50-Year	7.30

Clover Farm Subdivision - Developed Condition Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	50 Year Storm (cfs)
AP1	0.06	0.17	0.29	0.39
AP2	2.59	8.31	15.97	23.07

Clover Farm Subdivision - Change in Peak Flows

Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)	50 Year Storm (cfs)
AP1	-0.61	-1.90	-3.13	-4.28
AP2	-0.11	-2.63	-3.77	-4.99



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OPERATION AND MAINTENANCE PROGRAM ACCESS ROAD & STORMWATER MANAGEMENT SYSTEM CLOVER FARM SUBDIVISION MAIN STREET, ELIOT, MAINE

Project No.: C174-21

December 6, 2022

The Clover Farm Subdivision, consisting of eight, single-family detached residential lots, contains an access road, sidewalk and a drainage system which are maintained by the homeowners and require periodic maintenance and observations.

The asphalt road and adjacent asphalt sidewalk must be kept reasonably free of snow and ice by using accepted snow removal and sanding practices throughout the winter months. The stormwater Best Management Practices (BMP's) consist of swales, water quality storage and treatment ponds, catch basins and culverts. All stormwater components should be inspected quarterly, and after every significant rain event of 1" in any 24-hour period. Additional inspection intervals are specified for certain BMP's, specifically, underdrained soil filters.

The party responsible for implementing this Operation and Maintenance Program (O & M Program) shall be the eight property owners.

Paved Surfaces

All asphalt surfaces shall be maintained throughout the winter season and during any snow events by plowing or blowing the road and sidewalk. The access road can be plowed with conventional equipment (truck mounted plow, front end loader, etc.). The sidewalk should be maintained with small equipment, such as a snow blower or sidewalk plow. Plowing with a larger truck along the sidewalk tends to encourage cracking of the asphalt pavement. Asphalt surfaces should also be sanded as necessary to prevent icing. Road salt or calcium chloride use shall be minimized to protect adjacent yard areas and the Piscataqua River, which is also adjacent to the site. Pre-treatment can also be considered. In the spring, excess sand shall be removed from the road and all surfaces observed for any cracks, failure of the pavement or settlement. Areas requiring repairs shall be summarized and repaired.

Swales

All swales should be inspected for accumulation of debris, which could adversely affect the function of this BMP. These areas should also be maintained to have gradual slopes, which prevent channeling of stormwater and erosion of the bottom and sides of the swales. Swales also promote drainage of the road base gravel which further reduces frost-heaving during freeze and thaw cycles. This BMP includes the existing

natural swale along the southern edge of Lot #6, for which the responsible parties shall maintain flowage rights to surface water being discharged to the Piscataqua River.

Catch Basins

All catch basin structures, grates, sumps, and inlets/outlets should be inspected for accumulation of debris, which could adversely affect the function of this BMP. Additionally, the basin inverts shall be inspected for clogging and material soundness. Sumps shall always be clear to a depth of 1' below the outlet invert. Inlet structures shall be inspected and cleaned of debris at least twice annually, once in the spring following snow melt and once in the autumn after leaf fall.

Culverts

Culvert inlets and outlets should be inspected for debris, which could clog the BMP. Additionally, the placement of rip-rap should be inspected to ensure that all areas remain smooth and no areas exhibit erosion in the form of rills or gullies.

Water Quality Ponds

The grassed and rip-rapped water quality ponds are a very effective BMP, however, long term maintenance is essential to its operation. The pond bottom and sides should be inspected after every major storm event during the first year to ensure proper function and at least twice-annually, thereafter. The inspection should ensure that these areas are free of erosion and all outlets are functioning and free of debris to allow the ponds to drain down as designed. Debris and sediment that builds up should be removed from the ponds at least annually. Outlets shall also be observed for any debris or erosion to promote the discharge of stormwater as sheetflow away from the pond. Outlet structures shall be inspected and cleaned of debris at least twice annually, once in the spring following snow melt and once in the autumn after leaf fall. The height of grass shall be maintained at a maximum of 12"; mowing shall be limited to no more than two times during the growing season.

Seeding, Fertilizing and Mulching

All exposed soil materials and stockpiles must be either temporarily or permanently seeded, fertilized and mulched in accordance with plan specifications. This is one of the most important features of the Erosion Control Plan, which will provide both temporary and permanent stabilization. Eroded or damaged lawn areas must be repaired until a 75% effective growth of vegetation is established and permanently maintained.

Snow Removal

Snow shall be stockpiled only in the approved snow storage areas. Plowing of snow into wetland areas or detention ponds shall be avoided. Additionally, a mostly sand mix (reduced salt) shall be applied during winter months to prevent excessive salt from leaching into wetland areas. Excess sand shall be removed from the storage areas, all paved surfaces and adjacent areas each spring.

Record Keeping (During Construction)

The construction inspector shall maintain documentation of all inspections as well as maintenance or corrective actions that were taken in response to the inspection. This documentation shall be maintained for at least three years after the site is permanently stabilized. The scope of construction inspections shall include, but not be limited to, the inspection of the sediment and erosion control measures as well as material storage areas and all points at which vehicles access the site.

Record Keeping (Post Construction)

Routine maintenance and inspections will be accomplished by the homeowners or a third party contracted by the respective owners. The inspector shall have knowledge of erosion and stormwater control, including the standards and conditions of the permit. All

inspections accomplished in accordance with this program shall be documented on the attached Inspection & Maintenance Log. Copies of the Log shall be kept by the property owner or owner's representative and be made available to the Town of Eliot, upon request.

All post-construction documentation, such as catch basin inspection and cleaning logs and GUSF inspection and maintenance records, shall be maintained for at least five years.

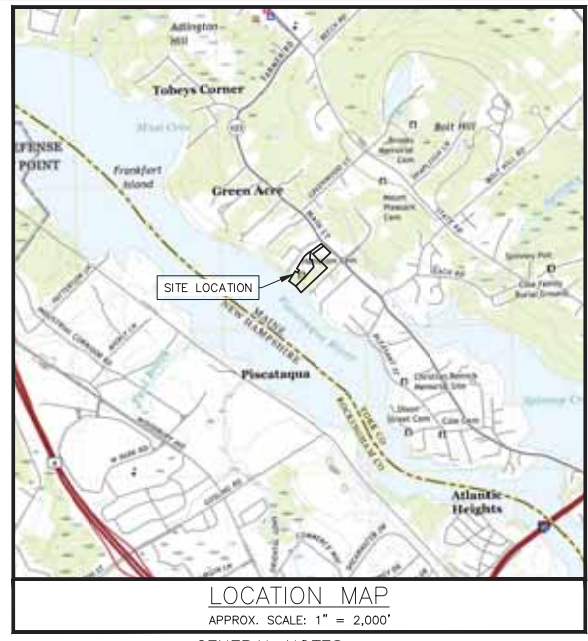
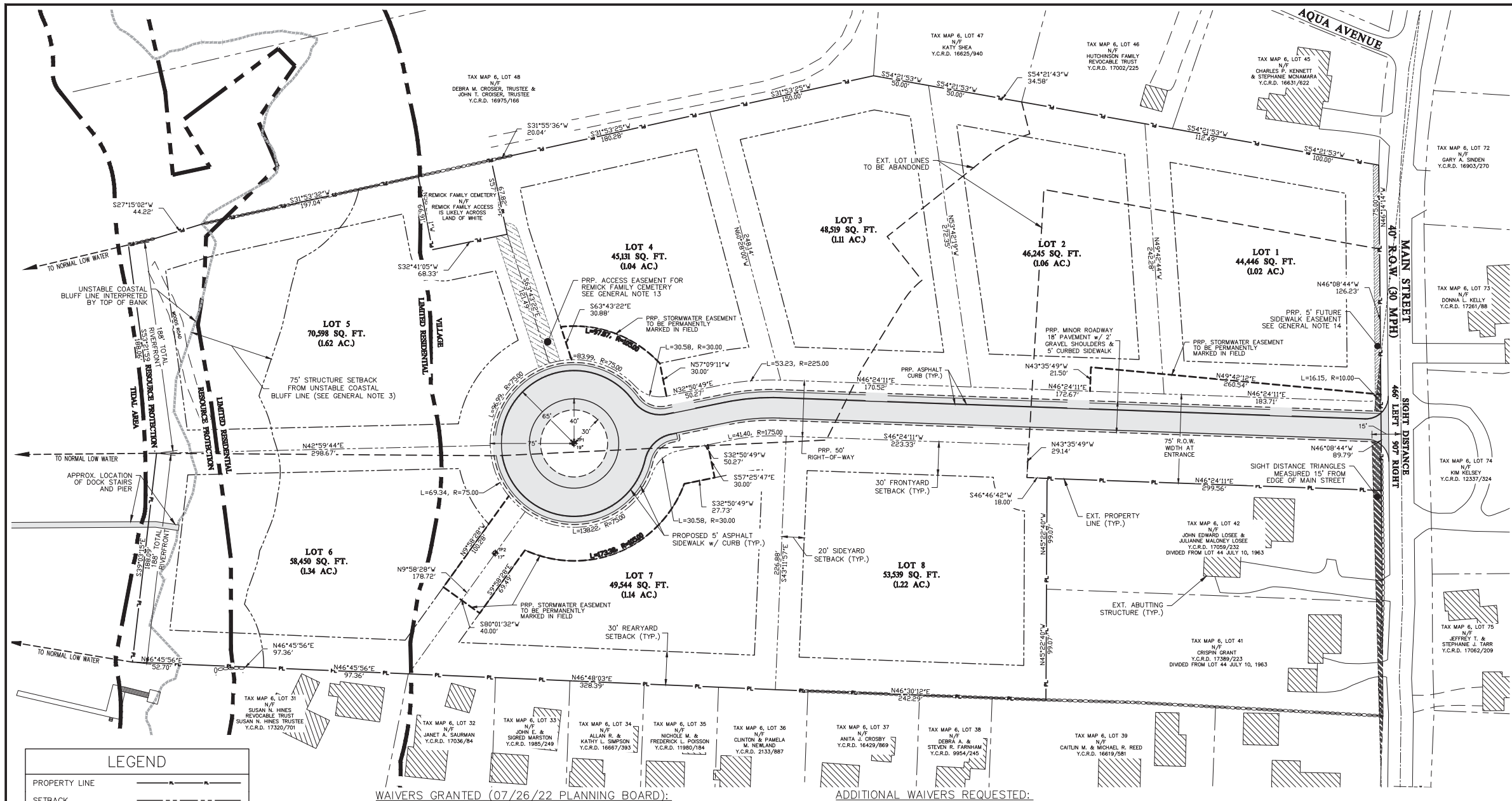
Additional responsibilities to include, on or by July 1 of each year, providing a completed and signed certification to the Code Enforcement Officer in a form provided by the Town, if requested, certifying that the person has inspected the stormwater management facilities and that they are adequately maintained and functioning as intended by the stormwater management plan, or that they require maintenance or repair, describing any required maintenance and any deficiencies found during inspection of the stormwater management facilities and, if the stormwater management facilities require maintenance or repair of deficiencies in order to function as intended by the approved stormwater management plan, the person must provide a record of the required maintenance or deficiency and corrective action(s) taken. Observation Reports shall also note;

- (a) **Identification and repair of erosion problems.** All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
- (b) **Inspection and repair of stormwater control system.** All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.
- (c) **Maintenance.** The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the Town and the maintenance log is being maintained.

Municipalities with separate storm sewer systems regulated under the Maine Pollutant Discharge Elimination System (MPDES) Program may report on all regulated systems under their control as part of their required annual reporting in lieu of separate certification of each system. Municipalities not regulated by the MPDES Program, but that are responsible for maintenance of permitted stormwater systems, may report on multiple stormwater systems in one report.

Access Rights for Neglected Facilities

Inspection, Maintenance, and Record-Keeping shall be performed by the responsible parties as outlined in this document and as per §35-4(b)(3) of the Town of Eliot Code of Ordinances. In the case of the Town of Eliot becoming aware of a neglected BMP and/or facility associated with this development, the Town is granted by this document rights to access the site to perform necessary repairs and maintenance. Such action does not transfer responsibility to the Town, but grants the Town the capability to continue upkeep of the critical development BMPs and leverage any accrued maintenance fees onto the responsible parties.



- GENERAL NOTES**
- THIS PLAN DEPICTS THE DEVELOPMENT OF THE SUBJECT PARCELS INTO AN 8-LOT CONVENTIONAL RESIDENTIAL SUBDIVISION SERVICED BY A MINOR ROADWAY ENDING IN A CUL-DE-SAC. THE PROPOSED ROADWAY HAS BEEN DESIGNED IN ACCORDANCE WITH THE TOWN OF ELIOT §37-70(a); 'DESIGN STANDARDS FOR STREETS'.
 - THE SUBJECT PARCELS, LOCATED OFF OF MAIN STREET, ARE IDENTIFIED AS LOTS 43, 44, AND 154 ON TAX MAP 6, CONSISTING OF 1.68 ACRES, 5.14 ACRES, AND 4.13 ACRES, RESPECTIVELY. EXISTING SIDELINES BETWEEN THESE SUBJECT PARCELS SHALL BE ABANDONED, CREATING AN OVERALL PARCEL AREA OF 10.95 ACRES. THE PROPOSED DEVELOPMENT IS LOCATED IN THE VILLAGE (V) BASE ZONE, AS WELL AS THE LIMITED RESIDENTIAL (LR) AND RESOURCE PROTECTION (RP) OVERLAY ZONING DISTRICTS.

3.) DIMENSIONAL REQUIREMENTS FOR THE 'V' ZONING DISTRICT AS PER §45-405:

MINIMUM LOT SIZE:	43,560 SQ. FT. (1 ACRE)
MINIMUM SETBACKS:	30' FRONTYARD 20' SIDERYARD 30' REARYARD
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM LOT COVERAGE:	20%
MINIMUM SETBACK FROM NORMAL HIGH WATER MARK:	75'
MINIMUM STREET FRONTAGE:	100'
MAXIMUM AREA OF SIGNAGE:	50 SQ. FT.**
MINIMUM SIDEWALK WIDTH:	5'

** - AS PER §45-405(j): A SIGN SHALL NOT BE LOCATED NEARER THAN EIGHT (8) FEET FROM THE RIGHT-OF-WAY BOUNDARY OR NEARER THAN EIGHT (8) FEET FROM THE EDGE OF THE TRAVELED WAY.

- 4.) LAND USE STANDARDS FOR THE 'LR' SHORELAND DISTRICT AS PER §44-35:**
- PRINCIPAL AND ACCESSORY STRUCTURE SETBACKS:
75' FROM NORMAL HIGH-WATER LINE OF WATER BODY***
- MAXIMUM LOT COVERAGE:
20% OF THE LOT PORTION THEREIN
- MINIMUM SHORE FRONTAGE:
EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED STREET FRONTAGE OF THE NEAREST ADJACENT NON-SHORELAND DISTRICT (VILLAGE = 100')
=> 188' FOR BOTH LOTS 5 & 6

*** - AS PER §44-35(b)(1)b: WATER AND WETLAND SETBACK MEASUREMENTS SHALL BE TAKEN FROM THE TOP OF A COASTAL BLUFF THAT HAS BEEN IDENTIFIED ON COASTAL BLUFF MAPS AS BEING "HIGHLY UNSTABLE" OR "UNSTABLE" BY THE MAINE GEOLOGICAL SURVEY PURSUANT TO ITS "CLASSIFICATION OF COASTAL BLUFFS" AND PUBLISHED ON THE MOST RECENT COASTAL BLUFF MAP.

- 5.) RESIDENTIAL DENSITY CALCULATION:**
- | | |
|---|--------------------------------|
| TOTAL PARCEL AREA (ALL SUBJECT PARCELS) | = 477,177 SQ. FT. (10.95 AC) |
| LESS PROPOSED RIGHT-OF-WAY | = 59,644 SQ. FT. (1.37 AC) |
| RESIDENTIAL ACREAGE REMAINING | = 417,533 SQ. FT. (9.58 AC) |
| [417,533 / 43,560] = 9.58 | => 9 LOTS ALLOWED (8 PROPOSED) |

- 6.) ALL EXISTING BOUNDARY INFORMATION AND ON-SITE CONDITIONS ARE AS PER PLAN REFERENCES 1, 2, AND 3. EXISTING CONTOURS ARE DEPICTED FROM STATE LIDAR IMAGERY. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE.**

- 7.) EXISTING IMPERVIOUS TO BE REMOVED/REVEGETATED = 17,816 SQ. FT.**
PROPOSED IMPERVIOUS CREATED WITHIN RIGHT-OF-WAY (ASPHALT TRAVELWAY, GRAVEL SHOULDERS, AND ASPHALT SIDEWALK) = 33,422 SQ. FT.
PROPOSED IMPERVIOUS CREATED WITHIN LOTS (APPROXIMATE DRIVEWAY LOCATIONS AND BUILDING FOOTPRINTS AS DEPICTED ON SHEET 3) = 38,273 SQ. FT.

- 8.) LIMITED RESIDENTIAL LOT COVERAGE CALCULATIONS:**
- | | |
|---|-----------------------------|
| OVERALL SHORELAND PARCEL AREA | = 105,097 SQ. FT. (2.41 AC) |
| PROPOSED NON-VEGETATED AREAS WITHIN SHORELAND ZONE: | |
| ASPHALT PAVEMENT (DRIVEWAYS) | = 5,949 SQ. FT. (0.136 AC) |
| BUILDING FOOTPRINTS (LOTS 5 & 6) | = 9,412 SQ. FT. (0.216 AC) |
| [5,949 + 9,412] / 105,097 | = 14.6% < 20% => OKAY |

- 9.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**

LEGEND

PROPERTY LINE	— — — — —
SETBACK	- - - - -
EXT. ABUTTER LINE	— · — · — ·
PRP. LOT LINE	— · — · — ·
CENTERLINE OF ROAD	— · — · — ·
EXT. GRAVEL	— · — · — ·
EXT. PAVEMENT	— · — · — ·
PRP. GRAVEL	— · — · — ·
PRP. PAVEMENT	— · — · — ·
EXT. BUILDING	▨
EXT. STONEWALL	— · — · — ·
TOWN ZONING BOUNDARY	— · — · — ·
COASTAL BLUFF BANK	— · — · — ·
EXT. HIGH TIDE OFFSET	— · — · — ·

§37-69(g): MINIMUM SEPARATION DISTANCE BETWEEN ENTRANCES ONTO AN EXISTING COLLECTOR STREET (MAIN STREET) SHALL BE NO LESS THAN 400 FEET. DISTANCE FROM NORTHERLY AQUA AVENUE: 341 FEET. DISTANCE FROM SOUTHERLY PARK STREET: 371 FEET

§41-66 & §41-255(g): MINIMUM STREET FRONTAGE REDUCTION FOR LOTS FRONTING ON CULS-DE-SAC (DEFAULT MINIMUM OF 100' IN THE VILLAGE ZONE). LOT 5 STREET FRONTAGE: 97 FEET. LOT 6 STREET FRONTAGE: 69 FEET

§41-66 & 41-256(c): PLANNING BOARD RIGHT TO WAIVE RESERVATION OF LAND REQUIREMENT WHERE DEEMED INAPPROPRIATE. THIS SUBDIVISION SHALL BE SUBJECT TO A CASH PAYMENT DEPOSIT IN LIEU OF LAND RESERVATION.

PLAN REFERENCES:

- "PLAN OF LAND OF C.P.N. REALTY, LLC., 787 MAIN STR., ELIOT, YORK COUNTY, ME" PREPARED FOR CPN REALTY, LLC. PREPARED BY CHRISTOPHER MENDE, PLS #1302 OF CIVIL CONSULTANTS. PLAN DATED 12/12/2018 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 399, PAGE 10.
- "PLAN OF LAND OF JESSE REALTY, LLC., 787 MAIN STR., ELIOT, YORK COUNTY, ME" PREPARED FOR JESSE REALTY, LLC. PREPARED BY CHRISTOPHER MENDE, PLS #1302 OF CIVIL CONSULTANTS. PLAN DATED 12/12/2018 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 399, PAGE 11.
- "PLAN OF LAND IN ELIOT, ME, SHOWING EXISTING CONDITIONS AT 771 MAIN STREET" PREPARED FOR ARCS PROPERTY MAINTENANCE, 125 SARATOGA WAY #1, PORTSMOUTH, NH. PREPARED BY JEFFREY HOFMANN, PLS #2309 OF MILLENNIUM ENGINEERING, INC. PLAN DATED 09/15/2020.
- "BOUNDARY PLAN PREPARED FOR JAMES D. & ORLEY MAE WHITE, SITE LOCATION: 139 MAIN STREET ELIOT, MAINE" PREPARED BY THOMAS J. MCCULLOM, PLS #2059 OF CIVIL CONSULTANTS. PLAN DATED 08/21/2005 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 302, PAGE 6.

INDEX OF SHEETS:

- PRELIMINARY SITE PLAN
- EXISTING CONDITIONS PLAN
- GRADING & UTILITIES PLAN
- ROADWAY PLAN & PROFILE
- SITE DETAILS
- SITE DETAILS
- STORMWATER: EXISTING CONDITIONS
- STORMWATER: DEVELOPED CONDITIONS

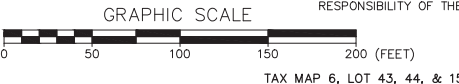
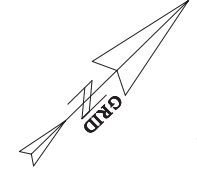
OWNERS OF RECORD:

- TAX MAP 6, LOT 43:
MARK McNALLY
1381 ELWYN ROAD
PORTSMOUTH, NH 03801
Y.C.R.D. DEED BOOK 18327, PAGE 751
- TAX MAP 6, LOT 44:
JESSE REALTY, LLC.
2552 LONGBOAT DRIVE
NAPLES, FL 34104
Y.C.R.D. DEED BOOK 17849, PAGE 563
- TAX MAP 6, LOT 154:
L.J.E. PROPERTY DEVELOPMENT, LLC.
2 PUNKIN TOWN ROAD, SUITE 340
SOUTH BERWICK, ME 03909
Y.C.R.D. DEED BOOK 18390, PAGE 922

- §41-150(11):** HIGH INTENSITY SOIL SURVEY
- PRELIMINARY MAJOR SUBDIVISION APPLICATION ITEMS:
PRP. SUBDIVISION PLAN REVIEWED BY DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS
PRP. SUBDIVISION PLAN REVIEWED BY THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT

GENERAL NOTES (CONT.)

- PROPOSED VEGETATED SCREENING ALONG SOUTHERN PROPERTY LINE SHALL BE INSTALLED AS PER §33-175. PROPOSED PLANTINGS ARE DEPICTED ON THE PLAN SET. PROPOSED PLANTINGS ARE TO BE ARBORVITAE, 6'-HIGH AND SPACED AT 8' O.C. SELECTED ARBORVITAE SHALL BE OF A DEER-RESISTANT SUBSPECIES (THUJA - AMERICAN PILLAR OR APPROVED EQUAL). SPECIFIC PLANTING LOCATIONS SHALL BE DETERMINED IN A POST-CONSTRUCTION BUFFER SURVEY AND DEPICTED ON THE AS-BUILT SUBDIVISION PLAN AS PER §41-182.
- THE PROPOSED DEVELOPMENT SHALL BE SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER. ALL UTILITY MATERIALS, SIZES, AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE KITTERY SEWER DISTRICT (KSD) AND KITTERY WATER DISTRICT (KWD).
- THE PROPOSED DWELLING DEPICTED ON LOT 6 IS SUBJECT TO THE FOLLOWING PERMITS: BUILDING PERMIT #21-155, GRANTED 09/08/21. GROWTH PERMIT #21-012, GRANTED 08/09/21
- ACCESS TO THE REMICK FAMILY CEMETERY HAS BEEN DETERMINED TO BE ASSOCIATED WITH THE SUBJECT PARCEL TM/L 6/154 AS PER PLAN REFERENCE #4. AS SUCH, A PROPOSED 20' EASEMENT SHALL EXTEND FROM THE PROPOSED CUL-DE-SAC RIGHT-OF-WAY AND RUN ALONG THE SIDELINE OF LOTS 4 & 5 TO MAINTAIN ACCESS TO THE CEMETERY. SHOULD THE PROPOSED TRAVELWAY BE MAINTAINED AS A PRIVATE ROAD, THIS ACCESS EASEMENT SHALL EXTEND ALONG THE PROPOSED TRAVELWAY OUT TO THE INTERSECTION WITH MAIN STREET.
- AS PER §41-221(g)(4), THE TOWN OF ELIOT COMPREHENSIVE PLAN REQUIRES THAT SIDEWALKS BE INSTALLED IN ALL GROWTH AREAS. PURSUANT TO THE COMPREHENSIVE PLAN OUTLINING FUTURE SIDEWALK IMPROVEMENTS IN TO TOWN RIGHTS-OF-WAY IN GROWTH AREAS (INCLUDING MAIN STREET), A 5' EASEMENT HAS BEEN DEDICATED ALONG THE STREET FRONTAGE OF THIS DEVELOPMENT TO ALLOW FOR IMPROVED PEDESTRIAN EGRESS.
- THE PROPOSED DEVELOPMENT IS SUBJECT TO A MAINE DEPARTMENT OF TRANSPORTATION (MDOT) DRIVEWAY/ENTRANCE PERMIT, #27599, APPROVED ON 02/19/2019. ENTRANCE LOCATION SHALL BE UPDATED TO REFLECT THE APPROVED WAIVER OF §37-69(g) GRANTED ON 07/26/2022.
- THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING STATE/FEDERAL PERMITS: MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION: STORMWATER PERMIT-BY-RULE (PBR) FOR IMPERVIOUS SURFACES CREATED < 1 ACRE.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FOR ROADS AND BUILDING EXCAVATIONS, AS OUTLINED IN §41-214(c)(9).
- PROPOSED STORMWATER DRAINAGE EASEMENTS ARE IDENTIFIED ON THE PLANS AND SHALL HAVE THEIR VERTICES PERMANENTLY MARKED IN THE FIELD BY CAPPED IRON RODS. THIS WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY LOT OCCUPANCY PERMIT.



NO.	DESCRIPTION	DATE
G	THIRD PARTY REVIEW REVISIONS	12/06/22
F	THIRD PARTY REVIEW REVISIONS	11/01/22
E	PRELIMINARY REVIEW REVISIONS	10/04/22
D	PRELIMINARY PLAN SUBMISSION	08/23/22
C	TOWN PLANNER MEMO REVISIONS	07/19/22
B	TOWN PLANNER MEMO REVISIONS	06/16/22
A	SKETCH SITE WALK REVISIONS	06/14/22
NO.	DESCRIPTION	DATE



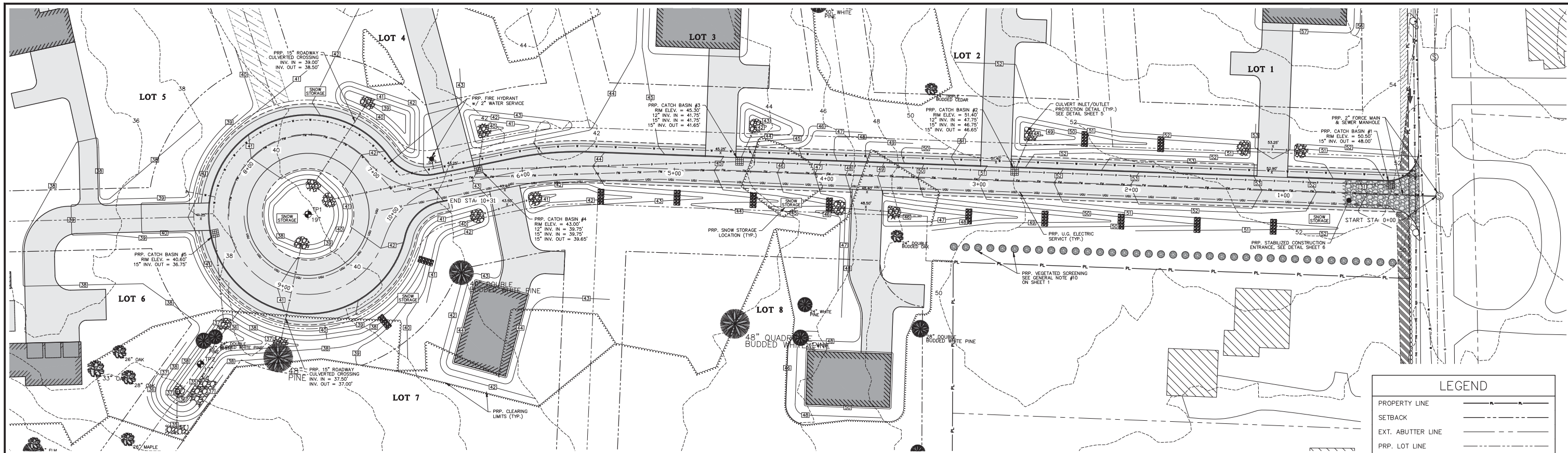
PRELIMINARY SUBDIVISION PLAN
CLOVER FARM SUBDIVISION
MAIN STREET, ELIOT, MAINE

FOR: MARK McNALLY BUILDING MAINTENANCE, LLC.
1381 ELWYN ROAD
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

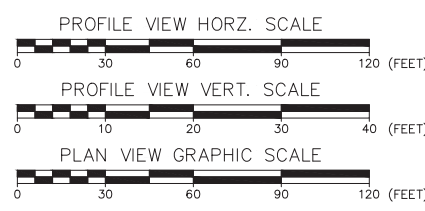
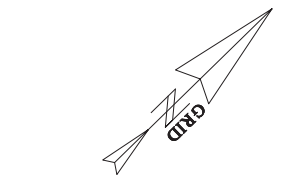
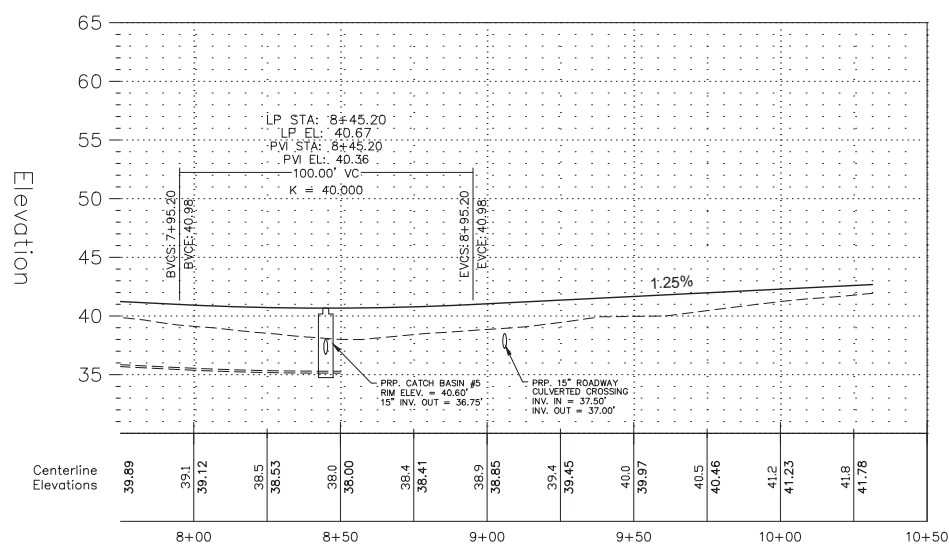
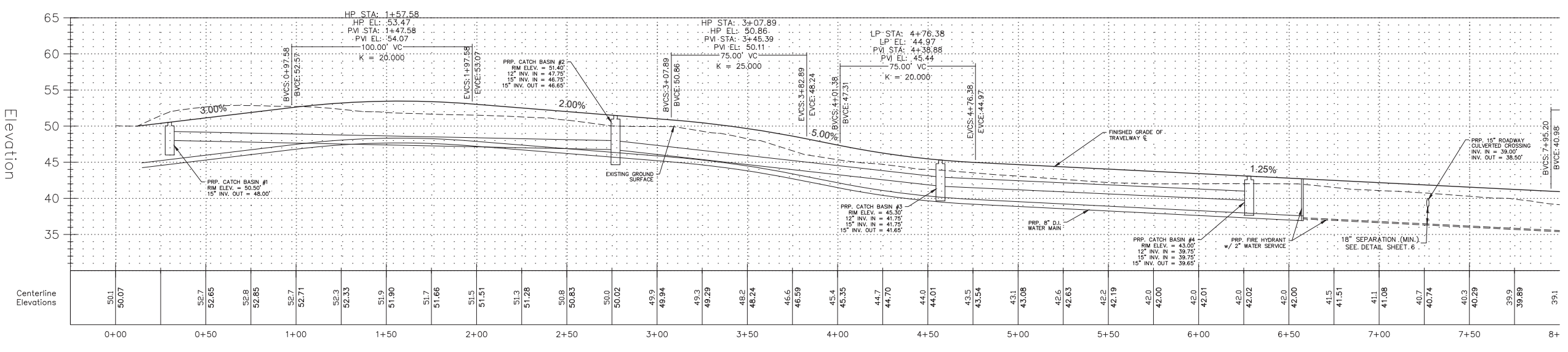
SCALE: 1" = 50'	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 04/12/22	REVISION DATE: G : 12/06/22	
JOB NO: C174-21	FILE: MAIN ST REV BASE.DWG	SHEET: 1

STATE OF MAINE - YORK COUNTY
REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ M, AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER



LEGEND

PROPERTY LINE	---
SETBACK	---
EXT. ABUTTER LINE	---
PRP. LOT LINE	---
CENTERLINE OF ROAD	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. GRAVEL	---
PRP. PAVEMENT	---
EXT. BUILDING	[Hatched Box]
PRP. BUILDING	[Hatched Box]
EXT. WATER LINE	W
EXT. WATER HYDRANT	⊗
PRP. WATER LINE	W
PRP. WATER HYDRANT	⊗
PRP. STORM LINE	D
PRP. RIP RAP	[Rip Rap Pattern]
EXT. SEWER LINE	S
EXT. SEWER MANHOLE	⊙
PRP. FORCE MAIN	FM
PRP. SEWER MANHOLE	⊙
EXT. OVERHEAD ELEC	OHU
EXT. POWER POLE	⊕
PRP. U.G. ELECTRIC	UGU
EXT. STONEWALL	---
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
PRP. SPOT GRADE	102.0' X
EXT. TREELINE	---
PRP. CLEARING LIMITS	---
EXT. TREE >24" DBH	[Tree Symbol]
PRP. VEG. SCREENING	[Vegetation Symbol]



NO.	DESCRIPTION	DATE
C	THIRD PARTY REVIEW REVISIONS	12/06/22
B	THIRD PARTY REVIEW REVISIONS	11/01/22
A	PRELIMINARY REVIEW REVISIONS	10/04/22



ROADWAY PLAN & PROFILE
CLOVER FARM SUBDIVISION
MAIN STREET, ELIOT, MAINE

FOR: MARK MCNALLY BUILDING MAINTENANCE, LLC.
1381 ELWYN ROAD
PORTSMOUTH, NH 03801

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1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 30'
DATE: 08/23/22
JOB NO: C174-21

APPROVED BY: _____
FILE: MAIN ST REV BASE.DWG

DRAWN BY: MJS
REVISION DATE: C: 12/06/22
SHEET: 4

EROSION & SEDIMENTATION CONTROL STANDARDS
TOWN OF ELIOT §34, APPENDIX 1

WHERE NOT OTHERWISE SPECIFIED IN THIS APPENDIX, THE EROSION AND SEDIMENTATION CONTROL BMPs SHALL BE DESIGNED USING PERFORMANCE STANDARDS SPECIFIED IN THE MAINE EROSION AND SEDIMENT CONTROL BMPs MANUAL FOR DESIGNERS AND ENGINEERS DEVELOPED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (OCTOBER 2016 OR MOST CURRENT VERSION).

