

TOWN OF DAMARISCOTTA

PLANNING BOARD MEETING AGENDA

When: Monday, January 4, 2021 - 6:00 PM

Where: ZOOM Meeting

<https://us02web.zoom.us/j/82911434795>

Pledge of Allegiance

REGULAR MONTHLY MEETING for December 7, 2020

MINUTES November 9, 2020 Meeting
 December 7, 2020 Meeting

SITE VISIT MINUTES 11 Fir Tree Lane, December 14, 2020
 639 Main Street, December 14, 2020

A. OLD BUSINESS –

1. 40 Field Road – Site Plan Review – CRLT Solar Array – Public Hearing
2. 639 Main Street – Site Plan Review – MSN Enterprises, LLC - Adult Use Marijuana Store and Tier II Cultivation Facility – Public Hearing

B. NEW BUSINESS

1. 97 Bristol Road – Lincoln Health Parking Lot – SPR Pre-App Review

C. OTHER

1. Questions from the public.
2. Housekeeping
3. Planner's Reports

D. ADJOURN

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: December 22, 2020
Re: 639 Main Street - Adult Use Marijuana Store and Tier II Cultivation Facility

On behalf of MSN Enterprises, LLC, Gartley and Dorsky Engineers has submitted a Site Plan Review application to establish an adult use marijuana store and Tier II cultivation facility at 639 Main Street. The property is in the C2 District, which permits such activities as Conditional Uses. A pre-app review was conducted by the Planning Board at its December 7, 2020 meeting and a site visit was conducted on December 14, 2020 (minutes attached). A public hearing has been scheduled for the January 4, 2021 meeting. Abutters have been notified and a notice has been published in the LCN.

Damariscotta marijuana licensing provisions limit adult use marijuana establishments to no more than two in the community. As the proposed project would be the second such establishment in Damariscotta, no more adult use marijuana facilities will be permitted.

The applicant has purchased a residence with attached barn and shed on the easterly side of Main Street. The residential unit will be retained as a single family dwelling. The ell would be converted to a marijuana retail establishment with dedicated entrance and exit. The barn would be used for storage and the garage would be converted to a Tier II grow facility.

It is unclear in the application whether the marijuana grown in the cultivation facility will be process and/or packaged on-site. Such activities would be permitted but could have an impact on the type of odor control required. I have asked the applicant to clarify what operations will take place on the property.

MaineDOT has approved the revised entrance and removal of vegetation along the easterly side of Main Street north of the entrance will create sufficient sight distance. Eight standard parking spaces and one handicap space are proposed in conformance with town requirements. The handicap space will be within the 50' front setback so the PB will need to grant a waiver for this space.

The front landscape buffer will consist of small shrubs such as Virginia rose and bearberry bushes. Shrubs will be placed approximately 3 feet apart, equating to approximately 13 shrubs. Some existing shrubs and woody vegetation will be removed to create the handicap parking space, clean up the front yard and improve visibility for vehicles exiting the property.

The facility will use an existing well and septic system. The CEO will need to inspect the septic system to ensure it is adequately sized and operating satisfactorily. Signs conforming to town requirements will be installed near the road and on the barn.

I recommend approval of the project with the following conditions. Please note that the project requires both Site Plan Approval and a Conditional Use Permit.

- The CEO find that the septic system is functioning properly and is adequate for the project
- The applicant provide information on the activities in the grow facility and demonstrate that the odor control system is adequate for such activities.
- The Planning Board grant a waiver for location of the H/C space within the front 50' buffer

Project Name:		639 Main Street Adult Marijuana
Date:		12/22/2020
Site Plan Review Performance Standards		<i>Findings</i>
A.	Preserve and Enhance the Landscape	Landscaping in front, balance of property maintained
B.	Relationship to Environment and Neighboring Buildings	No change in buildings
C.	Air Quality	Need more information on odor control
D.	Lighting and Glare	Limited outdoor lighting proposed on south and west sides of garage
E.	Noise	No impact
F.	Adequacy of Public Road System	MaineDOT major collector
G.	Access into the Site	MDOT entrance permit, adequate sight distance
H.	Parking and Circulation	Meets minimum requirements
I.	Pedestrian Circulation	Adequate
J.	Existing Public Utilities and Services	None required
K.	Water Quality	No impact
L.	Stormwater Management	Small increase in impervious area, SW plan submitted
M.	Erosion and Sedimentation Control	Sheet flow off parking lot; ESC plan submitted
N.	Water Supply	Well
O.	Natural Beauty	No additional construction
P.	Historic and Archaeological Resources	None known - no impact to field
Q.	Filling and Excavation	None
R.	Sewage Disposal	Septic system - need to demonstrate adequacy
S.	Phosphorus Control	N/A

T.	Buffer Areas	No impact except H/C parking space
U.	Signs	None proposed at this time
V.	Building Appearance	Will re-roof and some new siding
Large Scale Development Performance Standards		<i>Findings</i>
A.	Building Appearance	N/A
B.	Outdoor Sales	N/A
C.	Parking	N/A
D.	Bicycle and Pedestrian Facilities	N/A
E.	Landscaping	N/A
F.	Screening	N/A
G.	Building Reuse	N/A
Additional Standards for Buildings > 20,000 sf		<i>Findings</i>
H-1.	Visibility from roads	N/A
H-2.	Outbuildings	N/A
H-3.	Community Impact Statement	N/A

Conditional Use Criteria

Effect not adverse: That the use requested will not have an adverse effect on the health, safety, or general welfare of the residents of the area or the general public. In making this determination, the Planning Board shall take into consideration the potential effect of the use on the environment from:

Project Name	639 Main Street Adult Marijuana
Air Pollution	No impact if odor control is adequate based on proposed operation of grow facility
Water Pollution	No impact
Soil Pollution	No impact
Noise	No impact
Traffic	Little traffic expected; MDOT entrance permit; adequate sight distance
Congestion	No impact
Soil Erosion	No impact
Sewage Disposal	On-site septic - need to verify condition
Water Supply	Well
Municipal Facilities	No impact
Municipal Services	No impact
Public Ways	Main Street is classified as a major collector highway by MaineDOT

**SITE PLAN REVIEW APPLICATION
MICHAEL NOETZEL – MSN ENTERPRISES, LLC
639 MAIN STREET**

**SUBMISSION LIST
December 18, 2020**

<u>Description of Document</u>	<u>Document Date</u>
1. Site Plan Review Application Form	December 18, 2020
2. Site Plan Review Letter	December 18, 2020
3. Stormwater Management Plan	Not Dated
4. Erosion and Sedimentation Control Plan	Not Dated
5. MaineDOT Entrance Permit – Email	December 16, 2020
6. Warranty Deed Book 5595, Page 275	September 25, 2020
7. Abutters Map	December 14, 2020
8. Site Location Map	December 2020
9. Aerial Photo	December 2020
10. Web Soil Survey	December 14, 2020
11. Damariscotta Tax Map 3	April 1, 2019
12. FEMA Flood Map	December 7, 2020
13. Letter to Maine Historic	December 2020
14. Letter to Maine Natural Areas Program	December 2020
15. Odor Mitigation Plan	Not Dated
16. Lighting Cut Sheets	Not Dated
17. Floor Plan	Not Dated

18. Site Plan – C1

December 18, 2020

19. Civil Details – C2

December 18, 2020

For Office Use Only:

Submission Date _____

Fee Amount: _____

Town of Damariscotta Site Plan Review *Application* Form

Project Name:

1. Applicant

MSN Enterprises, LLC

2. Applicant's Address

P.O. Box 193
Harpswell, ME 04079

3. Applicant's Tel/Email

(617) 699-7326
msnenterprisesllc1@gmail.com

4. Property Owner

Michael S. Noetzel

5. Owner's Address

Same as applicant.

6. Owner's Tel # and Email

Same as applicant.

7. Engineer/Consultant/Architect

Gartley & Dorsky
Engineering & Surveying

8. E/C/A Address

P.O. Box 1031
Camden, ME 04843

9. E/C/A Tel/Email

(207) 236-4365
apulver@gartleydorsky.com

10. Location/Address of Property

639 Main Street
Damariscotta, ME

11. Tax Map/Lot

Map 3, Lot 29

12. Zoning District

C2: Other Commercial

✓ *If submitted. If you believe a submission is not applicable or you want to request a waiver, so indicate by NA or W and explain in the spaces provided at the end of the form.*

✓ E.1 Signed SPR Application

✓ E.2 Evidence of Right, Title or Interest

✓ E.3 Site Plan at a scale of not more than 50'=1" with two 24'x36" for presentation purposes showing all of the following information:

✓ E.3 a Names & addresses of all abutters on plan and on a separate listing

✓ E.3.b Sketch map showing General location of site within the town

✓ E.3.c Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.

✓ E.3.d The bearings and distances of all property lines and the source of this information. The Board may waive the requirement of a formal boundary survey when sufficient information is available to clearly establish, on the ground, all property boundaries

✓ E.3.e Classification(s) of the property and the location of zoning district boundaries as applicable.

N/A	E.3.f	Soil types and location of soil boundaries suitable for waste water disposal as certified by a registered engineer or soil scientist.
✓	E.3.g	The location of all building setbacks and buffers required by this or other ordinances of the Town of Damariscotta.
✓	E.3.h	The location, size, and character of all signs and exterior lighting.
✓	E.3.i	The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces and associated structures, snow storage areas, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements, and landscaping.
✓	E.3.j	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
✓	E.3.k	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
✓	E.4	A Stormwater Management Plan including Low Impact Development (LID) measures in conformance with the provisions of §102.6.L. See definition of LID in §102.4
✓	E.5	An erosion and sediment control plan in conformance with the provisions of §102.6.M
✓	E.6	Building plans showing, at a minimum, floor plans and all elevations clearly indicating the type, color, and texture of all exterior surfacing materials of all proposed principal buildings and structures and all accessory buildings and structures.
N/A	E.7	Copies of any proposed or existing easements, covenants, deed restrictions, etc.
✓	E.8	A list of all applicable State & Federal permits
✓	E.9	Identification of districts, sites, buildings, structures or objects, significant in American history, architecture, archaeology, engineering or culture, that are listed, or eligible for listing, in the National Register of Historic Places (see 16 U.S.C. 470w(5); 36 CFR 60 and 800).
✓	E.10	Demonstration of financial and technical capacity to complete the project, as proposed, in accordance with this ordinance and the approved plan.
✓	E.11	Location of any floodplains on the project parcel as well as any wetlands and streams as identified by a wetlands scientist or other certified wetlands professional.
N/A	E.12	Soils test pit log demonstrating suitable soils for subsurface sewage disposal unless connection to a public sanitary sewer is proposed, in which case a letter from the Great Salt Bay Sanitary District attesting to its ability to accept sanitary wastes from the proposed development.
N/A	E.13	A phosphorus impact report if the project is within the watershed of a great pond.
N/A	E.14	An estimate of the amount of domestic water required for the project; if connection to the public water system is proposed, a letter from the Great Salt Bay Water District attesting to its ability to provide sufficient water to the project; if water is to be supplied by wells, the results of a hydrological study if required by the Planning Board.
✓	E.15	Plan for supplying water for fire protection.
✓	E.16	Letters from appropriate state authorities attesting to the project's impact, if any on historic, archaeological and rare or endangered plant or animal species on or in the vicinity of the project parcel.
✓	E.17	Demonstration that access to the site will be safe and will meet or exceed minimum required sight distance.
✓	E.18	Demonstration that the project will comply with applicable noise and air quality standards.
✓	E.19	A scenic assessment and landscaping plan for the site consistent with the recommendations of the Damariscotta Comprehensive Plan that includes drawings and/or photo simulations including elevations of proposed buildings, topography and landscaping as well as sidewalks (if applicable), illustrating the view from each public roadway adjacent to the proposed development.

Note: The applicant shall submit a plan that fully satisfies the §102.6 Performance Standards and, if applicable, the §102.7 Large Scale Development Performance Standards. The applicant may also submit an accompanying separate plan that sets out any proposed waivers from §102.6 and §102.7 Performance Standards accompanied by a written statement(s) explaining why the applicant believes the waivers would still accomplish the purpose of the performance standard so proposed to be altered.

Explain any requested waivers or submission requirements you believe are not applicable.

See attached Site Plan. The applicant proposes to construct a handicap parking space within the 50' buffer between the existing building and road right-of-way.

Check if Required

Planning Board Review/Approval (e.g. Subdivision)

Board of Appeals Review/Approval

Flood Hazard Development Permit

Exterior Plumbing Permit (Approved HHE-200 Application Form)

Interior Plumbing Permit

DEP Permit (Site Location, NRPA)

Army Corps of Engineers (Sec. 404 of Clean Water Act)

MaineDOT Entrance or Traffic Permit

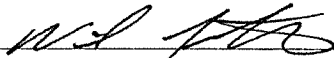
Others:

Note: Applicant is Advised to Consult with the Code Enforcement Officer and Appropriate State and Federal Agencies to Determine Whether Additional Permits, Approvals and/or Reviews are Required

I Certify That All Information Given in this Application is Accurate. All Proposed Uses Shall be in Conformance with this Application and the Applicable Town of Damariscotta Zoning Ordinances. I Agree to Future Inspections by the Code Enforcement Officer at Reasonable Hours.

Applicant's Signature

Date



12-18-20

Agent's Signature (if applicable)

Date



December 18, 2020

Planning Board
Town of Damariscotta
21 School Street
Damariscotta, Maine 04543

**RE: Site Plan Review
Michael Noetzel
639 Main Street**

Project No. 2020-436

Dear members of the board:

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Damariscotta for Michael Noetzel, owner of the property at 639 Main Street in Damariscotta. The owner proposes to construct an Adult Use Marijuana Store and Tier II Cultivation Facility, and associated parking area. Planning board review is required because the proposal seeks to construct a new adult use marijuana cultivation facility and adult-use marijuana store per section 102.3 paragraph 9 of the town of Damariscotta Site Plan Review Ordinance.

The Rights, Title and Interest and general information for the property are summarized as follows:

Owner: Michael S. Noetzel & Lisa M. Matysiewicz

Subject Parcel: Map 3 Lot 29 (Tax Map attached)

Deed: Book 5595 Page 275 (Deed attached)

Zone: Other Commercial (C2)

To demonstrate completeness, the following information is provided in support of Sections 102.5 and 102.6 of the Town of Damariscotta Site Plan Review Ordinance (November 5, 2019):

§ 102.5 PRE-APPLICATION AND APPLICATION PROCEDURES:

A. General Pre-Application

A pre-application meeting was held on Monday, December 7, 2020.

B. Pre-Application Procedures

A pre-application meeting was held on Monday, December 7, 2020.

C. Application Procedures

See attached documents.

D. Independent Consultants

Gartley & Dorsky Engineering & Surveying is the independent consultant for the proposed project.

E. Submission Requirements (except Wireless Telecommunications facilities):

1. A fully executed and signed copy of the application for site plan review.

A site plan review application form is included in this submission packet.

2. **Evidence of right, title, or interest in the property such as deed, option to purchase, or lease, or agreement.**

A copy of the "Warranty Deed Statutory Short Form Title 33, §775" is included in this submission packet.

3. **A site plan drawn at a scale sufficient to allow review of the items listed under the preceding general standards but not at more than 50 feet to the inch for that portion of the total tract of land being proposed for development. At all preliminary and final plan stages in the review process at least two plans must be presented by the applicant of 24"x36" sheets hang-able from an easel to facilitate Board review and at the largest scale possible for the size of the sheet, e.g. 20, 30, 40 feet to the inch but no less than 50 feet to the inch. In addition, applicants may also electronically project their plans visually onto the wall with an image size sufficient for easy interpretation of all details including any wording. The site plan shall show the following:**

A 24"x36" site plan, drawn to a scale of 1" = 20', has been provided to each board member prior to this meeting.

- a. **Names and addresses of all abutters on the plan and names and addresses of all abutters on a separate listing.**

Abutters are shown and listed on the attached "Abutters Map".

- b. **Sketch map showing general location of the site within the town.**

See attached location map.

- c. **Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.**

The subject parcel is the only property owned by the applicant.

- d. **The bearings and distances of the property lines and the source of this information.**

Bearings and distances are provided on the attached Site Plan.

- e. **Classification(s) of the property and the location of zoning district boundaries as applicable.**

The subject property is located within the C2, Other Commercial Zoning District.

- f. **Soil types and location of soil boundaries suitable for waste water disposal as certified by a registered engineer or soil scientist.**

There are no proposed changes to the existing waste water disposal system.

- g. **The location of all building setbacks and buffers required by this or other ordinances of the Town of Damariscotta.**

In accordance with §101.5 Land Use Districts, Subsection D, Table 2, a 20' front setback and 15' rear and side setbacks must be maintained between property lines and buildings. These setbacks are depicted on the Site Plan.

- h. **The location, size, and character of all signs and exterior lighting.**

The applicant is proposing to install a sign by the road and a sign on the existing barn, which will meet the requirements of the Town of Damariscotta Sign Ordinance. Exterior lighting is

proposed along the south and west sides of garage. Lighting cut sheets are included in this submission packet.

- i. The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces and associated structures, snow storage areas, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, services areas, easements a, and landscaping.**
All existing and proposed features are depicted on the Site Plan.
- j. The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.**
See attached "Aerial Photo".
- k. Existing and proposed topography of the site at two-foot contour intervals if major changes to the existing topography are being proposed.**
Existing and proposed one-foot contours are depicted on the Site Plan.
- 4. A Stormwater Management Plan including Low Impact Development (LID) measures in conformance with the provisions of §102.6.L.**
See attached "Stormwater Management Plan".
- 5. An erosion and sedimentation control plan in conformance with the provisions of §102.6.M.**
See attached "Erosion and Sedimentation Control Plan".
- 6. Building plans showing, at a minimum, floor plans and all elevations clearly indicating the type, color, and texture of all exterior surfacing materials of all proposed principal buildings and structures and all accessory buildings and structures.**
This section is not applicable. There are no proposed buildings.
- 7. Copies of any proposed or existing easements, covenants, deed restrictions, et.**
There are no existing or proposed easements, covenants, or deed restrictions.
- 8. A list of all applicable State & Federal permits.**
See attached email from Dougie Brown, at MaineDOT.
- 9. Identification of districts, sites, buildings, structures or objects, significant in American history, architecture, archaeology, engineering or culture, that are listed, or eligible for listing, in the National Register of Historic Places.**
There are no districts, sites, buildings, structures or objects, within close proximity to the proposed project, as listed in the National Register of Historic Places.
- 10. Demonstration of financial and technical capacity to complete the project, as proposed, in accordance with this ordinance and the approved plan.**
The applicant has financial and technical capacity to complete the proposed project. Additional information will be provided upon request.

- 11. Location of any floodplains on the project parcel as well as any wetlands and streams as identified by a wetlands scientist or other certified wetlands professional.**
There are no mapped floodplains, wetland or streams in the area of the proposed development. See attached FEMA Flood Map.
- 12. Soil test pit log demonstrating suitable soils for subsurface sewage disposal unless connection to a public sanitary sewer is proposed, in which case a letter from the Great Salt Bay Sanitary District attesting to its ability to accept sanitary wastes from the proposed development.**
This section is not applicable. There are no proposed changes to the existing subsurface sewage disposal system.
- 13. A phosphorus impact report if the project is within the watershed of a great pond.**
This section is not applicable. The project parcel is not located within the watershed of a great pond.
- 14. An estimate of the amount of domestic water required for the project; if connection to the public water system is proposed, a letter from the Great Salt Bay Water District attesting to its ability to provide sufficient water to the project; if water is to be supplied by wells, the results of a hydrological study if required by the Planning Board.**
The applicant will utilize the existing drilled well. Additional information will be provided upon request.
- 15. Plan for supplying water for fire protection.**
A fire hydrant is located approximately 150' south of the proposed driveway.
- 16. Letters from appropriate State authorities attesting to the project's impact, in any on historic, archeological and rare or endangered plant or animal species on or in the vicinity of the project parcel.**
Letters submitted to the Maine Historic Preservation Commission and Maine Natural Areas Program are included in this submission.
- 17. Demonstration that access to the site will be safe and will meet or exceed minimum required sight distance.**
The project parcel is located on Main Street, which has a speed limit of 40 MPH. The MaineDOT Technical Standards require a sight distance of 360' for standard vehicles. The proposed available sight distance is ±500' in the southwesterly and northeasterly directions. A Driveway/Entrance Permit has been issued by MaineDOT for the proposed entrance.
- 18. Demonstration that the project will comply with noise and air quality standards.**
The proposed development meets the requirements of §102.6 C and E, as listed below in the Performance Standards.
- 19. A scenic assessment and landscaping plan for the site consistent with the recommendations of the Damariscotta Comprehensive Plan that includes drawings and/or photo simulations including elevations of proposed buildings, topography and landscaping as well as sidewalks (if applicable), illustrating the view from each public roadway adjacent to the proposed development.**
Existing and proposed landscaping is shown on the Site Plan.

F. Submission Requirements for Wireless Communication Facilities

This section is not applicable.

G. Notification and Hearing requirements

All abutting property owners have been notified of the proposed project by certified mail, return receipt requested.

§ 102.6 PERFORMANCE STANDARDS**A. Preserve and Enhance the Landscape**

Tree removal has been limited to the greatest practical extent while still providing adequate space for vehicle and pedestrian circulation. A landscaped buffer is proposed between the right-of-way and parking spaces.

B. Relationship to Environment and Neighboring Buildings

1. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity which have a visual relationship to the proposed building.

This section is not applicable. There are no proposed structures.

2. Except in the Downtown Commercial (C1) Area, the following setbacks and buffers from parking/paved areas shall be provided:

- a. Frontage on Road: For new Construction along the C2 area of Rte. 1B (Upper Main Street), a 50-foot buffer/setback from the property line to parking/paved areas will be maintained. In other districts a 15-foot buffer from the property line to parking/paved areas is required.

This section is not applicable. There is no new construction proposed.

- b. Side and rear lot lines: For developments resulting in more than 50% of the parcel covered in impervious surface and/or with a parcel size greater than 3 acres a 30-foot minimum buffer strip with undisturbed natural vegetation from the property line to any parking/paved areas will be maintained.

This section is not applicable. The project parcel is ±2.93 acres.

3. In the downtown commercial area, the following setbacks for parking areas shall be provided:

This section is not applicable. The project parcel is not located in the downtown commercial area.

C. Air Quality

The proposed Adult Use Marijuana Store and Tier II Cultivation Facility will meet the air quality standards of the Department of Administrative and Financial Services, Office of Marijuana Policy.

D. Lighting and Glare

Exterior lighting is proposed along the west and south sides of the garage. Lighting cut sheets are attached. All proposed lighting will be in compliance with OMP security requirements and Town of Damariscotta requirements.

E. Noise

The proposed uses are not significant generators of noise. Sound levels will remain below 55 dBA from 7 AM to 7 PM and 45 dBA from 7PM to 7AM.

F. Adequacy of Public Road System

Main Street has a Federal Function Class of "Major Collector" (Corridor Priority 2) with a speed limit of 40 MPH and an 1800 Hourly Capacity according to the MaineDOT Public Map Viewer. An Entrance/Driveway permit has been approved by MaineDOT for the proposed driveway.

G. Access to Site

The MaineDOT Technical Standards require a sight distance of 360' for standard vehicles, for roads with a speed limit of 40 MPH. The existing entrance has an available sight distance of $\pm 550'$ in the southwesterly direction and $\pm 215'$ in the northeasterly direction. With the removal of vegetation and construction of a new entrance, the sight distance in both directions will be increased to $\pm 500'$, which meets MaineDOT standards. An Entrance/Driveway permit has been approved by MaineDOT for the proposed driveway.

H. Parking and Circulation**1. Parking and Streetscape:**

The proposed parking area provides a safe, convenient and efficient access for vehicles and pedestrians.

2. Parking Requirements:

The proposed project requires 9 parking spaces:

- *Residential Home: 2 spaces/dwelling unit = 2 spaces*
- *Adult Use Marijuana Store: 4 spaces/1,000 SF = 4 spaces*
- *Cultivation Area and Barn: 1.5 spaces/1,000 SF = 3 space*

The applicant is proposing seven (9) 18.5'x9' parking spaces, one of which is a handicap accessible space.

3. Off-street Surface Parking Lot Placement

A landscaped buffer is proposed between the handicap parking space, which is located to the west of the existing building, and Main Street. The placement of the proposed handicap parking space was approved by the Town Code Enforcement Officer.

4. Interior Vehicular and Pedestrian Circulation

The proposed parking area provides adequate vehicular and pedestrian circulation. The proposed parking lot is depicted on the Site Plan.

5. Parking Entrance

The applicant is proposing to construct a single 24' wide entrance/exist drive. The proposed parking area has been designed to encourage vehicles to leave in a forward motion.

6. Parking Lot Layout

The applicant is proposing to maintain the existing vegetation to the east of the proposed parking area. A new vegetative buffer is proposed to the west of the handicap parking space.

7. Parking Spaces

The applicant is proposing to construct seven (7) 18.5'x9' parking stalls with a 24' wide drive aisle. Additionally, a 5' wide walkway is proposed from the parking area to the store entrance.

I. Pedestrian Circulation

The proposed development provides adequate pedestrian circulation. A 5' wide walkway is proposed along the west side of the existing building.

J. Existing Public Utilities and Services

There are no proposed changes to the existing public utility connections.

K. Water Quality

The proposed development is not expected to have an undue affect on the quality or quantity of ground water.

L. Stormwater Management

See attached "Stormwater Management Plan".