- (a) GENERAL TIMING OF INSTALLATION AND MAINTENANCE UNTIL PERMANENT STABILIZATION
 - (1) SEDIMENTATION CONTROL BMPs MUST BE IN PLACE BEFORE CONSTRUCTION ACTIVITY BEGINS.
 - (2) ADDITIONAL EROSION AND SEDIMENTATION CONTROL BMPs MUST BE PHASED IN AS APPROPRIATE.
 - (3) EROSION AND SEDIMENTATION CONTROL BMPs MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED.
 - (4) ADEQUATE AND TIMELY MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL BMPs MUST BE CONDUCTED UNTIL PERMANENT STABILIZATION IS ACHIEVED.
- (b) POLLUTION PREVENTION. DISTURBED AREAS SHALL BE MINIMIZED. NATURAL DOWNGRADIENT BUFFER AREAS, AS WELL AS (TO THE EXTENT PRACTICABLE) ANY AREAS WHERE STORMWATER MAY FLOW OFF-SITE, SHALL BE PROTECTED. STORMWATER VOLUME AND VELOCITY SHALL BE CONTROLLED WITHIN THE SITE TO MINIMIZE SOIL EROSION. DISTURBANCE OF STEEP SLOPES SHALL BE MINIMIZED. STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, SHALL BE MINIMIZED TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHALL TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL BUFFER OR AREAS NOT PRACTICABLE TO MAINTAIN A 50-FOOT BUFFER OF NO DISTURBANCE. THE EROSION AND SEDIMENTATION CONTROL PLAN MUST INCLUDE REDUNDANT (AT LEAST TWO) PERIMETER CONTROL MEASURES THAT ARE APPROPRIATE FOR THE SOIL AND SLOPE.
- (c) SEDIMENT BARRIERS. PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF SOIL AND SEDIMENT STOCKPILES, AND STORMWATER MUST BE PREVENTED FROM RUNNING ONTO THE STOCKPILE. SEDIMENT BARRIERS SHALL BE MAINTAINED BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE MUST BE INSTALLED AND MAINTAINED. STORM DRAIN INLET PROTECTION MUST INCLUDE EFFECTIVE CURB INLET OR "BACK THROAT" PROTECTION, WHERE APPLICABLE.
- (d) STABILIZED CONSTRUCTION ENTRANCE. PRIOR TO CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHALL BE INSTALLED AT ALL POINTS OF VEHICULAR EGRESS FROM THE SITE. THE SCE IS TYPICALLY A STABILIZED PAD OF AGGREGATE, UNDERLAIN BY A GEOTEXTILE FILTER FABRIC, OR AN ENGINEERED TRACK OUT CONTROL MAT WHICH HAS BEEN APPROVED BY MAINE DEP WHICH IS USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE ONTO PUBLIC RIGHTS-OF-WAY. THE SCE SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED. IF AN ALTERNATE SCE HAS BEEN APPROVED BY MAINE DEP, PROVIDE PROOF OF THIS WITH THE PLAN OR APPLICATION.
- (e) TEMPORARY STABILIZATION.
 - (1) WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS, ANY EXPOSED SOIL SHALL BE STABILIZED WITH MULCH OR OTHER NON-ERODIBLE COVER.
 - (2) AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY SHALL BE STABILIZED WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- (f) REMOVAL OF TEMPORARY MEASURES. ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ACHIEVED. ANY ACCUMULATED SEDIMENTS SHALL BE REMOVED AND ALL THE AREAS WHERE THOSE SEDIMENTS WERE SHALL BE STABILIZED.
- (g) PERMANENT STABILIZATION. IF THE SITE OR A PORTION OF THE SITE WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN THE AREA SHALL BE PERMANENTLY STABILIZED 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, PROPER VEGETATION SHALL BE SELECTED FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. DISTURBED AREA SUBSOILS SHALL BE AMENDED WITH TOPSOIL, COMPOST, OR FERTILIZERS. SEEDING AREAS SHALL BE PROTECTED WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS. SODDING, PLANTING, AND SEEDING SHALL BE SCHEDULED TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDING 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 RESEEDING IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. NATIVE PLANTS AND NATIVE SEED MIXES SHOULD BE USED TO THE MAXIMUM EXTENT PRACTICABLE. IF HAY IS USED, IT SHALL BE WEED-FREE HAY. PERMANENT STABILIZATION DEFINITIONS ARE AS FOLLOWS:
 - (1) SEEDING AREAS: FOR SEEDING AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 - (2) 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.
 - (3) PERMANENT MULCH: FOR MULCHED AREAS, PERMANENT STABILIZATION 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.
 - (4) RIPRAP: FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.
 - (5) PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED, PROVIDED IT IS FREE OF FINE MATERIALS THAT MAY RUNOFF WITH A RAIN EVENT.
 - (6) 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, TURF REINFORCEMENT MAT, 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.
- (h) WINTER CONSTRUCTION. WINTER CONSTRUCTION IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF DISTURBED AREAS ARE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 1 OR NEW SOIL DISTURBANCE OCCURS AFTER NOVEMBER 1, BUT BEFORE APRIL 15, THEN THESE AREAS MUST BE PROTECTED AND RUNOFF FROM THEM MUST BE CONTROLLED BY THE FOLLOWING ADDITIONAL WINTER CONSTRUCTION MEASURES AND RESTRICTIONS:
 - (1) SITE STABILIZATION: HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
 - (2) SEDIMENT BARRIERS: ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
 - (3) DITCH LINES: DITCH LINES MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY MAINE DEP. IF RELEASE FROM MAINE DEP HAS BEEN GRANTED, PROOF OF THIS RELEASE MUST BE PROVIDED WITH THE PLAN OR APPLICATION.
 - (4) SLOPES: MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES. UNVEGETATED SLOPES LESS THAN 8% MUST BE PROTECTED WITH AN EROSION CONTROL BLANKET, EROSION CONTROL MIX, OR RIPRAP.
- (i) STORMWATER CHANNELS. EACH CHANNEL SHALL 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. PROPERLY-SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING.

EROSION & SEDIMENTATION CONTROL STANDARDS
TOWN OF ELIOT §34, APPENDIX 1

- (j) SEDIMENT BASINS. SEDIMENT BASINS THAT WILL BE USED TO CONTROL SEDIMENT DURING CONSTRUCTION ACTIVITIES MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR PROVIDE FOR 3,600 CUBIC FEET OF CAPACITY PER ACRE DRAINING TO THE BASIN. OUTLET STRUCTURES MUST DISCHARGE WATER FROM THE SURFACE OF THE BASIN WHENEVER POSSIBLE. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE EROSION. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST HALF OF THE DESIGN CAPACITY OF THE BASIN. CLEARLY VISIBLE STAKING MUST BE INSTALLED WITH MARKS SHOWING THE ELEVATION OF HALF DESIGN CAPACITY FOR EASIER INSPECTION. THE USE OF CATIONIC TREATMENT CHEMICALS IN SEDIMENT BASINS, SUCH AS POLYMERS, FLOCCULANTS, OR OTHER CHEMICALS THAT CONTAIN AN OVERALL POSITIVE CHARGE DESIGNED TO REDUCE TURBIDITY IN STORMWATER MAY ONLY BE USED IF PROOF OF APPROVAL BY MAINE DEP IS PROVIDED.
- (k) PHASING PLAN REQUIREMENTS. NO PHASING PLAN IS REQUIRED IF CONTRACTOR WILL LIMIT DISTURBED AREA TO A MAXIMUM OF 5 ACRES OF DISTURBANCE ACROSS THE SITE AT ANY TIME. IF THE CONSTRUCTION ACTIVITY WILL RESULT IN MORE THAN 5 ACRES OF DISTURBED AREA AT ANY ONE TIME, THE CONTRACTOR SHALL PROVIDE A PHASING PLAN SHOWING:
 - (1) THE INITIAL 5-ACRE AREA TO BE DISTURBED;
 - (2) WHICH PORTIONS OF THE INITIAL DISTURBANCE WILL BE STABILIZED, AND WHAT TEMPORARY OR PERMANENT STABILIZATION METHODS WILL BE USED;
 - (3) WHICH AREAS WILL BE SUBSEQUENTLY DISTURBED AND WHAT TEMPORARY OR PERMANENT STABILIZATION METHODS WILL BE USED; AND
 - (4) EACH PHASE OF DISTURBANCE AND STABILIZATION MUST BE CLEARLY SHOW THE TOTAL AREAS IN SQUARE FEET OR ACROSS SUCH THAT THE 5-ACRE DISTURBED AREA LIMIT AT ANY ONE TIME IS MET THROUGHOUT THE ENTIRE PROJECT.

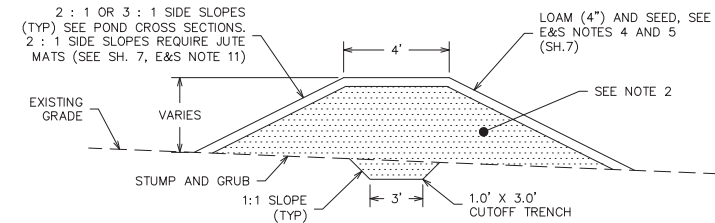
DURING CONSTRUCTION, THE FOLLOWING ARE THE INSPECTION, MAINTENANCE, AND CORRECTIVE ACTION REQUIREMENTS WHICH MUST BE IMPLEMENTED BY THE APPLICANT OR THEIR ON-SITE REPRESENTATIVE:

- (l) INSPECTION. DISTURBED AND IMPERVIOUS AREAS, EROSION AND SEDIMENTATION CONTROL BMPs, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE ARE INSPECTED AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A QUALIFIED EROSION AND SEDIMENTATION CONTROL PROFESSIONAL SHALL CONDUCT THE INSPECTIONS.
- (m) MAINTENANCE AND CORRECTIVE ACTION. IF EROSION OR SEDIMENTATION CONTROL BMPs NEED TO BE MAINTAINED, OR REPAIRED OR ENHANCED (CORRECTIVE ACTION), THE WORK SHALL BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL EROSION OR SEDIMENTATION CONTROL BMPs OR SIGNIFICANT REPAIR OF EROSION OR SEDIMENTATION CONTROL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED PRIOR TO ANY STORM EVENT (RAINFALL) AND WITHIN 7 CALENDAR DAYS OF IDENTIFICATION. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL ALL AREAS ARE PERMANENTLY STABILIZED.
- (n) DOCUMENTATION. A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY REPAIRS OR ENHANCEMENTS (CORRECTIVE ACTIONS) ADDED MUST BE MAINTAINED BY THE APPLICANT. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE EROSION AND SEDIMENTATION CONTROL BMPs THAT NEED MAINTENANCE, EROSION AND SEDIMENTATION CONTROL BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL EROSION AND SEDIMENTATION CONTROL BMPs ARE NEEDED. THE LOG MUST DOCUMENT EACH EROSION AND SEDIMENTATION CONTROL BMP REQUIRING MAINTENANCE, EROSION AND SEDIMENTATION CONTROL BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL EROSION AND SEDIMENTATION CONTROL BMPs, AS WELL AS THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG SHALL BE MAINTAINED FOR AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

DURING CONSTRUCTION, THE FOLLOWING HOUSEKEEPING REQUIREMENTS WHICH MUST BE IMPLEMENTED BY THE APPLICANT OR THEIR ON-SITE REPRESENTATIVE:

- (o) SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE FROM ENTERING 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.
- (p) 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.
- (q) 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 SHALL BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHALL 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, SHALL WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- (r) 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. SEDIMENT GENERATED BY CONCRETE OR MORTAR MIXING, BRICK CUTTING & SAW CUTTING ACTIVITIES MUST BE CONTAINED (E.G., SAUSAGE BOOM, STRAW BALES, ETC.) AND CLEANED UP USING DRY METHODS (I.E., SWEEPING OR VACUUMING) TO PREVENT IT FROM ENTERING DRAINAGE STRUCTURES OR WATER RESOURCES. THESE ACTIVITIES SHALL BE DONE ON VEGETATED AREAS WHENEVER POSSIBLE AND AWAY FROM DRAINAGE STRUCTURES AND WATER RESOURCES.
- (s) EXCAVATION DEWATERING. EXCAVATION DEWATERING 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 OTHERWISE TREATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION OR SEDIMENT FILTER BAG. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. IF THE MAINE DEP HAS APPROVED EQUIVALENT MEASURES, PROVIDE PROOF OF APPROVAL. NOTE THAT DISCHARGE OF EXCAVATION DEWATER FLOODS FROM THE SITE MUST BE VISUALLY CLEAR (NO VISIBLE SUSPENDED OR SETTLEABLE SOLIDS).

- (t) WASHOUT FROM CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, OR OTHER CONSTRUCTION MATERIALS. IF WASHOUT/CLEANOUT IS TO BE COMPLETED ON THE SITE, A DESIGNATED AREA(S) SHALL BE ESTABLISHED AND MARKED ON THE EROSION AND SEDIMENTATION CONTROL PLAN. THIS AREA SHALL BE A MINIMUM OF 50 FEET FROM ALL DRAINAGE STRUCTURES, DITCHES, WATERBODIES, AND RESOURCE AREAS, AS WELL AS PROPERTY BOUNDARIES. THE AREA SHALL NOT HAVE AN OUTLET TO DISCHARGE WASTES OR FLOWS. NO DETERGENTS SHALL BE USED OR VEHICLES WASHED IN THIS LOCATION. A LEAK-PROOF PIT OR CONTAINER SHALL BE ESTABLISHED IN THE WASHOUT AREAS(S), TO WHICH WASHINGS SHALL BE DIRECTED. THIS AREA SHALL BE USED FOR WASHOUT CONTAINMENT AND DEWATERING BY EVAPORATION ONLY. THE PIT SHALL NOT ALLOW INFILTRATION TO OCCUR. TO PREVENT CLEAN WATER FROM ENTERING THE PIT, THE WASHOUT AREAS SHALL BE COVERED DURING PRECIPITATION EVENTS. INSPECTIONS OF THE PIT SHALL BE CONDUCTED DAILY TO ENSURE NO LEAKS ARE PRESENT AND NO DISCHARGE IS OCCURRING.

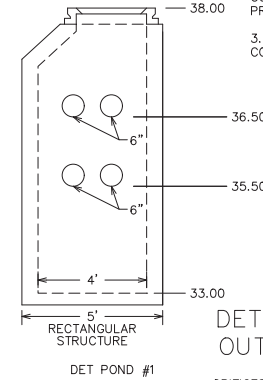


FILTER POND EMBANKMENT AND BERM DETAIL

SCALE: 1" = 5'

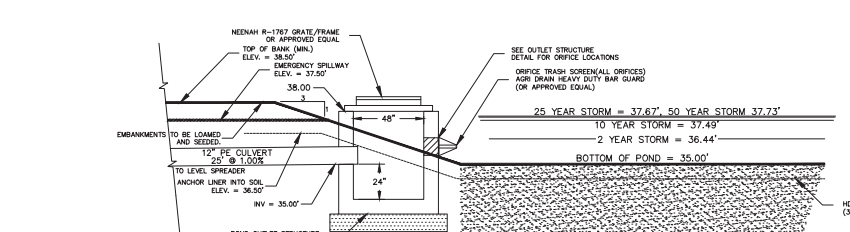
EMBANKMENT CONSTRUCTION NOTES

- 1. ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBGRADE OF THE BASIN EMBANKMENT. ALL EXCAVATIONS BELOW THE BASIN EMBANKMENT SHALL HAVE A MINIMUM SLOPE OF 1H : 1V.
- 2. ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE WELL GRADED BORROW WITH A MINIMUM OF 20% FINES CONTENT. EMBANKMENT FILL SHALL BE PLACED IN 12" (MAX.) LIFTS AND BE COMPACTED TO 95% MODIFIED PROCTOR. A CUTOFF TRENCH SHALL BE EXCAVATED AS SHOWN PRIOR TO CONSTRUCTION OF EMBANKMENT.
- 3. DETENTION BASIN AND ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER DURING CONSTRUCTION.



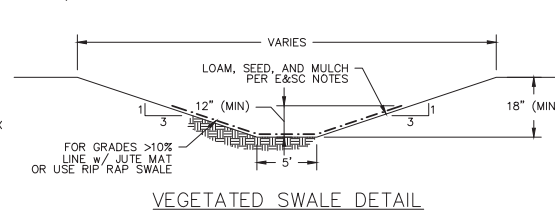
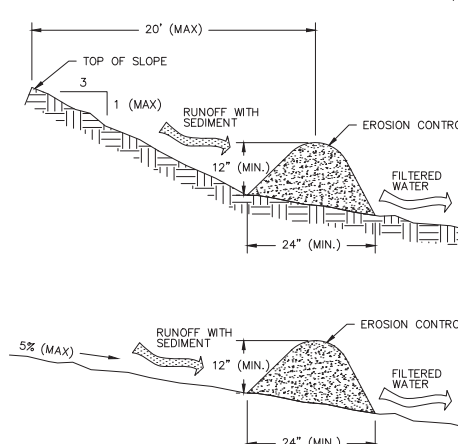
DETENTION POND #1 OUTLET STRUCTURE (NTS)

ORIFICES TO BE PROTECTED WITH TRASH SCREENS (2" MAX. OPENINGS) FASTENED TO OUTLET STRUCTURES WITH SS PARTS.



DETENTION POND #1

NOTES: PIPE JOINTS TO BE WATER TIGHT (SCALE: 1" = 5')

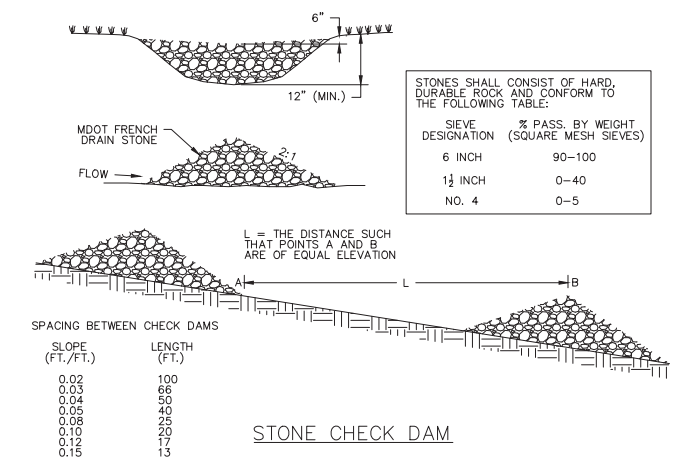


CULVERT INLET/OUTLET PROTECTION DETAIL

EROSION CONTROL MIX COMPOSITION STANDARDS:

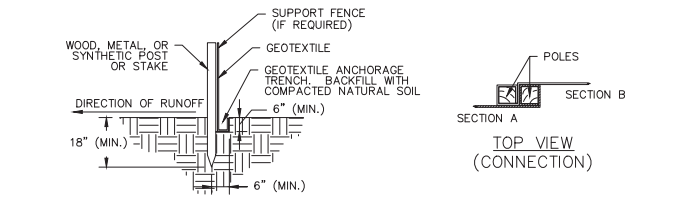
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 75% MAXIMUM OF 85% PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm
- THE pH SHOULD FALL BETWEEN 5.0 AND 8.0.

EROSION CONTROL MIX BERM - NTS

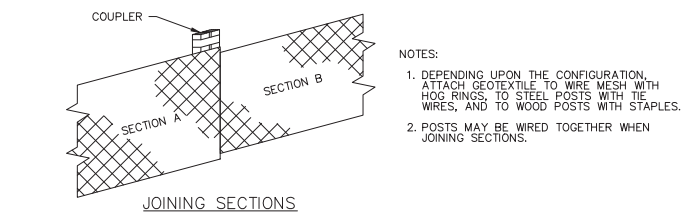


STONES SHALL CONSIST OF HARD, DURABLE ROCK AND CONFORM TO THE FOLLOWING TABLE:

SIZE DESIGNATION (SQUARE MESH SIEVES)	% PASS BY WEIGHT
6 INCH	90-100
1 1/2 INCH	0-40
NO. 4	0-5



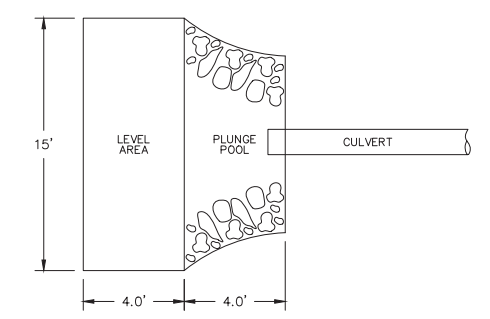
TOE-IN METHOD



JOINING SECTIONS

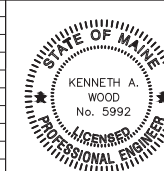
THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER

TEMPORARY SILT FENCE - NTS



LEVEL SPREADER DETAIL

NO.	DESCRIPTION	DATE
C	THIRD PARTY REVIEW REVISIONS	12/06/22
B	THIRD PARTY REVIEW REVISIONS	11/01/22
A	PRELIMINARY REVIEW REVISIONS	10/04/22



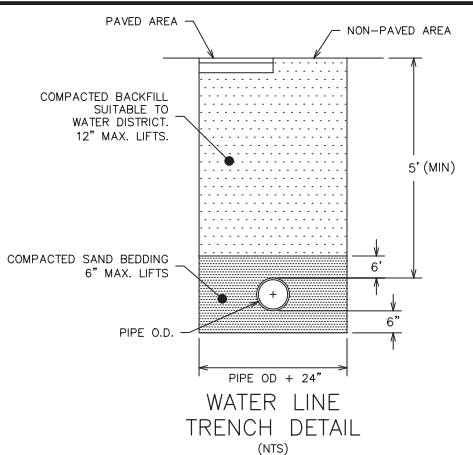
SITE DETAILS
CLOVER FARM SUBDIVISION
MAIN STREET, ELIOT, MAINE

TAX MAP 6, LOT 43, 44, & 154

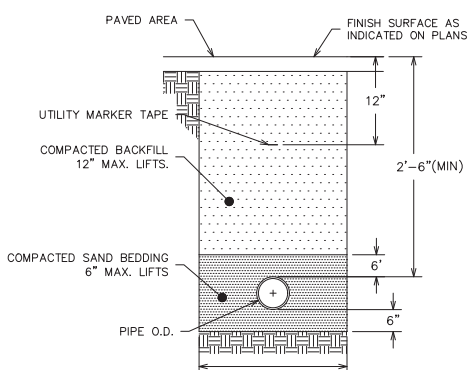
FOR: MARK MCNALLY BUILDING MAINTENANCE, LLC.
1381 ELWYN ROAD
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

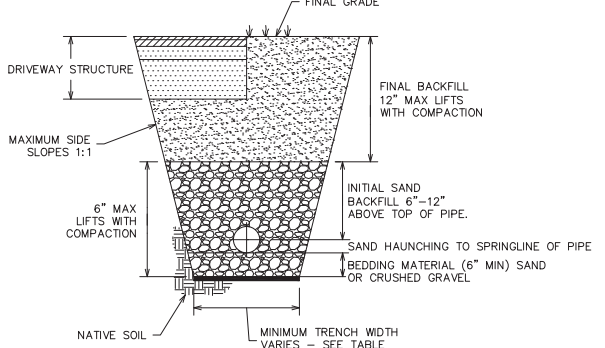
SCALE: 1" = 40' APPROVED BY: MJS DRAWN BY: MJS
DATE: 08/23/22 REVISION DATE: C : 12/06/22
JOB NO: C174-21 FILE: MAIN ST REV BASE.DWG SHEET: 5



WATER LINE TRENCH DETAIL
(NTS)

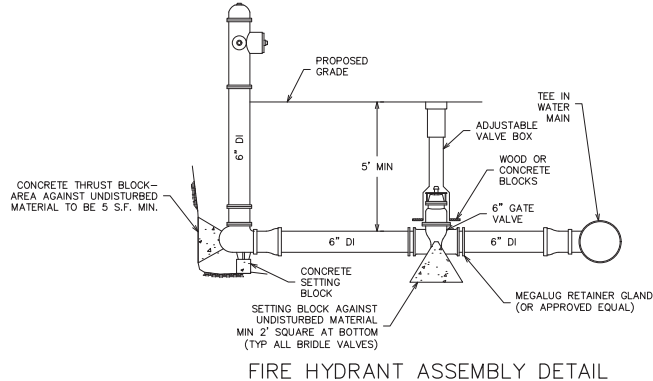


UTILITY CONDUIT TRENCH DETAIL
(NTS)

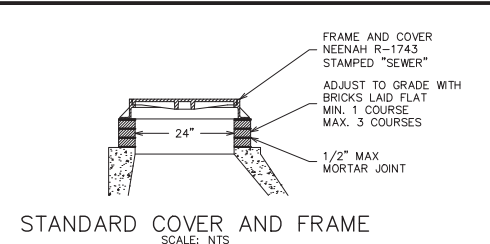


HDPE CULVERT TRENCH DETAIL
(NTS)

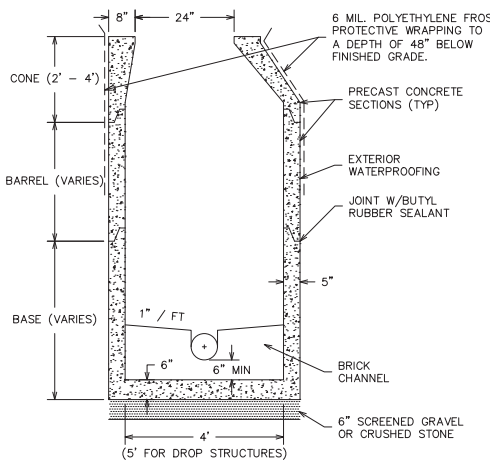
NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



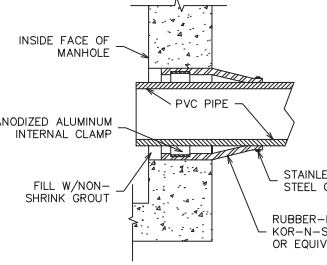
FIRE HYDRANT ASSEMBLY DETAIL
(NTS)



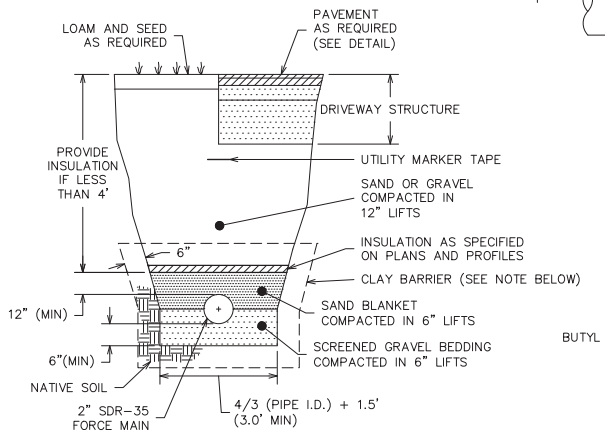
STANDARD COVER AND FRAME
SCALE: NTS



TYPICAL SANITARY MANHOLE
SCALE: NTS



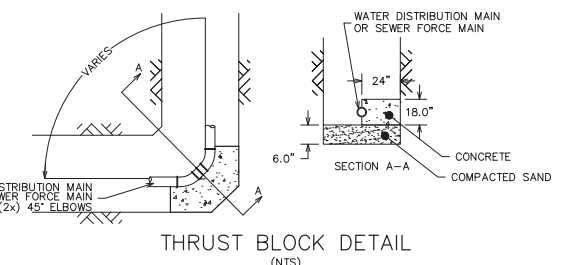
TYPICAL BOOT GASKET
SCALE: NTS



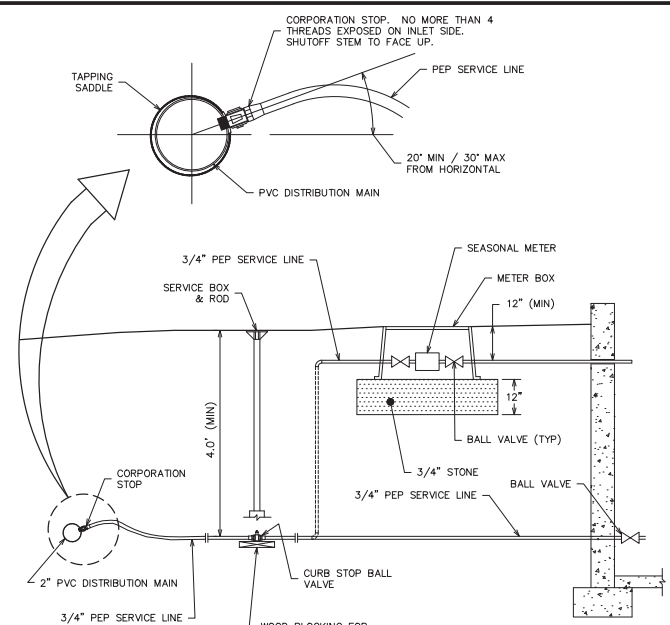
SEWER PIPE TRENCH DETAIL
SCALE: NTS

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

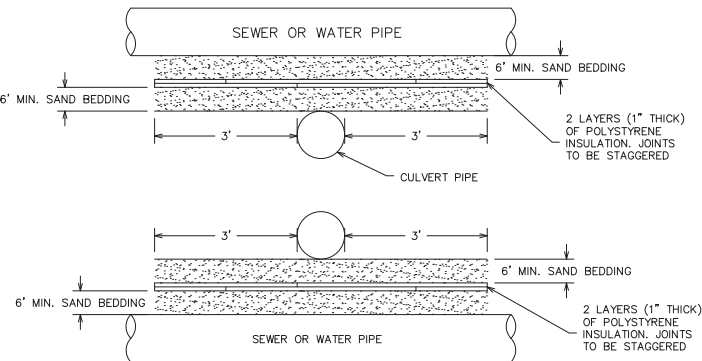
CLAY BARRIERS (12\"/>



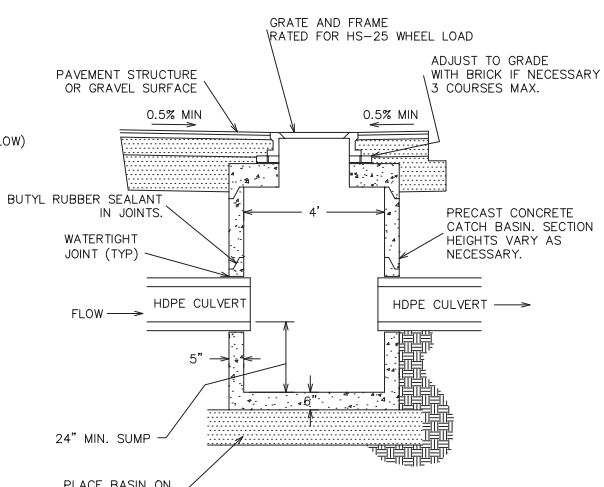
THRUST BLOCK DETAIL
(NTS)



WATER SERVICE DETAIL
(NTS)

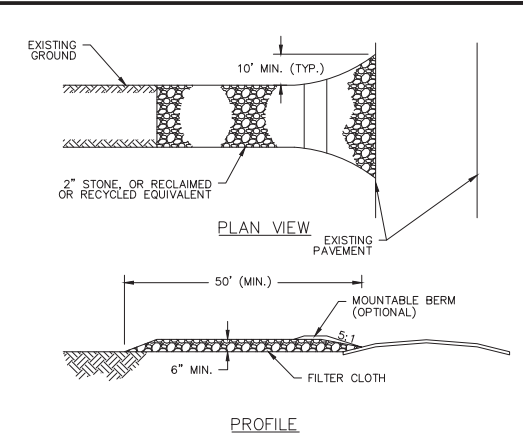
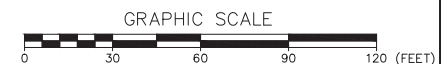


CULVERT CROSSING
(NTS)



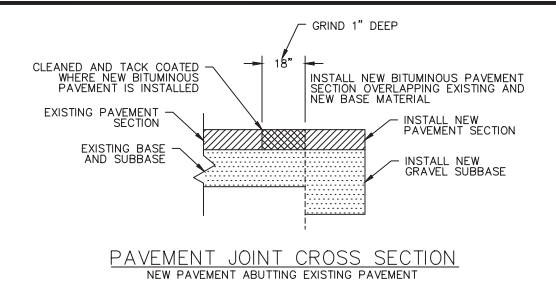
TYPICAL CATCH BASIN DETAIL
(NTS)

STRUCTURE SHALL BE INSPECTED QUARTERLY WITH SEDIMENTS/FLOATABLES REMOVED AND LEGALLY DISPOSED OF AS NEEDED (MINIMUM ONCE PER YEAR).

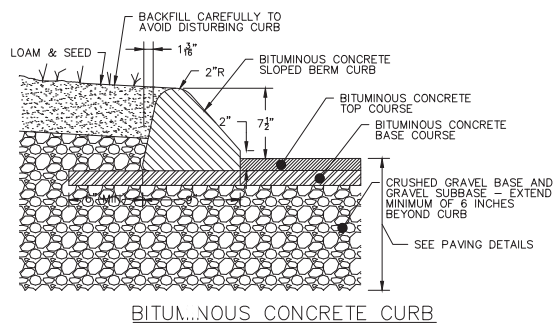


STABILIZED CONSTRUCTION ENTRANCE

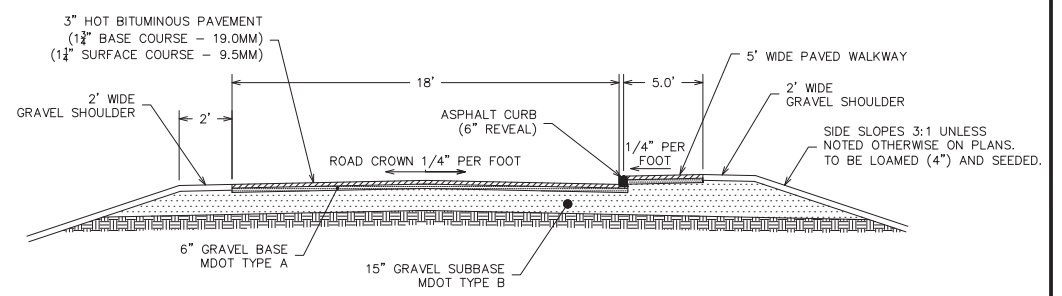
- NOTES:
1. GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.
 2. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.



PAVEMENT JOINT CROSS SECTION
NEW PAVEMENT ABUTTING EXISTING PAVEMENT

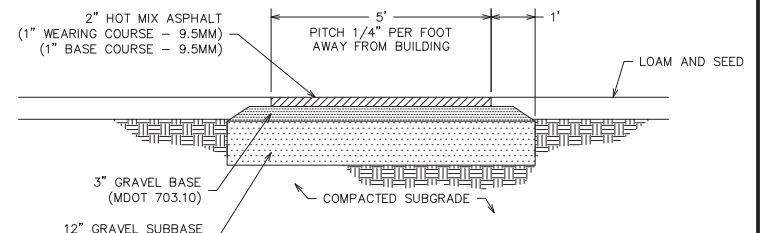


BITUMINOUS CONCRETE CURB



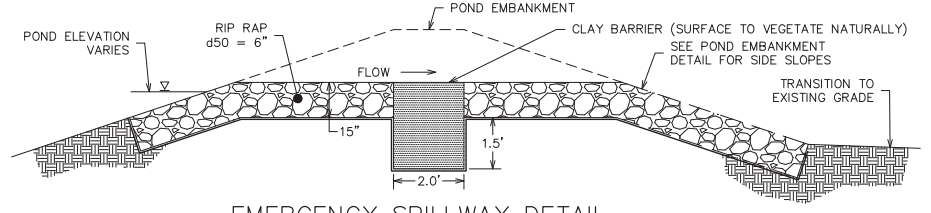
ROAD CROSS SECTION
(SIDEWALK ONE SIDE - ADJACENT TO ROAD)

SCALE: (NTS)
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



ASPHALT SIDEWALK DETAIL
(NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



EMERGENCY SPILLWAY DETAIL
(NTS)

TAX MAP 6, LOT 43, 44, & 154

NO.	DESCRIPTION	DATE
B	THIRD PARTY REVIEW REVISIONS	12/06/22
A	THIRD PARTY REVIEW REVISIONS	11/01/22
	REVISIONS	

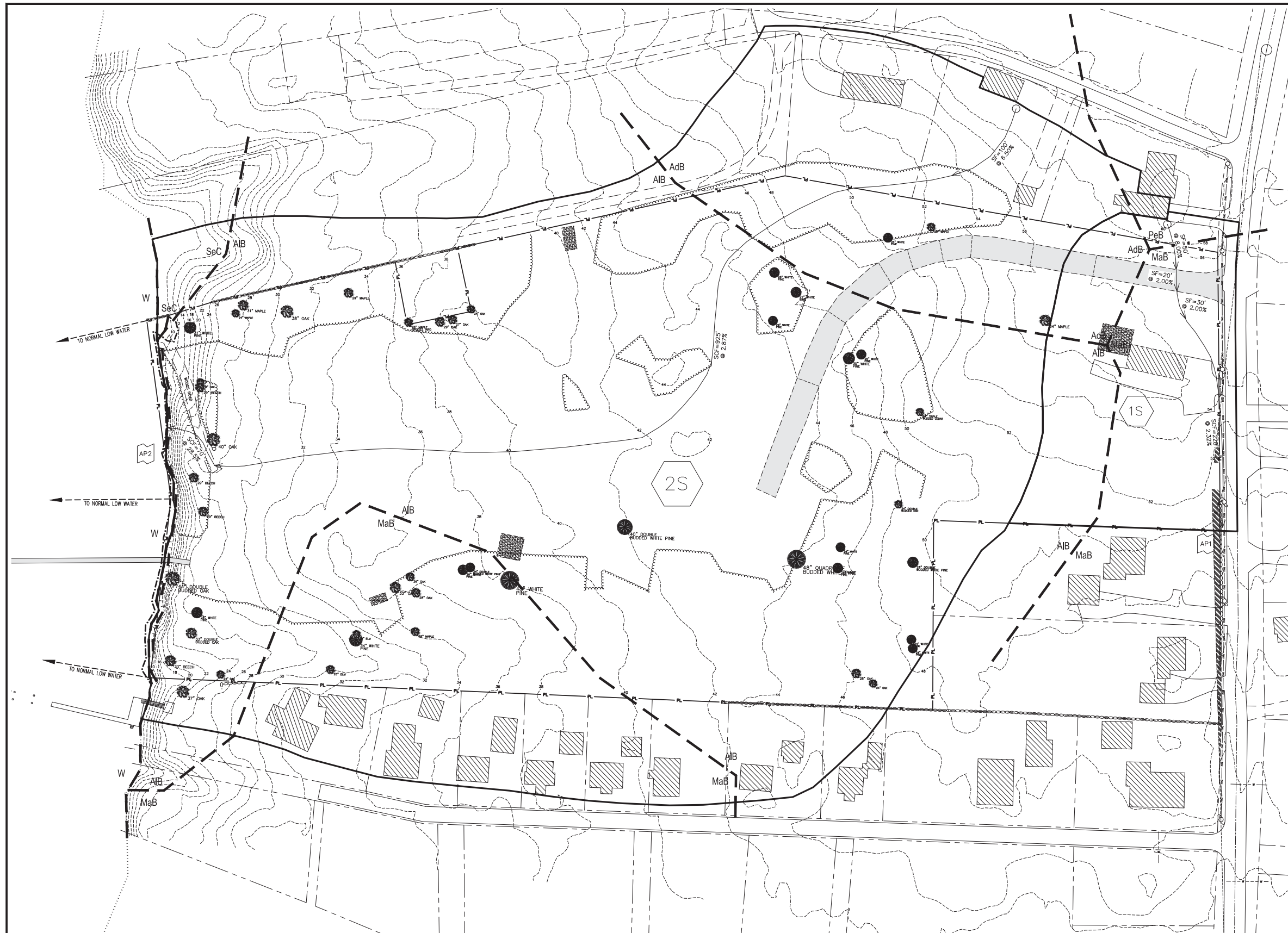


SITE DETAILS
CLOVER FARM SUBDIVISION
MAIN STREET, ELIOT, MAINE

FOR: MARK MCNALLY BUILDING MAINTENANCE, LLC.
1381 ELWYN ROAD
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: MJS
DATE: 08/23/22		REVISION DATE: B : 12/06/22
JOB NO: C174-21	FILE: MAIN ST REV BASE.DWG	SHEET: 6



SOILS LEGEND

SYMBOL	SOIL SERIES NAME	HSG	SLOPES
AdB	ADAMS LOAMY SAND	A	0-8%
AIB	ALLAGASH VERY FINE SANDY LOAM	B	3-8%
MaB	MADAWASKA FINE SANDY LOAM	B	0-8%
PeB	PERU FINE SANDY LOAM	C	3-8%
SeC	SCIO SILT LOAM	C	8-15%
W	WATER BODIES	N/A	N/A

FLOW TYPES

SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
CF	CHANNEL FLOW

NOTE: SOILS INFORMATION IS TAKEN FROM CUSTOM SOIL RESOURCE REPORT FOR YORK COUNTY, MAINE, MEDIUM INTENSITY, INFORMATION GATHERED FROM THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS). SURVEY AREA DATA IS VERSION 20, DATED 08/31/2021.

1S	SUBCATCHMENT
1R	REACH
1P	POND (LEVEL SPREADER)
AP1	ANALYSIS POINT

LEGEND

PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
EXT. BUILDING	[Hatched Box]
EXT. BLDG. TO BE DEMO'D	[Cross-hatched Box]
EXT. MAJOR CONTOUR	--- XXX ---
EXT. MINOR CONTOUR	--- XXX ---
EXT. TREELINE	~~~~~
EXT. TREE >24" DBH	● (Scattered) ● (Continuous)
EXT. SUBCATCHMENT	---
EXT. Tc FLOW LINE	→
EXT. Tc GRADE CALC	→ SF=XXX' @ X.XXX%
SOIL TYPE BOUNDARY	---

TAX MAP 6, LOT 43, 44, & 154

STORMWATER: EXISTING CONDITIONS
CLOVER FARM SUBDIVISION
MAIN STREET, ELIOT, MAINE

FOR: MARK McNALLY BUILDING MAINTENANCE, LLC.
1381 ELWYN ROAD
PORTSMOUTH, NH 03801

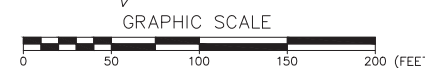
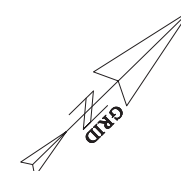
ATTAR ENGINEERING, INC.

CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128



SCALE: 1" = 50'	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 08/23/22	REVISION DATE: A : 12/06/22	
JOB NO: C174-21	FILE: MAIN ST REV BASE.DWG	SHEET: 7

NO.	DESCRIPTION	DATE
A	THIRD PARTY REVIEW REVISIONS	12/06/22
	REVISIONS	



Clover Farm Subdivision - Existing Condition Peak Flows				
Analysis Point	2 Year Storm	10 Year Storm	25 Year Storm	50 Year Storm
AP1	0.07	2.07	3.42	4.87
AP2	2.70	10.84	15.74	20.06

Clover Farm Subdivision - Developed Condition Peak Flows				
Analysis Point	2 Year Storm	10 Year Storm	25 Year Storm	50 Year Storm
AP1	0.06	0.17	0.28	0.39
AP2	2.39	8.31	11.97	15.55

Clover Farm Subdivision - Change in Peak Flows				
Analysis Point	2 Year Storm	10 Year Storm	25 Year Storm	50 Year Storm
AP1	-0.01	-1.90	-3.13	-4.48
AP2	-0.11	-2.63	-3.77	-4.99

Standard Event (Feet in)	
2 Year	3.32
10 Year	4.90
25 Year	6.20
50 Year	7.30

SOILS LEGEND

SYMBOL	SOIL SERIES NAME	HSG	SLOPES
AdB	ADAMS LOAMY SAND	A	0-8%
AIB	ALLAGASH VERY FINE SANDY LOAM	B	3-8%
MaB	MADAWASKA FINE SANDY LOAM	C	0-8%
PeB	PERU FINE SANDY LOAM	C	3-8%
SeC	SCIO SILT LOAM	C	8-15%
W	WATER BODIES	N/A	N/A

FLOW TYPES

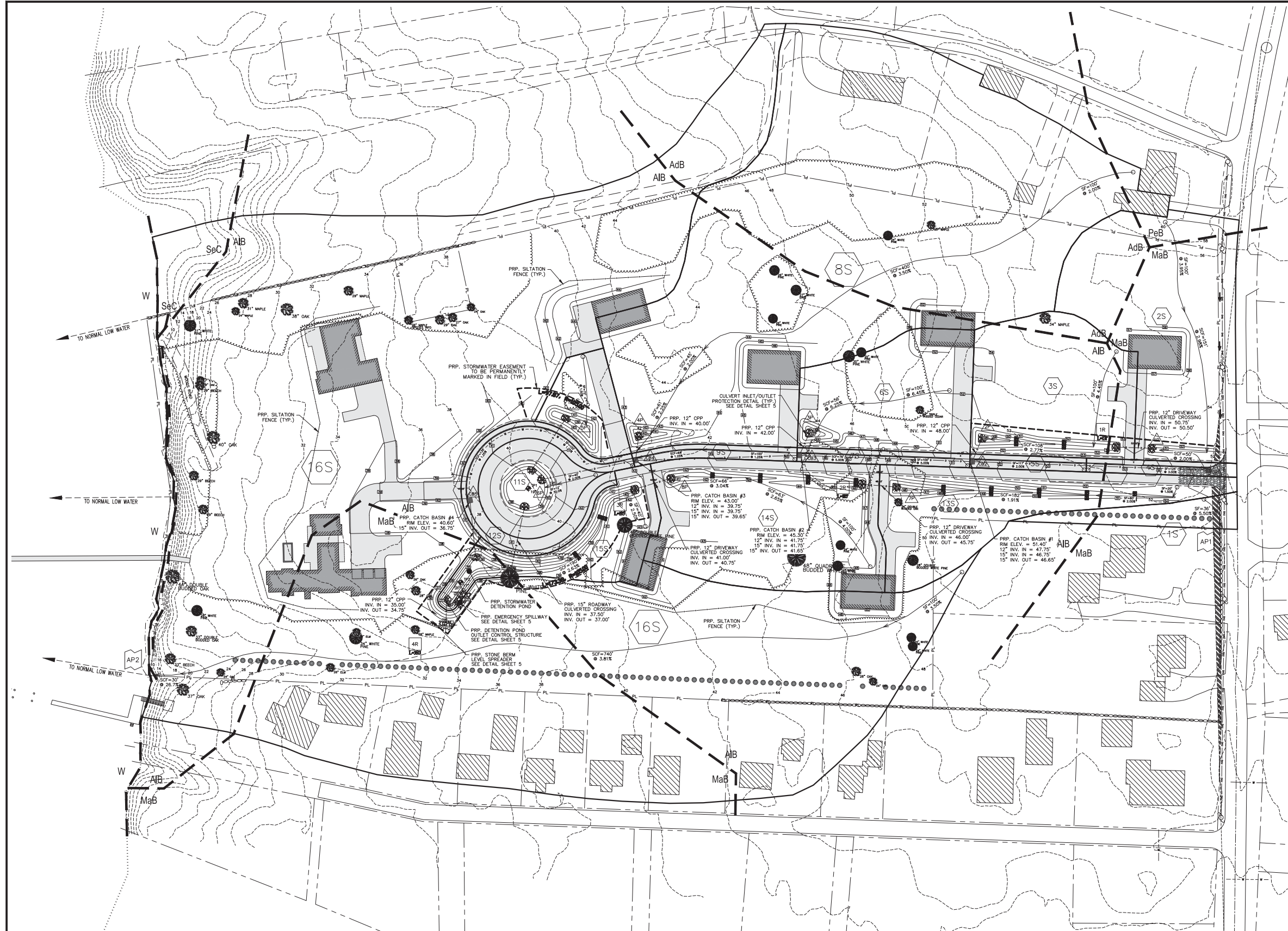
SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
CF	CHANNEL FLOW

NOTE: SOILS INFORMATION IS TAKEN FROM CUSTOM SOIL RESOURCE REPORT FOR YORK COUNTY, MAINE, MEDIUM INTENSITY, INFORMATION GATHERED FROM THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS). SURVEY AREA DATA IS VERSION 20, DATED 08/31/2021.

- 1S SUBCATCHMENT
- 1R REACH
- 1P POND (LEVEL SPREADER)
- AP1 ANALYSIS POINT

LEGEND

PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. GRAVEL	---
EXT. BUILDING	▨
PRP. BUILDING	▨
PRP. STORM LINE	D
PRP. RIP RAP	⊘
EXT. MAJOR CONTOUR	---XXX---
EXT. MINOR CONTOUR	---XXX---
PRP. MAJOR CONTOUR	▭XXX▭
PRP. MINOR CONTOUR	▭XXX▭
PRP. SPOT GRADE	102.0'
EXT. TREELINE	~~~~~
EXT. TREE >24" DBH	⊙
PRP. VEG. SCREENING	⊙
PRP. SUBCATCHMENT	---
PRP. Tc FLOW LINE	→
PRP. Tc GRADE CALC	SF=XXX' @ X.XXX'
SOIL TYPE BOUNDARY	---
PRP. SILTATION FENCE	---



TAX MAP 6, LOT 43, 44, & 154

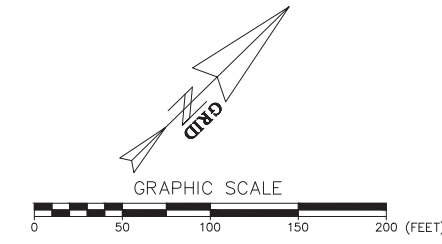
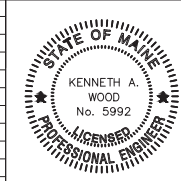
STORMWATER: DEVELOPED CONDITIONS
CLOVER FARM SUBDIVISION
MAIN STREET, ELIOT, MAINE

FOR: MARK McNALLY BUILDING MAINTENANCE, LLC.
1381 ELWYN ROAD
PORTSMOUTH, NH 03801

ATTAR ENGINEERING, INC.
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1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: MJS
DATE: 08/23/22	FILE: MAIN ST REV BASE.DWG	REVISION DATE: C : 12/06/22
JOB NO: C174-21	SHEET: 8	

NO.	DESCRIPTION	DATE
C	THIRD PARTY REVIEW REVISIONS	12/06/22
B	THIRD PARTY REVIEW REVISIONS	11/01/22
A	PRELIMINARY REVIEW REVISIONS	10/04/22
	REVISIONS	



0 Bolt Hill Road (Map 17/Lot 29), PID #017-029-000, PB # TBD: Village at Great Brook –
Amendment to an Existing Subdivision Plan (43 lots)



TOWN OF ELIOT MAINE

PLANNING OFFICE

1333 State Road

Eliot ME, 03903

To: Planning Board
 From: Jeff Brubaker, AICP, Town Planner
 Cc: Ken Wood, PE, Attar Engineering, Applicant’s Representative
 Sandra L. Guay, Esq., Archipelago, Applicant’s Representative
 Shelly Bishop, Code Enforcement Officer
 Date: December 10, 2022 (report date)
 December 13, 2022 (meeting date)
 Re: 0 Bolt Hill Road (Map 17/Lot 29), PID #017-029-000, PB # TBD: Village at Great Brook –
 Amendment to an Existing Subdivision Plan (43 lots)

Application Details/Checklist Documentation	
Address	0 Bolt Hill Rd.
Map/Lot	617/29
PB Case#	TBD
Zoning District(s)	Commercial/Industrial
Shoreland Zoning District(s)	Limited Residential
Property Owner(s)	Village on Great Brook, LLC
Applicant Name(s)	Equity Alliance c/o Chad Fitton
Proposed Project	Subdivision amendment
Amendment application	
✓ Application Received by Staff	October 17, 2022
✓ Application Fee Paid and Date	\$8,600 (see attached correspondence on fee amount) October 17, 2022
✓ Application Sent to Staff Reviewers	October 25, 2022
✓ Application Reviewed By PB	November 15 and December 13 (scheduled), 2022
Site Walk	TBD
Site Walk Publication	TBD

Overview

Applicants Equity Alliance c/o Chad Fitton / Village on Great Brook LLC (agent: Attar Engineering) are seeking an amendment to an approved 2007 subdivision plan for The Village at Great Brook (“2007 plan”). The subdivision is partially built out in a way that is not consistent with the 2007 plan. The amendment seeks a reduction in the number of dwelling units from 150 to 43. The amendment also seeks to eliminate the 2007 plan’s proposed assisted living/dementia care building and its associated dwelling units, dining facilities, and amenities, which were never built. The development is currently subject to a Stop Work Order issued by the Code Enforcement Officer. One of the changes

0 Bolt Hill Road (Map 17/Lot 29), PID #017-029-000, PB # TBD: Village at Great Brook – Amendment to an Existing Subdivision Plan (43 lots)

proposed is to relocate a portion of the main road, Village Dr., to address a setback issue for a unit now under construction.

Application contents

Submitted October 17, 2022

- Cover letter dated 10/17/22
- Request for Planning Board Action
- Location map
- Agent authorization letter from Village at Great Brook LLC and Joel Kahn, its authorized agent, to Interim Town Manager Carol Granfield, dated 7/13/21
- Quitclaim deed between Hodge and Company, LLC, and Village on Great Brook, LLC
- “101 feet” abutters report
- Stormwater Management Study dated 4/23/21
- Stormwater BMP operation and maintenance program
- High Intensity Soil Survey dated 9/28/01
- Various 2006 correspondence with state agencies
- Various correspondence on water/sewer capacity
- DEP Site Location of Development Act Findings of Fact and Order

Affidavit of ownership

Warranty deed included. See attached correspondence from applicant, regarding additional ownership information requested from Planning Board.

Zoning

Commercial/Industrial; Limited Residential shoreland zoning

Dimensional requirements

Standard	Planner review
Min. lot size and street frontage	Units are condominiums and not divided into their own lots. Overall, proposed division from 1 to 2 lots would meet 3 ac. min. lot size.
Setbacks: appropriate for location of subdivision and type of development/use contemplated [41-255]. 45-405 setbacks: 30’ front/20’ side/30’ rear	Buildings have various setbacks from the road. Setback of 14 ft. shown, with road relocation, for 49 Village Dr. to correct setback issue.
Max. non-vegetated footprint in shoreland zone: 20%	Appears to be met for Limited Residential portion.

Subdivision street

41-221(b)(2) requires that proposed streets meet Ch. 37 standards.

Minor road (<15 lots) street design standards (37-70)	Planner review
Min. right-of-way: 50 ft.	2007 plan waiver. Unclear if met for length of Village Dr. from Bolt Hill Rd. to Route 236.
Min. width of traveled way: 20 ft.	2007 plan waiver. Not met for proposed gravel travelway from Pheasant Ln. to Route 236.
Min. width of shoulders: 3 ft.	2007 plan waiver. Unclear if met for proposed gravel travelway from Pheasant Ln. to Route 236.
Sidewalk width (if used): 8 ft.	No sidewalk built or proposed.
Min. grade: 0.5%	Appears to be met. See Plan & Profile sheets.
Max. grade: 8.0%	2007 plan waiver
Max. grade at intersections: 3%	Appears to be met.
Min. angle of street intersections: No minimum	2007 plan waiver
Min. centerline radius of curves: No minimum	2007 plan waiver
Min. tangent length b/t reverse curves: No minimum	2007 plan waiver
Roadway crown: 1/4" per ft. of lane width	Shown on plans. See Sheet 6. Unclear if built road has met this.
Min. curb radius at 90-degree intersections: No minimum	2007 plan waiver
Min. right-of-way radii at intersections: No minimum	2007 plan waiver
Cul-de-sac concentric radii: 30'/40'/65'/70'	Unclear if met on plans and built-out Pheasant Ln. cul-de-sac.
Cul-de-sac suitable snow storage	Unclear if met on plans and built-out Pheasant Ln. cul-de-sac.
Min. cul-de-sac pavement width around the center island: 25 ft.	Appears to be met on plans. Unclear if met by built-out Pheasant Ln. cul-de-sac.
Sight distance	No known documentation of sight distance issues at Bolt Hill Rd. intersection.

C/I or Collector street construction standards (37-71)	Planner review
Aggregate subbase course (max size stone 4"): 15" in depth Collector; 24" in depth C/I	Unclear if built-out portion of Village Dr. meets these standards. Proposed 16' gravel portion of Village Dr. does not meet pavement standards.
Crushed gravel base course (max size stones 2"): 6" in depth	
<i>Hot bituminous pavement</i>	
Total thickness: 3" Collector; 4" C/I	
Wearing/surface course: 1 1/4"	
Base course: 1 3/4" Collector; 2 3/4" C/I	

Street/road side slope standards (37-74)	Planner review
No steeper than 3:1 for non-ledge cuts	Unclear if met.

Sidewalk construction standards (37-75)	Planner review
	No sidewalk proposed.

Stormwater

Subdivisions are required to meet the stormwater requirements in Section 41-213 and 45-411 and enter into post-construction stormwater management agreements per Ch. 35 (applicable to all sites/common plans of development with >1 acre of disturbance). See below draft Ch. 35 agreement template.

The site is also under DEP’s jurisdiction for stormwater permitting. The DEP stormwater permitting documentation from 2007 is included in the packet. The site also received after-the-fact approval by DEP for modifications in March of 2020. The site had previously been issued a violation by DEP for noncompliance with their permit, and remedial measures were required by DEP. DEP has been sent this application for their review and expects to have their review completed in January.

The 10/27/22 cover letter addresses stormwater management for the site, showing modeled water quantity reductions and discussing improvements in water quality.

Erosion & sedimentation control

Erosion & sedimentation control notes are on Sheet 6, as required by 41-150(10) and 41-214(c).

The application is subject to the Erosion and Sedimentation Control ordinance amendments (primarily new Ch. 34) enacted by voters on November 8. The Planning Board will need to review an Erosion & Sedimentation Control Plan for consistency with Ch. 34.
--

Preservation of natural resources and scenic beauty (41-215)

The 10/27/22 cover letter states: “Natural Features – All natural features to be preserved, mostly the on-site wetlands, are shown on the plans. Review letters from the Maine Department of Inland Fisheries and Wildlife and Maine Natural Areas Program are attached.”

The PB may wish to discuss with the applicant any additional requirements under 41-215 such as the planting of additional trees.

Preservation of historical and natural features and traditional land use pattern (41-216)

No review comments at this time.

Water and sewer service (41-217 and -218)

The 10/27/22 cover letter notes the reduction in expected water demand to 11,610 gallons per day (gpd) for 43 units compared to the 38,000 gpd originally approved. Water supply is from Kittery Water District. The cover letter also notes the private sanitary sewer connection to the Sea Dog Realty, LLC private sewer system, leading out to Bolt Hill Rd. The letter states: “The capacity has been previously approved by the Town of Eliot’s Board of Selectmen. Again, the 11,610 GPD used is less than the 40,000 GPD approved.”

Community services, utilities, and open space (41-220)

If needed, the PB may make review comments on the potential effects of the subdivision on the community services listed in 41-220(a). My preliminary review:

- Schools, including busing: no impact expected given anticipated no or few school-age children
- Road maintenance and snow removal: road to be privately-maintained, with private responsibilities for snow removal
- Police and fire protection: plan has been shared with Police and Fire Depts. for their review
- Recreation facilities: recreational facilities approved in 2007 plan were never built and have been omitted from the current plans.
- Solid waste disposal: 10/27/22 cover letter states that “Solid waste disposal is currently provided curbside by Dorado Services, 406 Dow Highway, Eliot, Maine.”
- Runoff: see above regarding stormwater

Regarding open space, the built-out portion of the subdivision and plans show the preservation of delineated wetlands. The PB may require reservation of land for parks/recreational purposes.

Traffic and streets (41-221)

The 10/27/22 cover letter notes that the “43 units are expected to generate 160 trips/day, substantially less than a single-family residential development which generates 10 trips/day/dwelling or a total 430 trips/day. The main access is on Bolt Hill Rd. and vehicles travel either to Dow Highway, Route 236 or State Rd. No adverse traffic impacts will be generated by the development. A secondary, emergency access road is available from Dow Highway, Route 236 as shown on the plan.”

Beyond the above statement, the application does not include a traffic impact assessment. However, the reduction in units can be expected to substantially reduce trips generated by the site compared to the current, 2007 plan’s 150 units. This is not in a residential growth area as designated by the 2009 Comprehensive Plan, so a sidewalk is an optional feature per 41-221(a)(4). However, the subsequent subparagraphs speak to safe internal circulation for both vehicles and pedestrians and may warrant additional consideration for this review, such as separation of vehicular and pedestrian traffic.

Public health and safety (41-222)

This section includes glare and noise standards. A “green strip at least 30 feet wide or other buffer” may be a relevant noise mitigation requirement given that the applicant proposes to eliminate the remaining housing areas, retaining land that could in the future be developed according to the zoning.

Reservation of land (41-256)

The PB should decide whether to require such a reservation, or to waive it, and if waived, whether a payment-in-lieu would be required instead.

Soil suitability/soils report

A high-intensity soil report done in 2001 is included in the packet. The site has been noted as having substantial wetlands, some of which were altered via a DEP/US Army Corps permit to build the

0 Bolt Hill Road (Map 17/Lot 29), PID #017-029-000, PB # TBD: Village at Great Brook –
Amendment to an Existing Subdivision Plan (43 lots)

development. The 2001 report found hydric soils in 3 locations. The subdivision amendment eliminates the question of soil suitability for the units that were to be built but are now omitted.

Performance guarantee (41-176; 33-132)

A performance guarantee is typically required for subdivisions. In this case, the subdivision roads have been partially built out. The 10/27/22 cover letter states: “The current owners have demonstrated financial capacity throughout completion of the project; most of the construction has been completed and no additional surety or “guarantee” is proposed”.

The PB may wish to consider what type of guarantee, if any, may be warranted given the context and circumstances of this subdivision (seeking after-the-fact approval of a buildout inconsistent with the approved plan).

Recommendation

Continue review until January to allow time for the applicant to provide the additional information required by the land use regulations, and as otherwise needed for the PB’s review, and allow time for DEP to complete their review.

* * *

Respectfully submitted,

Jeff Brubaker, AICP
Town Planner

**Maintenance Agreement for Stormwater Management Facilities
(REVIEW DRAFT)**

This Maintenance Agreement is made this ___ day of _____ 20___ by and between _____ and the Town of Eliot, Maine.

The project name is: Village at Great Brook Subdivision [PB# TBD].

The location is: 0 Bolt Hill Rd., Eliot, Maine.

The project's Tax Map and Lot Number is Map 17, Lot 29.

The project is shown on a plan entitled " _____ " dated _____ and most recently revised on _____, approved by the _____ [Municipal Permitting Board] on _____ and recorded in the _____ County Registry of Deeds in Plan Book _____ Page _____ (the "Project").

WHEREAS, the approval of the Project includes Stormwater Management Facilities which require periodic maintenance; and,

WHEREAS, in consideration of the approval of the Project the Town of Eliot requires that periodic maintenance be performed on the Stormwater Management Facilities;

NOW, THEREFORE, in consideration of the mutual benefits accruing from the approval of the Project by the Town and the agreement of _____ to maintain the Stormwater Management Facilities, the parties hereby agree as follows:

1. _____, for itself, and its successors and assigns, agrees to the following:
 - a. To use a Qualified Post-Construction Storm Water Inspector to inspect the Stormwater Management Facilities; and to clean, maintain, and repair the Stormwater Management Facilities, which includes, to the extent they exist, parking areas, catch basins, detention basins or ponds, drainage swales, pipes and related structures, at least annually, to prevent the build-up and storage of sediment and debris in the system as described in the Post-Construction Maintenance Plan for the facilities;
 - b. To provide a certification of inspection to the Town by July 1 each year. The Qualified Post-Construction Storm Water Inspector's inspection report must be provided along with the certification; and,
 - c. To repair any deficiencies in the Stormwater Management Facilities noted during the annual inspection and provide notice to the Town of the repairs within 60 days of identification or within a schedule approved by the Code Enforcement Officer; and,
 - d. To create a homeowners' association [or similar] for the purpose of maintaining the Stormwater Management Facilities.