M. Erosion and Sediment Control

See attached "Erosion and Sedimentation Control Plan".

N. Water Supply

This section is not applicable. The existing building does not connect to the public water supply.

O. Natural Beauty

The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area. The applicant is proposing to remove vegetation along the front property line to increase the sight distance. A split rail fence and new vegetative buffer is proposed between the parking area and Main Street.

P. Historic and Archaeological Resources

There are no districts, sites, buildings, structures or objects, within close proximity to the proposed project, as listed in the National Register of Historic Places.

Q. Filling and Excavation

This section is not applicable. The proposed development will not exceed 1 (acre) of excavated material.

R. Sewage Disposal

This section is not applicable. There are no proposed changes to the existing septic system.

S. Phosphorus Control

This section is not applicable.

T. Buffer Areas

The project parcel is located in the C2 – Other Commercial District. Abutting properties include commercial retail space, residential homes and undeveloped land. The applicant is proposing a landscaped buffer between the existing structure and proposed parking, and Main Street. Existing vegetation along the north, east and south property lines will remain. Additionally, a split rail fence is proposed along the front property line.

U. Signs

The applicant is proposing to install a sign by the road and a sign on the existing barn, which will meet the requirements of the Town of Damariscotta Sign Ordinance.

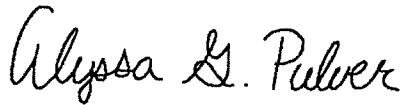
V. Building Appearance

This section is not applicable. There are no proposed buildings.

We look forward to presenting the application to the board on January 4, 2021.

Very Truly Yours,

Gartley & Dorsky, Engineering & Surveying Inc.



Alyssa Gartley Pulver, E.I.
Design Engineer

STORMWATER MANAGEMENT PLAN

Michael Noetzel is proposing to construct an Adult Use Marijuana Store and Tier II Cultivation Facility, and associated parking area on his property located 639 Main Street in Damariscotta, Maine. There are no proposed buildings. New impervious area will consist of a new paved driveway and parking area, and a 5' wide walkway. This narrative describes the effect of the proposed site improvements on stormwater runoff. The property is identified as Tax Map 3, Lot 29 with a total lot area of ± 2.93 acres.

There are no existing stormwater treatment features on the project parcel. The existing land is comprised of an existing residential home, barn and garage, a gravel driveway, and grass, totaling ± 2.93 acres. Approximately 4.1% is impervious area and 95.9% is pervious area.

The proposed site improvements will increase the impervious area to approximately 7.8%, which is an increase of $\pm 4,769$ square-feet of impervious area. This is significantly less than the 1-acre threshold for a Stormwater Management Permit from the Maine Department of Environmental Protection (MaineDEP).

Stormwater currently flows easterly across the parcel at grades ranging from 10% - 15% in the area of the proposed parking lot. With the proposed parking lot, stormwater will continue to flow in the easterly direction. The proposed parking lot is graded to have the flow sheet off at grades ranging from 2% - 7%. The proposed site improvements will result in minimal flows with minimal velocities, and do not present a concern for erosion.

Sediment barriers and excelsior blanket will be the primary temporary erosion control measures. Excelsior will be placed along the slope at the east end of the project, and sediment barriers will be placed downgradient of the project.

EROSION AND SEDIMENTATION CONTROL PLAN

A. Narrative

Michael Noetzel is proposing to construct an Adult Use Marijuana Store and Tier II Cultivation Facility, and associated parking area on his property located 639 Main Street in Damariscotta, Maine. There are no proposed buildings. The proposed driveway, parking area and walkway total $\pm 6,117$ square-feet.

1. Soil Types:

Underlying soils on the project parcel are Boothbay Silt Loam, Lamoine Silt Loam, Marlow-Berkshire Complex and Tunbridge-Lyman Complex in Hydrolog Group C and D. Attached is the USDA NRCS Soil Survey of the site.

2. Existing Erosion Problems:

There are no existing erosion conditions present, attributable to stable ground covers.

3. Critical Areas:

There are no critical areas within close proximity to the project parcel.

4. Protected Natural Resources:

The general topography of the site varies, with grades ranging from 10% - 15% in the area of the proposed parking lot. No portion of the development area lies within the Shoreland Zone. Additionally, the property is outside the 100-year flood plain (see attached FEMA map).

5. Erosion Control Measures:

Sediment barriers and excelsior blankets will be used as the primary temporary control measures. Details for their construction are outlined on the Erosion Control Detail Sheet.

6. Site Stabilization:

Access drive and parking lot construction are associated with this project. A specific set of construction notes is depicted on the Erosion Control Sheet, along with the details for sediment barriers (see Sheet C2). Within these notes are limits on time after new exposure of mineral soil.

B. Implementation Schedule

Erosion and sediment control measures shall be phased with the project as follows: Sediment barrier material (silt fence or bark mulch berm) will be placed prior to development. Soil disturbance will be subject to stabilization measures as outlined on the Erosion Control Detail Sheet and sequenced to minimize exposed soil.

C. Erosion and Sedimentation Control Plan

Refer to Site Plan, C1, depicting the required plan elements of: existing and proposed contours, legend, north arrow, title block, revision block, and areas for professional stamps, post-development land cover types and boundaries, locations of controls, and limits of construction disturbance. There are no existing problem areas.

D. Details and Specifications

Erosion and sedimentation control notes appear on the Site Plan and Site Detail Sheets. The notes provide specific instruction on disturbance, stabilization, permanent and temporary measures,

timing, and cold weather applications. These notes specify adherence to the standards contained in MaineDEP's "Erosion and Sediment Control handbook for Construction: Best Management Practices" manual for the specified elements of control.

E. Calculations

Not applicable.

F. Stabilization Plan

Please refer to Erosion Control Plan, outlining stabilization measures to be employed.

G. Winter Stabilization Plan

Please refer to Erosion Control Plan, outlining winter stabilization measures to be employed.

H. Third-Party Inspections

No third-party inspections are proposed or anticipated.

I. Housekeeping

Surface water and groundwater quality shall be maintained according to the performance standards set forth in the Maine Stormwater Management Law (38 MRSA § 420 D), Chapter 500, latest revision, Appendix C: Housekeeping. Specific issues to be addressed under Housekeeping:

1. **Spill prevention.** Controls will be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
2. **Groundwater protection.** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater will not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.
3. **Fugitive sediment and dust.** Actions will be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil will not be used for dust control. Operations during dry months, that experience fugitive dust problems, will wet down the access roads as needed. Operations during wet months that experience tracking of mud off the site onto public roads will provide for sweeping of road areas prior to significant storm events.
4. **Debris and other materials.** Litter, construction debris, and chemicals exposed to stormwater will be prevented from becoming a pollutant source.
5. **Trench or foundation de-watering.** Excessive volumes of ponded water in trenches, foundations, coffer dams, ponds, and other areas within the construction area will be removed from the ponded area, either through gravity or pumping, and will be spread through natural wooded buffers.

6. **Non-stormwater discharges.** The owner will identify and prevent contamination by non-stormwater discharges.
7. **Additional requirements.** The MDEP has not applied any site-specific additional requirements.

Alyssa Pulver

From: Brown, Douglas <Douglas.Brown@maine.gov>
Sent: Wednesday, December 16, 2020 2:33 PM
To: Alyssa Pulver
Subject: RE: Michael Noetzel - Application for Driveway/Entrance Permit

Alyssa,

It was not processed last week, however the Region Engineer signed it today.

Please accept this email as authority and planning, code enforcement requirements that a 24' wide paved Entrance has been approved for the Property at Damariscotta Tax Map 23 lot 9 onto State Route 1B for commercial/industrial use as per the permit application.

The special conditions will be that this permit will supersede permit #28543 issued on 14th Sep 2019, and that the existing driveway be closed and the vegetation reinstated within the MaineDOT Right of Way.

Other standard permit conditions will apply for no access to any portion of a subdivision, Property owner responsible for drainage, Property owner to ensure that vegetation is cleared within right of way to maintain safe sight distance.

The permit will be mailed this week.

Kindest Regards

Dougie



MaineDOT

Douglas Brown
Mid Coast Region 2 Permit Specialist
Maine Department of Transportation
98 Statehouse Station
Augusta, ME 04333

Email: douglas.brown@maine.gov
Phone: (207) 624-8205
Cell: (207) 441-1594

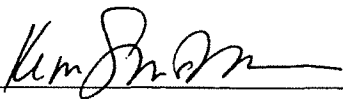
From: Alyssa Pulver <APulver@GartleyDorsky.com>
Sent: Wednesday, December 16, 2020 2:03 PM
To: Brown, Douglas <Douglas.Brown@maine.gov>
Subject: RE: Michael Noetzel - Application for Driveway/Entrance Permit

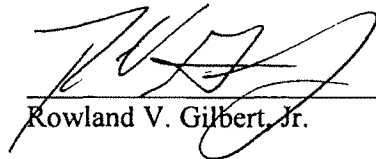


WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, §775

ROWLAND V. GILBERT, JR., of Elizabeth City, County of Pasquotank and State of North Carolina, for consideration paid, grants to **MICHAEL S. NOETZEL** and **LISA M. MATYSIEWICZ** with a mailing address of P.O. Box 193, Harpswell, ME 04079, with **Warranty Covenants**, as Joint Tenants, a certain lot or parcel of land, together with any buildings thereon, situated in Damariscotta, County of Lincoln and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS my hand and seal on September 25, 2020.




_____ Rowland V. Gilbert, Jr.

STATE OF MAINE
County of Lincoln, ss.

September 25, 2020

Personally appeared the above-named **ROWLAND V. GILBERT, JR.**, and acknowledged the above instrument to be his free act and deed.

Before me,


_____ Notary Public/Attorney-at-Law

Hylie A. West
_____ Printed name of Notary Public

My commission expires: _____

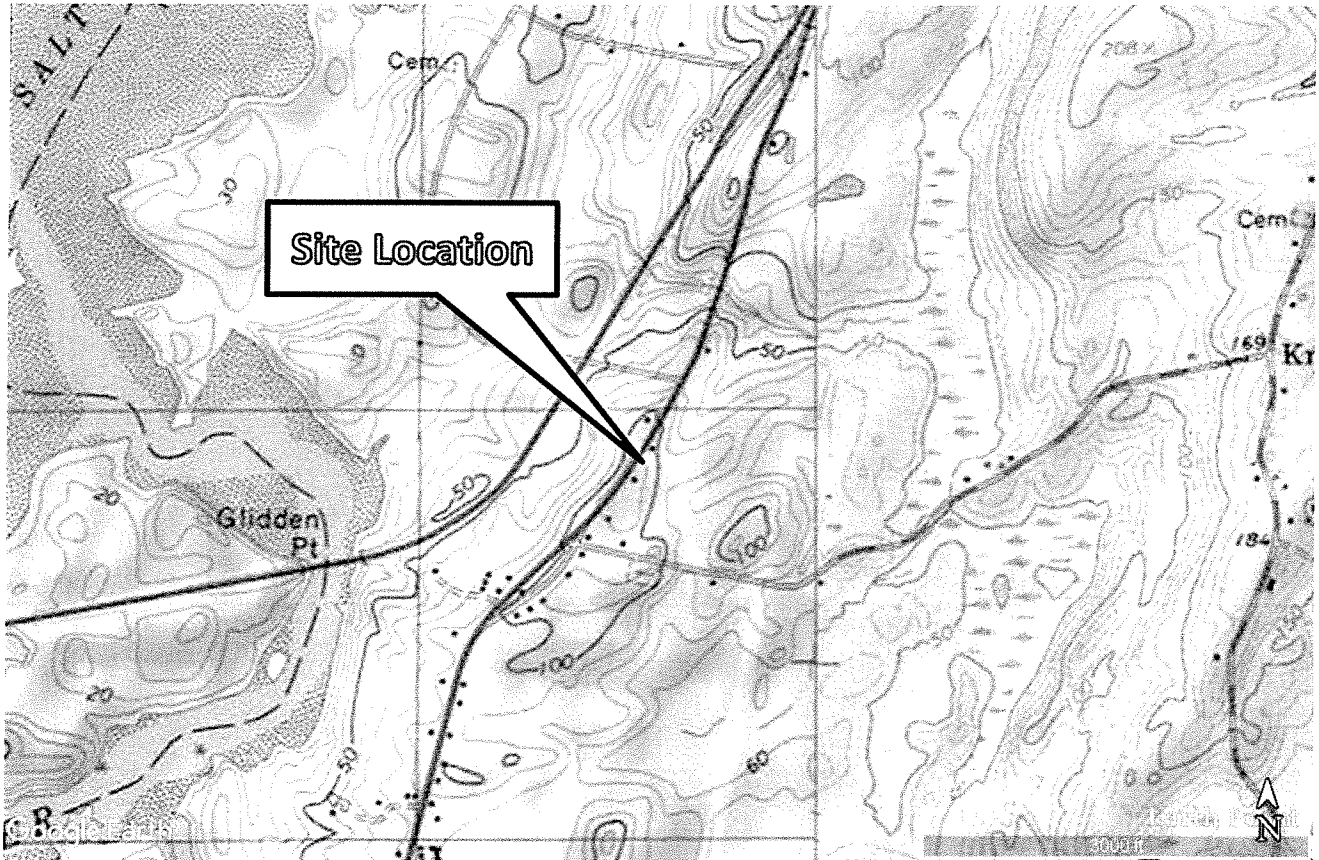
MAINE REAL ESTATE
TRANSFER TAX PAID

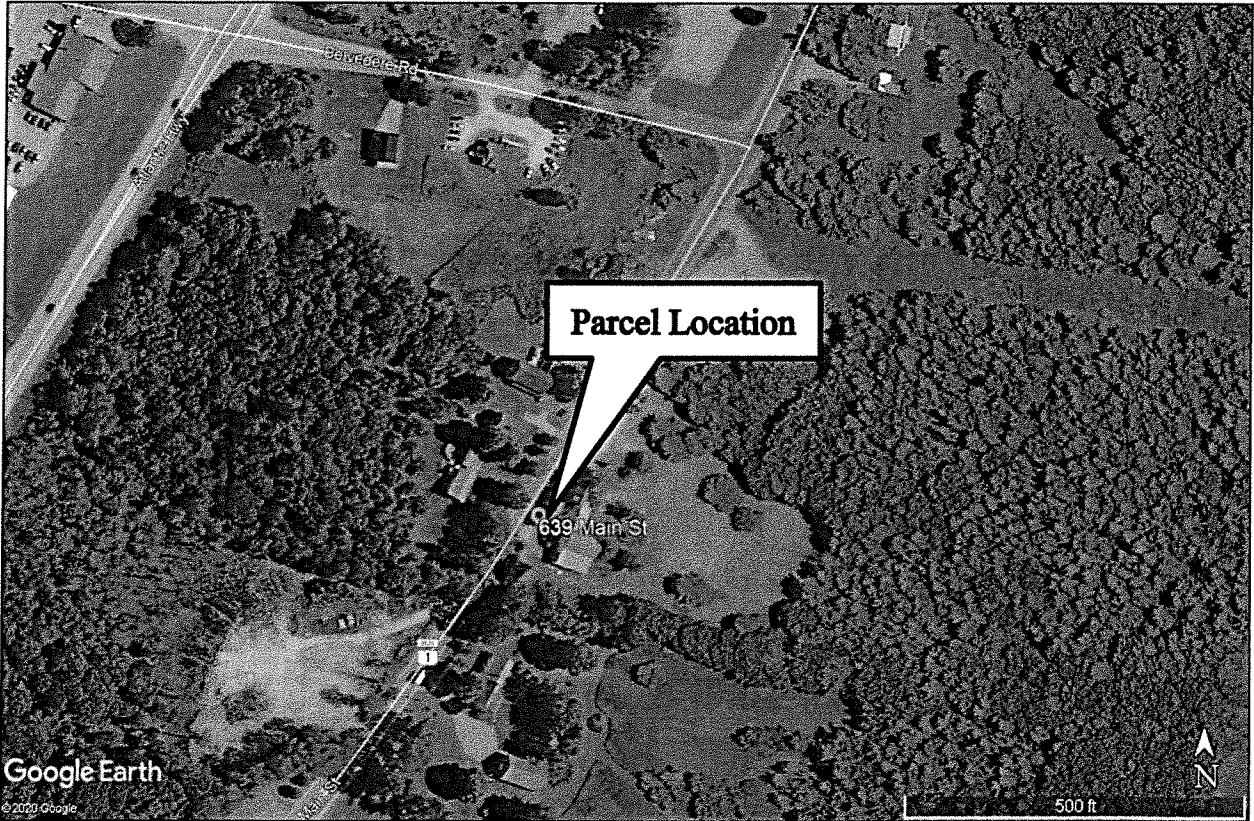
EXHIBIT A

A CERTAIN LOT OR PARCEL OF LAND, together with the buildings thereon, situated in Damariscotta, County of Lincoln, Maine, bounded and described as follows:

BEGINNING at H.S. Knowlton's (formerly) north line at the road leading from said Damariscotta to Waldoboro; thence East along said H.S. Knowlton's line to land formerly of Rufus Hitchcock, now or formerly of Ward A. Hitchcock at a stone wall; thence North by said stonewall about twenty-eight rods to a stake and stones at the corner of said land formerly of Rufus Hitchcock, now or formerly of Ward A. Hitchcock; thence westerly by said Hitchcock's land to the road aforesaid; thence southerly by said road to the point of beginning. Containing 3 acres, more or less.

MEANING AND INTENDING to describe and hereby convey the same premises conveyed by Warranty Deed of Rowland V. Gilbert, Sr. to Rowland V. Gilbert, Jr. and Rowland V. Gilbert, Sr., dated August 16, 1993, and recorded in the Lincoln County Registry of Deeds in Book 1911, Page 73. Rowland V. Gilbert, Sr. deceased on February 13, 2019, leaving Rowland V. Gilbert, Jr. surviving joint tenant and sole owner of the premises.





Gartley & Dorsky
ENGINEERING SURVEYING
CAMDEN, MAINE (207) 236-4365
WWW.GARTLEYDORSKY.COM

AERIAL PHOTO
MICHAEL NOETZEL – 639 MAIN STREET
DAMARISCOTTA, MAINE

DECEMBER 2020

PROJ. NO 2020-436

































SITE PLAN REVIEW

Hydrologic Soil Group—Knox and Lincoln Counties, Maine



Hydrologic Soil Group—Knox and Lincoln Counties, Maine

MAP LEGEND

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

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

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

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

Soil Survey Area: Knox and Lincoln Counties, Maine
 Survey Area Data: Version 20, May 29, 2020

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

Date(s) aerial images were photographed: Dec 31, 2009—Sep 16, 2016

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoC	Boothbay silt loam, 8 to 15 percent slopes	D	0.9	18.0%
BuB	Lamoine silt loam, 3 to 8 percent slopes	C/D	2.5	48.9%
MwC	Marlow-Berkshire complex, 8 to 15 percent slopes, very stony	C	0.3	5.4%
Sc	Scantic silt loam, 0 to 3 percent slopes	D	0.0	0.1%
TrB	Tunbridge-Lyman complex, 3 to 8 percent slopes, rocky	C	1.4	27.6%
Totals for Area of Interest			5.0	100.0%

Description

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

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

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

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

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

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

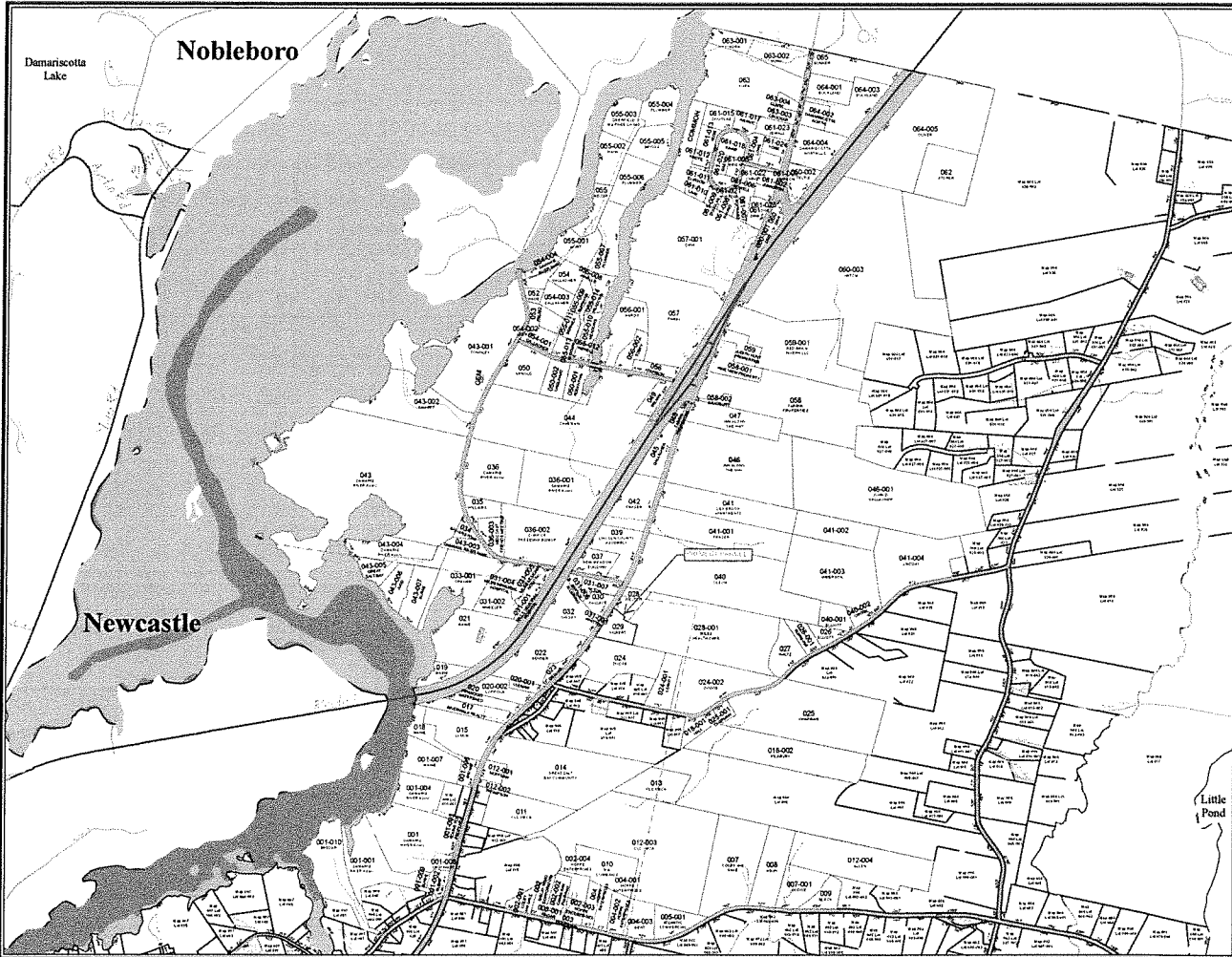
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

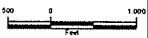
Tie-break Rule: Higher



**Property Map
Damariscotta
Maine**



1 inch = 500 feet



Legend

- Cultural Period
- Ad Hoc Period
- Planning
- Boundary
- Main Highway
- State Road
- Private Way
- Easement
- Powerline
- Stream
- Pond
- Wetland (100 ft Buffer)
- Wetland (300 ft Buffer)
- Small Water

Disclaimer:
 This map was prepared by the Town of Damariscotta, Maine, and is not a boundary survey. It is intended for general information only and should not be used for legal purposes. The Town of Damariscotta, Maine, is not responsible for any errors or omissions on this map. The user of this map assumes all liability for any use of this map. The information on this map is based on the best available information at the time of preparation. The Town of Damariscotta, Maine, is not responsible for any errors or omissions on this map. The user of this map assumes all liability for any use of this map. The information on this map is based on the best available information at the time of preparation.

Not a Boundary Survey
 For Assessment Purposes
 Not to be used for Conveyances
 April 1, 2019

Little Pond

prepared by
 Rodden H. Clark, Jr.
 22 Clark Court Road
 Naples, ME 04753

Map 003

National Flood Hazard Layer FIRMette



69°30'35"W 44°2'58"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
OTHER AREAS	Area with Flood Risk due to Levee <i>Zone D</i>
	Area of Minimal Flood Hazard <i>Zone X</i>
GENERAL STRUCTURES	Effective LOMRs
	Area of Undetermined Flood Hazard <i>Zone D</i>
OTHER FEATURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
MAP PANELS	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
MAP PANELS	Coastal Transect Baseline
	Profile Baseline
MAP PANELS	Hydrographic Feature
	Digital Data Available
MAP PANELS	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/7/2020 at 2:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Gartley & Dorsky
ENGINEERING & SURVEYING

December 16, 2020

Kirk Mohny
Maine Historic Preservation Commission
65 State House Station
Augusta, Maine 04333-0065

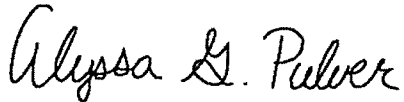
Subject: Michael Noetzel
639 Main Street, Damariscotta

Dear Mr. Mohny:

Enclosed for your review is a site plan for a proposed Adult Use Marijuana Store and Tier II Cultivation Facility in Damariscotta, ME. The applicant proposes to use the existing buildings. A new paved driveway, parking area and walkway are proposed. The Town of Damariscotta requires the applicant to request your input with regard to impact, if any, on historic sites on or in the vicinity of the property.

If you have questions regarding this application, please feel free to contact me directly at (207) 236-4365.

Sincerely,
Gartley & Dorsky Engineering & Surveying Inc.