0 Bolt Hill Road (Map 17/Lot 29), PID #017-029-000, PB # TBD: Village at Great Brook –
 Amendment to an Existing Subdivision Plan (43 lots)

2. Upon creation of the homeowners' association [or similar], the homeowners' association [or similar] shall become responsible for compliance with the terms of this Agreement.
3. This Agreement shall constitute a covenant running with the land, and _____ shall reference this Agreement in all deeds to lots and/or units within the Project.

_____ Witness	By: _____ Its: _____ TOWN OF ELIOT, MAINE
_____ Witness	By: _____ Its: _____
STATE OF MAINE _____, ss.	_____, 20__

Personally appeared the above-named _____, the _____ of _____, and acknowledged the foregoing Agreement to be said person's free act and deed in said capacity.

	Before me, _____ Notary Public/Attorney at Law
Print Name:	_____
STATE OF MAINE _____, ss.	_____, 20__

Personally appeared the above-named _____, the _____ of the Town of _____, and acknowledged the foregoing Agreement to be said his/her free act and deed in said capacity.

	Before me, _____ Notary Public/Attorney at Law
Print Name:	_____

From: [Planner](#)
To: [Ken Wood](#); [Mike Sudak](#)
Cc: [Sammie Rogers](#); [Sandra Guay](#); [Kim Tackett](#); [Philip Saucier](#)
Subject: Village at Great Brook application fee
Date: Tuesday, November 15, 2022 5:48:00 PM
Attachments: [2007-current comparison.xlsx](#)

Ken, Mike, Sammie, and Sandy,

As you know, [Section 1-20](#) of the Town Code prescribes an application fee, for revisions to final subdivision plans after approval, of \$200 per lot or dwelling unit affected by the change.

With this in mind, in my opinion, there are a few reasonable estimates of the Village at Great Brook amendment application fee.

- \$30,000: reflecting how all units are, in some way, affected by the change – eliminated, changed in terms of type of unit (e.g. single, duplex, etc.), built out of phase, and-or have lost amenities shown in the 2007 plan
- \$28,600: encompassing all units eliminated, changed in terms of type of unit (e.g. single, duplex, etc.), or built out of phase
- \$26,000: encompassing all units eliminated or changed in terms of type of unit

See attached for a spreadsheet summarizing, as best as I can see, the changes to each unit.

Since all 3 estimates are arguable, I would therefore recommend the middle estimate of \$28,600. Since \$8,600 has already been paid, I recommend a net amount due of \$20,000. However, I do think the lower number of \$26,000 is arguable, which would result in a net amount due of \$17,400 if my math is correct.

Jeff

Jeff Brubaker, AICP
Town Planner
Town of Eliot
(207) 439-1813 x112

Office Hours: Mon-Thurs, 7:00am-5:00pm by appointment

Current plan unit #	Address	Type	Current plan phase	Phase order	4/10/07 site plan unit # - similar location	4/10/07 approved subdivision plan unit #	Type	2007 plan phase	Phase order	Unit type change	Phase change	Eliminated	Eliminated	Eliminated or unit type change				
1	1 Village Dr	Double	I	1	21		Double	A	1	no	no	no	FALSE	FALSE				
2	3 Village Dr	Double	I	1	23		Double	A	1	no	no	no	FALSE	FALSE				
3	4 Village Dr	Double	I	1	25		Double	A	1	no	no	no	FALSE	FALSE				
4	2 Village Dr	Double	I	1	27		Double	A	1	no	no	no	FALSE	FALSE				
5	1 Abenaki Tr	Double	I	1	29		Double	A	1	no	no	no	FALSE	FALSE				
6	3 Abenaki Tr	Double	I	1	31		Double	A	1	no	no	no	FALSE	FALSE				
7	5 Abenaki Tr	Double	I	1	33		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
8	7 Abenaki Tr	Double	I	1	35		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
		None	I	1	37		Four-Unit	A	1	yes	no	yes	TRUE	TRUE				
9	9 Abenaki Tr	Single	I	1	39		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
10	37 Village Dr	Single	I	1	41		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
		None	I	1	43		Four-Unit	A	1	yes	no	yes	TRUE	TRUE				
11	39 Village Dr	Single	I	1	45		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
		None	I	1	47		Four-Unit	A	1	yes	no	yes	TRUE	TRUE				
12	28 Village Dr	Double	I	1	22		Double	A	1	no	no	no	FALSE	FALSE				
13	30 Village Dr	Double	I	1	24		Double	A	1	no	no	no	FALSE	FALSE				
14	32 Village Dr	Single	I	1	26		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
		None	I	1	28		Four-Unit	A	1	yes	no	yes	TRUE	TRUE				
15	34 Village Dr	Double	I	1	30		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
16	36 Village Dr	Double	I	1	32		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
17	38 Village Dr	Double	I	1	34		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
		None	I	1	36		Four-Unit	A	1	yes	no	yes	TRUE	TRUE				
18	40 Village Dr	Double	I	1	38		Four-Unit	A	1	yes	no	no	TRUE	TRUE				
19	49 Village Dr	Single	II	2	49		Single	A	1	no	yes	no	TRUE	FALSE				
20	55 Village Dr	Double	II	2	51		Double	A	1	no	yes	no	TRUE	FALSE				
21	57 Village Dr	Double	II	2	53		Double	A	1	no	yes	no	TRUE	FALSE				
22	62 Village Dr	Double	II	2	42		Four-Unit	A	1	yes	yes	no	TRUE	TRUE				
		None	II	2	44		Four-Unit	A	1	yes	yes	yes	TRUE	TRUE				
23	64 Village Dr	Double	II	2	46		Four-Unit	A	1	yes	yes	no	TRUE	TRUE				
24	4 Pheasant Ln	Single	III	3	48		Four-Unit	A	1	yes	yes	no	TRUE	TRUE				
25	8 Pheasant Ln	Double	III	3	2		Double	D	4	no	yes	no	TRUE	FALSE				
26	10 Pheasant Ln	Double	III	3	4		Double	D	4	no	yes	no	TRUE	FALSE				
27	14 Pheasant Ln	Single	III	3	6		Double	D	4	yes	yes	no	TRUE	TRUE				
28	16 Pheasant Ln	Single	III	3	8		Double	D	4	yes	yes	no	TRUE	TRUE				
29	26 Pheasant Ln	Single	III	3	10		Four-Unit	D	4	yes	yes	no	TRUE	TRUE				
		None	III	3	12		Four-Unit	D	4	yes	yes	yes	TRUE	TRUE				
31	30 Pheasant Ln	Double	III	3	14		Four-Unit	D	4	yes	yes	no	TRUE	TRUE				
32	32 Pheasant Ln	Double	III	3	16		Four-Unit	D	4	yes	yes	no	TRUE	TRUE				
		None	III	3	20		Double	D	4	yes	yes	yes	TRUE	TRUE				
33	34 Pheasant Ln	Double	III	3	18		Double	D	4	no	yes	no	TRUE	FALSE				
34	36 Pheasant Ln	Double	III	3	22		Single	D	4	yes	yes	no	TRUE	TRUE				
35	40 Pheasant Ln	Single	III	3	24		Single	D	4	no	yes	no	TRUE	FALSE				
36	45 Pheasant Ln	Double	III	3	27		Double	D	4	no	yes	no	TRUE	FALSE				
37	43 Pheasant Ln	Double	III	3	25		Double	D	4	no	yes	no	TRUE	FALSE				
38	27 Pheasant Ln	Double	III	3	23		Double	D	4	no	yes	no	TRUE	FALSE				
39	25 Pheasant Ln	Double	III	3	21		Double	D	4	no	yes	no	TRUE	FALSE				
		None	III	3	19		Four-Unit	D	4	yes	yes	yes	TRUE	TRUE				
		None	III	3	17		Four-Unit	D	4	yes	yes	yes	TRUE	TRUE				
		None	III	3	15		Four-Unit	D	4	yes	yes	yes	TRUE	TRUE				
40	21 Pheasant Ln	Single	III	3	13		Four-Unit	D	4	yes	yes	no	TRUE	TRUE				
41	13 Pheasant Ln	Double	III	3	11		Four-Unit	D	4	yes	yes	no	TRUE	TRUE				
		None	III	3	9		Four-Unit	D	4	yes	yes	yes	TRUE	TRUE				
42	11 Pheasant Ln	Double	III	3	7		Four-Unit	D	4	yes	yes	no	TRUE	TRUE				
		None	III	3	5		Four-Unit	D	4	yes	yes	yes	TRUE	TRUE				
43	9 Pheasant Ln	Double	III	3	3		Double	D	4	no	yes	no	TRUE	FALSE				
44	7 Pheasant Ln	Double	III	3	1		Double	D	4	no	yes	no	TRUE	FALSE				
		None				16-1						yes	TRUE	TRUE				
		None				16-2						yes	TRUE	TRUE				
		None				14-1						yes	TRUE	TRUE				
		None				14-2						yes	TRUE	TRUE				
		None				2						yes	TRUE	TRUE				
		None				3						yes	TRUE	TRUE				
		None				5						yes	TRUE	TRUE				
		None				163-1						yes	TRUE	TRUE				
		None				163-2						yes	TRUE	TRUE				
		None				153-1						yes	TRUE	TRUE				
		None				153-2						yes	TRUE	TRUE				
		None				153-3						yes	TRUE	TRUE				
		None				148						yes	TRUE	TRUE				

		None				149						yes	TRUE	TRUE				
		None				140-1						yes	TRUE	TRUE				
		None				140-2						yes	TRUE	TRUE				
		None				134-1						yes	TRUE	TRUE				
		None				134-2						yes	TRUE	TRUE				
		None				131-1						yes	TRUE	TRUE				
		None				131-2						yes	TRUE	TRUE				
		None				131-3						yes	TRUE	TRUE				
		None				131-4						yes	TRUE	TRUE				
		None				131-5						yes	TRUE	TRUE				
		None				131-6						yes	TRUE	TRUE				
		None				131-7						yes	TRUE	TRUE				
		None				131-8						yes	TRUE	TRUE				
		None				124-1						yes	TRUE	TRUE				
		None				124-2						yes	TRUE	TRUE				
		None				122						yes	TRUE	TRUE				
		None				114-1						yes	TRUE	TRUE				
		None				114-2						yes	TRUE	TRUE				
		None				114-3						yes	TRUE	TRUE				
		None				114-4						yes	TRUE	TRUE				
		None				114-5						yes	TRUE	TRUE				
		None				114-6						yes	TRUE	TRUE				
		None				114-7						yes	TRUE	TRUE				
		None				114-8						yes	TRUE	TRUE				
		None				178-1						yes	TRUE	TRUE				
		None				178-2						yes	TRUE	TRUE				
		None				174-1						yes	TRUE	TRUE				
		None				174-2						yes	TRUE	TRUE				
		None				174-3						yes	TRUE	TRUE				
		None				174-4						yes	TRUE	TRUE				
		None				178-1						yes	TRUE	TRUE				
		None				178-2						yes	TRUE	TRUE				
		None				Dementia Care Unit 1						yes	TRUE	TRUE				
		None				Dementia Care Unit 2						yes	TRUE	TRUE				
		None				Dementia Care Unit 3						yes	TRUE	TRUE				
		None				Dementia Care Unit 4						yes	TRUE	TRUE				
		None				Dementia Care Unit 5						yes	TRUE	TRUE				
		None				Dementia Care Unit 6						yes	TRUE	TRUE				
		None				Dementia Care Unit 7						yes	TRUE	TRUE				
		None				Dementia Care Unit 8						yes	TRUE	TRUE				
		None				Dementia Care Unit 9						yes	TRUE	TRUE				
		None				Dementia Care Unit 10						yes	TRUE	TRUE				
		None				Assisted Living Unit 1						yes	TRUE	TRUE				
		None				Assisted Living Unit 2						yes	TRUE	TRUE				
		None				Assisted Living Unit 3						yes	TRUE	TRUE				
		None				Assisted Living Unit 4						yes	TRUE	TRUE				
		None				Assisted Living Unit 5						yes	TRUE	TRUE				
		None				Assisted Living Unit 6						yes	TRUE	TRUE				
		None				Assisted Living Unit 7						yes	TRUE	TRUE				
		None				Assisted Living Unit 8						yes	TRUE	TRUE				
		None				Assisted Living Unit 9						yes	TRUE	TRUE				
		None				Assisted Living Unit 10						yes	TRUE	TRUE				
		None				Assisted Living Unit 11						yes	TRUE	TRUE				
		None				Assisted Living Unit 12						yes	TRUE	TRUE				
		None				Assisted Living Unit 13						yes	TRUE	TRUE				
		None				Assisted Living Unit 14						yes	TRUE	TRUE				
		None				Assisted Living Unit 15						yes	TRUE	TRUE				
		None				Assisted Living Unit 16						yes	TRUE	TRUE				
		None				Assisted Living Unit 17						yes	TRUE	TRUE				
		None				Assisted Living Unit 18						yes	TRUE	TRUE				
		None				Assisted Living Unit 19						yes	TRUE	TRUE				
		None				Assisted Living Unit 20						yes	TRUE	TRUE				
		None				Assisted Living Unit 21						yes	TRUE	TRUE				
		None				Assisted Living Unit 22						yes	TRUE	TRUE				
		None				Assisted Living Unit 23						yes	TRUE	TRUE				
		None				Assisted Living Unit 24						yes	TRUE	TRUE				
		None				Assisted Living Unit 25						yes	TRUE	TRUE				
		None				Assisted Living Unit 26						yes	TRUE	TRUE				
		None				Assisted Living Unit 27						yes	TRUE	TRUE				
		None				Assisted Living Unit 28						yes	TRUE	TRUE				
		None				Assisted Living Unit 29						yes	TRUE	TRUE				
		None				Assisted Living Unit 30						yes	TRUE	TRUE				



TOWN OF ELIOT MAINE

PLANNING OFFICE

1333 State Road

Eliot ME, 03903

To: Planning Board
 From: Jeff Brubaker, AICP, Town Planner
 Cc: Michael J. Sudak, E.I., Attar Engineering, Applicant’s Representative
 Shelly Bishop, Code Enforcement Officer
 Date: December 10, 2022 (report date)
 December 13, 2022 (meeting date)
 Re: PB22-18: 290 & 291 Harold L. Dow Hwy. (Map 37, Lot 20): Site Plan Amendment/Review and Change of Use – Marijuana Products Manufacturing Facility

Application Details/Checklist Documentation	
✓ Address:	290 & 291 Harold L. Dow Hwy.
✓ Map/Lot:	37/20 & 37/2-1
✓ Zoning:	Commercial/Industrial (C/I) district
✓ Shoreland Zoning:	None
✓ Owner Name:	DJR Real Estate, LLC
✓ Applicant Name:	DJR Real Estate, LLC, and Arcanna, LLC
✓ Proposed Project:	Marijuana Products Manufacturing Facility
✓ Application Received by Staff:	September 20, 2022
Application Fee Paid and Date:	To be clarified
Application Sent to Staff Reviewers:	Not yet sent
Application Heard by PB Found Complete by PB	November 1 and December 13 (scheduled), 2022
Site Walk	TBD
Site Walk Publication	TBD
Public Hearing	TBD
Public Hearing Publication	TBD
Deliberation	TBD
✓ Reason for PB Review:	Site Plan Amendment, Change of Use, Marijuana Establishment

Overview

Applicants DJR Real Estate, LLC and Arcanna, LLC (property owner: DJR Real Estate, LLC; agent: Attar Engineering) seek site plan review and approval of a Site Plan Amendment and Change of Use related to 290 and 291 Harold L. Dow Hwy. As noted in the applicant’s 12/1/22 cover letter:

The Applicant is proposing a Change of Use to the subject parcel, which would keep both of the existing uses from the previous approvals (Adult-Use Marijuana Retail and Adult-Use Marijuana Cultivation) and add the Adult-Use Marijuana Manufacturing use. This change

PB22-18: 290 & 291 Harold L. Dow Hwy. (Map 37, Lot 20): Site Plan Amendment/Review and Change of Use – Marijuana Products Manufacturing Facility

would allow commercial kitchen space utilized for this use across the street at the 291 H.L. Dow facility, and the three staff operating said kitchen, to be brought into the previously-approved Cultivation area of the 290 H.L. Dow facility that is currently under construction.

Regarding the 291 H.L. Dow facility, this Change of Use application is not inclusive of that parcel. While the kitchen portion of the existing Manufacturing use at the 291 H.L. Dow property is proposed to be relocated across the street, the remaining portion of the Manufacturing use – an extraction lab – will continue to operate in its current capacity. The vacated space at the 291 H.L. Dow facility will be filled with lab equipment and packaging.

Application contents

Submitted September 20, 2022

- Cover letter dated 9/20/22
- Request for Planning Board Action signed by agent
- Warranty deed
- Previous review (PB20-15) Notice of Decision
- Location map (1" = 2000')
- OCP Conditional License AMF1218, exp. 8/31/21
- Floor plan
- Site plan set
 - Sheet 1 – Amended Site Plan
 - Sheet 2 – Amended Grading & Utility Plan

Submitted December 1, 2022

- Cover letter dated 12/1/22
- Site Plan Review application
- Warranty deed
- OCP Conditional License AMF1218, exp. 8/31/21
- PB20-15, 20-16, and 20-28 Notices of Decision
- Odor mitigation/waste disposal plan
- Security plan
- Site plan set with Phasing Plan

Type of review needed

Site plan review – review for completeness

Zoning

Commercial-Industrial (C/I)

Use

Marijuana establishments (e.g. products manufacturing facilities) are SPR uses in the C/I district.

Section 1-2 definition

Marijuana products manufacturing facility shall mean a “products manufacturing facility” as that term is defined in 28-B M.R.S.A. § 102(4243), as may be amended. A *marijuana products manufacturing facility* is an entity licensed to purchase adult use marijuana; to manufacture, label and package adult use marijuana products; and to sell adult use marijuana products from a marijuana cultivation facility only to other *marijuana products manufacturing facilities*, or marijuana stores and marijuana social clubs.

There is a typo in the statutory reference in the latter definition; likely it refers to 28-B M.R.S.A. § 102(43), which is “Products manufacturing facility”. That definition is:

PB22-18: 290 & 291 Harold L. Dow Hwy. (Map 37, Lot 20): Site Plan Amendment/Review and Change of Use – Marijuana Products Manufacturing Facility

“Products manufacturing facility” means a facility licensed under this chapter to purchase adult use marijuana from a cultivation facility or another products manufacturing facility; to manufacture, label and package adult use marijuana and adult use marijuana products; and to sell adult use marijuana and adult use marijuana products to marijuana stores and to other products manufacturing facilities.

Because Section 11-3 defines manufacturing of marijuana to include extraction, the proposal relates to manufacturing use staying at 291 HL Dow while being added to 290 HL Dow.

Affidavit of ownership (33-106)

Deed provided; ownership info for Arcanna, LLC, on OCP Conditional License

OMP Conditional License

OCP Conditional License AMF1218 issued to Arcanna LLC, expiring 9/20/23, for an Adult Use Cannabis Products Manufacturing Facility

Waivers

Requests for 33-127 content waivers should be discussed between the PB and applicant.

Site walk

The PB should decide whether to hold a site walk on the property.

Phasing

As the applicant previously discussed and is shown on the plans, note the proposed phasing for the new kitchen, cultivation use, and retail, including proposed parking spaces per phase.

Screening

The applicant has added additional vegetative screening along Route 236, similar to a condition of approval in PB20-28. Tree lines should be clarified, as the site appears to have an “open”, non-buffer feel from Route 236.

Water & Sewer

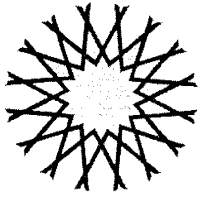
The PB should consider whether you need more info on this time on water/sewer provision. Some information is in the Notices of Decision and materials for previous reviews.

Recommendation

Continue review to January application review meeting, or, if waivers can be clarified and the PB feels the application is complete, you may wish to consider a completeness determination.

* * *

Respectfully submitted,
Jeff Brubaker, AICP
Town Planner



ATTAR

ENGINEERING, INC

CIVIL STRUCTURAL MARINE

Mr. Jeffery Brubaker, AICP, Town Planner
Town of Eliot, Maine
1333 State Road
Eliot, Maine 03903

December 1st, 2022
Project No. C072-21

**RE: Site Plan Review Application – Amendment to Approved Plan
290 H.L. Dow Highway (TM 37, Lot 20) & 291 H.L. Dow Highway (TM 37, Lot 2-1)
Eliot, Maine**

Dear Mr. Brubaker:

On behalf of DJR Real Estate, LLC. & Arcanna, LLC, I have enclosed for your review and consideration a Site Plan Review application and associated documents for the above-referenced project. The intent of this application is for an amendment to a previously-approved Site Plan at the 290 H.L. Dow property, which requires full Site Plan review as per §33-190. The inclusion of the 291 H.L. Dow parcel as part of this application is accessory in nature as described below, but all application materials have been updated to reflect both parcels. The 290 H.L. Dow parcel, hereon denoted as the subject parcel, contains 3.0 acres and is located in the Commercial/Industrial (C/I) zoning district.

The subject parcel is currently under construction to reflect the previously-approved Site Plan by the Planning Board on November 21st, 2017, as well as two previously-approved Site Plan Amendments: a Change of Use which was submitted to the Town on September 28th, 2020 and approved on October 22nd, 2020, and an expansion and Change of Use which was submitted to the Town on December 22nd, 2020 and approved on February 16th, 2021.

The Applicant is proposing a Change of Use to the subject parcel, which would keep both of the existing uses from the previous approvals (Adult-Use Marijuana Retail and Adult-Use Marijuana Cultivation) and add the Adult-Use Marijuana Manufacturing use. This change would allow commercial kitchen space utilized for this use across the street at the 291 H.L. Dow facility, and the three staff operating said kitchen, to be brought into the previously-approved Cultivation area of the 290 H.L. Dow facility that is currently under construction.

Regarding the 291 H.L. Dow facility, this Change of Use application is not inclusive of that parcel. While the kitchen portion of the existing Manufacturing use at the 291 H.L. Dow property is proposed to be relocated across the street, the remaining portion of the Manufacturing use – an extraction lab – will continue to operate in its current capacity. The vacated space at the 291 H.L. Dow facility will be filled with lab equipment and packaging.

As for the subject parcel, the commercial kitchen and staff from the 291 H.L. Dow facility shall be allocated into the approved building in two separate areas – a 800 sq. ft. kitchen space in the northern leg of the approved building, and a 180 sq. ft. display kitchen which shall abut the retail space. An updated interior floor plan is attached to delineate these movements. All equipment and odor control practices shall be the same as were operational in the 291 H.L. Dow facility.

As discussed during the Sketch Plan review, the Plan Set has been updated to include the modification of the building footprint to accommodate a new entrance to the retail use, as well as sidewalk, curbing, and minor parking aisle adjustments relative to this modification. Parking calculations have been updated to reflect the stricter standard for Marijuana Retail Stores in the Town of Eliot, as well as to reflect the correct employee count with the relocation of the commercial kitchen staff as described above. Parking spaces have been removed to satisfy Conditions of Approval Item #4 from the PB20-28 Amended Site Plan approval from February 16th of 2021, bringing the number of parking spaces provided down from 44 to 40 (33 spaces required). The Amended Grading and Utility Plan has been updated to include additional vegetative screening plantings in the former location of these parking spaces as required by said Condition of Approval.

Lastly, the Applicant has provided additional redlined versions of the Amended Plan Set to demonstrate the intent to receive Phased Certificates of Occupancy for the facility at the subject parcel. As described earlier, the subject parcel in its current state has the occupied and functioning temporary retail trailer as well as the foundation and framing for the permanent building. All stormwater elements have been constructed and inspected (reports are attached) and the utility service connections have been prepared. Due to supply chain delays and shortages with transformers and other electrical materials, the Applicant would like to request phased occupancy permits within the facility to bring uses online for which materials and services are more readily available. These redlined Plan Sets display the following proposed phases:

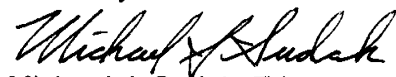
- Phase I:
 - Removal of temporary trailer so as not to operate concurrently with any permanent use as per Grading & Utility Note #6 from previous approvals.
 - Occupancy of entire 1,880 sq. ft. Retail use
 - Occupancy of 180 sq. ft. Manufacturing use abutting Retail use
 - Construction of parking count adequate to support the above-described uses as depicted on the redlined Plan Set

- Phase II:
 - Occupancy of 800 sq. ft. commercial kitchen Manufacturing use
 - Occupancy of employee break room and office space in northern leg
 - No additional parking spaces need be made available, per Phasing Plans

- Phase III:
 - Occupancy of entire building, including all Cultivation use areas and employee break room and office space in southern leg
 - Construction of remaining parking spaces to support full buildout as depicted on the Amended Site Plan

We look forward to discussing the project with the Planning board at their next available meeting. Please contact me for any additional information or clarifications required.

Sincerely;



Michael J. Sudak, E.I.

Staff Engineer

cc: Arcanna, LLC.

C072-21 Cover SPAmend 01Dec2022.doc

Case No. _____

Site review? Yes No

**APPLICATION FOR SITE PLAN REVIEW
TOWN OF ELIOT PLANNING BOARD**

Step 1. (Fill in all blocks below - See the Planning Assistant if you don't understand.)

Tax Map 37 Lot# 2-1 & 20 Lot Size 3.00 & 3.01AcZoning District: C/I & LC

Your Name Michael J. Sudak, E.I. Your mailing address 1284 State Road
Attar Engineering, Inc.

City/Town Eliot State: ME Zip: 03903 Telephone: 207.439.6023

Who owns the property now? DJR Real Estate, LLC.

Address (Location) of the property 291 & 290 Harold L. Dow Highway, respectively

Property located in a flood zone? Yes No
(If yes, please complete the attached Flood Hazard Development Application and return it with your completed application)

Step 2 (establish your legal interest in the property)

Attach a copy of the Purchase and Sales Agreement, Deed, Tax records, Signed Lease, or other documents to the satisfaction of the Planning Assistant. If you are representing a corporation, provide documentation that you have authority to speak for the corporation.

Step 3 (Go to the Zoning Ordinance Section 45-290, Table of Land uses)

What SPECIFIC land use are you applying for? Marijuana Establishment
(You MUST make this selection from Section 45-290 of the Zoning Ordinance)

Having entered the SPECIFIC land use above now provide a more detailed description of what you want to do:

Site Plan Amendment to relocate 200 sq. ft. of existing Adult-Use Marijuana Manufacturing use from the 291 H.L. Dow property across the street to the 290 H.L. Dow property, adding that Manufacturing use to the previously-approved building for Adult-Use Marijuana Retail & Cultivation uses. Additional improvements include revisions to the retail entrance, egress, parking, sidewalks, and floor plans.

Case No. _____

Site review? Yes No

Step 4 Attach ten (10) copies of a sketch plan, showing in approximate dimensions the following:

- All zoning districts
- The location of all existing and/or proposed buildings
- The setbacks of all existing and proposed structures or uses.

- The location of proposed signs, their size, and direction of illumination.

- The location of all existing and/or proposed entrances and exits.

- All existing and/or proposed parking areas (parking is permitted in the front, rear and side of the premises, so long as it does not violate setback requirements.)

- Plans of buildings, sewage disposal facilities, and location of water supply.

Step 5 Sign the application (both owner and applicant must sign and date the application) and submit fee with preliminary plans (\$100 per acre for first 5 acres and \$50 per acre after five plus \$150 for advertising and public hearing fees)

Applicant Michael J. Sudak Date 12/01/22
Agent

Property Owner _____ Date _____

Step 6 Application received by Planning Assistant

Date received by the PA _____ PA initials _____

Step 7 The Planning Assistant will review the application and if complete, will place your application on a future Planning Board agenda

Step 8 The applicant or representative of the applicant must attend the Planning Board meeting

PART 1 - THE PROCEDURE

Case No. _____

Site review? Yes No

(STEP 1) Meet with the Planning Assistant to assure that Site Review is required. Obtain application forms and assemble data for submission.

(STEP 2) Sketch Plan Stage Application submission. Include 10 copies of the sketch plan, survey map, location map, and affidavit of ownership or legal interest. (Section 33-63)

(STEP 3) Applicant attends first meeting with Planning Board, describes project, and answers questions (*Board may review checklist for the Site Plan at this time or act on waivers requested for submission of data*)

(STEP 4) Board sets up site visit with applicant (Section 33-64).

(STEP 5) Board visits site with applicant.

(STEP 6) Applicant attends succeeding meetings. Board does preliminary review of the Ordinance requirements for applicability to the Site Plan. Board and notifies applicant of changes required to Sketch Plan after site inspection (Section 33-103).

(STEP 7) Applicant revises the "Sketch Plan" as needed, submits the Site Plan, and pays non-refundable fees prior to the second Planning Board meeting. (Sections 33-126 & 33-128).

(STEP 8) Site Plan Stage Applicant attends succeeding meetings with Planning Board and discusses Site Plan (Section 33-129) until Board votes to accept the Site Plan (Section 33-126) *Board schedules public hearing for future meeting when all requirements have been or will be met.*

(STEP 9) Board conducts Public Hearing (Section 33-130).

(STEP 10) Approval stage Board approves / approves with conditions / disapproves applicants application within 30 days of the close of the final Public Hearing or 75 days from date Board accepted completed application and Site Plan (Section 33-131). If more than one public hearing is held, the 30-day period begins after the last public hearing.

(STEP 11) Board issues a Notice of Decision, which contains findings certifying compliance with ordinance, reasons for conditional approval or reasons for disapproval (Section 33-131). The Notice of decision and signing of the final plan is for documentation purposes and does not determine the beginning of the appeal period.

(STEP 12) Appeal Period A 30-day appeal period begins from the date the Board makes a decision on the application. (Section 45-50) The applicant may begin work on the project during this period, but does so at his or her own risk.

PART 2

Case No. _____

Site review? Yes No

DETAILED ORDINANCE REFERENCES FOR EACH SITE REVIEW EVENT

1. Submit application. (Section 33-63) Include 10 copies of all submissions that show:

- Sketch Plan- (See Section 33-105) showing:
 - All zoning districts
 - Existing and proposed structures
 - Existing and proposed parking areas (parking is permitted in the front, rear and side of the premises, so long as it does not violate setback requirements.)
 - Existing and proposed Streets and entrances
 - Existing and proposed setbacks
 - Other site dimensions and area
 - Site and public improvements and facilities
 - Areas of excavation and grading
 - Any other site changes
- Location Map-This is to be submitted along with or as part of the Sketch Plan (See Section 33-104) and includes:
 - Scale of 500 ft to the inch
 - Show all area within 2000 ft of property lines
 - All surrounding existing streets within 500 ft
 - Abutters lots and names within 500 ft of property boundary
 - Zoning districts within 500 ft
 - Outline of proposed development showing internal streets and entrances

2. Site inspection (Section 33-64) The Board and Applicant conduct site inspection. Applicant shall stake the lot corners, the location of all proposed structures, parking and the centerlines of all proposed streets and entrances in development. Verify that parking meets applicable setbacks

3. Board notifies applicant of changes required to Sketch Plan after site inspection such as contour interval, street classification, etc. (Section 33-103) and determines:

- If other Local, State or Federal agencies or officers (Section 33-102) should review Sketch Plan.
- If applicable, MaineDOT driveway permit is **required** prior to local approval for anyone installing, physically changing or changing the use of a driveway on state highway.
- If review by Eliot Fire Chief ____, Police Chief ____, or Road Commissioner ____ is required.

Case No. _____

Site review? Yes No

4. Applicant converts Sketch Plan into a "Site Plan" (Sections 33-126). The following requirements are considered by the Planning Board

Chapter 33 required information

4.1. Applicant shall provide one original and 10 copies of Site Plan drawn at a scale not smaller than 1-inch equals 20 feet showing the following information:

- 4.1.1. Development name, owner, developer, designer name and address and names and addresses of all abutters and abutters land use.
- 4.1.2. Certified perimeter survey showing a north arrow, graphic scale, corners of parcel, total acreage, etc. This means a survey of the property using the standards of practice established by the State of Maine Board of Licensure for Professional Land surveyors, MRSA Chapter 121.
- 4.1.3. Temporary markers.
- 4.1.4. Contour lines at 5-ft intervals or as Board decides.
- 4.1.5. A list of the provisions of Chapter 45 (Zoning) which are applicable to this area and identification of any zoning district boundaries affecting the development.
- 4.1.6. Storm water Drainage Plan. (50 year storm)
- 4.1.7. Required bridges or culverts.
- 4.1.8. Location of natural features or site elements to be preserved.
- 4.1.9. Soil Erosion and Sediment Control Plan.
- 4.1.10. High Intensity Soils Report.
- 4.1.11. Locations of sewers, water mains, culverts and drains.
- 4.1.12. Water supply information.
- 4.1.13. Sewerage System Plan.
- 4.1.14. Septic System Survey.
- 4.1.15. Estimated progress schedule.
- 4.1.16. Construction drawings for CEO which show floor areas, ground coverage, location of all structures, setbacks, lighting, signs, incineration devices, noise generating machinery likely to generate appreciable noise beyond the lot lines, waste materials, curbs, sidewalks, driveways, fences, retaining walls, etc.
- 4.1.17. Telecommunication tower details as required.

4.2. Additional requirements made by Board (Section 33-126).

Other Chapter 33 Site Review Ordinance Requirements.

- 4.4. Traffic data if applicable (Section 33-153)
- 4.5. Campground requirements if applicable (33-172)
- 4.6. Commercial Industrial requirements if applicable
 - 4.6.1. Landscaping (Section 33-175)

Case No. _____

Site review? Yes No

- 4.6.2. Vibration (33-176)
- 4.6.3. Site Improvements (33-177)
- 4.6.4. Electromagnetic Interference (33-178)
- 4.6.5. Parking and Loading Areas (33-179, 45-487, 45-495)
- 4.6.6. Glare (33-180)

- 4.7. Motel requirements if applicable (Section 33-182)
- 4.8. Multi-family dwelling requirements if applicable (Section 33-183)

Chapter 35 Post-Construction Stormwater Management

Disturbance of more than one acre of land or less than one acre if the development is part of a larger common plan for development must comply with Chapter 35 Post – Construction Stormwater Management.

Chapter 45 Zoning Ordinance Requirements. compliance includes the following Article VIII Performance Standards:

- 4.9. Dimensional Standards (Section 45-405)
- 4.10. Traffic (Section 45-406)
- 4.11. Noise (Section 45-407)
- 4.12. Dust, Fumes, Vapors and Gases (Section 45-408)
- 4.13. Odor (Section 45-409)
- 4.14. Glare (Section 45-410)
- 4.15. Storm-water run-off for a 50 year storm. (Section 45-411)
- 4.16. Erosion Control (Section 45-412)
- 4.18. Preservation of Landscape (Section 45-413)
- 4.19. Relation of Buildings to Environment (Section 45-414)
- 4.20. Soil Suitability for Construction (Section 45-415)
- 4.21. Sanitary Standards for Sewage (Section 45-416)
- 4.22. Buffers and Screening (Section 45-417)
- 4.23. Explosive Materials (Section 45-418)
- 4.24. Water Quality (Section 45-419)
- 4.25. Refuse Disposal (Section 45-421)

- 4.26. Specific Activities (Article IX) which include:
 - 4.26.1. Accessory Use or Structure (Section 45-452)
 - 4.26.2. Home Occupation (Section 45-455)
 - 4.26.3. Mobile Homes (Section 45-457)
 - 4.26.4. Off-street Parking and Loading (Article X)
 - 4.26.5. Signs (Article XI)

- 4.27. In addition the Board may make other conditions for approval that will insure such compliance and would mitigate any adverse affects on adjoining or neighboring properties which might otherwise result from any proposed use (Section 33-131).

Case No. _____

Site review? Yes No

5. Board discussion of Site Plan (Section 33-126).

5.1. Board discusses Site Plan with applicant.

6. Public Hearing (Section 33-129 & 130).

6.1. Conducted within 30 days of Boards acceptance of Site Plan.

6.2. Three notices posted 10 days prior to the Public Hearing.

6.3. Notices advertised in two newspapers 10 days prior to Public Hearing.

6.4. Other Towns notified 10 days prior to if within 500 feet of applicant's lot.

6.5. Abutters notified 10 days prior to by certified mail, return receipt requested. \$150.00 paid by applicant to cover the cost of advertising and abutter notification (Sec. 1-25)

6.6. Selectmen, CEO, and Board of Appeals shall be notified 10 days prior to the Public Hearing.

7. Board approves / approves with conditions / disapproves applicants Application within 30 days of Public Hearing or 75 days from date Board accepted completed Application and Site Plan (Section 33-131).

Note: Computation of time shall be in accordance with Section 1-2 as follows:
"In computing any period of time prescribed or allowed by this Code, the day of the act, event or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. When the period of time prescribed or allowed is less than seven days, intermediate Saturdays, Sundays and legal holidays shall be excluded in the computation."

8. Notice of Decision issued which contains findings certifying compliance with ordinance, reasons for conditional approval or reasons for disapproval (Section 33-131).

Arcanna, LLC
61 Bradstreet Lane
Eliot, ME 03903
603-491-5595

Jeffrey Brubaker
2022

September 20th, 2022

Town of Eliot Maine
1333 State Rd, Eliot, ME 03903

Dear Mr. Brubaker,

Please be informed that Kenneth A. Wood, P.E. (and other assigned Attar staff) of Attar Engineering, Inc. will be acting as my agents for the applications and permitting of my project at 290 Harold Dow Highway.

Please contact me if I can provide any additional information.

Sincerely;


Dana Brearley
Arcanna, LLC

cc: Kenneth A. Wood, P.E. Attar Engineering, Inc.

Return to:
DJR Real Estate, LLC
61 Bradstreet Lane
Eliot, Maine 03903

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18432 PG 257**
Instr # 2020055442
11/02/2020 09:07:03 AM
Pages 2 YORK CO

DLN: 1002040118494

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **AMP Realty Holdings, LLC**, a Maine limited liability Company, with an address of 291 Harold Dow Highway, Eliot, ME 03903, for consideration paid grant(s) to **DJR Real Estate, LLC**, a Maine limited liability Company, with an address of 61 Bradstreet Lane, Eliot, Maine 03903, with **WARRANTY COVENANTS**:

A certain lot or parcel of land situated in the Town of Eliot, County of York and State of Maine on the easterly side of Route 236 (a/k/a Dow Highway) and being bounded and described as follows:

Beginning at a 5/8 inch rebar to be set on the easterly sideline of Route 236, said rebar being situated S 25° 34' 20" E and 408.86 feet distance from an iron pipe found at the southwesterly corner of land now or formerly of Heritage Operating, LLC as described in deed recorded in the York County Registry of Deeds at Book 14510, Page 352;

Thence running N 64° 25' 40" E along land now or formerly of Eliot Recycling Services, LLC a distance of 350.00 feet to a 5/8 inch rebar to be set;

Thence running S 25° 34' 20" E along said land now or formerly of Eliot Recycling Services, LLC a distance of 375.00 feet to a 5/8 inch rebar to be set;

Thence running S 64° 25' 40" W along land now or formerly of Eliot Recycling Services, LLC a distance of 350.00 feet to a 5/8 inch rebar to be set and the easterly sideline of Route 236;

Thence running N 25° 34' 20" W along the easterly sideline of Route 236 a distance of 375.00 feet to the point of beginning.

Containing 131,250 square feet (3.01 acres), more or less.

The above-referenced 5/8 inch rebar are to be set with plastic identification caps marked "CIVIL CONSULT PLS 2362".

The above description is based upon "Sketch to Accompany Deed for Proposed Outsale-Land of Eliot Recycling Services, LLC-Tax Map 37, Lots 6 and 9" prepared by Civil Consultants and dated December 3, 2009 and recorded in the York County Registry of Deeds in Plan Book 341, Page 20.

Being the same premises conveyed to AMP Realty Holdings, LLC of Eliot Recycling Services, LLC dated January 11, 2010 and recorded at Book 15795, Page 88.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 30 day of October, 2020.

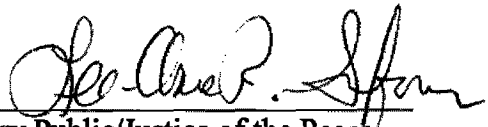
AMP Realty Holdings, LLC

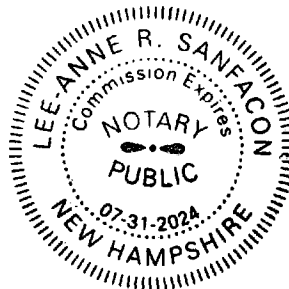

By: Peter Paul, Manager

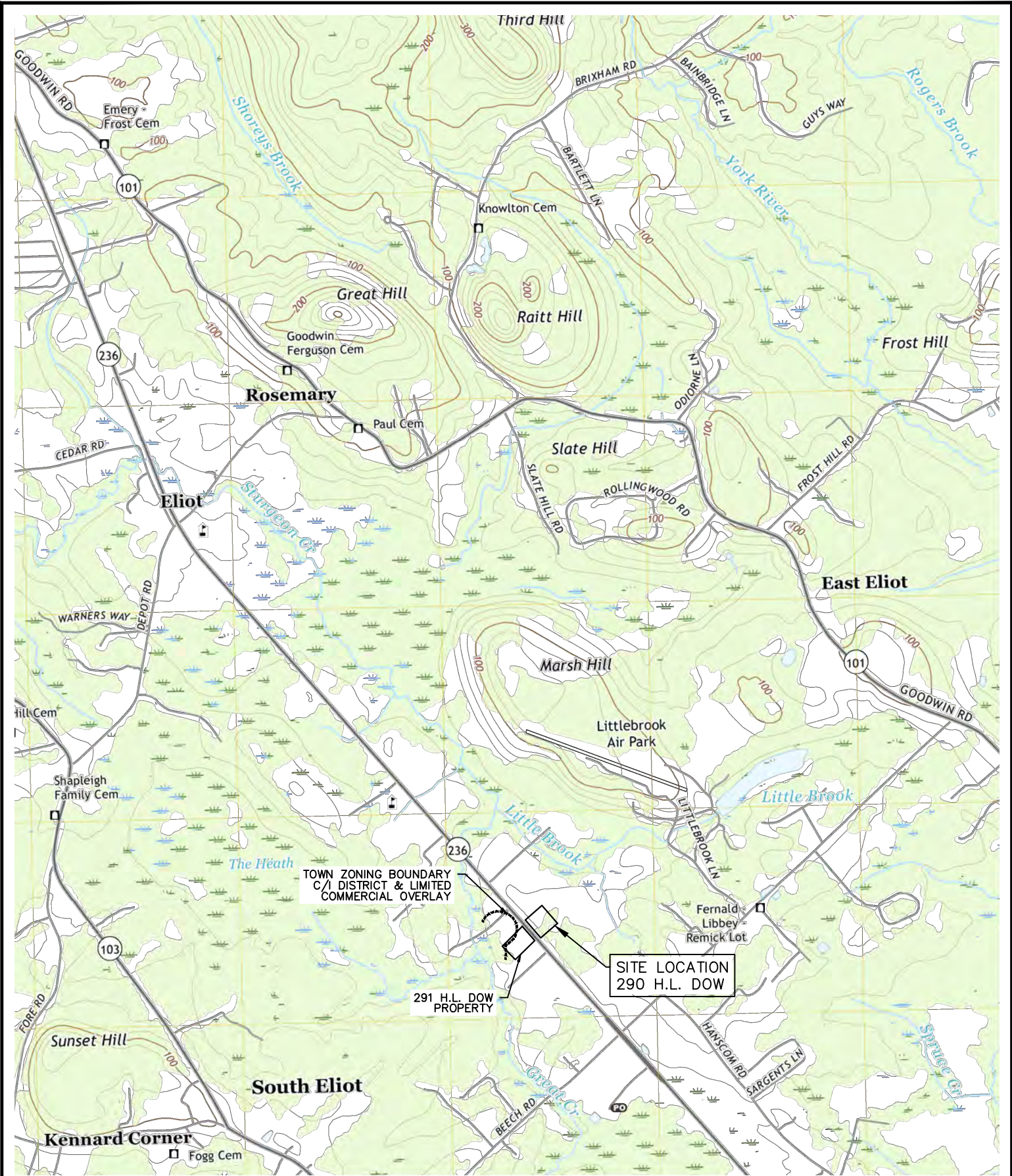
State of New Hampshire
County of Rockingham

October 30, 2020

Then personally appeared before me on this 30th Oct, 2020 Peter Paul, duly authorized on behalf of AMP Realty Holdings, LLC, and acknowledged the foregoing to be his free act and deed.


Notary Public/Justice of the Peace
Commission expiration:





ATTAR ENGINEERING, INC.
 CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 2,000'	APPROVED BY:	DRAWN BY: MJS
DATE: 11/29/22		REVISION DATE: - : -
JOB NO: C072-21	FILE: 290 ECC BASE.DWG	SHEET: 1

LOCATION:
 EAST COAST CANNABIS
 290 H.L. DOW HIGHWAY (STATE RTE. 236)
 TAX MAP 37, LOT 20

INFORMATION:
 USGS LOCATION MAP
 7.5-MINUTE SERIES
 DOVER EAST QUADRANGLE

ARCANNA, LLC.
 DJR REAL ESTATE, LLC.



101 feet Abutters List Report

Eliot, ME
November 23, 2022

Subject Properties:

Parcel Number: 037-002-001
CAMA Number: 037-002-001
Property Address: 291 HAROLD L DOW HWY

Mailing Address: PAOLUCCI REALTY TRUST PETER J &
CARMEN S PAUL TRUSTEES
291 HAROLD L DOW HWY
ELIOT, ME 03903

Parcel Number: 037-020-000
CAMA Number: 037-020-000
Property Address: 290 HAROLD L DOW HWY

Mailing Address: DJR REAL ESTATE LLC
61 BRADSTREET LN
ELIOT, ME 03903

Abutters:

Parcel Number: 036-009-006
CAMA Number: 036-009-006
Property Address: 38 JULIE LN

Mailing Address: BMT ENTERPRISES
10 NORDIC LN
ROLLINSFORD, NH 03869

Parcel Number: 037-002-002
CAMA Number: 037-002-002
Property Address: 4 BROOK DR

Mailing Address: MORIARTY, MARIE
23 LANDING DR
METHUEN, MA 01844-5825

Parcel Number: 037-002-003
CAMA Number: 037-002-003
Property Address: 28 BROOK DR

Mailing Address: BMT ENTERPRISES
C/O ORACLE INDUSTRIES LLC 13
ELDREDGE RD
ELIOT, ME 03903

Parcel Number: 037-003-001
CAMA Number: 037-003-001
Property Address: 299 HAROLD L DOW HWY

Mailing Address: NATURAL ROCKS SPRING WATER ICE
CO INC
299 HAROLD L DOW HWY
ELIOT, ME 03903

Parcel Number: 037-009-000
CAMA Number: 037-009-000
Property Address: 276 HAROLD L DOW HWY

Mailing Address: BLACK HAWK HOLDINGS LLC
36 WILSON ST
WILTON, NH 03086

Parcel Number: 037-021-000
CAMA Number: 037-021-000
Property Address: 300 HAROLD L DOW HWY

Mailing Address: SLATE HILL RECYCLING LLC
171 YORK WOODS RD
SOUTH BERWICK, ME 03908



www.cai-tech.com

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

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM




This certifies that
ARCANNA, LLC
License Number AMF1218

has been issued a **CONDITIONAL** license as an
ADULT USE CANNABIS PRODUCTS MANUFACTURING FACILITY
under 28-B MRS. This does **NOT** permit the licensee to engage in any activity.

NOTE: THIS IS NOT AN ACTIVE LICENSE

Issued on:
September 01, 2022

Expires on:
August 31, 2023



Erik Gundersen, Director
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS
PROGRAM

To make a complaint about this licensed Adult Use Cannabis Establishment:
Email: Licensing.OCP@maine.gov

The Conditional License for AMF1218 has been issued based on the following organizational structure:

Principals:

JAMES JOSEPH FOLAN III, MANAGER
DANA HOWARD BREARLEY, MANAGER
RYAN TYLER WARD, MANAGER

Owners:

25.89% - JAMES FOLAN
25.89% - DANA BREARLEY
24.65% - RYAN WARD
1.25% - RAHUL KOTHARI
10.95% - SHELL ROAD, LLC
1.37% - CONGRESS STREET CAPITAL LLC
5.00% - TAR, LLC
5.00% - TRITT FAMILY GIFT TRUST

NOTICE: This conditional license was issued based upon the information indicated above and submitted on application forms provided by the conditional licensee. The conditional licensee acknowledged and affirmed that the foregoing information was truthful and complete in the presence of a notary. Any changes to the information indicated above must be timely reported to the Office of Cannabis Policy and may affect the conditional licensee's licensure status. A conditional licensee will be required, at a minimum, to obtain a new local authorization based upon any changes to the entity ownership structure listed above.

TOWN OF ELIOT, MAINE

PLANNING BOARD NOTICE OF DECISION

CASE #: **PB20-15 – AMENDED SITE PLAN**

REVIEW/CHANGE IN USE

MAP/LOT: **37/20**

DATE OF DECISION: **OCTOBER 6,**

2020

10/22, 2020

DJR Real Estate, LLC
c/o Dana Brearley, Manager
290 Harold L. Dow Highway
Eliot, Maine 03903

Attar Engineering, Inc.
C/O Brian Nielsen, E.I.T.
1284 State Road
Eliot, Maine 03903

To: Dana Brearley
Brian Nielsen

This **Notice of Decision** is to inform you that the Planning Board has acted on your **Change in Use/Site Plan Review Application** for a **Change in Use from Commercial Development to Adult Use Marijuana Establishment and Building Footprint Adjustment**:

I. APPLICATION DOCUMENTS AND SUPPORTING MATERIAL SUBMITTED FOR THE RECORD:

Submitted for September 15, 2020:

1. Application for Site Plan Review/Change of Use, received August 18, 2020.
 - Purchase & Sales Agreement, dated July 24, 2020.
 - 500-foot sensitive use location map.
 - 500-foot Abutters List Report, dated August 18, 2020.
 - Subsurface Wastewater Disposal System Application, dated October 2, 2017.
 - Drawing of interior layout.
 - Rendering of exterior of building design.
 - Site Plan Review Submissions Checklist, received August 18, 2020.
 - Sheet C1 – showing existing conditions/wetlands, prepared by Civil Consultants, dated June 26, 2010.
 - Proposed Site Plan, done by Attar Engineering, Inc., dated August 17, 2020.
 - Grading and Utility Plan, done by Attar Engineering, Inc., dated August 17, 2020.
 - Lighting Plan, done by Attar Engineering, Inc., dated August 17, 2020.
 - Erosion and Sediment Control Plan, done by Attar Engineering, Inc., dated August 17, 2020.
 - Sheet L1 – Proposed Site Plan for AMP Commercial Development for PB17-8, dated August 24, 2017.
2. Cover Letter from Brian Nielsen, E.I.T., dated August 18, 2020.
3. Letter from Dana Brearley authorizing Kenneth A. Wood, P.E. and Brian Nielsen, E.I.T. of Attar Engineering, Inc. to act as the applicant's agents, dated August 17, 2020. (Arcanna Retail, LLC; 290 Harold L Dow, LLC; DJR Real Estate, LLC).
4. Copy of Maine Adult Use Marijuana Program Conditional License, dated June 26, 2020.
5. Maine Department of Environmental Protection Stormwater Permit #L-27601-NJ-A-N, dated December 4, 2017.
6. Maine Department of Transportation Driveway/Entrance Permit #9781, dated January 5, 2010
7. Memo from Jeff Brubaker, Planner, dated September 15, 2020.

Submitted for October 6, 2020:

1. Memo from Jeff Brubaker, Planner, dated October 6, 2020.
2. Copy of Legal Notice advertised in the Portsmouth Herald, dated September 23, 2020.
3. Copy of Notice of Public Hearing to the Town of Eliot, posted September 21, 2020.
4. Copy of Abutters List.
5. Cover Letter from Brian Nielsen, E.I.T., dated September 24, 2020.
6. Revised Proposed Site Plan for DJR Real Estate, LLC, drawn by Attar Engineering, Inc., dated September 24, 2020.
7. Revised Grading and Utility Plan for DJR Real Estate, LLC, drawn by Attar Engineering, Inc., dated September 24, 2020.
8. Revised Erosion and Sediment Control Plan for DJR Real Estate, LLC, drawn by Attar Engineering, Inc., dated September 24, 2020.
9. Revised Lighting Plan done for DJR Real Estate, LLC, drawn by Attar Engineering, Inc., dated October 13, 2020.
10. Copy of email with Maine Department of Transportation re: permit still valid after review, dated October 1, 2020.
11. Memo from Fire Chief Muzeroll, dated September 28, 2020.

Submitted after the October 6, 2020 meeting, per the request of the Planning Board:

1. Copy of Security Plan/Camera placement, received October 15, 2020.
2. Copy of Lighting Plan. Received October 15, 2020.

FINDINGS OF FACT:

1. The owner of the property is: AMP Realty Holdings, LLC (Peter Paul), (mailing address: 290 Harold L. Dow Highway, Eliot, Maine 03903).
2. The applicant is: DJR Real Estate, LLC (Dana Brearley), (mailing address: 290 Harold L Dow Highway, Eliot, Maine 03903).
3. The property is located at 290 Harold L. Dow Highway, Eliot, ME and is 3.0 acres.
4. Property can be identified as Assessor's Map 37/ Lot 20, is located in the Commercial/Industrial Zoning District.
5. The applicant proposes to amend a previously-approved Site Plan (PB17-8) for a Change in Use from 'Commercial Development' to 'Marijuana Establishment' (retail) and building footprint adjustment from a 12,00-square-foot commercial development to a 48'X72' marijuana store.
6. A temporary trailer will be located on-site until the permanent structure is complete.
7. The applicant has a Purchase & Sales Agreement with AMP Realty Holdings, LLC, contingent on receiving license, permitting, and approvals being issued by the State of Maine and the Town of Eliot.
8. All marijuana activities shall be conducted indoors. No drive-through or home delivery services are proposed.
9. No changes are proposed to increase the existing impervious area. There will be no additional impacts on stormwater management. Other than the building footprint, itself, the remainder of the approved 2017 site plan will remain the same.
10. All employees will be required to have background checks and have State-issued ID cards.
11. The applicant has been granted a Conditional License (#AMS276) for a Marijuana Establishment by the Maine Adult Use Marijuana Program.
12. Notice of review from MDOT was submitted that the Driveway Permit (#9781) is in good standing for this project, as traffic on Route 236 has not significantly increased and the use is similar.

13. Curb-cuts will be rearranged to bring ADA parking spaces into accessibility compliance.
14. Landscaping plan and schedule are shown on the site plan.
15. Signage will meet Town of Eliot Ordinance requirements.
16. There will be no odors as all products are in State-mandated sealed packaging.
17. Any products not sold will be brought to approved 291 Harold Dow Highway cultivation/manufacturing business for disposal in accordance with the approved disposal plan.
18. The proposed use will meet or exceed State and local security measures. The Eliot Police Chief must sign off on the security system before a Certificate of Occupancy can be issued.
19. A Knox Box will be installed for Town of Eliot Police and Fire Department emergency access.
20. Anticipated hours of operation are 10:00AM to 8:00PM, seven (7) days a week.
21. The property is not located in the flood zone.
22. The property is served by private sewer and well.
23. Copies of the application and supporting materials were provided to the Police Chief, Fire Chief, Town Manager, Public Works, and Code Enforcement. The Fire Chief submitted comments, dated September 28, 2020 (attached).
24. The applicant agreed to the items listed in the Fire Chief Memo.
25. Part of this application will be forwarded to the Select Board for review once land use requirements are met.
26. The Planning Board reviewed the application at the following regular meetings:
 - September 15, 2020 (Sketch Plan/Preliminary Plan Review)
 - October 6, 2020 (Site Plan Review)
27. The following application fees have been paid by the applicant, in accordance with §1-25:
 - Amended Site Plan Review Application Fee: \$100 (dated August 20, 2020).
 - Change of Use Fee: \$25 (dated August 20, 2020)
 - Public Hearing Fee: \$175.00 (dated September 29, 2020).
28. In accordance with §33-129 & 130, public hearings were advertised in the Portsmouth Herald/Seacoast Online on September 23, 2020 and held on October 6, 2020. In accordance with §33-129 & 130, abutting land owners were notified via certified mail. Public comment: Ms. (Michelle) Curtis and Ms. (Stacy) Edelstein made the Planning Board aware that the LLC they had formed – 290 Harold L Dow, LLC – had been dissolved, to include the funding. The application and site plan will reflect this change.
29. The Planning Board accepted the application as complete on September 15, 2020, pending traffic study findings.
30. Waiver request action: The Planning Board waived the following waiver requests on October 6, 2020: §33-127(8) Drainage Report and §33-127(12) High Intensity Soils Report.
31. A site walk was not held.

CONCLUSIONS:

1. Revisions to site plans are allowed with Planning Board approval under Section 33-140 (*Revisions to final site plans after planning board approval*).
2. 'Adult Use Marijuana Establishment' is a permitted use in the Commercial/Industrial Zoning District under the Town of Eliot Zoning Ordinances with Site Plan Review (SPR), per Sec. 45-290 and Chapter 11 Marijuana Establishments.
3. The standards of Section 45-405 (Dimensional standards) of the Zoning Ordinance (Chapter 45) have or will be met.
4. All applicable performance criteria and/or ordinance requirements have been addressed by the Planning Board in accordance with Chapter 33, Planning & Development, Article III, Division 6, Chapter 11, and Chapter 45.

DECISION:

Based on the above facts and conclusions, on **October 6, 2020**, the Planning Board voted to approve your application to amend a previously-approved Site Plan (PB19-6) for a **Change in Use from Commercial Development to Adult Use Marijuana Establishment and Building Footprint Adjustment**.

CONDITIONS OF APPROVAL:

The applicant must comply with all requirements of the Town of Eliot Land Use Ordinances. In addition, to further promote the purposes of the (Eliot Zoning Ordinances), the Planning Board has voted to impose the following conditions on the approval of this application:

1. The property may be developed and used only in accordance with the plans, documents, material submitted, and representations of the applicant made to the Planning Board. All elements and features of the use as presented to the Planning Board are conditions of approval and no changes in any of those elements or features are permitted unless such changes are first submitted to and approved by the Eliot Planning Board.
2. The permit is approved on the basis of information provided by the applicant in the record regarding the ownership of the property and boundary location. The applicant has the burden of ensuring that they have the legal right to use the property and that they are measuring required setbacks from the legal boundary lines of the lot. The approval of this permit in no way relieves the applicant of this burden. Nor does this permit approval constitute a resolution in favor of the applicant of any issues regarding the property boundaries, ownership, or similar title issues. The permit holder would be well-advised to resolve any such title problems before expending money in reliance on this permit.
3. The applicant authorizes inspection of premises by the Code Enforcement Officer during the term of the permit for the purposes of permit compliance.

PERMITS:

The Planning Board has approved your application and the Code Enforcement Officer is authorized to grant you the necessary Permits or Certificates of Occupancy, as appropriate. It is your responsibility to apply for these permits. In exercising this approval, you must remain in compliance with all the conditions of approval set forth by the Planning Board, as well as all other Eliot, State, and Federal regulations and laws. Be aware, however, that Site Plan approvals (including home businesses) that are granted by the Eliot Planning Board have expiration provisions specified in Section 33-59 of the Town of Eliot Code of Ordinances, which states:

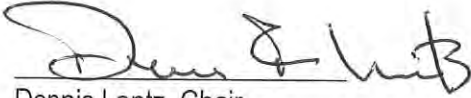
The approval of a site plan review under chapter 33, article III shall expire if the work or change involved does not commence within two years of the date the planning board makes its determination of approval under section 33-131, or if the work or change is not substantially completed within three years after such date.

The holder of an approved permit should take care to ensure that the approval granted on **October 6, 2020** does not expire prior to commencement of work or change.

APPEALS:

This decision can be appealed to the Board of Appeals within 30 days after **October 6, 2020** by an aggrieved person or party as defined in Sec. 1-2 and Sec. 45-50(b) of the Eliot Zoning Ordinance. Computation of time shall be in accordance with general provisions of the Town of Eliot Municipal Code of Ordinances, section 1-2.

Sincerely,



Dennis Lentz, Chair

This letter reviewed and approved by the Planning Board on 10/20, 2020.

CC: Shelly Bishop, Code Enforcement Officer
Elliott Moya, Police Chief
Jay Muzeroll, Fire Chief
Martine Painchaud, Tax Assessor
Steve Robinson, Public Works Director

Memo from Chief Muzeroll:

September 28, 2020

Town of Eliot Planning Board

Ref: PB20-15, 290 Harold Dow Highway

Dear Board,

I have reviewed the application for the above referenced facility and submit the following:

- The building is greater than 3000 square feet and requires a Maine Fire Marshal review as well as associated state required permits.
- The occupancy is required to follow the 2018 Edition of NFPA 1, Chapter 38 and its referenced codes, standards and documents.
- Knox Box access to the facility.
- Full Fire Alarm system with monitoring off premise 24/7.
- All copies of permits and requirements from the Maine Fire Marshal's office to the Eliot Fire Chief.
- Complete set of construction plans to include access and egress roads submitted to the Eliot Fire Chief prior to construction.
- Any proposed fire hydrant locations approved by the Eliot Fire Chief.

- If structure is to be sprinkled for fire protection contact the Eliot Fire Chief for location and type of fire department street connection.

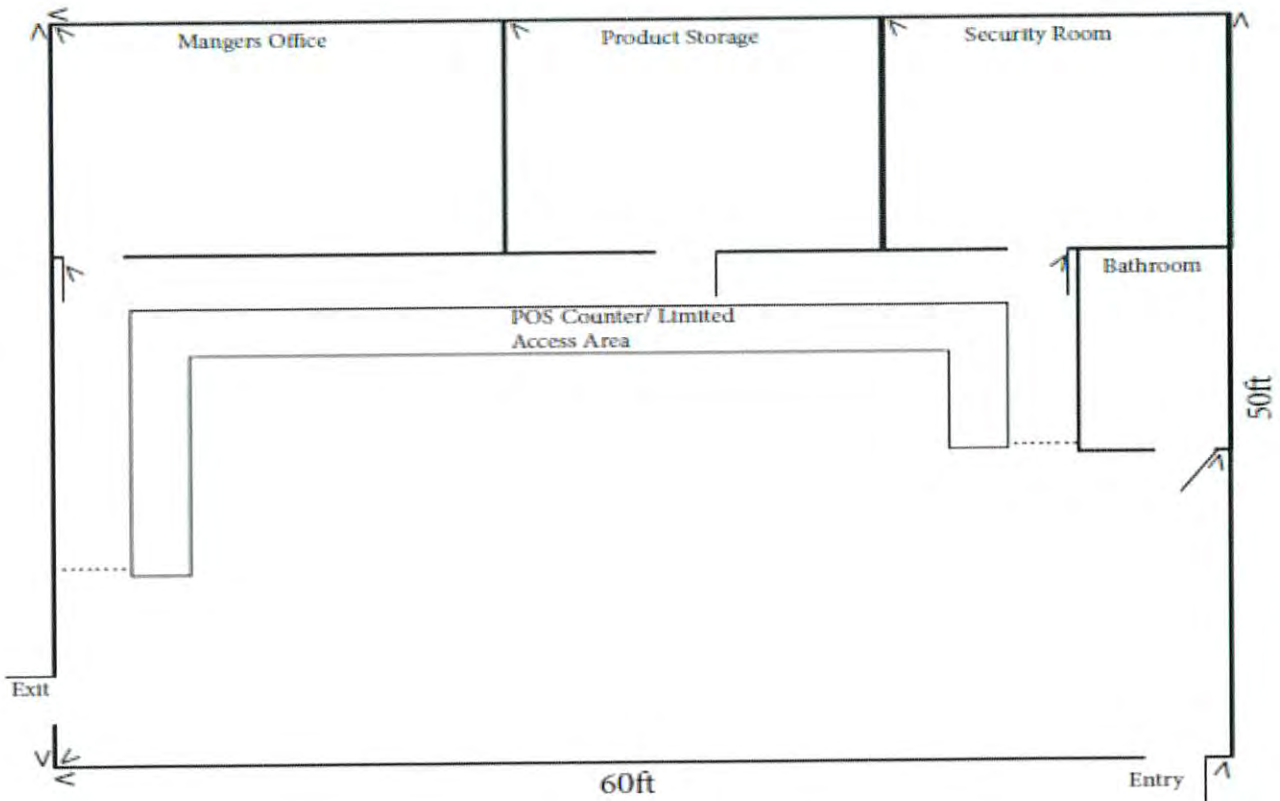
As always feel free.....

Jay Muzeroll Eliot Fire Chief

290 Harold Dow Hwy
Security Plan/ Camera Placement

The adult use retail store plans to outsource all security monitoring to ADT, our current provider. Footage will be saved for at least 30 days to comply with OMP guidelines. All internal areas of the premises, bathroom aside, will be completely monitored. Cameras will also be present on all 4 sides of the buildings' exterior.

Key:
V - Security Camera



Security plan: Adult use store at 290 Harold Dow Hwy Eliot ME 03903

- All windows and doors will be equipped the locks.
- As noted on the diagram, all areas of the building will have 24/7 cameras monitoring
- Cameras will record 24 hours a day, 7 days a week.
- Recordings will be kept for at least 45 days per OMP and municipal requirements.
- The alarm system will be monitored by our current provider, ADT.
- Alarm system will have audible and EPD notification components. Those same components extend to the entities principles and its managers.
- EPD will have 24hr phone access to a staff member in event of any issues at or related to the store.
- As noted on the diagram both the product storage room and security room will have permanently affixed safes for safe handling/ storage of cash and products.