Alyssa Gartley Pulver, E.I.
Design Engineer

Gartley & Dorsky
ENGINEERING SURVEYING

December 16, 2020

Lisa St. Hilaire
Information Manager
Maine Natural Areas Program
Lisa.St.Hilaire@maine.gov

Subject: Michael Noetzel
639 Main Street, Damariscotta

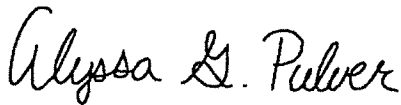
Dear Ms. St. Hilaire:

Gartley & Dorsky Engineering & Surveying Inc., acting as agent for Michael Noetzel, is preparing to submit an application for Site Plan Review to the Town of Damariscotta Planning Board. Michael Noetzel is proposing to use the existing buildings on his property for an Adult Use Marijuana Store and Tier II Cultivation Facility. The property is located on Main Street in Damariscotta. The Town of Damariscotta requires the applicant to request your input with regard to the presence of rare or unique botanical features in the vicinity of the project.

To fulfill a requirement of the Site Plan Review Application, please search your database for the presence of rare or unique botanical features in the vicinity of the project.

Attached is a location map. Should you have any questions, please do not hesitate to contact me at (207) 236-4365.

Sincerely,
Gartley & Dorsky Engineering & Surveying Inc.



Alyssa Gartley Pulver, E.I.
Design Engineer

Odor Mitigation Plan

The purpose of this Odor Mitigation Plan is to ensure that the smell of marijuana is not detectable at the boundary of the property or any adjoining use of the property.

1. Specific Odor-Emitting Activities

Odor-Emitting Activities Include the following:

- All areas of facility where cannabis is stored and handled.
- Areas where product is displayed for view.
- All areas of the sales floor.
- Limited Access Areas.
- Storage and Disposal Zones.

2. Odor Mitigating Practices

Procedural activities to mitigate odor include the following:

- Proper handling, storage, disposal of marijuana.
- Routine checkups for system diagnostics.

All cannabis product will be arriving prepackaged and sold as such. Odor emission, from the facility, is not expected to be an issue.

The main sources of odor will be the storage areas as well as the display areas.

A system will be designed and evaluated by a professional engineer.

3. Engineering Controls

The engineering control system and all components shall be reviewed and certified by a Professional Engineer as meeting professional expectations of competency and as sufficient to effectively mitigate odors for all odor sources.

The HVAC system will be designed with odor mitigation at the forefront. All air exiting and entering the building will be properly HEPA filtered, after passing through charcoal filters, air scrubbers, and ionic oxidation air purifiers.

Polarized Filters with active carbon inserts:

Polarized air filters utilize electromagnetic polarization to minimize the collection of dust and pollutants in the air. This will, in turn, improve the effectiveness of air filtration and odor control. The carbon inserts provide an additional layer of odor removal. These filters are easy to upgrade and last a long time. These are utilized around the world in hospitals and laboratories and are a great option for cannabis facilities.

Carbon Scrubbers

Activated carbon scrubbers will be used in the storage areas where there will be the highest concentration of cannabis products. Carbon scrubbers utilize pelletized granule carbon which

removes odor, dust, and pollutants. These can be used as standing units in a space or as exhaust fans.

Ozone Generators

Ozone Generators utilize ultraviolet bulbs to produce ozone gas that works on a molecular level to eliminate all odor, molds, mildew, and bacteria. Ozone generators are best used safely by utilizing generators that attach directly to the exhaust lines. These will be used in the waste area and storage area.

Electrostatic Air Cleaners

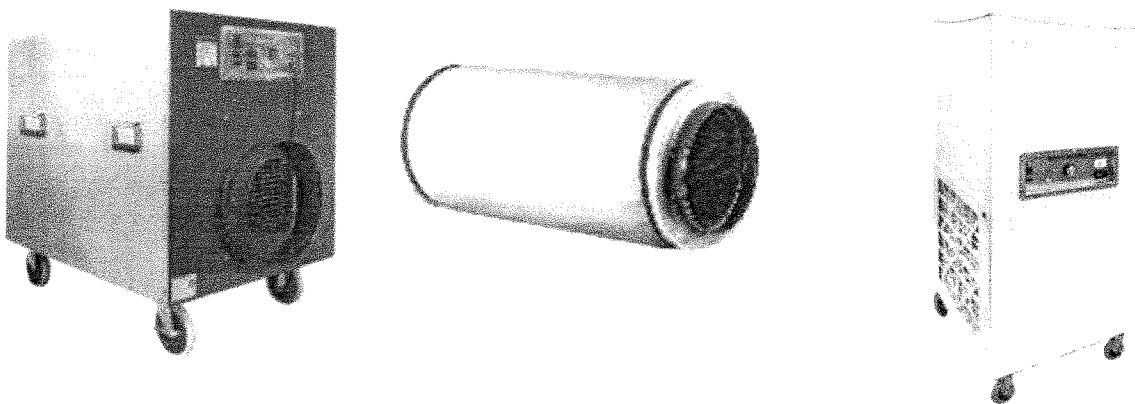
This technology utilizes electrostatic attraction to remove fine particulate matter such as dust or cigarette smoke from the air. These units ionize or electrically charge particles as incoming air is drawn over an electronic cell.

4. Air Exchange

All air exiting the building will be dual filtered through HEPA and charcoal filters. This will ensure clean odor free air.

Air exchange and purification will be calculated to maintain proper performance and rating for cubic feet of air movement. The agri air purifier is one of the leading odor mitigating systems available to the cannabis industry utilizing, medical grade HEPA filtration, along with ionic oxidation air purification.

This system will be in place to process air anywhere in the facility that cannabis odor needs mitigating. The purified air will then exit the building via ventilation. Exact specifications to be determined by professional engineer.



Maintenance Plan

Maintenance will be conducted routinely by facility staff. System will be checked for malfunctions and proper odor mitigation. Filters will be exchanged every 6 months, and equipment will be serviced when required.

Redundant means for control of odor will be utilized. In the event of equipment failure, secondary means of odor control will be available while repairs are performed.

Staff Training

All staff will be trained to understand the basic odor mitigation system and function. Facility manager will be trained to understand when maintenance will be required and to perform basic checkups. Larger maintenance that may require an engineer contractor will be conducted when necessary.

Odor Complaint Tracking and Response

Staff members that receive odor complaints in public will report them to facility managers immediately. Any complaint made by municipality or OMP personnel will be addressed promptly by facility owners and management.

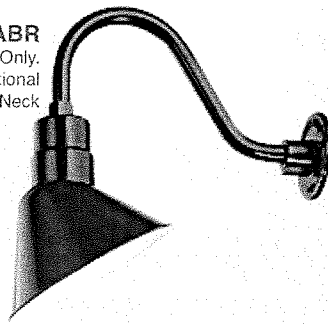
A complaint log book will be kept which logs Date of complaint, as well as staff member who initially received complaint and the facility manager responsible for addressing the complaint. Complaints no longer in offense will be checked to confirm they've been dealt with.

R Series

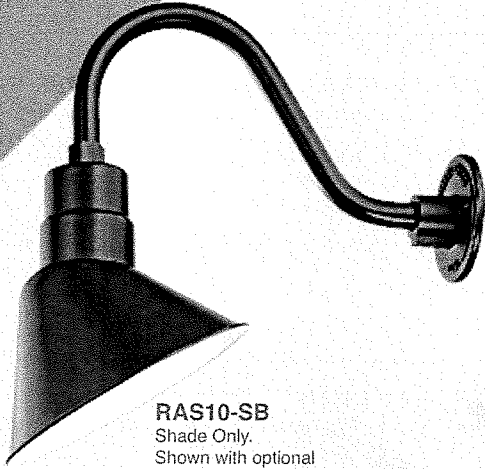
10" Angle Shades

UL LISTED FOR WET LOCATIONS

RAS10-ABR
Shade Only.
Shown with optional
RGN15-ABR Goose Neck

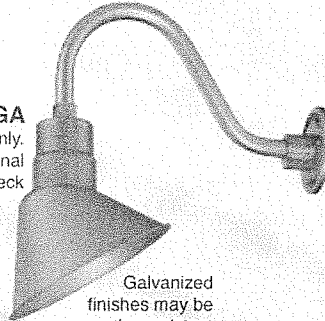


RAS10-WH
Shade Only.
Shown with optional
RGN15-WH Goose Neck



RAS10-SB
Shade Only.
Shown with optional
RGN15-SB Goose Neck

RAS10-GA
Shade Only.
Shown with optional
RGN15-GA Goose Neck



Galvanized
finishes may be
inconsistent



RAS10-SG
Shade Only.
Shown with optional
RGN15-SG Goose Neck
and RWG10-SG Wire Guard

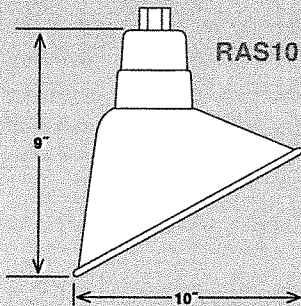


RAS10-SR
Shade Only.
Shown with optional
RGN15-SR Goose Neck

EASY TO ORDER:

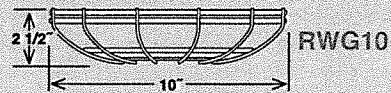
1. Choose a Shade
2. Choose a Goose Neck
3. Wire Guard Optional

Angle Shades



ITEM #	WIDTH	LAMPS	WIRE	FINISH
RAS10-ABR	10"	Med. 200W A21	100"	Architectural Bronze
RAS10-GA	10"	Med. 200W A21	100"	Galvanized
RAS10-SB	10"	Med. 200W A21	100"	Satin Black
RAS10-SG	10"	Med. 200W A21	100"	Satin Green
RAS10-SR	10"	Med. 200W A21	100"	Satin Red
RAS10-WH	10"	Med. 200W A21	100"	White

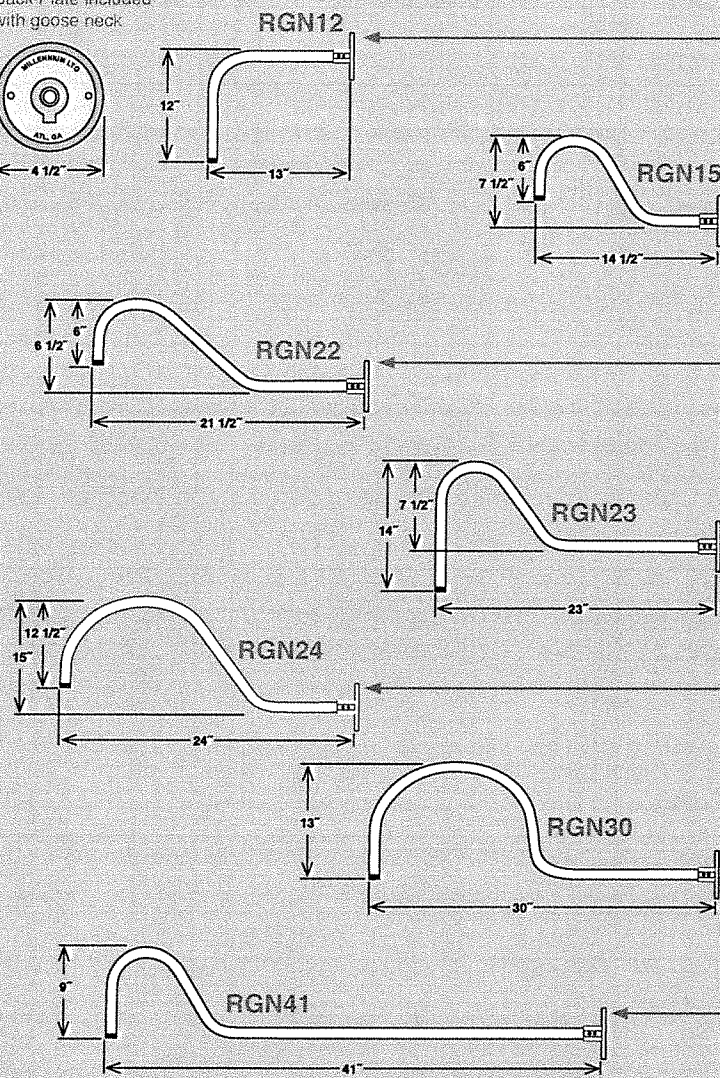
Wire Guards



ITEM #	WIDTH	FINISH
RWG10-ABR	10"	Architectural Bronze
RWG10-GA	10"	Galvanized
RWG10-SB	10"	Satin Black
RWG10-SG	10"	Satin Green
RWG10-SR	10"	Satin Red
RWG10-WH	10"	White

Goose Necks (Actual Photos Shown on Page 58)