Dana Brearley
CEO & Co Founder
dana@eccannabis.com
603.491.3393

TOWN OF ELIOT, MAINE

PLANNING BOARD NOTICE OF DECISION

CASE #: **PB20-28 – AMENDED SITE PLAN**
REVIEW/CHANGE IN USE

MAP/LOT: **37/20**

DATE OF DECISION: **FEBRUARY 16,**
2021

03/08/2021
2020

DJR Real Estate, LLC
c/o Dana Brearley, Manager
290 Harold L. Dow Highway
Eliot, Maine 03903

Attar Engineering, Inc.
C/O Michael Sudak, E.I.T.
1284 State Road
Eliot, Maine 03903

To: Dana Brearley
Michael Sudak

This **Notice of Decision** is to inform you that the Planning Board has acted on your **Change in Use/Site Plan Review Application to expand the buildings on-site to include adult use marijuana cultivation, an adult use marijuana retail building, and a temporary adult use retail trailer.**

I. APPLICATION DOCUMENTS AND SUPPORTING MATERIAL SUBMITTED FOR THE RECORD:

Submitted for January 19, 2021:

1. Application for Site Plan Review (Request for Planning Board Action)/Change of Use, received December 22, 2020.
 - Drawing of proposed cultivation facility layout.
 - Cultivation Security Narrative and list of security equipment to be used on-site.
 - Waste Management Narrative and list of cultivation equipment to be used on-site.
2. Cover Letter from Michael Sudak, E.I.T., dated December 22, 2021.
3. Plan Set prepared by Attar Engineering, Inc, Sheets 1-4, dated December 22, 2020.
 - Site Plan
 - Grading and Utility Plan
 - Lighting Plan
 - Erosion and Sediment Control Plan
4. Construction Plan Set prepared by Jenkins Consulting Engineers, P.A. for proposed 24'X60' Temporary Modular Trailer, dated December 22, 2020.
 - Sheet CS - Cover Sheet with index to drawings
 - Sheet BCS - Building Code Summary
 - Sheet L1 - Site Plan
 - Sheet LS1 - Egress Plan
 - Sheet G1 - Floor Plan and Elevations
 - Sheet G2 - Foundation Plan and Section
 - Sheet M1 - HVAC Plan
 - Sheet E1 - Lighting and Power Plan
 - Sheet P1 - Waste and Water Plan
5. Copy of Maine Adult Use Marijuana Program Conditional License for Cultivation Facility, #ACC555, issued October 30, 2020

6. Copy of Maine Adult Use Marijuana Program Conditional License for Adult Use Marijuana Store, #AMS276, issued June 26, 2020.
7. Memo from Jeff Brubaker, Planner, dated January 14, 2021.

Submitted for February 16, 2021:

1. Memo from Jeff Brubaker, Planner, dated February 11, 2021.
2. Copy of Legal Notice advertised in the Portsmouth Herald, dated February 6, 2021.
3. Copy of Notice of Public Hearing to the Town of Eliot, posted February 1, 2021.
4. Copy of 500-Foot Abutters List Report, dated February 11, 2021.
5. Cover Letter from Michael Sudak, E.I.T., dated February 5, 2021.
6. Updated Copy of Maine Adult Use Marijuana Cultivation Facility Permit, Tier 4, Permit # ACD555, issued October 30, 2020.
7. Revised copy of Adult Use Marijuana Cultivation Facility, including an explanatory narrative.
8. Plan Set prepared by Attar Engineering, Inc, Sheets 1-4, revised February 5, 2021.
 - Site Plan
 - Grading and Utility Plan
 - Lighting Plan
 - Erosion and Sediment Control Plan
9. Construction Plan Set prepared by Jenkins Consulting Engineers, P.A. for proposed 24'X60' Temporary Modular Trailer, dated December 22, 2020.
 - Sheet CS - Cover Sheet with index to drawings
 - Sheet BCS - Building Code Summary
 - Sheet L1 - Site Plan
 - Sheet LS1 - Egress Plan
 - Sheet G1 - Floor Plan and Elevations
 - Sheet G2 - Foundation Plan and Section
 - Sheet M1 - HVAC Plan
 - Sheet E1 - Lighting and Power Plan
 - Sheet P1 - Waste and Water Plan
10. Memo from Fire Chief Muzeroll, dated September 28, 2020.

FINDINGS OF FACT:

1. The owner of the property is: DJR Real Estate, LLC (Dana Brearley) (mailing address: 290 Harold L. Dow Highway, Eliot, Maine 03903).
2. The applicant is: DJR Real Estate, LLC (Dana Brearley), (mailing address: 290 Harold L Dow Highway, Eliot, Maine 03903).
3. The property is located at 290 Harold L. Dow Highway, Eliot, ME and is 3.0 acres.
4. Property can be identified as Assessor's Map 37/ Lot 20 and is located in the Commercial/Industrial Zoning District.
5. The applicant proposes to amend a previously-approved Site Plan (PB20-15) to expand the buildings on-site to include an additional use for Adult Use Marijuana Cultivation, and adult use marijuana building, and a temporary adult use retail trailer.
6. Agricultural Cultivation Facility will be 14,560 square feet. Adult Use Retail building will be 3,925 square feet. Adult Use Marijuana Retail Temporary Trailer will be 1,440 square feet.

7. The temporary trailer will be located on-site until the permanent structure is complete. It will be taken down before completion of the Adult Use Retail building. They will not operate concurrently.
8. All marijuana activities shall be conducted indoors. No drive-through or home delivery services are proposed.
9. No changes are proposed to increase the existing impervious area. There will be no additional impacts on stormwater management. Other than the building footprints, themselves, the remainder of the approved 2017 site plan will remain the same.
10. All employees will be required to have background checks and have State-issued ID cards.
11. The applicant has been granted a Conditional License (#ACD555) for a Tier 4 Marijuana Cultivation Facility by the Maine Adult Use Marijuana Program.
12. Applicant will clearly show on the plan what the cultivation license allows within proposed square-footage of cultivation facility.
13. The MDOT Driveway Permit (#9781) is in good standing. Trip generation for the proposed project is not significantly increased.
14. Curb-cuts will be rearranged to bring ADA parking spaces into accessibility compliance. Additionally, an ADA-compliant landing area at the top of the cultivation facility curb ramp will be installed. Entrances to the retail facility will be clearly demarcated. A switchback ramp will be added to the temporary trailer.
15. Landscaping plan and schedule are shown on the site plan. Additional vegetative depth will be added between the buildings and Route 236, to be approved by the Code Enforcement Officer, per §33-175(b), without altering the bioretention filters.
16. ME DEP approval application will be submitted and documentation provided to the Planning Department.
17. Signage will meet Town of Eliot Ordinance requirements.
18. Odors will not impact retail space. All marijuana products will be pre-packaged and State-mandated odor controls will be implemented in the cultivation facility.
19. Applicant will use processing facility at 291 Harold L Dow Highway for cultivation product processing.
20. Any products not sold will be brought to 291 Harold Dow Highway cultivation/manufacturing business for disposal in accordance with the approved disposal plan.
21. The proposed use will meet or exceed State and local security measures. The Eliot Police Chief must sign off on the security system before a Certificate of Occupancy can be issued.
22. A Knox Box will be installed for Town of Eliot Police and Fire Department emergency access.
23. Anticipated retail hours of operation are 10:00AM to 8:00PM, seven (7) days a week. Cultivation hours are anticipated to be 8:00AM to 5:00PM, seven (7) days a week.
24. The cultivation facility will have eight (8) employees.
25. The property is not located in the flood zone.
26. The property is served by private sewer and well.
27. Copies of the application and supporting materials were provided to the Police Chief, Fire Chief, Town Manager, Public Works, and Code Enforcement. The Fire Chief submitted comments, dated September 28, 2020 (attached).
28. The applicant agreed to the items listed in the Fire Chief Memo.
29. Part of this application will be forwarded to the Select Board for review once land use requirements are met.
30. The Planning Board reviewed the application at the following regular meetings:
 - January 19, 2021 (Sketch Plan/Preliminary Plan Review)
 - February 16, 2021 (Site Plan Review/Public Hearing)
31. The following application fees have been paid by the applicant, in accordance with §1-25:
 - Amended Site Plan Review Application Fee: \$100 (dated December 23, 2020).
 - Change of Use Fee: \$25 (dated December 23, 2020)

- Public Hearing Fee: \$175.00 (applicant notified/will bring fee).
- 32. In accordance with §33-129 & 130, public hearings were advertised in the Portsmouth Herald/Seacoast Online on February 6, 2021 and held on February 16, 2021. In accordance with §33-129 & 130, abutting landowners were notified via certified mail. There were no public comments.
- 33. The Planning Board accepted the application as complete on January 19, 2021.
- 34. There were no waivers requested.
- 35. A site walk was not held.
- 36. There will be one loading bay.
- 37. There will be minimal cultivation wastewater (gray water) and it will be re-used within the cultivation facility.
- 38. There will be one delivery per day for the cultivation facility and one delivery per day for the retail store.

CONCLUSIONS:

1. Revisions to site plans are allowed with Planning Board approval under Section 33-140 (*Revisions to final site plans after planning board approval*).
2. 'Adult Use Marijuana Establishment, Cultivation' is a permitted use in the Commercial/Industrial Zoning District under the Town of Eliot Zoning Ordinances with Site Plan Review (SPR), per Sec. 45-290 and Chapter 11 Marijuana Establishments.
3. The standards of Section 45-405 (Dimensional standards) of the Zoning Ordinance (Chapter 45) have or will be met.
4. All applicable performance criteria and/or ordinance requirements have been addressed by the Planning Board in accordance with Chapter 33, Planning & Development, Article III, Division 6, Chapter 11, and Chapter 45.

DECISION:

Based on the above facts and conclusions, on **February 16, 2021**, the Planning Board voted to approve your application to amend a previously-approved Site Plan (PB20-15) **to expand the buildings on-site to include adult use marijuana cultivation, an adult use marijuana retail building, and a temporary adult use retail trailer.**

CONDITIONS OF APPROVAL:

The applicant must comply with all requirements of the Town of Eliot Land Use Ordinances. In addition, to further promote the purposes of the (Eliot Zoning Ordinances), the Planning Board has voted to impose the following conditions on the approval of this application:

1. The property may be developed and used only in accordance with the plans, documents, material submitted, and representations of the applicant made to the Planning Board. All elements and features of the use as presented to the Planning Board are conditions of approval and no changes in any of those elements or features are permitted unless such changes are first submitted to and approved by the Eliot Planning Board.
2. The permit is approved on the basis of information provided by the applicant in the record regarding the ownership of the property and boundary location. The applicant has the burden of ensuring that they have the legal right to use the property and that they are measuring required setbacks from the legal boundary lines of the lot. The approval of this permit in no way relieves the applicant of this burden. Nor does this permit approval constitute a resolution in favor of the applicant of any issues regarding the property boundaries, ownership, or similar title issues. The permit holder would be well-advised to resolve any such title problems before expending money in reliance on this permit.
3. The applicant authorizes inspection of premises by the Code Enforcement Officer during the term of the permit for the purposes of permit compliance.

4. For the purposes of adherence to §33-175(b), supplementing the stormwater management benefit of the bioretention filter, and helping address the stormwater runoff performance standard in §45-411, additional vegetative screening shall be provided between the buildings and Route 236. Screening shall be accomplished, prior to a certificate of occupancy being granted for the adult use retail building or cultivation facility, in place of a minimum of 4 of the 11 front parking spaces shown on the site plan closest to Route 236 without negatively impacting the proposed bioretention filters or vehicle circulation, except that the applicant may implement an alternative means of accomplishing a substantially similar screening effect if approved by the Code Enforcement Officer.
5. An ADA-compliant landing area at the top of the curb ramp to the cultivation facility shall be installed.
6. Prior to a certificate of occupancy being granted for the temporary adult use trailer, an ADA-compliant parking space and access aisle leading to the building ramp shall be in place.

PERMITS:

The Planning Board has approved your application and the Code Enforcement Officer is authorized to grant you the necessary Permits or Certificates of Occupancy, as appropriate. It is your responsibility to apply for these permits. In exercising this approval, you must remain in compliance with all the conditions of approval set forth by the Planning Board, as well as all other Eliot, State, and Federal regulations and laws. Be aware, however, that Site Plan approvals (including home businesses) that are granted by the Eliot Planning Board have expiration provisions specified in Section 33-59 of the Town of Eliot Code of Ordinances, which states:

The approval of a site plan review under chapter 33, article III shall expire if the work or change involved does not commence within two years of the date the planning board makes its determination of approval under section 33-131, or if the work or change is not substantially completed within three years after such date.

The holder of an approved permit should take care to ensure that the approval granted on **February 16, 2021** does not expire prior to commencement of work or change.

APPEALS:

This decision can be appealed to the Board of Appeals within 30 days after **February 16, 2021** by an aggrieved person or party as defined in Sec. 1-2 and Sec. 45-50(b) of the Eliot Zoning Ordinance. Computation of time shall be in accordance with general provisions of the Town of Eliot Municipal Code of Ordinances, section 1-2.

Sincerely,



Dennis Lentz, Chair

This letter reviewed and approved by the Planning Board on 4/3/21, 2021.

CC: Shelly Bishop, Code Enforcement Officer

Elliott Moya, Police Chief
Jay Muzeroll, Fire Chief
Martine Painchaud, Tax Assessor
Steve Robinson, Public Works Director

Memo from Chief Muzeroll:

September 28, 2020

Town of Eliot Planning Board

Ref: PB20-15, 290 Harold Dow Highway

Dear Board,

I have reviewed the application for the above referenced facility and submit the following:

- The building is greater than 3000 square feet and requires a Maine Fire Marshal review as well as associated state required permits.
- The occupancy is required to follow the 2018 Edition of NFPA 1, Chapter 38 and its referenced codes, standards and documents.
- Knox Box access to the facility.
- Full Fire Alarm system with monitoring off premise 24/7.
- All copies of permits and requirements from the Maine Fire Marshal's office to the Eliot Fire Chief.
- Complete set of construction plans to include access and egress roads submitted to the Eliot Fire Chief prior to construction.
- Any proposed fire hydrant locations approved by the Eliot Fire Chief.
- If structure is to be sprinkled for fire protection contact the Eliot Fire Chief for location and type of fire department street connection.

As always feel free.....

Jay Muzeroll Eliot Fire Chief

TOWN OF ELIOT, MAINE

PLANNING BOARD NOTICE OF DECISION

CASE #: **PB20-16 – AMENDED SITE PLAN
REVIEW/CHANGE IN USE**

MAP/LOT: **37/2-1**

DATE OF DECISION: **OCTOBER 6,
2020**

10/22, 2020

Arcanna Retail, LLC
c/o Dana Brearley
291 Harold L. Dow Highway
Eliot, Maine 03903

Paolucci Realty Trust
c/o Peter Paul
291 Harold L. Dow Highway
Eliot, Maine 03903

Attar Engineering, Inc.
C/O Brian Nielsen, E.I.T.
1284 State Road
Eliot, Maine 03903

To: Dana Brearley
Peter Paul
Brian Nielsen

This **Notice of Decision** is to inform you that the Planning Board has acted on your **Change in Use/Site Plan Review Application** for a **Change in Use from Non-profit Medical Marijuana Cultivation and Manufacturing to Marijuana Establishment - Adult Use Marijuana Cultivation and Manufacturing/Production Facility**:

I. APPLICATION DOCUMENTS AND SUPPORTING MATERIAL SUBMITTED FOR THE RECORD:

Submitted for September 15, 2020:

1. Application for Site Plan Review/Change of Use, received August 18, 2020.
 - 500-foot sensitive use location map.
 - 500-foot Abutters List Report, dated August 18, 2020.
 - Copy of §33-127 requirements for the proposal.
 - Subsurface Wastewater Disposal System Application (HHE-200) done by Joseph Noel, dated February 17, 1995.
 - Site Plan Review Submissions Checklist, received August 18, 2020.
 - Revised Amended Site Plan for Arcanna Retail, LLC, done by Attar Engineering, Inc., dated August 18, 2020.
2. Cover Letter from Michael Sudak, E.I.T., dated August 18, 2020.
3. Letter from Dana Brearley authorizing Kenneth A. Wood, P.E. and Brian Nielsen, E.I.T of Attar Engineering, Inc. to act as the applicant's agents, dated August 17, 2020. (Arcanna Retail, LLC; Peter Paul, Trustee; DJR Real Estate, LLC).
4. Copy of Building Permit Application for Paolucci Realty Trust, dated May 9, 1995.
5. Copy of Site Plan Review Application for Alex Ross for Medical Marijuana Cultivation and Processing, dated April 10, 2019.

6. Copy of Planning Board Notice of Decision for PB99-31 to construct a warehouse on said property, dated October 26, 1999.
7. Copy of Planning Board Agenda, dated April 16, 1995.
8. Copy of Planning Board Notice of Decision (PB19-6) for Paolucci Realty Trust/Attar Engineering, Inc. to amend PB99-31 to a Non-profit Medical Marijuana Dispensary, dated July 2, 2019.
9. Copies of Fire Chief Memos for May 14, 2019 and June 10, 2019.
10. Signed Lease Agreement between Paolucci Realty Trust (Peter Paul) and DJR Real Estate, LLC (Dana Brearley), dated December 24, 2019.
11. Copy of Warranty Deed to Paolucci Realty Trust, Book 7300/Page 059, registered at the York County Registry of Deeds December 30, 1994.
12. Copy of aerial view of site showing existing 50'X100' storage building to be renovated and utilized for cultivation and processing for prior application approval (PB19-6).
13. Zoning Map showing Limited Commercial Shoreland overlay for the property.
14. Location Map with abutters listed.
15. GIS overview map of Commercial/Industrial District location.
16. Photographs of property showing front elevations facing west, southwest, and south.
17. Draft Floor Plan for cultivation/processing, dated May 7, 2019.
18. Copy of Maine Adult Use Marijuana Program Conditional License (Adult Use Marijuana Cultivation Facility, Tier 3), dated June 26, 2020.
19. Copy of Maine Adult Use Marijuana Program Conditional License (Adult Use Marijuana Products Manufacturing Facility), dated June 26, 2020.
20. Copy of Office of Marijuana Policy Maine Adult Use Local Authorization Form for Adult Use Marijuana Cultivation Facility, Tier 3.
21. Copy of Office of Marijuana Policy Maine Adult Use Local Authorization Form for Adult Use Marijuana Products Manufacturing Facility.
22. Memo from Jeff Brubaker, Planner, dated September 15, 2020.

Submitted for October 6, 2020:

1. Memo from Jeff Brubaker, Planner, dated October 6, 2020.
2. Copy of Legal Notice advertised in the Portsmouth Herald, dated September 23, 2020.
3. Copy of Notice of Public Hearing to the Town of Eliot, posted September 21, 2020.
4. Copy of Abutters List.
5. Copy of Amended Site Plan Review/Change of Use Application, dated August 18, 2020.
6. Memo from Fire Chief Muzeroll stating that he had no issues with the change of use, dated September 28, 2020.

Submitted after October 6, 2020 meeting per Planning Board request:

1. Commercial Food License #2-35898, dated July 24, 2020.

FINDINGS OF FACT:

1. The owner of the property is: Paolucci Realty Trust, LLC, c/o Peter Paul (mailing address: 291 Harold L. Dow Highway, Eliot, Maine 03903).
2. The applicant is: Arcanna Realty, LLC (Dana Brearley) (mailing address: 291 Harold L. Dow Highway, Eliot, Maine 03903).
3. The property is located at 291 Harold L. Dow Highway, Eliot, ME and is 3.0 acres.
4. Property can be identified as Assessor's Map 37/ Lot 20, is located in the Commercial/Industrial Zoning District and Limited Commercial Shoreland Overlay District.

5. The applicant proposes to amend a previously-approved Site Plan (PB19-6) for a Change in Use from 'Non-profit Medical Marijuana Cultivation and Manufacturing' to 'Marijuana Establishment' - Adult Use Marijuana Cultivation and Manufacturing/Production Facility.
6. There are no changes proposed to the current site layout, no additional buildings, no changes to what is shown on the currently-approved plan except for three parking spaces that will be removed from the 50-foot front yard setback and landscaped.
7. The applicant has a signed Lease Agreement between Paolucci Realty Trust (Peter Paul) and DJR Real Estate, LLC (Dana Brearley), dated December 24, 2019.
8. All employees will be required to have background checks and have State-issued ID cards.
9. There will be no increase in number of staff.
10. The applicant has been granted Conditional Licenses for an Adult Use Marijuana Cultivation Facility (Tier 3) #ACC274 and an Adult Use Marijuana Products Manufacturing Facility #AMF275 by the State of Maine.
11. There will be no retail sales at this site.
12. The applicant has a commercial kitchen license #2-35898.
13. The currently-approved waste disposal operation plan will meet State and local requirements for this project.
14. The proposed use will meet or exceed State and local security measures. The Eliot Police Chief must sign off on the security system before a Certificate of Occupancy can be issued.
15. A Knox Box will be installed for Town of Eliot Police and Fire Department emergency access.
16. Anticipated hours of operation are 8:30AM to 4:30PM, Monday through Friday.
17. The property is not located in the flood zone.
18. This property is served by private septic and well.
19. No new buildings or expansion of existing developed areas are proposed.
20. The structure is not within the 500' sensitive uses limitation, per §33-190(5).
21. Copies of the application and supporting materials were provided to the Police Chief, Fire Chief, Town Manager, Public Works, and Code Enforcement. The Fire Chief submitted comments, dated September 28, 2020 (attached).
22. Part of this application will be forwarded to the Select Board for review once land use requirements are met.
23. The Planning Board reviewed the application at the following regular meetings:
 - September 15, 2020 (Sketch Plan/Preliminary Plan Review)
 - October 6, 2020 (Site Plan Review)
24. The following application fees have been paid by the applicant, in accordance with §1-25:
 - Amended Site Plan Review Application Fee \$100 (dated August 20, 2020).
 - Change of Use Fee: \$25 (dated August 20, 2020).
 - Public Hearing Fee: \$175.00 (dated August 24, 2020).
25. In accordance with §33-129 & 130, public hearings were advertised in the Portsmouth Herald/Seacoast Online on September 23, 2020 and held on October 6, 2020. In accordance with §33-129 & 130, abutting land owners were notified via certified mail. There were no public comments.
26. The Planning Board accepted the application as complete on September 15, 2020.
27. Waiver request action: The Planning Board waived the following waiver requests on October 6, 2020: §33-127(8) Drainage Report, §33-127(11) Soil Erosion & Sediment Control Plan, §33-127(12) High Intensity Soils Report, and §33-127(16) Subsurface Soil & Groundwater Conditions Test.
28. A site walk was not held.

CONCLUSIONS:

1. Revisions to site plans are allowed with Planning Board approval under Section 33-140 (*Revisions to final site plans after planning board approval*).
2. 'Marijuana Establishment' for 'Adult Use Marijuana Cultivation Facility (Tier 3) and 'Adult Use marijuana Manufacturing/Production Facility' are permitted uses in the Commercial/Industrial Zoning District under the Town of Eliot Zoning Ordinances with Site Plan Review (SPR), per Sec. 45-290 and Chapter 11 Marijuana Establishments.

3. The standards of Section 45-405 (Dimensional standards) of the Zoning Ordinance (Chapter 45) have or will be met.
4. All applicable performance criteria and/or ordinance requirements have been addressed by the Planning Board in accordance with Chapter 33, Planning & Development, Article III, Division 6, Chapter 11, and Chapter 45.

DECISION:

Based on the above facts and conclusions, on **October 6, 2020**, the Planning Board voted to approve your application to amend a previously-approved Site Plan (PB17-8) for a **Change in Use from 'Non-profit Medical Marijuana Cultivation and Manufacturing' to 'Marijuana Establishment' - Adult Use Marijuana Cultivation and Manufacturing/Production Facility.**

CONDITIONS OF APPROVAL:

The applicant must comply with all requirements of the Town of Eliot Land Use Ordinances. In addition, to further promote the purposes of the (Eliot Zoning Ordinances), the Planning Board has voted to impose the following conditions on the approval of this application:

1. The property may be developed and used only in accordance with the plans, documents, material submitted, and representations of the applicant made to the Planning Board. All elements and features of the use as presented to the Planning Board are conditions of approval and no changes in any of those elements or features are permitted unless such changes are first submitted to and approved by the Eliot Planning Board.
2. The permit is approved on the basis of information provided by the applicant in the record regarding the ownership of the property and boundary location. The applicant has the burden of ensuring that they have the legal right to use the property and that they are measuring required setbacks from the legal boundary lines of the lot. The approval of this permit in no way relieves the applicant of this burden. Nor does this permit approval constitute a resolution in favor of the applicant of any issues regarding the property boundaries, ownership, or similar title issues. The permit holder would be well-advised to resolve any such title problems before expending money in reliance on this permit.
3. The applicant authorizes inspection of premises by the Code Enforcement Officer during the term of the permit for the purposes of permit compliance.

PERMITS:

The Planning Board has approved your application and the Code Enforcement Officer is authorized to grant you the necessary Permits or Certificates of Occupancy, as appropriate. It is your responsibility to apply for these permits. In exercising this approval, you must remain in compliance with all the conditions of approval set forth by the Planning Board, as well as all other Eliot, State, and Federal regulations and laws. Be aware, however, that Site Plan approvals (including home businesses) that are granted by the Eliot Planning Board have expiration provisions specified in Section 33-59 of the Town of Eliot Code of Ordinances, which states:

The approval of a site plan review under chapter 33, article III shall expire if the work or change involved does not commence within two years of the date the planning board makes its determination of approval under section 33-131, or if the work or change is not substantially completed within three years after such date.

The holder of an approved permit should take care to ensure that the approval granted on **October 6, 2020** does not expire prior to commencement of work or change.

APPEALS:

This decision can be appealed to the Board of Appeals within 30 days after **October 6, 2020** by an aggrieved person or party as defined in Sec. 1-2 and Sec. 45-50(b) of the Eliot Zoning Ordinance. Computation of time shall be in accordance with general provisions of the Town of Eliot Municipal Code of Ordinances, section 1-2.

Sincerely,



Dennis Lentz, Chair

This letter reviewed and approved by the Planning Board on 10/20, 2020.

CC: Shelly Bishop, Code Enforcement Officer
Elliott Moya, Police Chief
Jay Muzeroll, Fire Chief
Martine Painchaud, Tax Assessor
Steve Robinson, Public Works Director

Letter from Chief Muzeroll:

Eliot Fire Department
Chief Jay P. Muzeroll

September 28, 2020

Town of Eliot
Planning Board
Dennis Lentz Chair

Ref: PB:20-16 291 Harold L. Dow Highway

Dear Board Members,

I have no issues with the change in use of that structure. It is already in compliance with the new NFPA 1, Chapter 38 relating to that type facility.

Sincerely,

Jay P. Muzeroll
Eliot Fire Chief

Odor Mitigation/ Waste Disposal Plan

ECC Eliot – Arcanna LLC.

A. Odor Mitigating Practices

i. Procedural Activities

i. Identifying the Presence of Odor

1. The first step in the process of controlling odors is to determine if odors are present. These two methods of identifying odors and how they are implemented as part of this Odor Management Plan are discussed in the following sections.

ii. Routine Employee Observations

1. When any on-site facility employee detects an odor that has sufficient intensity or volume that could lead to detection off-site, it will be reported to a Manager/Owner who will investigate to determine the source. The investigator will then assign the proper measures to restore the source area to normal operation to eliminate the odor source. Such on-site investigation, reporting, and remediation are inherent components of the site's standard operating procedures.

iii. Self-Inspection

1. The primary objective of this method is to identify and mitigate odors from the facility before the odors can result in off-site migration. This is accomplished through charcoal filtration and daily inspections. The inspection will consist of one or more individuals touring the facility perimeter along a pre-planned and consistent route.
2. The results of the daily odor inspection will be documented on a spreadsheet. This data shall be completed and maintained as part of the Site Operating Record (SOR).
3. Any odors identified through self-inspection will be remediated in accordance with the guidance for odor mitigation provided in the SOP.
4. One of our goals as a company is to be a good neighbor and a contributor to the local community. All real-time odor complaints received will be promptly investigated with the use of proper safety protocols. The goal of the investigation will be to determine if an odor originates from the facility and, if so, to determine the specific source and cause of the odor, and then to remediate the odor.
5. Upon receipt of an odor complaint, the following actions will be taken:
 - a. The complaint will be investigated by management.
 - b. The complaints and investigations will be documented
 - c. If a complaint is verified the necessary repair or mitigation will take place

iv. Identifying the Source of Odor

1. Once the presence of odor is identified through either self-inspection or through investigation of an odor complaint, the source of the odor needs to be identified and corrected immediately
 - a. The source of the odor should be readily identifiable
 - b. Collaborate with staff to prioritize repair and remediation efforts on potential sources of off-site odor
 - c. Perform follow up self-inspection of the previous sly impacted areas to verify successful elimination of off-site odors
 - d. If not eliminated, repeat this process at varying times of the da, under varying operational or environmental conditions until the source of the odor is identified and repaired or remediated

1. Waste Water and Solid Waste Disposal Plan

A. Purpose

The purpose of this plan is to ensure that marijuana waste is disposed of in a manner that complies with state laws and regulations.

B. Scope

This plan must be followed by all employees of ECC Lebanon who are responsible for storage and disposal of marijuana waste.

C. Definitions

Solid Marijuana Waste Any dried flowers and trim from mature marijuana plants. Provided that they are completely free of all marijuana flowers and leaves with any visible trichomes, Solid Marijuana Waste does not include:

- Root balls, soil or growing media;
- Stalks of marijuana plants; and
- Leaves and branches removed from marijuana clones, seedlings and marijuana plants.

Liquid Marijuana Waste Any liquid which contains tetrahydrocannabinol (“THC”), including concentrates, tinctures, beverages, or liquids remaining from procedures to clean or sterilize equipment, that will be discarded.

D. Storage and Disposal of Marijuana Waste

Solid Marijuana Waste Storage and Disposal

In accordance with this Solid Waste and Waste Water Disposal Plan, ECC Lebanon shall ensure that all waste types, including marijuana waste, will be securely stored, handled, recorded, and disposed of in accordance with all applicable local and state laws and regulations.

Solid Marijuana Waste Storage and Disposal

All marijuana waste generated from normal manufacturing activities, excess production, contamination, adulteration, or expiration will be securely stored, rendered unusable, and disposed of in a manner that ensures that it cannot be reconstituted for any kind of use or benefit, as related to its psychoactive content, by an unauthorized individual or organization.

Storage of Useable Solid Marijuana Waste Prior to Being Rendered Unusable

Prior to being rendered unusable marijuana waste will be securely stored within a limited access area within the licensed premises and shall be under video surveillance.

Rendering Solid Marijuana Waste Unusable

All Solid Marijuana Waste shall be rendered unusable prior to leaving the licensed premises for disposal by grinding and incorporating the marijuana waste with other ground materials so the resulting mixture is at least 50% non-marijuana waste by volume, including: (1) food waste; (2) yard waste; or (3) other wastes approved by the Department.

All packaged marijuana products will be removed from their packaging and rendered unrecognizable and unusable prior to leaving the licensed premises for disposal.

The process of rendering the Solid Marijuana Waste unusable will occur within the limited access area of the licensed premise where surveillance cameras are permanently fixed and must occur entirely on camera.

Storage of Useable Solid Marijuana Waste After it is Rendered Unusable

All Solid Marijuana Waste that has been rendered unusable shall be stored in a secure disposal receptacle in an area that is under video surveillance.

Disposal

The contracted waste management company will transport all marijuana waste from the cultivation site to a solid waste facility or landfill in compliance with local and state regulations.

Liquid Marijuana Waste Storage and Disposal

All liquid marijuana waste shall be solidified through means of mixing it with soil or other absorbent material and shall be disposed of according to the procedures for solid marijuana waste.

Employee Training

Only certified and trained individuals are able to dispose of green waste. Employees designated to Cultivation will be trained on the proper procedures for disposing of green waste. Training will occur for all Cultivation employees upon hiring. Training will consist of a short presentation and walk through showing the employees how the waste is collected, rendered unusable, and disposed of. A review of the waste procedures will occur after each harvest is complete (~5 weeks). Adjustments will be a concerted effort by the cultivation staff and will be reflected on the waste disposal plan, which is shared via email to the cultivation staff.

Tracking

The disposal of waste will be tracked using the following example log sheet. The log sheet will have a batch # associated with the green waste. This batch # will be attached on a tag to the green waste.

Disposal Log	
Batch #:	
Employee Name:	
Date:	
Room Origin:	
Waste Weight (lbs):	
Description:	

Record-Keeping

A Disposal Logbook will be kept as well as electronic copies for a minimum of 5 years. All disposal activities are monitored by security cameras and kept on file for a minimum of 2 weeks.

DESCRIPTION

When you need max air flow reach for the Can-Max Carbon Filter 2500 CFM. The objective when constructing the Max-Filter was high air flow, convenience and effectiveness. The Max-Filter has been constructed with light weight aluminum (over 40% perforated) and high capacity carbon with an outside diameter of 20" (over 17 sq/ft) of surface area. This large surface area allows for max air flow with an effective time in contact for odor and pollution control.

Max Recirculating (Scrubbing) CFM: 2500 cfm
Max Exhaust CFM: 1250 cfm

@ 0.1 sec contact time

Recommended Min Airflow: 625 CFM

Prefilter: Yes

Flange: 8, 10 & 12"

Dimensions: (with pre-filter)

- Outside Diameter: 50 cm / 20"
 - Height: 100 cm / 39.4"
 - Weight: 47kg / 103lbs.
 - Carbon Weight: 37kg / 81.5lbs
 - Carbon Bed Depth: 6.5 cm / 2.5" Max Operating Temp: 80°C
- Pressure drop at max cfm: 180pa / .75"wg

Name	Can-Max Carbon Filter -- 2500 CFM	SKU	700600
Brand	Can Fans & Filters	UPC	840470000175
CFM	2,500 CFM	FREE Shipping	No

	Disposal of Plant Material		Effective:
			Review by:
Document: SOP-26 TITLE: Disposal of Plant Material	Author: Adam Shaloo	Approved: Adam Shaloo	Page 1 of 2

Purpose/Objective

Green waste is to be disposed of according to State Compliance

Scope

All plant material is collected and weighed, labeled and recorded

Background

Disposal of green waste to ensure product cannot be deemed useable once destroyed

Responsibilities

All Cultivation employees are responsible for the proper disposal of all green waste

- 1) Large green trash can is marked with "PLANT WASTE DISPOSAL"
 - a) Only green waste is to be disposed of in the trash can
- 2) All waste disposed of is to be recorded on a Disposal Log
 - a) Name, date, room, table, strain name/number and weight must be recorded at this time
 - b) All lines on the Disposal Log are to be adequately filled out and the employee is to record his/her Agent Card number at time of disposal (See Disposal Log)
- 3) Each batch of green waste shall be bagged up and labeled to match the disposal log
 - a) Name, date, room, table, strain name/number and weight must be record on this tag
 - b) Once labeled the bag is to be place in the Plant Waste Disposal trash can
 - c) This is done so if the facility gets audited the inspector can match the bag of given waste to the disposal log
- 4) As needed but not to exceed 7 days the Disposal Material is to be destroyed according to State Compliance using a wood-chipper or milling machine
 - a) Once milled (See SOP) the waste is to be mixed 1:1 with sand, cat litter or sawdust to deem the product unusable
 - b) Once product is destroyed, Employee must sign, date, time stamp and write their cultivation agent card number down on the disposal log
- 5) All disposal logs are to be filed and secured by the cultivation manager once product has been destroyed for a time of 5 years

	Disposal of Plant Material		Effective:
			Review by:
Document: SOP-26 TITLE: Disposal of Plant Material	Author: Adam Shaloo	Approved: Adam Shaloo	Page 1 of 2

	Wood Chipper/Milling		Effective:
			Review by:
Document: SOP-27 TITLE Wood Chipper/Milling	Author: Adam Shaloo	Approved: Adam Shaloo	Page 1 of 3

Purpose/Objective

Destroying all green waste from the garden according to State Compliance

Scope

Done on a weekly basis or when the bin within Cultivation is at capacity

Background

Dispose of plant waste following all state mandated compliance by mixing the waste with mulch or sand to deem the product unuseable

Responsibilities

Cultivation Technicians are responsible for this task

1) Responsibilities

- a) Cultivation Technicians are responsible for the timely destruction of material
- b) It is very important to make sure to follow the guideline, as this process can be dangerous or deadly
- c) Only to be done in the presence of others and not be done if there is no one nearby
- d) Disposable Suit, Eye protection, gloves and other safety items are required when operating the wood chipper/miller
- e) Comb through the material being destroyed to ensure no objects other than Green Waste material are put in the chipper/miller
- f) Once material has been inspected, it is time to start the wood chipper all safety gear must be worn
- g) A licensee shall not dispose of Cannabis or Cannabis infused products in an unsecured waste receptacle

2) Using the Wood Chipper

- a) Follow the manual for proper start up instructions and use of the equipment
 - i) CAUTION: BODILY HARM CAN OCCUR IF MISUSED
- b) Install collection bag on the chipper and make sure to check for back-ups

	Wood Chipper/Milling		Effective:
			Review by:
Document: SOP-27 TITLE Wood Chipper/Milling	Author: Adam Shaloo	Approved: Adam Shaloo	Page 2 of 3

- c) Once chipper has been started slowly start feed material through the instructed options for milling
 - i) Small material is inserted in the top collector for destruction
 - ii) Large whole plants are inserted thru the feed in the lower portion of the chipper
- d) If chipper clogs do not put your hands into the danger zone
 - i) Use a poker stick to try and unclog
- e) After grinding and incorporating all the material empty out the collection bag into a large contractor bag
 - i) Once all the material has been placed in the bag pour in sand at a 50/50 weight ratio and mix to deem the product unuseable
 - ii) Once completed bag can be disposed of in the large outside trash receptacle
- f) Clean the wood Chipper by brushing it off and making sure all visible cannabis is removed.
- g) Sweep floor and return area to the condition it was in before hand
 - i) Place all material back into its original spot



	Wood Chipper/Milling		Effective:
Document: SOP-27 TITLE Wood Chipper/Milling	Author: Adam Shaloo	Approved: Adam Shaloo	Review by: Page 3 of 3

Security Plan

290 Harold Dow Hwy Eliot ME 03903

Security Company: ADT; Bryan Swanson, (207)504-4648

The facility will have a Commercial Security System that consists of Door Contacts on all exterior doors, motion detectors in hallways and on cameras, and an audible siren. This system will be monitored 24 hours a day by ADT's 10 nationwide monitoring centers. In case of Alarm the property owners and law enforcement will be notified immediately. Only ownership and ADT will be able to access camera recordings. Facial recognition software is used for access to ALL locks on ALL doors except emergency exits, closet and bathroom.

Equipment used:

Keypad Xceiver, Pro1 Large Fix
Siren/2 Tone/Indoor
Door Transmitter
MOTION, WLS PIR T/LOW TEMP
LTE CONTROLLER RADIO - Verizon
CONTROL, EXPAND 8ZN VISTA, LTE
C - Technology Intrusion Package (Wireless w/GSM)

The commercial grade locking system has access control to all interior and exterior door via a Brivo Access control system. The System consists of one main board and two daughter boards. Brivo control allows client to use facial recognition, fingerprint scan and badges for entry to ALL doors except emergency exits, water rooms, closets and bathrooms. In essence, unique access can be given qualified individuals. Such individuals access can be changed remotely by ownership in real time. Upon termination, employee badges can be turned off. All access is tracked electronically by management and ownership.

Equipment used:

Four Reader kit, Capacity Ethernet Control Panel, 1-B-ACS600-E, 1-B-ACS6000-DB
2 Door Expansion Daughter Board (ACS6000 and ACS6008 Only)
Expansion Chassis (Accommodates two (2) expansion boards) - compatible with all Brivo ACS000 and ACS
12V, 7AH SLA (4 pack)
ProxKey III, Prog, F-BLCK 10 Pack
Contact Surface Mount Brown Surge Protection 6Ft Leads 2.5 Inwide Gap
Smp3 W/Bc100 & Tp1640
Profusion Access Control Cable 18/4 OAS + 22/12 STR 5C CMP JKT
HID ProxPoint Plus Reader

The facility will have a CCTV System that consists of Bullet 2Mp Cameras that are of 1080p resolution to be able to view the exterior exits of the building and the internal grow rooms. All limited access areas (areas that contain marijuana or marijuana products) will be visible on camera. No blind spots. A series of 2Mp Bullet cameras that are of 1080p resolution that are able to view all internal rooms and hallways other than bathrooms. An Exterior 2mp camera with a varifocal lens and 1080p resolution will see the gate at the top of the driveway.

The video storage consists of an NVR with 24 terabytes of storage to store video for 45 days.

Equipment used:

16 Channel 4K H.265 Nvr With PoE & 2 Sata 16Tb
2Mp Bullet Camera Varifocal
8 Channel 4K H.265 NVR with PoE and 2 SATA- 8TB
2MP, True Day/Night, WDR, IR, Mini-Bullet IP Camera
Explosion Proof Network IP Camera - 2.0MP, 30FPS - 108° FOV
2Mp1080P Indoor/Outdoor Dome Ip Camera, Ir, 2.8Mm fixed Lens

Select managers and owners have access to building via fingerprint or facial recognition.
Majority of staff must be let in by a qualified employee or owner.

To prevent theft and promote general sanitation, employees are required to change upon check in. Staff wears scrubs or bio-suits with no pockets. Cameras are constantly monitored. Staff isn't able to access areas with product or valuable items without presence of qualified manager or owner.

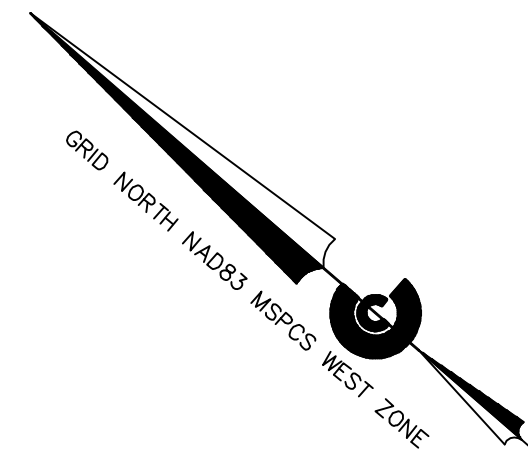
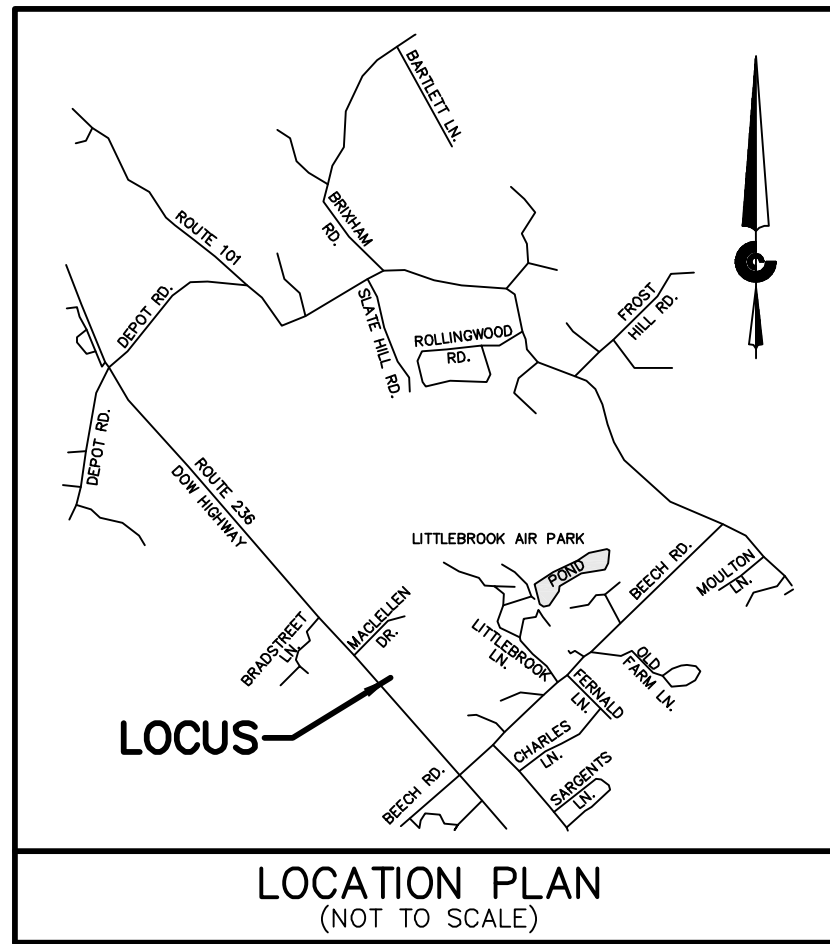
As entire facility is treated as limited access there will be no public access. Therefore, anyone with access will be qualified staff or ownership. All access to be controlled electronically. Otherwise door will remain locked with no access granted to non qualified staff.

Contractors will provide proof of identification, sign into the visitor registry and receive a visitor badge outside. Contractors will be monitored by staff until job is complete and they have left the premises. No contractor will be left alone.

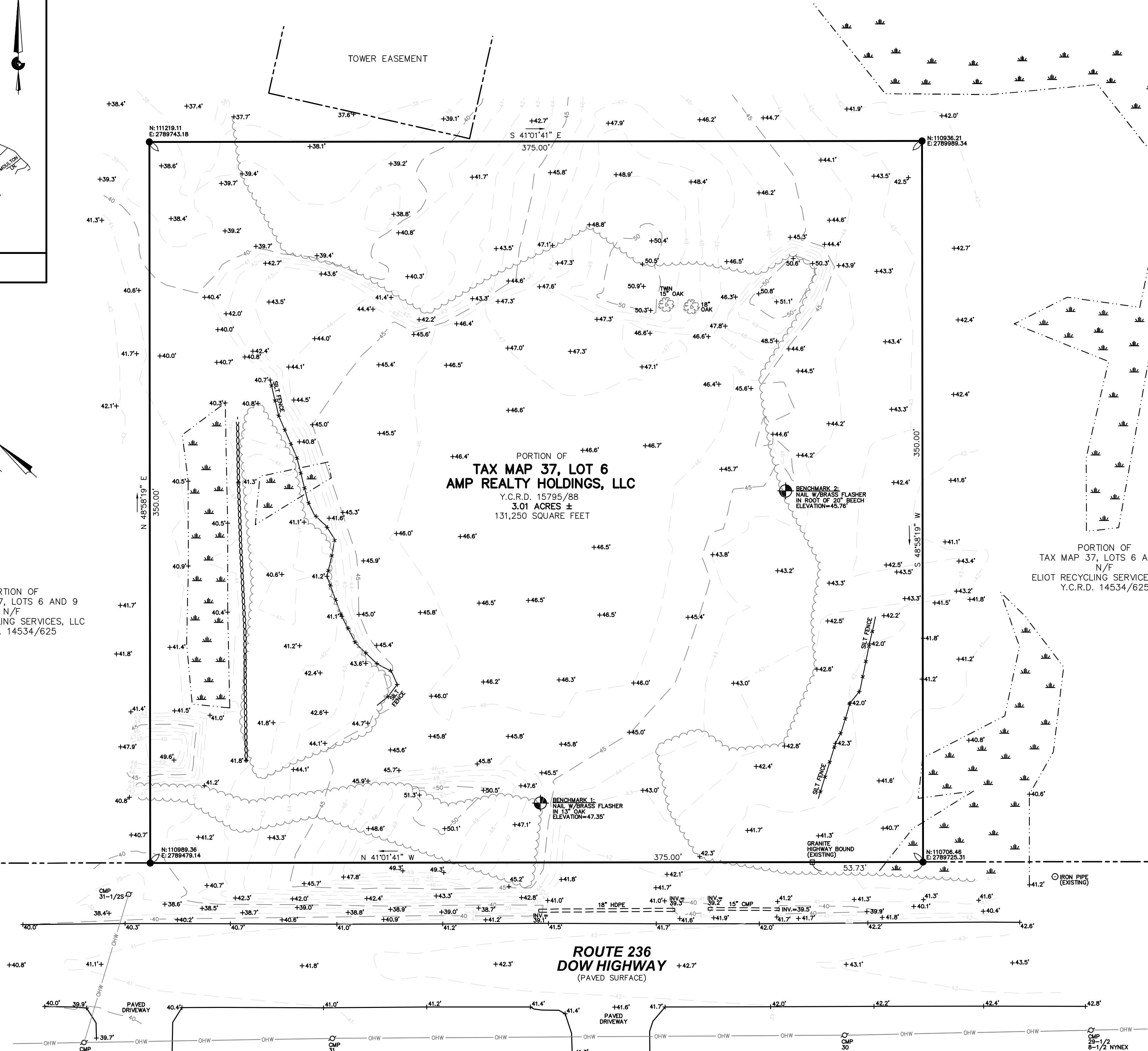
All staff and ownership will be required to carry their IIC cards at ALL TIMES. Staff, management and owners alike will be subject to random ID checks and penalized if not in possession thereof.

Keys and badges will be adjusted accordingly for correct employee access to their respective department.

In the event an incident of non-compliance employees and management are required to report directly to ownership who will, in turn, notify the department (OMP) in writing within 24 hours.



PORTION OF
TAX MAP 37, LOTS 6 AND 9
N/F
ELIOT RECYCLING SERVICES, LLC
Y.C.R.D. 14534/625



NOTES:

1. PLANIMETRIC AND TOPOGRAPHIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS ON MAY 28 - JUNE 15, 2010.
2. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 CORS96 EPOCH 2002.0000. THE SURVEY IS TIED TO CORS STATIONS BOSTON WAAS 1 CORS (ZBWI), BARLETT CORS (BARN) AND BRUNSWICK 1 CORS (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.00000240 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
3. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD88, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY.
4. **RECORD OWNER:** AMP REALTY HOLDINGS, LLC
5. **ASSESSOR'S INFORMATION:** TOWN OF ELIOT ASSESSOR'S MAP 37, PORTION OF LOT 6
6. **DEED REFERENCE:** Y.C.R.D. 15795/88
7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. THE LOCUS PARCEL IS LOCATED IN "ZONE X", ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF ELIOT, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230149 0010 B, EFFECTIVE DATE JUNE 5, 1989. "ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".
9. PROPERTY LINES DEPICTED HEREON ARE BASED ON REFERENCE PLAN 1.
10. THE EDGE OF WETLAND AREAS DEPICTED HEREON ARE BASED ON FIELD LOCATION OF WETLAND DELINEATION FLAGS SET BY KENNETH GARDNER SOILS SCIENTIST. THE WETLAND FLAGS WERE LOCATED ON THE GROUND USING A TOTAL STATION.

REFERENCE PLAN:

1. "SKETCH TO ACCOMPANY DEED FOR PROPOSED OUTSALE, LAND OF ELIOT RECYCLING SERVICES, LLC, TAX MAP 37, LOTS 6 AND 9, ROUTE 236, ELIOT, YORK COUNTY, MAINE, PREPARED FOR: PETER PAUL, P.O. BOX 694, ELIOT, ME 03903", DATED DECEMBER 3, 2009, PREPARED BY CIVIL CONSULTANTS.

LEGEND:

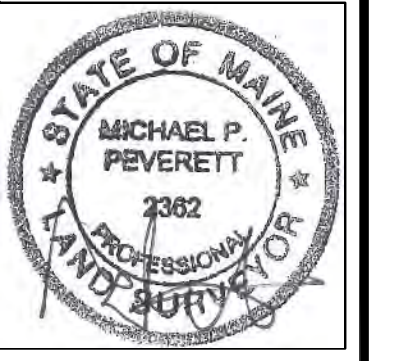
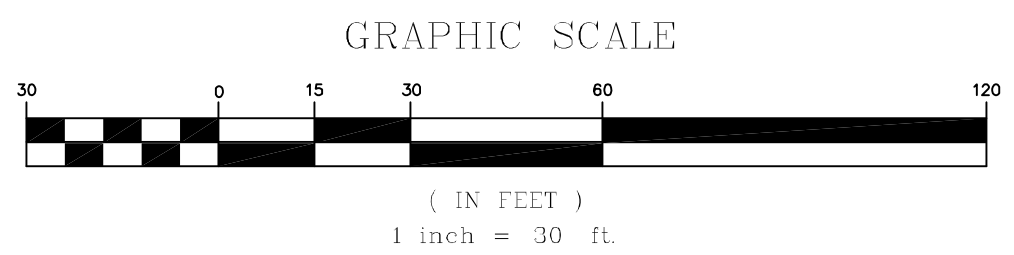
14534/625	DEED BOOK / PAGE NUMBER
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
N/F	NOW OR FORMERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
○	UTILITY POLE
—	GUY WIRE
—	OVERHEAD WIRES
—	TREE LINE
○	DECIDUOUS TREE (AS NOTED)
○	SURVEY BENCHMARK (AS NOTED)
—	STONE WALL
○	SPOT ELEVATION
—	WETLANDS
—	CONTIGUOUS OWNERSHIP
○	EXISTING IRON PIPE (AS NOTED)
□	EXISTING GRANITE BOUND (AS NOTED)
●	5/8" REBAR W/PLASTIC CAP SET
—	LOCUS PROPERTY LINE
---	APPROXIMATE ADJOINING PROPERTY LINE
	MAINE STATE PLANE COORDINATES

CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (02-360 CMR CHAPTER 90, PART I & PART II - SEE NOTES HEREON FOR EXCEPTIONS, IF ANY).

[Signature]
MICHAEL P. PEVERETT
MAINE PROFESSIONAL LAND SURVEYOR #2362
CIVIL CONSULTANTS
SOUTH BERWICK, MAINE 03908
207-384-2550

DATE: JUNE 28, 2010



CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
civcon@civcon.com

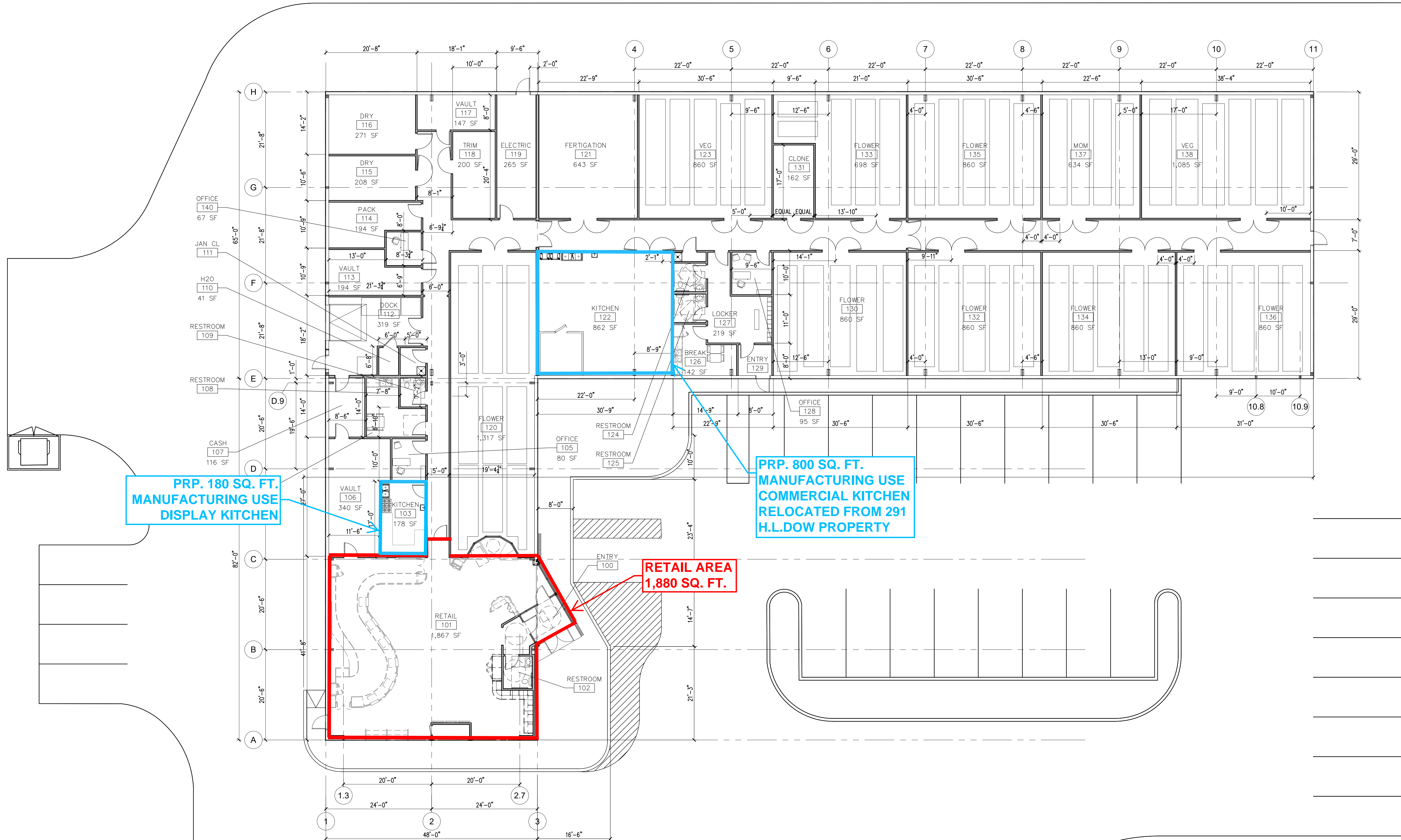
NO.	REVISIONS	INT.	DATE

P.O. BOX 694, ELIOT, ME 03903
ROUTE 236 (DOW HIGHWAY)
PORTION OF TAX MAP 37, LOT 6
ELIOT, YORK COUNTY, MAINE
PREPARED FOR:
PETER PAUL - NORTHERN POOL & SPA
P.O. BOX 694, ELIOT, ME 03903



DRAWN MPP	CALC. MPP
DATE JUNE 28, 2010	
CHECKED CHM	
APPROVED MPP	
SCALE 1" = 30'	
SHEET TITLE: •EXISTING CONDITIONS	

SHEET NUMBER:
C1
SHEET 1 of 1
PROJECT # 08-111.00



PRP. 180 SQ. FT. MANUFACTURING USE DISPLAY KITCHEN

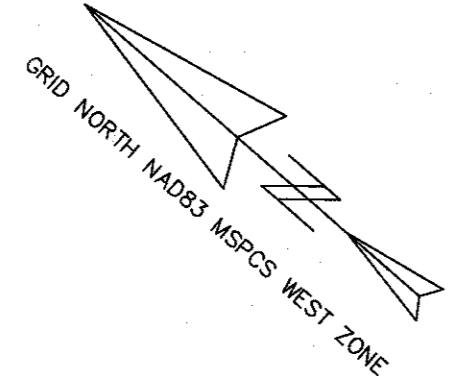
PRP. 800 SQ. FT. MANUFACTURING USE COMMERCIAL KITCHEN RELOCATED FROM 291 H.L.DOW PROPERTY

RETAIL AREA 1,880 SQ. FT.

PROPOSED FLOOR PLAN
SCALE: 3/32"=1'-0"

GRADING & UTILITY NOTES

- 1.) ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT ELIOT WATER DISTRICT STANDARDS.
- 2.) ALL STORM DRAINS TO BE ADS N-12 (PE) OR APPROVED EQUAL.
- 3.) A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES.
- 4.) CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION.
- 5.) NEW WATER AND SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.
- 6.) THE PROPOSED MODULAR TRAILER SHALL SERVE AS A TEMPORARY ADULT-USE RETAIL FACILITY DURING THE CONSTRUCTION OF THE PERMANENT BUILDINGS OF THIS DEVELOPMENT. THE TEMPORARY ADULT-USE RETAIL FACILITY WILL NOT OPERATE CONCURRENTLY WITH ANY PERMANENT USE OF THIS DEVELOPMENT.
- 7.) THE TEMPORARY TRAILER WILL BE SERVICED BY THE PRIVATE, ON-SITE DRILLED WELL, WITH 1" HOT WATER AND 1/2" COLD WATER SERVICE LINES. SEE REFERENCE #4 ON SHEET 1 FOR THE TEMPORARY TRAILER PLAN SET.
- 8.) THE TEMPORARY TRAILER WILL BE SERVICED BY THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPROVED FOR THIS DEVELOPMENT, WITH A 3" SDR-35 PVC GRAVITY SERVICE LINE. SEE REFERENCE #4 ON SHEET 1 FOR THE TEMPORARY TRAILER PLAN SET.

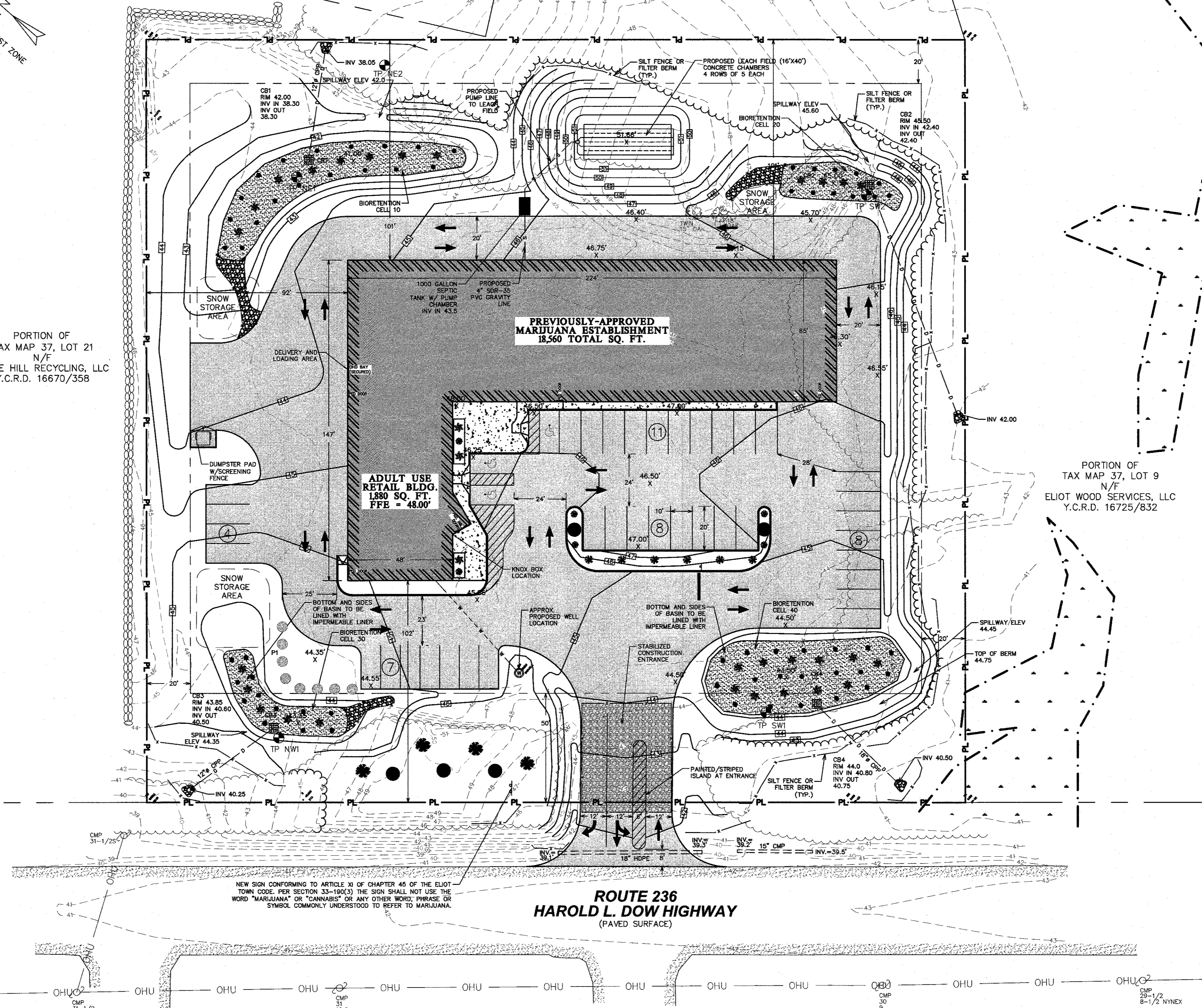


SUBJECT PROPERTY:
TAX MAP 37, LOT 20
AMP REALTY HOLDINGS, LLC
Y.C.R.D. 15795/88
3.01 ACRES ±
131,250 SQUARE FEET

ABUTTING PROPERTY:
PORTION OF
TAX MAP 37, LOT 21
N/F
SLATE HILL RECYCLING, LLC
Y.C.R.D. 16670/358

PORTION OF
TAX MAP 37, LOT 21
N/F
SLATE HILL RECYCLING, LLC
Y.C.R.D. 16670/358

PORTION OF
TAX MAP 37, LOT 9
N/F
ELIOT WOOD SERVICES, LLC
Y.C.R.D. 16725/832



LEGEND

PROPERTY LINE	---
SETBACK	---
EXT. ABUTTER LINE	---
PRP. BUILDING	[Hatched Box]
PRP. PARKING	[Dotted Box]
EXT. PAVEMENT	---
PRP. PAVEMENT	---
PRP. GRAVEL	---
EXT. TEST PIT	⊕
EXT. STONEWALL	⊕
PRP. STOCKADE FENCE	⊕
PRP. SIGN	⊕
EXT. TREELINE	---
PRP. TREELINE	---
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	---
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	---
PRP. SPOT GRADE	44.55
PRP. CATCH BASIN	[Grid Box]
EXT. POWER POLE	⊕
EXT. MONITORING WELL	⊕
PRP. STORM LINE	D
PRP. SEWER LINE	S
PRP. WATER LINE	W
EXT. OVERHEAD ELEC	OHU
EXT. WETLAND BNDY	[Wetland Symbol]
PRP. SILTATION FENCE	---
FOUND PIPE OR IRON ROD	⊕
FOUND STONE OR CONCRETE MONUMENT	[Square Symbol]

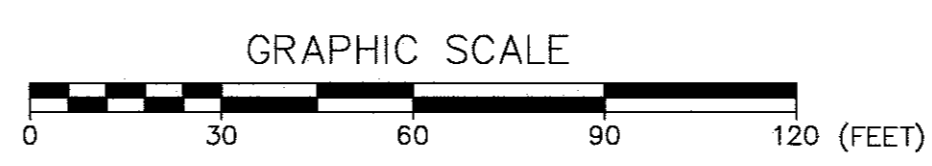
SYM.	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE/UNIT
AR	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE OCTOBER GLORY	4	2'-2.5"C
AM	AMERLANCHIER ABORIA "AUTUMN BRILLIANCE"	SHADBUSH	5	5'-6"
TO	THUJA OCCIDENTALIS "NORTHERN PILLAR"	ARBORVITAE	8	3'-0"