Back Plate included with goose neck



ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4"	13"	Architectural Bronze
RGN12-GA	3/4"	13"	Galvanized
RGN12-SB	3/4"	13"	Satin Black
RGN12-SG	3/4"	13"	Satin Green
RGN12-SR	3/4"	13"	Satin Red
RGN12-WH	3/4"	13"	White
RGN15-ABR	3/4"	14 1/2"	Architectural Bronze
RGN15-GA	3/4"	14 1/2"	Galvanized
RGN15-SB	3/4"	14 1/2"	Satin Black
RGN15-SG	3/4"	14 1/2"	Satin Green
RGN15-SR	3/4"	14 1/2"	Satin Red
RGN15-WH	3/4"	14 1/2"	White
RGN22-ABR	3/4"	21 1/2"	Architectural Bronze
RGN22-GA	3/4"	21 1/2"	Galvanized
RGN22-SB	3/4"	21 1/2"	Satin Black
RGN22-SG	3/4"	21 1/2"	Satin Green
RGN22-SR	3/4"	21 1/2"	Satin Red
RGN22-WH	3/4"	21 1/2"	White
RGN23-ABR	3/4"	23"	Architectural Bronze
RGN23-GA	3/4"	23"	Galvanized
RGN23-SB	3/4"	23"	Satin Black
RGN23-SG	3/4"	23"	Satin Green
RGN23-SR	3/4"	23"	Satin Red
RGN23-WH	3/4"	23"	White
RGN24-ABR	3/4"	24"	Architectural Bronze
RGN24-GA	3/4"	24"	Galvanized
RGN24-SB	3/4"	24"	Satin Black
RGN24-SG	3/4"	24"	Satin Green
RGN24-SR	3/4"	24"	Satin Red
RGN24-WH	3/4"	24"	White
RGN30-ABR	3/4"	30"	Architectural Bronze
RGN30-GA	3/4"	30"	Galvanized
RGN30-SB	3/4"	30"	Satin Black
RGN30-SG	3/4"	30"	Satin Green
RGN30-SR	3/4"	30"	Satin Red
RGN30-WH	3/4"	30"	White
RGN41-ABR	3/4"	41"	Architectural Bronze
RGN41-GA	3/4"	41"	Galvanized
RGN41-SB	3/4"	41"	Satin Black
RGN41-SG	3/4"	41"	Satin Green
RGN41-SR	3/4"	41"	Satin Red
RGN41-WH	3/4"	41"	White

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

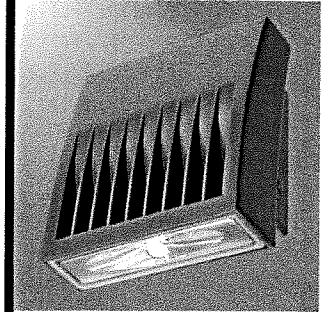
electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

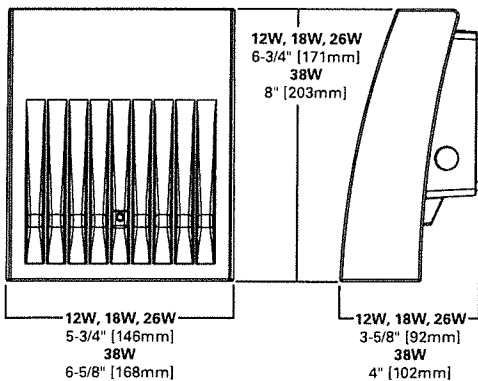
Five-year warranty.



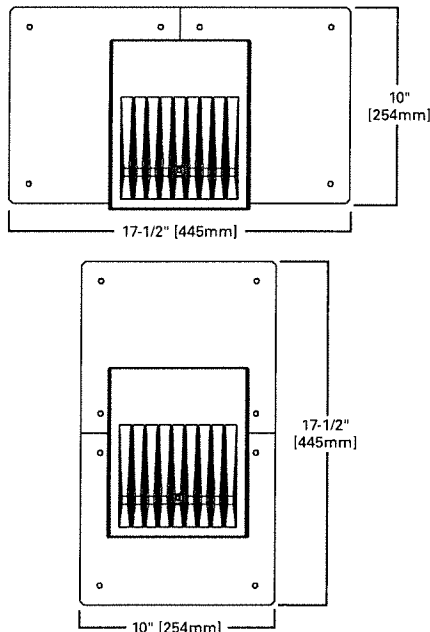
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

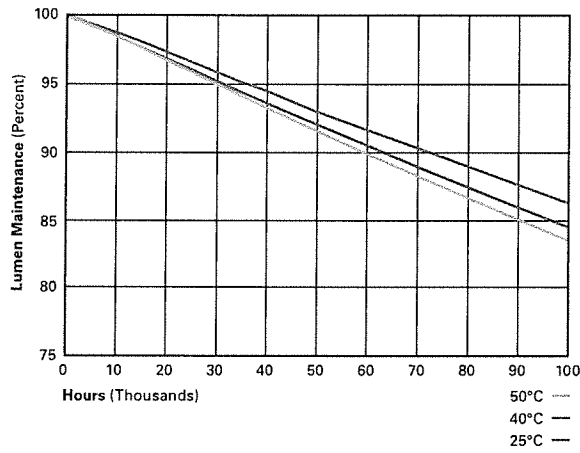
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series 1	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B=Small Door, 12W XTOR2B=Small Door, 18W XTOR3B=Small Door, 26W XTOR4B=Medium Door, 38W	[Blank]=Bright White (Standard), 5000K W=Neutral White, 4000K Y=Warm White, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	PC1=Photocontrol 120V 2 PC2=Photocontrol 208-277V 2,3 347V=347V 4 HA=50°C High Ambient 4	WG/XTOR=Wire Guard 5 XTORFLD-KNC=Knuckle Floodlight Kit 6 XTORFLD-TRN=Trunnion Floodlight Kit 6 XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White 6 XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White 6 EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B=12W, 5000K, Carbon Bronze	XTOR2B=18W, 5000K, Carbon Bronze	XTOR3B=26W, 5000K, Carbon Bronze	XTOR4B=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	XTOR2B-W=18W, 4000K, Carbon Bronze	XTOR3B-W=26W, 4000K, Carbon Bronze	XTOR4B-W=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT=18W, 5000K, Summit White	XTOR3B-WT=26W, 5000K, Summit White	XTOR4B-WT=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze
XTOR1B-W-PC1=12W, 4000K, 120V PC, Carbon Bronze	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze		XTOR4B-W-PC1=38W, 4000K, 120V PC, Carbon Bronze

Customer Entrance
(Employees will check Customer's photo identification outside, prior to entry).

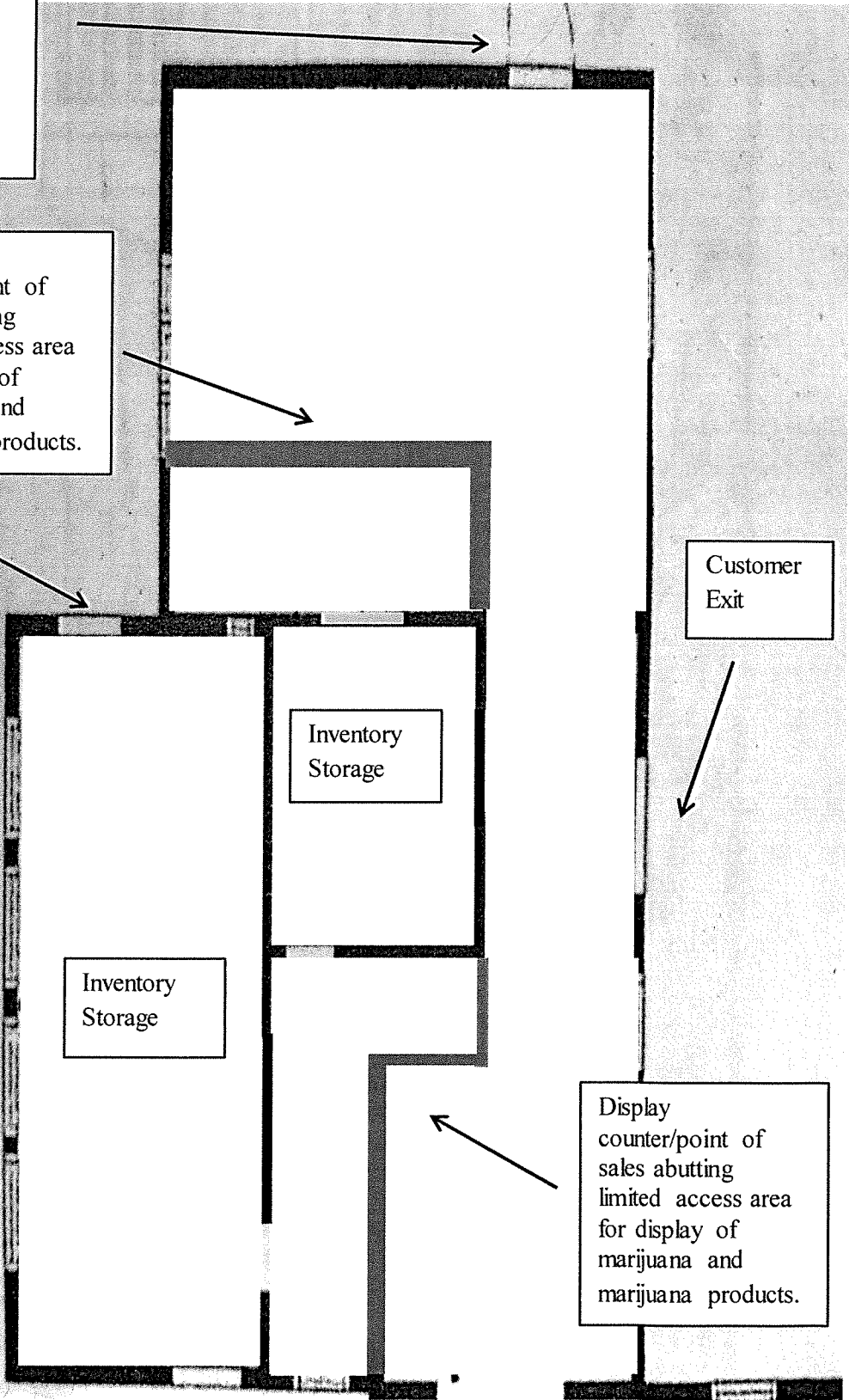
Display counter/point of sales abutting limited access area for display of marijuana and marijuana products.

Employee, Visitor, Delivery Entrance

Customer Exit

Key

- Limited Access Area (Employee Only)
- Sales Floor



EROSION & SEDIMENTATION CONTROL NOTES

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN AND THE EROSION AND SEDIMENTATION CONTROL MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

A. EROSION CONTROL TECHNIQUES

- 1. EROSION CONTROL TECHNIQUES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 2. EROSION CONTROL TECHNIQUES SHALL BE DESIGNED TO PREVENT OR MINIMIZE THE LOSS OF SOIL AND TO CONTROL THE RATE OF EROSION.
- 3. EROSION CONTROL TECHNIQUES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 4. EROSION CONTROL TECHNIQUES SHALL BE DESIGNED TO PREVENT OR MINIMIZE THE LOSS OF SOIL AND TO CONTROL THE RATE OF EROSION.

B. COMMON SENSE

- 1. COMMON SENSE SHALL BE USED IN THE DESIGN AND INSTALLATION OF EROSION CONTROL TECHNIQUES.
- 2. COMMON SENSE SHALL BE USED IN THE DESIGN AND INSTALLATION OF EROSION CONTROL TECHNIQUES.
- 3. COMMON SENSE SHALL BE USED IN THE DESIGN AND INSTALLATION OF EROSION CONTROL TECHNIQUES.

C. WINTER STABILIZATION

- 1. WINTER STABILIZATION SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 2. WINTER STABILIZATION SHALL BE DESIGNED TO PREVENT OR MINIMIZE THE LOSS OF SOIL AND TO CONTROL THE RATE OF EROSION.
- 3. WINTER STABILIZATION SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

D. STABILIZATION PERFORMANCE CRITERIA

- 1. STABILIZATION PERFORMANCE CRITERIA SHALL BE USED TO EVALUATE THE EFFECTIVENESS OF EROSION CONTROL TECHNIQUES.
- 2. STABILIZATION PERFORMANCE CRITERIA SHALL BE USED TO EVALUATE THE EFFECTIVENESS OF EROSION CONTROL TECHNIQUES.
- 3. STABILIZATION PERFORMANCE CRITERIA SHALL BE USED TO EVALUATE THE EFFECTIVENESS OF EROSION CONTROL TECHNIQUES.

GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE COURSE SHALL BE CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS FOR ROADWAY CONSTRUCTION. THE AGGREGATE SHALL BE WASHED TO REMOVE FINE PARTICLES AND SHALL BE FREE FROM ORGANIC MATERIALS, SULFUR, AND OTHER CONTAMINANTS.