SYM.	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE/UNIT
BD	BUDDLEIA DAVIDII	BUTTERFLY BUSH	15	2'-3' HT
CA	CLETHRA ALNIFOLIA	SUMMERSWEET	60	1'-3' HT
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	11	1'-3' HT
AE	ARONIA MELANOCARPA	BLACK CHOKEBERRY	37	2'-4' HT

TOWN OF ELIOT
PLANNING BOARD

DATE

CHAIR



NO.	DESCRIPTION	DATE
A	SITE PLAN REVIEW APPLICATION	12/01/22
NO.	REVISIONS	



AMENDED GRADING AND UTILITY PLAN
AMP COMMERCIAL DEVELOPMENT
290 HAROLD L. DOW HIGHWAY, ELIOT, MAINE

TAX MAP 37, LOT 20

FOR: DJR REAL ESTATE, LLC
61 BRADSTREET LANE
ELIOT, ME 03903

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE • SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 30'
DATE: 09/20/22
JOB NO: C072-21

APPROVED BY: [Signature]
FILE: 290 ECC BASE.DWG

DRAWN BY: MJS
REVISION DATE: A : 12/01/22
SHEET: 2

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

N/F ELIOT WOOD SERVICES, LLC.
276 HAROLD L. DOW HIGHWAY
ELIOT, ME 03903
TAX MAP 37, LOT 09
DEED BOOK 16725, PAGE 832

N/F A.M.P. REALTY HOLDINGS, LLC.
C/O NORTHERN POOL & SPA
291 HAROLD L. DOW HIGHWAY
ELIOT, ME 03903
TAX MAP 37, LOT 20
DEED BOOK 15795, PAGE 088

N/F SLATE HILL RECYCLING, LLC.
171 YORK WOODS ROAD
SOUTH BERWICK, ME 03908
TAX MAP 37, LOT 21
DEED BOOK 16670, PAGE 358

SYM.	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE/UNIT
AR	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE OCTOBER GLORY	2	2-2.5"C
AM	AMERLANCHIER ABORIA "AUTUMN BRILLIANCE"	SHADBUSH	3	5'-6"

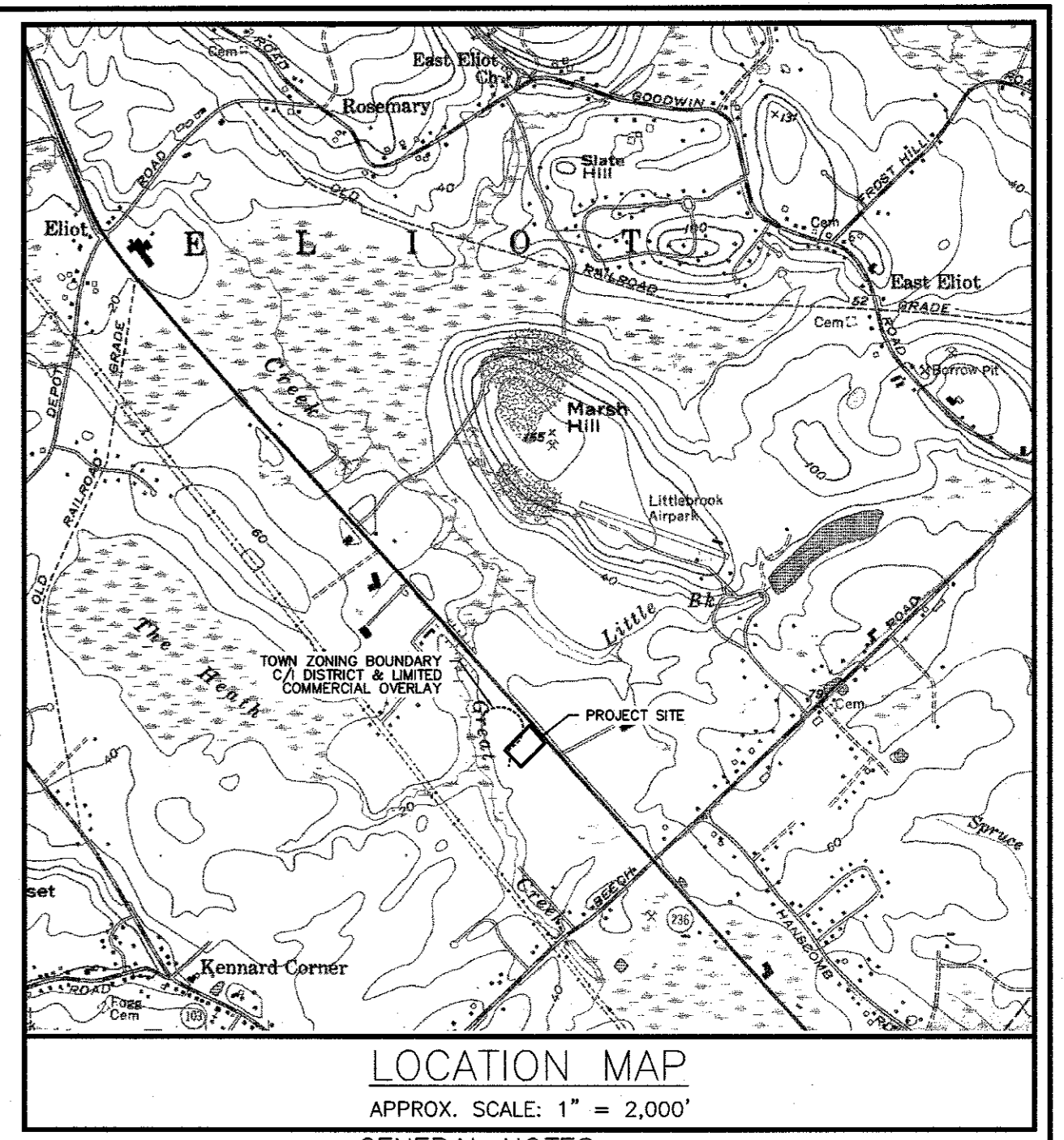
N/F MORIARTY, MARIE
23 LANDING DRIVE
METHUEN, MA 01844
TAX MAP 37, LOT 02-2
DEED BOOK 8791, PAGE 060

SUBJECT PARCEL
TAX MAP 37, LOT 02-1
130,680 S.F. (3.00 AC.)

N/F NATURAL ROCKS SPRING WATER ICE COMPANY, INC.
299 HAROLD L. DOW HIGHWAY
ELIOT, ME 03903
TAX MAP 37, LOT 03-1
DEED BOOK 16400, PAGE 290

N/F B.M.T. ENTERPRISES
10 NORDIC LANE
ROLLINSFORD, NH 03869
TAX MAP 37, LOT 02-3
DEED BOOK 15809, PAGE 646

N/F B.M.T. ENTERPRISES
10 NORDIC LANE
ROLLINSFORD, NH 03869
TAX MAP 36, LOT 09-6
DEED BOOK 15036, PAGE 887



- GENERAL NOTES**
- THIS PLAN PROVIDES A SITE PLAN AMENDMENT FOR THE CHANGE OF USE OF AN EXISTING 5,000 SQ. FT. PRODUCTION FACILITY (BUILDING 2) LOCATED AT 291 DOW HIGHWAY, ROUTE 236, ELIOT, MAINE. THE FACILITY SHALL NOT HAVE NO CHANGE OF SERVICES OFFERED, BUT THIS AMENDMENT SEEKS TO RE-CLASSIFY THE DEVELOPMENT AS AN ADULT USE MARIJUANA PRODUCTION FACILITY, AS DEFINED IN SECTION 11-3 OF THE TOWN OF ELIOT MUNICIPAL CODE OF ORDINANCES.
 - THE EXISTING PARCEL IS 3.00 ACRES, LOCATED IN THE COMMERCIAL INDUSTRIAL (C/I) ZONING DISTRICT AND LIMITED COMMERCIAL SUBDISTRICT, TAX MAP 37 LOT 02-1.
 - EXISTING TOPOGRAPHY (DATUM NVD 1988) ACQUIRED FROM STATE LIAR SERVICES. BOUNDARY SURVEY AND EXISTING CONDITIONS AS PER REFERENCES 1 & 2, RESPECTIVELY.
 - THE INTENDED USE OF THE SITE PLAN AMENDMENT APPLICATION IS TO REDEFINE THE USE OF THE EXISTING 5,000 SQ. FT. PRODUCTION FACILITY (BUILDING 2) FROM A NONPROFIT MEDICAL MARIJUANA DISPENSARY TO AN ADULT USE MARIJUANA PRODUCTION FACILITY. THE PROPOSED CHANGE IN USE SHALL NOT GENERATE NOR RECONFIGURE ANY RETAIL SPACE ON-SITE.
 - DIMENSIONAL REQUIREMENTS FOR THE C/I DISTRICT ARE AS FOLLOWS:

ZONING DISTRICT C/I	MIN. LOT SIZE	MIN. YARD DIMENSIONS:
	3.0 ACRES	FRONTYARD: 50' ABUTTING A STATE/TOWN ROAD
		SIDEYARD: 20' (100' ABUTTING RESIDENTIAL USE)
		REARYARD: 20' (100' ABUTTING RESIDENTIAL USE)
		MAX. BLDG. HEIGHT: 55'
		MAX. LOT COVERAGE: 50%
		MIN. N.H.W. SETBACK: 75'

- PARKING REQUIREMENTS:

USAGE DEFINED IN §45-495(9) "NONPROFIT MEDICAL MARIJUANA DISPENSARIES"
- 1 PARKING SPACE FOR EACH 200 SQUARE FEET OF FLOOR AREA, EXCLUSIVE OF BULK STORAGE, APPROXIMATELY 1,800 SQ. FT. OF THE 5,000 SQ. FT. RENOVATION APPLIES TO THIS PARKING SECTION, AS THE REMAINDER IS DEDICATED TO BULK STORAGE/GROWING
1,800 SQ. FT. / 200 SQ. FT. = 9 SPACES REQUIRED (10 PROVIDED).

EXISTING PARKING (NORTHERN POOL & SPA)/RETAIL USE OF BUILDING 1
USAGE DEFINED IN §45-495(7) AND (11) "WHOLESALE OR RETAIL SERVICES" AND "COMMERCIAL AND INDUSTRIAL USES NOT SPECIFICALLY ENUMERATED", RESPECTIVELY.
- 1 PARKING SPACE PER 150 SQ. FT. OF RETAIL FLOOR AREA
2,000 SQ. FT. RETAIL SPACE (BUILDING 1) = 14 SPACES REQUIRED
- 1 PARKING SPACE FOR EACH PERSON EMPLOYED ON THE LARGEST SHIFT
10 EMPLOYEES = 10 SPACES REQUIRED
=> 24 SPACES REQUIRED (24 PROVIDED)

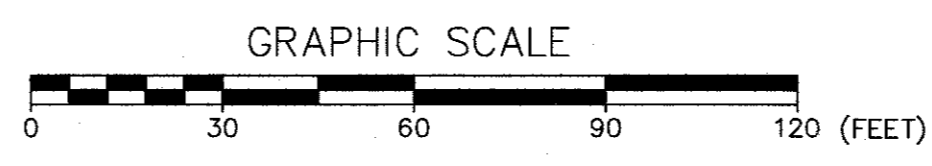
- LOT COVERAGE CALCULATIONS:
8,500 S.F. (BUILDING 1) + 5,000 S.F. (BUILDING 2) + 550 S.F. (LEAN-TO) = 14,050 S.F. FOOTPRINT / 130,680 S.F. LOT AREA => 10.7%
IMPERVIOUS SURFACE COVERAGE:
79,850 S.F. IMPERVIOUS AREA / 130,680 S.F. LOT AREA => 61.1%
- WATER SERVICE IS PROVIDED BY AN EXISTING, INDIVIDUAL, PRIVATE, DRILLED WELL. SEWER SERVICE SHALL BE PROVIDED BY AN EXISTING, PRIVATE, ON-SITE, SUBSURFACE WASTEWATER DISPOSAL SYSTEM (SSWDS). THE SSWDS WAS DESIGNED BY LICENSED SITE EVALUATOR JOSEPH W. NOEL (LSE #221). INSTALL NEW 1,000 GALLON SEPTIC TANK/PUMP CHAMBER AND FORCE MAIN. ALL COMPONENTS SHALL MEET H-20 LOAD RATING.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 45, ARTICLE XI FROM THE MUNICIPAL CODE OF ORDINANCES, TOWN OF ELIOT, MAINE. SIGN LOCATION MAY VARY WITH CEO APPROVAL.
- EXISTING, OFF-SITE, STRUCTURES SHOWN ON THIS PLAN ARE IN APPROXIMATE LOCATIONS.
- COPIES OF ALL MATERIAL SAFETY DATA SHEETS (MSDS) TO BE POSTED AT MAIN ENTRANCE.

- THIS PLAN PROVIDES AN AMENDMENT TO A PREVIOUSLY-APPROVED SITE PLAN COVERING THE CHANGE OF USE OF AN EXISTING 5,000 SQ. FT. PRODUCTION FACILITY (BUILDING 2) LOCATED AT 291 DOW HIGHWAY, ROUTE 236, ELIOT, MAINE. THE FACILITY RECEIVED PLANNING BOARD APPROVAL ON 10/06/2020 TO RE-CLASSIFY THE DEVELOPMENT TO ADULT-USE MARIJUANA CULTIVATION AND ADULT-USE MARIJUANA MANUFACTURING USES. THE PROPOSED AMENDMENT SEEKS TO RELOCATE THE COMMERCIAL KITCHEN PORTION OF THIS PARCEL'S MANUFACTURING USE TO THE 290 H.L.DOW FACILITY, WHICH SHALL OPERATE UNDER SEPARATE LICENSE. THE EXTRACTION LAB SHALL CONTINUE ITS OPERATION AT THIS FACILITY AND MAINTAIN ITS MANUFACTURING USE.
- "PLAN OF LAND - PROPOSED LOT DIVISION, ROUTE 236, ELIOT, ME" PREPARED FOR ALBERT H. LIBBEY, 162 STATE ROAD, ELIOT, MAINE. PREPARED BY ROARING BROOK CONSULTANTS, PLAN DATED 12/26/1994.
- "SUBDIVISION PLAN - LIBBEY SUBDIVISION, MAP 37, LOT 2, ROUTE 236, ELIOT, MAINE" PREPARED BY ATTAR ENGINEERING, INC. PLAN DATED 07/28/1995.

REFERENCES

GENERAL NOTES (CONT.)

- FACILITY TO HAVE A SUPERVISED (24 HRS, 7 DAYS/WEEK) FIRE ALARM SYSTEM. MAIN PANEL TO BE ADJACENT TO MAIN ENTRANCE DOOR.
- CARBON DIOXIDE METERS AND ALARM SET POINTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 1 (2018 EDITION) AND WIRED INTO FIRE ALARM SYSTEM. CARBON DIOXIDE SUPPLY TANKS SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY STANDARDS WITH CRASH PROTECTION.
- ALL REPORTABLE QUANTITIES OF HAZARDOUS MATERIALS SHALL BE REPORTED TO THE TOWN OF ELIOT FIRE CHIEF AND STATE AGENCIES AS APPROPRIATE.
- TOWN FIRE CHIEF SHALL TEST FIRE ALARM SYSTEM AND CONDUCT WALKTHROUGH PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- COMMERCIAL KITCHEN SHALL CONTAIN AN OVEN, RANGE, HOOD & FIRE SUPPRESSION SYSTEM. HARD AND SOFT CANDIES ARE PREPARED ON THE RANGE, BAKED GOODS IN THE OVEN.



LEGEND

PROPERTY LINE	---
SETBACK	- - - -
EXT. ABUTTER LINE	---
CENTERLINE OF ROAD	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
EXT. BUILDING	▨
EXT. POWER POLE	⊕
EXT. OVERHEAD ELEC	— OHU —

EXT. U.G. ELECTRIC	— UGU —
EXT. WELL	⊙
EXT. WATER LINE	— W —
EXT. TEST PIT	⊕
PRP. FORCE MAIN	— FM —
EXT. STONEWALL	---
EXT. TREELINE	---
EXT. MAJOR CONTOUR	---
EXT. MINOR CONTOUR	---
EXT. GRANITE BOUND	■
EXT. REBAR SET	○

TOWN OF ELIOT PLANNING BOARD	DATE

SITE PLAN AMENDMENT
NONPROFIT MEDICAL MARIJUANA DISPENSARY
ROUTE 236, ELIOT, MAINE

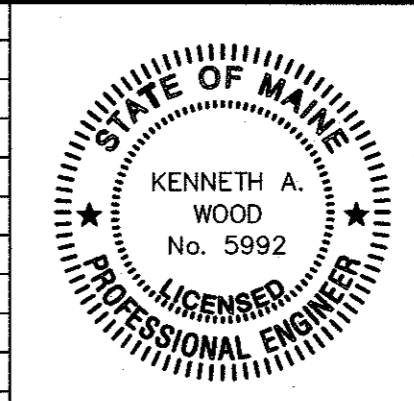
FOR: ARCANNA RETAIL, LLC.
291 HAROLD L. DOW HIGHWAY
ELIOT, ME 03903

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

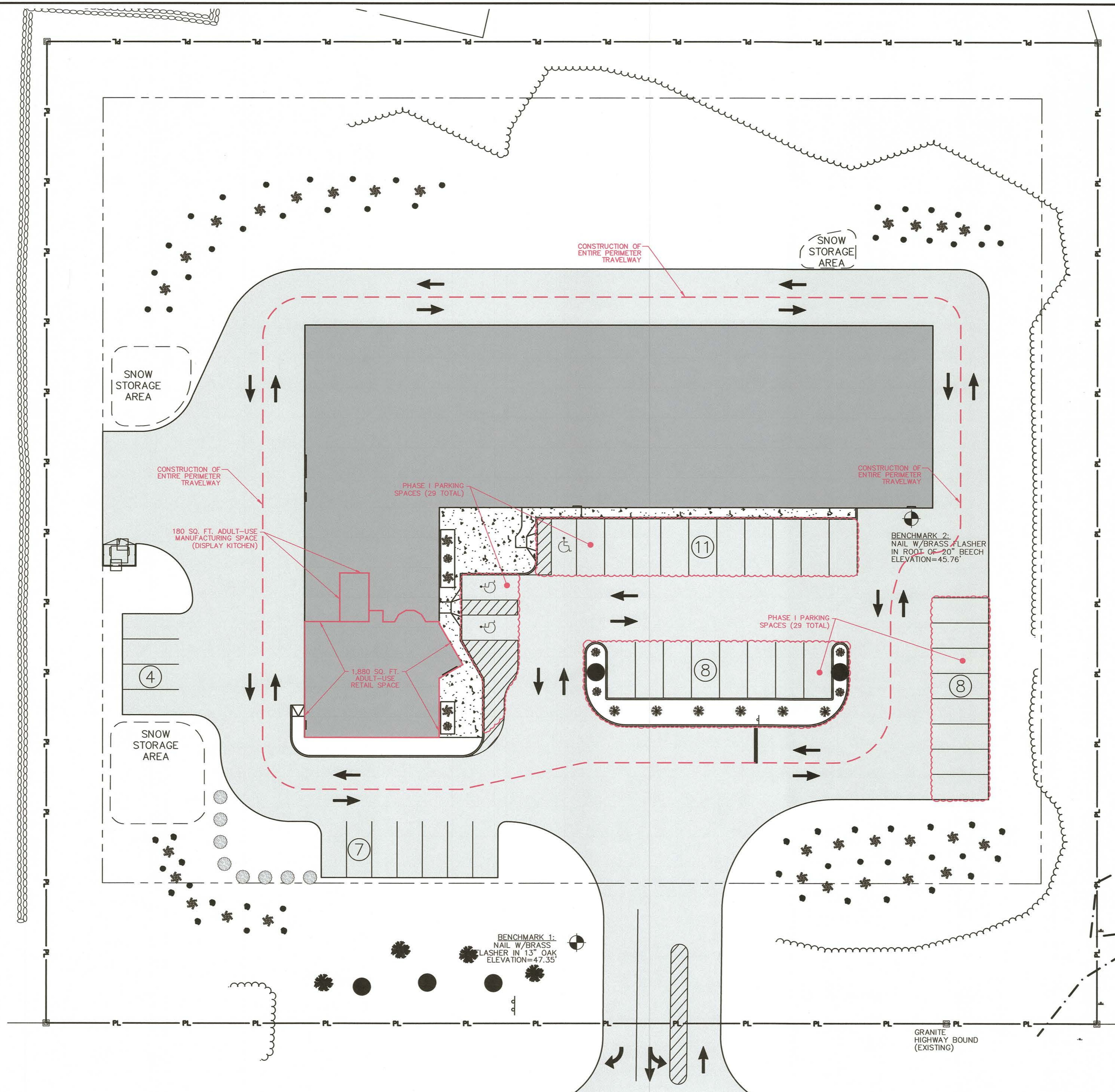
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DATE: 12/01/22
JOB NO: C057-19

APPROVED BY: *[Signature]*
2/1/2024

DRAWN BY: MJS
REVISION DATE: - : -
SHEET: 1 OF 1



NO.	DESCRIPTION	DATE



PHASE I OCCUPANCY NOTES:

OPERATIONS PROPOSED FOR PHASE I:
 REMOVAL OF TEMPORARY TRAILER AS PER GRADING & UTILITY NOTE #6
 OCCUPANCY OF ENTIRE 1,880 SQ. FT. RETAIL SPACE
 OCCUPANCY OF 180 SQ. FT. MANUFACTURING KITCHEN ABUTTING RETAIL SPACE
 CONSTRUCTION OF CIRCULATING TRAVELWAY, AS WELL AS PARKING SPACES TO SATISFY THE FOLLOWING
 INTERIM PARKING CALCULATION (AS PER §45-495):

§45-495(7): WHOLESALE OR RETAIL SALES = 1 SPACE/100 SQ. FT. FOR MARIJUANA RETAIL STORES
 1,880 SQ. FT. PROPOSED => [1,880/100] = 18.8 SPACES

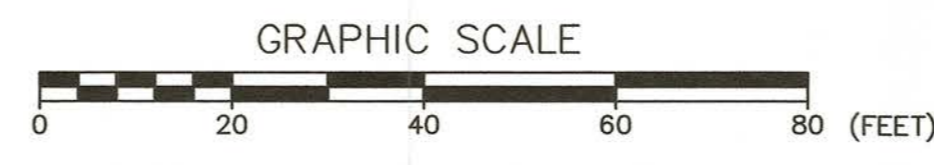
§45-495(9): PROFESSIONAL OFFICES = 1 SPACE/200 SQ. FT.
 NO OFFICES PROPOSED FOR PHASE I
 = 0 SPACES

§45-495(11): COMMERCIAL/INDUSTRIAL USE = 1 SPACE/ANTICIPATED EMPLOYEE ON THE LARGEST SHIFT
 6 EMPLOYEES FOR RETAIL SPACE, 3 EMPLOYEES FOR MANUFACTURING SPACE
 => 9 SPACES

TOTAL REQUIRED PHASE I = [18.8+0+9] = 27.8 => 28 SPACES REQUIRED
 TOTAL PROPOSED = 29 SPACES (3 ADA)

LEGEND

PROPERTY LINE	— — — — —
SETBACK	- - - - -
EXT. ABUTTER LINE	- - - - -
PRP. RIGHT-OF-WAY	— — — — —
EXT. PAVEMENT	— — — — —
PRP. PAVEMENT	— — — — —
PRP. BUILDING	[Hatched Box]
EXT. WETLAND BNDY	[Wavy Line]
EXT. WETLAND AREA	[Dotted Area]
FOUND PIPE OR IRON ROD	○
FOUND STONE OR CONCRETE MONUMENT	◻



NO.	DESCRIPTION	DATE



TAX MAP 37, LOT 20

PHASING PLAN - PHASE I
 AMP COMMERCIAL DEVELOPMENT
 290 HAROLD L. DOW HIGHWAY, ELIOT, MAINE

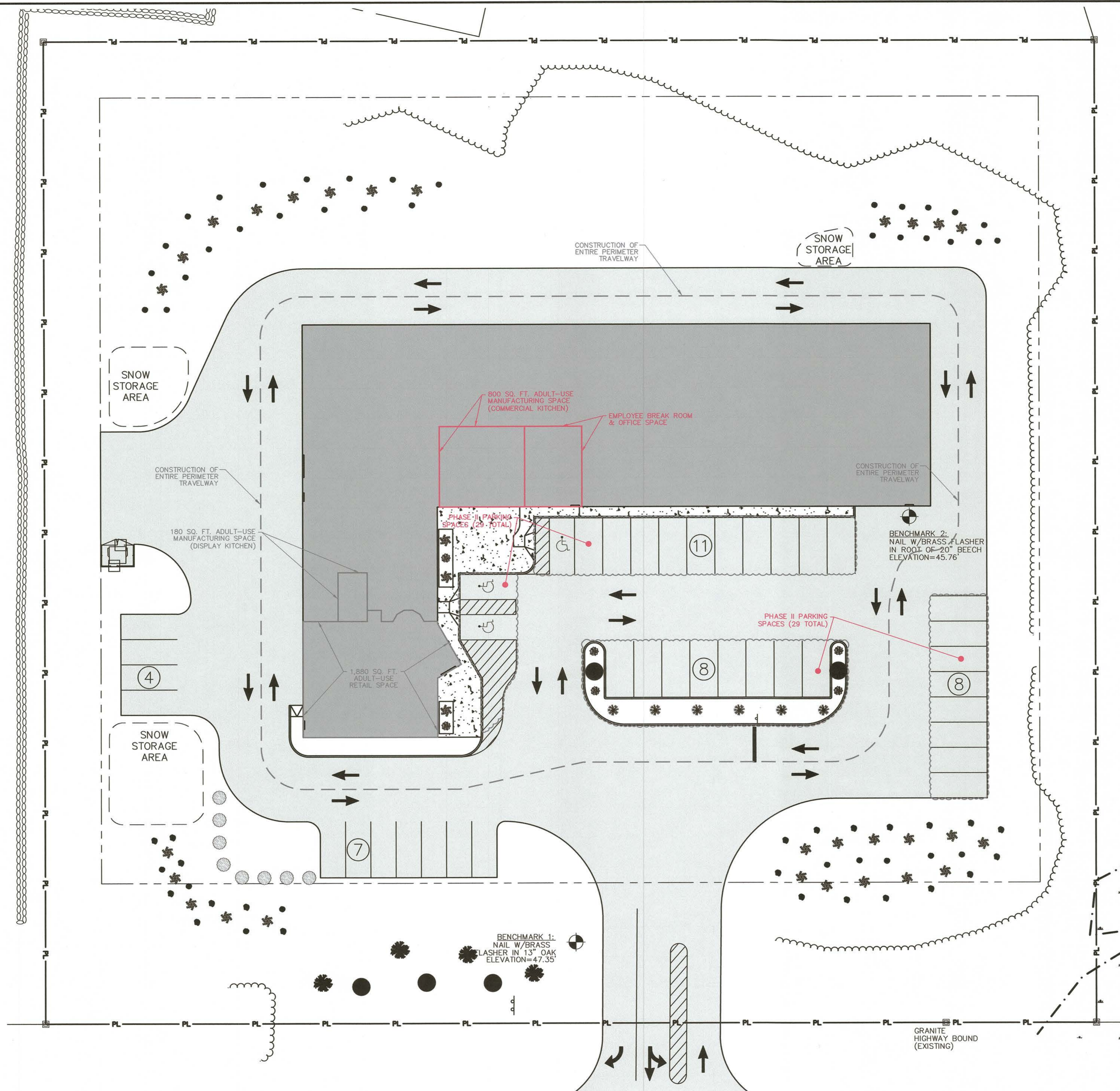
FOR: DJR REAL ESTATE, LLC
 61 BRADSTREET LANE
 ELIOT, ME 03903

ATTAR ENGINEERING, INC.
 CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
 1284 STATE ROAD - ELIOT, MAINE 03903
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SCALE: 1" = 30'
 DATE: 12/01/22

APPROVED BY: [Signature]
 FILE: 290 ECC BASE.DWG

DRAWN BY: MJS
 REVISION DATE: - : -
 SHEET: 1 OF 3



PHASE II OCCUPANCY NOTES:

OPERATIONS PROPOSED FOR PHASE I:
 REMOVAL OF TEMPORARY TRAILER AS PER GRADING & UTILITY NOTE #6
 OCCUPANCY OF ENTIRE 1,880 SQ. FT. RETAIL SPACE
 OCCUPANCY OF 180 SQ. FT. MANUFACTURING KITCHEN ABUTTING RETAIL SPACE
 CONSTRUCTION OF CIRCULATING TRAVELWAY, AS WELL AS PARKING SPACES

OPERATIONS PROPOSED FOR PHASE II:
 OCCUPANCY OF 800 SQ. FT. COMMERCIAL KITCHEN MANUFACTURING SPACE
 OCCUPANCY OF EMPLOYEE BREAK ROOM AND OFFICE SPACE IN COMMERCIAL WING
 PARKING SPACES TO SATISFY THE FOLLOWING INTERIM PARKING CALCULATION (AS PER §45-495):

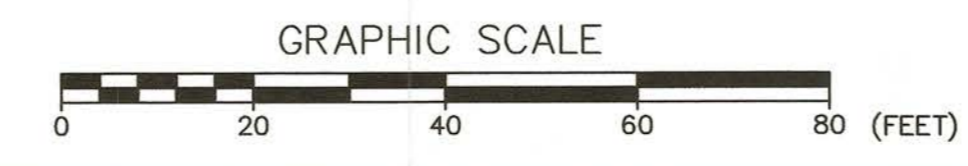
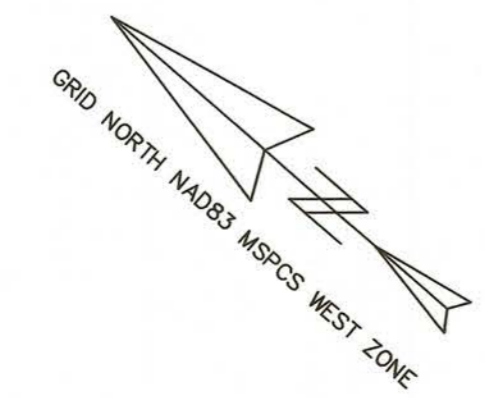
§45-495(7): WHOLESALE OR RETAIL SALES = 1 SPACE/100 SQ. FT. FOR MARIJUANA RETAIL STORES
 1,880 SQ. FT. PROPOSED => [1,880/100] = 18.8 SPACES

§45-495(9): PROFESSIONAL OFFICES = 1 SPACE/200 SQ. FT.
 NO OFFICES PROPOSED FOR PHASE I
 = 0 SPACES
 200 SQ. FT. OFFICE FOR PHASE II (COMMERCIAL WING)
 => [200/200] = 1 SPACE

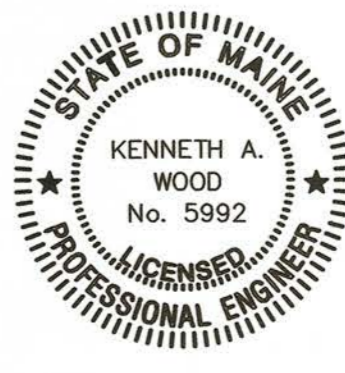
§45-495(11): COMMERCIAL/INDUSTRIAL USE = 1 SPACE/ANTICIPATED EMPLOYEE ON THE LARGEST SHIFT
 6 EMPLOYEES FOR RETAIL SPACE, 3 EMPLOYEES FOR MANUFACTURING SPACE
 => 9 SPACES PHASE I
 NO ADDITIONAL EMPLOYEES PHASE II
 => [9+0] = 9 SPACES PHASE II

TOTAL REQUIRED PHASE II = [18.8+1+9] = 28.8 => 29 SPACES REQUIRED
 TOTAL PROPOSED = 29 SPACES (3 ADA) (NO CHANGE FROM PHASE I)

LEGEND	
PROPERTY LINE	— — — — —
SETBACK	— — — — —
EXT. ABUTTER LINE	— — — — —
PRP. RIGHT-OF-WAY	— — — — —
EXT. PAVEMENT	— — — — —
PRP. PAVEMENT	— — — — —
PRP. BUILDING	
EXT. WETLAND BNDY	
EXT. WETLAND AREA	
FOUND PIPE OR IRON ROD	○
FOUND STONE OR CONCRETE MONUMENT	◻



NO.	DESCRIPTION	DATE



TAX MAP 37, LOT 20

PHASING PLAN — PHASE II
 AMP COMMERCIAL DEVELOPMENT
 290 HAROLD L. DOW HIGHWAY, ELIOT, MAINE

FOR: DJR REAL ESTATE, LLC
 61 BRADSTREET LANE
 ELIOT, ME 03903

ATTAR ENGINEERING, INC.
 CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
 1284 STATE ROAD — ELIOT, MAINE 03903
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SCALE: 1" = 30'
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APPROVED BY:

JOB NO: C072-21 FILE: 290 ECC BASE.DWG

DRAWN BY: MJS
 REVISION DATE: - : -
 SHEET: 2 OF 3