GRADE	PERCENTAGE OF FINES	PERCENTAGE OF FINES	PERCENTAGE OF FINES
1 INCH	100	100	100
2 INCH	100	100	100
3 INCH	100	100	100
4 INCH	100	100	100
5 INCH	100	100	100
6 INCH	100	100	100
7 INCH	100	100	100
8 INCH	100	100	100
9 INCH	100	100	100
10 INCH	100	100	100

2. COMMON SENSE SHALL BE USED IN THE DESIGN AND INSTALLATION OF EROSION CONTROL TECHNIQUES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

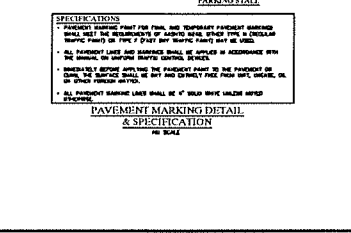
3. STRUCTURAL BACKFILL

STRUCTURAL BACKFILL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE BACKFILL SHALL BE DESIGNED TO PREVENT OR MINIMIZE THE LOSS OF SOIL AND TO CONTROL THE RATE OF EROSION.

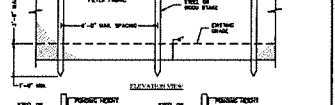
4. LOAD MAIN DETECTION

LOAD MAIN DETECTION SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE DETECTION SHALL BE DESIGNED TO PREVENT OR MINIMIZE THE LOSS OF SOIL AND TO CONTROL THE RATE OF EROSION.

5. TYPICAL PARKING STALL

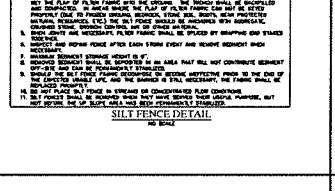


TYPICAL PARKING STALL



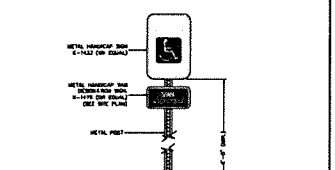
6. SILT FENCE SHALL BE DESIGNED TO PREVENT OR MINIMIZE THE LOSS OF SOIL AND TO CONTROL THE RATE OF EROSION. THE SILT FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

7. RECLAIM ASPHALT SECTION

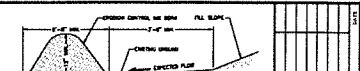


RECLAIM ASPHALT SECTION

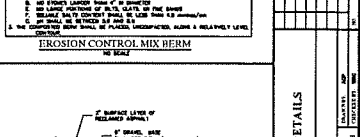
8. HANDICAP ACCESSIBLE PARKING SIGN WITH VAN PLACARD



HANDICAP ACCESSIBLE PARKING SIGN WITH VAN PLACARD



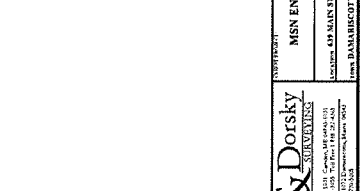
9. EROSION CONTROL MIX BERM SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE MIX BERM SHALL BE DESIGNED TO PREVENT OR MINIMIZE THE LOSS OF SOIL AND TO CONTROL THE RATE OF EROSION.



EROSION CONTROL MIX BERM

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL TECHNIQUES THROUGHOUT THE CONSTRUCTION PERIOD.

11. CIVIL DETAILS



CIVIL DETAILS

MSN ENTERPRISES, LLC
1000 DANBARICOTT AVENUE, SUITE 1000, DANBAR, MD 21034
TEL: 410-326-1234
FAX: 410-326-1235
WWW.MSNENTERPRISES.COM

Gartley & Dorsky
ENGINEERS, ARCHITECTS, PLANNERS
1000 DANBARICOTT AVENUE, SUITE 1000, DANBAR, MD 21034
TEL: 410-326-1234
FAX: 410-326-1235
WWW.GARTLEYANDORSKY.COM

C2

Memorandum

To: Damariscotta Planning Board
Fm: Bob Faunce
Date: December 22, 2020
Re: 40 Field Road – Installation of a Solar Array at Round Top Farm- Site Plan Review

Revision Energy, on behalf of Coastal Rivers Land Trust (CRLT), has submitted an application for Site Plan Approval for a solar array on CRLT property at 40 Field Road. The property is in the Residential District and is considered an accessory use since the power generated would be used to support the applicant's operations. The Planning Board reviewed the pre-application at its November 9, 2020 meeting and conducted a site visit on November 20, 2020 (minutes attached). In addition to Site Plan Approval the project requires a Conditional Use Permit.

Attached is the complete SPR application. The applicant has suggested that various submission requirements are not applicable and I would agree with all of them. You will note in the project narrative and on the site plan that the location of the solar array has been adjusted to account for wetlands. I also understand that it was moved to address a neighbor's concern.

The project has been scheduled for a public hearing at your January 4, 2021 meeting. I recommend final project approval.

Project Name:

Date: CRLT Solar 12-22-2020

Site Plan Review Performance Standards		Findings
A.	Preserve and Enhance the Landscape	Limited visibility
B.	Relationship to Environment and Neighboring Buildings	Low to the ground, distant to other buildings
C.	Air Quality	No impact
D.	Lighting and Glare	None
E.	Noise	None
F.	Adequacy of Public Road System	No traffic after construction
G.	Access into the Site	Internal
H.	Parking and Circulation	None required
I.	Pedestrian Circulation	None required
J.	Existing Public Utilities and Services	Power will extent to site
K.	Water Quality	No impact
L.	Stormwater Management	Should not generate much stormwater
M.	Erosion and Sedimentation Control	Potential for erosion minimal
N.	Water Supply	None required
O.	Natural Beauty	Little impact
P.	Historic and Archaeological Resources	Used as farm field for generations
Q.	Filling and Excavation	Limited
R.	Sewage Disposal	None
S.	Phosphorus Control	Not in pond watershed
T.	Buffer Areas	Existing

U.	Signs	None proposed
V.	Building Appearance	None proposed
Large Scale Development Performance Standards		<i>Findings</i>
A.	Building Appearance	N/A
B.	Outdoor Sales	N/A
C.	Parking	N/A
D.	Bicycle and Pedestrian Facilities	N/A
E.	Landscaping	N/A
F.	Screening	N/A
G.	Building Reuse	N/A
Additional Standards for Buildings > 20,000 sf		<i>Findings</i>
H-1.	Visibility from roads	N/A
H-2.	Outbuildings	N/A
H-3.	Community Impact Statement	N/A

Conditional Use Criteria

Effect not adverse: That the use requested will not have an adverse effect on the health, safety, or general welfare of the residents of the area or the general public. In making this determination, the Planning Board shall take into consideration the potential effect of the use on the environment from:

Project Name	CRLT Solar Array
Air Pollution	None
Water Pollution	None
Soil Pollution	None
Noise	None
Traffic	None after construction
Congestion	None
Soil Erosion	None
Sewage Disposal	None
Water Supply	None
Municipal Facilities	None
Municipal Services	None
Public Ways	None

Town of Damariscotta
21 School Street
Damariscotta, ME 04543

Project Narrative: proposed solar array at 40 Field Rd.

The location of the proposed solar project is 40 Field Rd., Damariscotta, Maine (property tax map 3, lot 1-001), a 9.89-acre parcel owned by Damariscotta River Association.

The array would be located in the open field at the northeast corner of of the lot behind the Coastal Rivers Conservation Trust building. In its current state, the field is covered in grass and other herbaceous vegetation.

The solar project would be approximately a 243.2 kW DC, 200.0 kW AC (1.3-acres) array, capable of producing over 300,000 kWh annually. The primary components of a ground mounted solar array are earth screws driven into the earth to serve as foundations, aluminum racking fastened to the screws, and solar panels affixed to the racking. The rows of panels would be oriented due south, sloping 35 degrees. At their peak, the panels would stand approximately 10 ft above grade. The rows of panels would be electrically connected via underground conduit and wire. Inverters would be positioned on the backside of the racking, and a concrete pad-mounted transformer and switchgear would be located at the southern edge of the field. A small amount of utility infrastructure would be required to connect the project to the local grid – several poles, a meter, and protective equipment.

For construction, we aim to have all approvals in place in order to commence work at the site in spring 2021 (once the snow melts and mud season ends). We expect construction will take 2 months, with the goal of wrapping up work at the site by mid-summer. During construction, we anticipate 2-15 workers on site during regular work hours depending on project stage. Construction waste is minimal and will be collected and removed from site as it is generated. Once completed, the system will require an anticipated 2-6 service visits annually for preventative and reactive maintenance, as well as mowing for vegetation management. The bulk of the system's oversight will be performed remotely via internet-based production monitoring software to ensure the system is producing power as-designed and constructed.

Based on the results of that study and assistance from Sevee & Maher Engineers, our engineering and environmental consultants for the project, we have adjusted the system's layout in order to minimize any wetlands impact.



REVISION ENERGY

Energy generated from the solar array would be used to offset four utility accounts owned by the Coastal Rivers Conservation Trust. The project would participate in Maine's Net Energy Billing program, which provides an exciting opportunity for the development of new solar projects to offer low-cost energy to local electric end-users.

Solar photovoltaic equipment is durable, built to withstand New England's harsh wind, rain, and snow. The steel beam foundations are customized to the substrate (we perform on-site geotechnical tests as part of the design process), and the aluminum racking specifications take into consideration the region's snow and wind loading requirements. This is all to say that, when installed properly, solar arrays are expected to last 40+ years and provide low-cost energy with minimal ongoing operational and maintenance support. From a visual standpoint, the bulk of the glare produced is directed upwards, and the equipment generates virtually no noise while generating electricity. Given the minimally-intrusive characteristics of solar photovoltaic arrays, and the larger environmental benefits solar provides, we hope this project will be a welcome addition to Damariscotta's landscape.

We are happy to provide additional information upon request – please don't hesitate to reach out with questions.

For Office Use Only:

Submission Date _____

Fee Amount: _____

Town of Damariscotta Site Plan Review *Application* Form

Project Name: Coastal Rivers Conservation Trust Solar Array

1. Applicant

ReVision Energy
Allison Barbour

2. Applicant's Address

758 Westbrook St
South Portland, ME 04106

3. Applicant's Tel/Email

207-271-9323
allison@revisionenergy.co
m

4. Property Owner

Damariscotta River
Association

5. Owner's Address

PO Box 333
Damariscotta, ME 04543

6. Owner's Tel # and Email

7. Engineer/Consultant/Architect

same as applicant

8. E/C/A Address

9. E/C/A Tel/Email

10. Location/Address of Property

40 Field Road

11. Tax Map/Lot

003-001-001

12. Zoning District

Residential

If submitted. If you believe a submission is not applicable or you want to request a waiver, so indicate by NA or W and explain in the spaces provided at the end of the form.

x	E.1	Signed SPR Application
x	E.2	Evidence of Right, Title or Interest
x	E.3	Site Plan at a scale of not more than 50'=1" with two 24'x36" for presentation purposes showing all of the following information:
x	E.3 a	Names & addresses of all abutters on plan and on a separate listing
x	E.3.b	Sketch map showing General location of site within the town
x	E.3.c	Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.
x	E.3.d	The bearings and distances of all property lines and the source of this information. The Board may waive the requirement of a formal boundary survey when sufficient information is available to clearly establish, on the ground, all property boundaries
x	E.3.e	Classification(s) of the property and the location of zoning district boundaries as applicable.

N/A	E.3.f	Soil types and location of soil boundaries suitable for waste water disposal as certified by a registered engineer or soil scientist.
x	E.3.g	The location of all building setbacks and buffers required by this or other ordinances of the Town of Damariscotta.
N/A	E.3.h	The location, size, and character of all signs and exterior lighting.
N/A	E.3.i	The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces and associated structures, snow storage areas, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements, and landscaping.
N/A	E.3.j	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
N/A	E.3.k	The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
N/A	E.4	A Stormwater Management Plan including Low Impact Development (LID) measures in conformance with the provisions of §102.6.L. See definition of LID in §102.4
	E.5	An erosion and sediment control plan in conformance with the provisions of §102.6.M
N/A	E.6	Building plans showing, at a minimum, floor plans and all elevations clearly indicating the type, color, and texture of all exterior surfacing materials of all proposed principal buildings and structures and all accessory buildings and structures.
x	E.7	Copies of any proposed or existing easements, covenants, deed restrictions, etc.
x	E.8	A list of all applicable State & Federal permits State electrical permit
N/A	E.9	Identification of districts, sites, buildings, structures or objects, significant in American history, architecture, archaeology, engineering or culture, that are listed, or eligible for listing, in the National Register of Historic Places (see 16 U.S.C. 470w(5); 36 CFR 60 and 800).
As needed	E.10	Demonstration of financial and technical capacity to complete the project, as proposed, in accordance with this ordinance and the approved plan.
N/A	E.11	Location of any floodplains on the project parcel as well as any wetlands and streams as identified by a wetlands scientist or other certified wetlands professional.
N/A	E.12	Soils test pit log demonstrating suitable soils for subsurface sewage disposal unless connection to a public sanitary sewer is proposed, in which case a letter from the Great Salt Bay Sanitary District attesting to its ability to accept sanitary wastes from the proposed development.
N/A	E.13	A phosphorus impact report if the project is within the watershed of a great pond.
N/A	E.14	An estimate of the amount of domestic water required for the project; if connection to the public water system is proposed, a letter from the Great Salt Bay Water District attesting to its ability to provide sufficient water to the project; if water is to be supplied by wells, the results of a hydrological study if required by the Planning Board.
N/A	E.15	Plan for supplying water for fire protection.
N/A	E.16	Letters from appropriate state authorities attesting to the project's impact, if any on historic, archaeological and rare or endangered plant or animal species on or in the vicinity of the project parcel.
x	E.17	Demonstration that access to the site will be safe and will meet or exceed minimum required sight distance. Road access shown on site plan
N/A	E.18	Demonstration that the project will comply with applicable noise and air quality standards.
x	E.19	A scenic assessment and landscaping plan for the site consistent with the recommendations of the Damariscotta Comprehensive Plan that includes drawings and/or photo simulations including elevations of proposed buildings, topography and landscaping as well as sidewalks (if applicable), illustrating the view from each public roadway adjacent to the proposed development.

Note: The applicant shall submit a plan that fully satisfies the §102.6 Performance Standards and, if applicable, the §102.7 Large Scale Development Performance Standards. The applicant may also submit an accompanying separate plan that sets out any proposed waivers from §102.6 and §102.7 Performance Standards accompanied by a written statement(s) explaining why the applicant believes the waivers would still accomplish the purpose of the performance standard so proposed to be altered.

Explain any requested waivers or submission requirements you believe are not applicable.

- E.3.f There will be no additional waste water disposal on site.
- E.3.h There will be no additional signs or exterior lighting.
- E.3.i There will be no additional buildings or any structures other than the proposed solar array.
- E.3.j There will be no additional buildings. All roads are shown on the site map.
- E.4 This project will disturb less than 1 acre of land area, therefore the DEP does not require an SLDA permit or a permit under the stormwater law.
- E.5 The installation will be done in accordance with the Maine Erosion and Sediment Control Handbook: Best Management Practices, Maine Department of Environmental Protection, (MEDEP), October 2016. Earthwork will be minimized as much as possible.
- E.6 There will be no additional buildings.
- E.11 There are no relevant floodplains on the parcel. All wetlands are designated on the site map.
- E.12 There will be no additional sewage disposal on site.
- E.13 The project is not within the watershed of a great pond.
- E.14 The proposed array will not require domestic water.
- E.15 No proposed change to water supply
- E.16 The proposed array will not impact historic sites, or plant or animal species.
- E.17 Road access is shown on the site map.
- E.18 Solar arrays produce virtually no noise, and do not affect air quality standards.

Check if Required

Planning Board Review/Approval (e.g. Subdivision)

Board of Appeals Review/Approval

Flood Hazard Development Permit

Exterior Plumbing Permit (Approved HHE-200 Application Form)

Interior Plumbing Permit

DEP Permit (Site Location, NRPA)

Army Corps of Engineers (Sec. 404 of Clean Water Act)

_____ MaineDOT Entrance or Traffic Permit

Others:

Note: Applicant is Advised to Consult with the Code Enforcement Officer and Appropriate State and Federal Agencies to Determine Whether Additional Permits, Approvals and/or Reviews are Required

I Certify That All Information Given in this Application is Accurate. All Proposed Uses Shall be in Conformance with this Application and the Applicable Town of Damariscotta Zoning Ordinances. I Agree to Future Inspections by the Code Enforcement Officer at Reasonable Hours.

Albert H. Brady

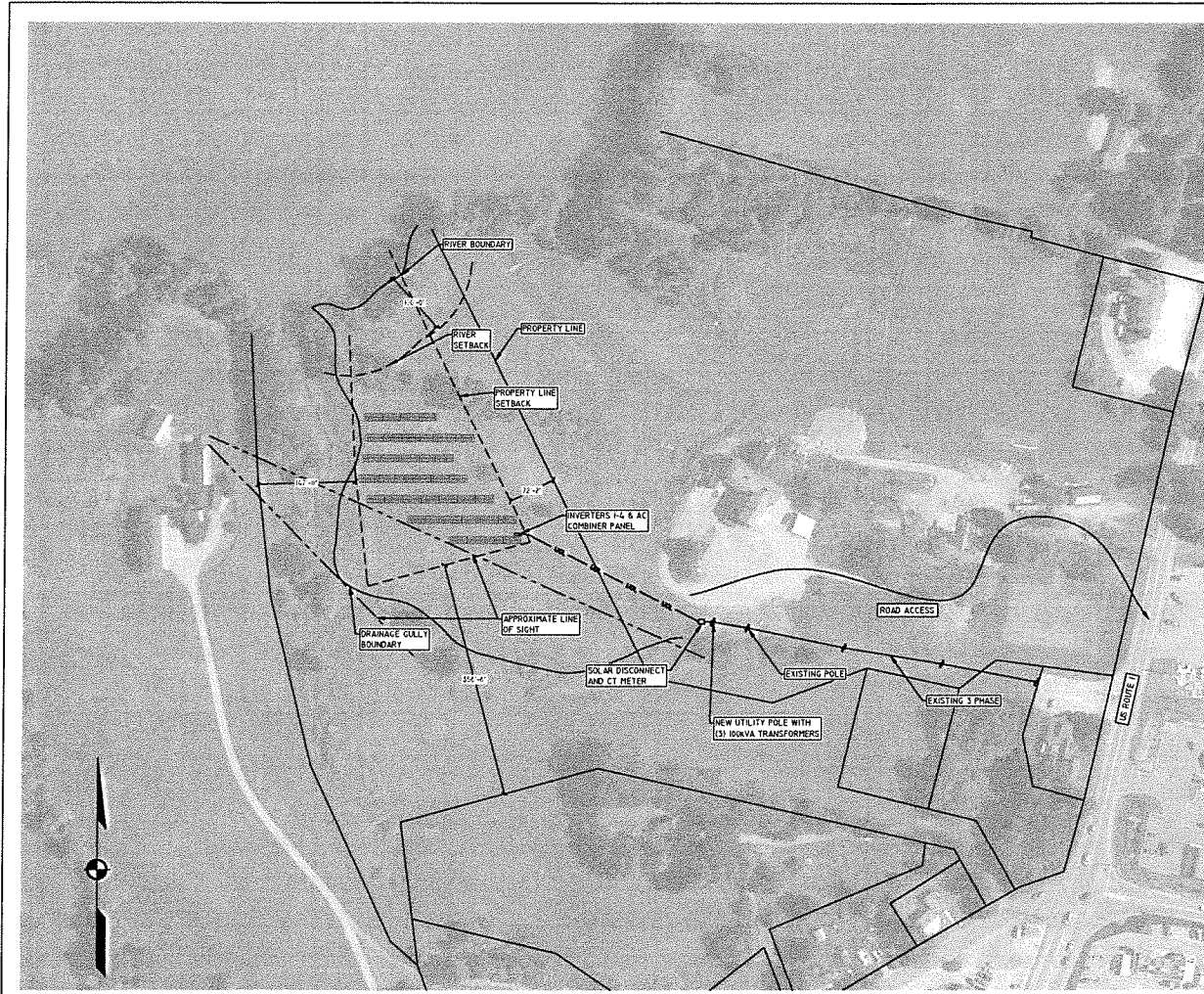
Applicant's Signature

12/14/2020

Date

Agent's Signature (if applicable)

Date



78 HESTERSON STREET
EASTPORT, VT 05647
(877) 221-0262

CLIENT:

COASTAL RIVERS
CONSERVATION TRUST

PROJECT ADDRESS:

5 BRINDLE LANE,
DANBURGH, VT 05215

SYSTEM TYPE:

GROUND MOUNT
PHOTOVOLTAIC ARRAY

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMITTING
2	02/01/2024	REVISED PER COMMENTS
3	02/15/2024	REVISED PER COMMENTS
4	03/01/2024	REVISED PER COMMENTS
5	03/15/2024	REVISED PER COMMENTS
6	04/01/2024	REVISED PER COMMENTS
7	04/15/2024	REVISED PER COMMENTS
8	05/01/2024	REVISED PER COMMENTS
9	05/15/2024	REVISED PER COMMENTS
10	06/01/2024	REVISED PER COMMENTS

DESIGNED BY: [NAME]
DRAWN BY: [NAME]
CHECKED BY: [NAME]
DATE: 05/15/2024
SCALE: AS SHOWN

SITE PLAN
E001

NOTE: PROPERTY LINES BASED ON DANBURGH TOWN RECORD MAP FOR 2018. APPROXIMATE.

List of Abutters

Abutting Property	Map-Lot	Grantee	Mailing	City	State	Zip
508 Main St	3-1-8	Lynne Urquhart	508 Main St	Damariscotta	ME	04543
4 Farm Lane	8-2-1	Guru Sangat Singh Khalsa	836 Leigh Mill Rd	Great Falls	VA	22066
40 Field Rd	3-1-10	Jacqueline and John Breder	100 Pond St #10	Boston	MA	02130
184 Church St	8-6	Charles William Burlin III	PO Box 995	Damariscotta	ME	04543
194 Church St	8-8	Rhonda Pendleton-Mott	PO Box 712	Damariscotta	ME	04543
176 Church St	8-4	Donald and Susan Shiminski	176 Church St	Damariscotta	ME	04543



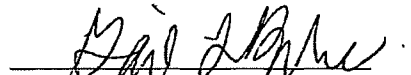
DEED OF SALE BY PERSONAL REPRESENTATIVE

GAIL F. BURKE, of Wiscasset, County of Lincoln and State of Maine, duly appointed and acting personal representative of the ESTATE OF NATALIE M. FREEMAN, deceased, testate as shown by the probate records of Lincoln, County, Maine (Docket No. 2015-0119), and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to DAMARISCOTTA RIVER ASSOCIATION, a Maine non-profit corporation, with a mailing address of PO Box 333, Damariscotta, Maine 04543, the real property with the buildings thereon situated in Damariscotta, County of Lincoln and State of Maine, bounded and described as follows:

See Schedule A attached hereto and incorporated by reference herein.

Witness my hand this 4 day of February.

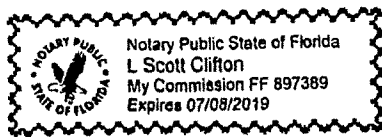

Witness

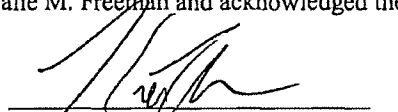

Gail F. Burke, Personal Representative
of Estate of Natalie M. Freeman

State of FLORIDA
County of WISSET

February 04, 2017

Then personally appeared before me the above-named Gail F. Burke in her capacity as Personal Representative of the Estate of Natalie M. Freeman and acknowledged the foregoing instrument to be her free act and deed.




Notary Public
L. Scott Clifton
Printed Name

**MAINE REAL ESTATE
TRANSFER TAX PAID**

Schedule A

A certain lot or parcel of land with the buildings and improvements thereon situated in the Town of Damariscotta, County of Lincoln, and State of Maine and shown on a plan prepared by Maine Coast Surveying and Flood Consultants entitled "Natalie M. Freeman Property, Northwesterly Sideline of Church Street, Damariscotta, Lincoln County, Maine", dated January 25, 2017, recorded at Plan Book 108, Page 26 at the Lincoln County Registry of Deeds. and further bounded and described as follows:

Beginning at an iron rod set in 2009 on the assumed westerly sideline of Church Street and at the northeast corner of the land now or formerly of Gail F. Burke, Personal Representative of the Estate of Natalie M. Freeman, as described in a deed recorded in Book 4947 Page 251 at the Lincoln County Registry of Deeds;

thence N63°59'03"W along the northerly line of the land of the Estate of Freeman 104.01' to an iron rod set in 2009;

thence N73°47'28"W continuing along the northerly line of the land of the Estate of Freeman 75.55' to an iron rod set in 1994 at the northeast corner of the land now or formerly of Paul F. Fenton and Catherine M. Blount as described in a deed recorded in Book 4875 Page 69;

thence N71°16'56"W along the northerly line of the land of Fenton and Blount 71.82' to an iron rod set in 2010 at the southeast corner of the land now or formerly of Sim-Kuen Chan Gregory and Robert B. Gregory as described in a deed recorded in Book 4774 Page 67;

thence N24°24'36"W along the easterly line of the land of Gregory 321.55' to an iron rod set in 2010;

thence N75°23'28"W along the northerly line of the land of Gregory 322.01' to an iron rod set in 2010 at a point labeled A on said plan;

thence N75°23'28"W continuing along the northerly line of the land of Gregory 61' more or less to the high water mark of Castner Brook (a tidal water body);

thence northerly along the high water mark of Castner Brook to the high water mark of Damariscotta River (also a tidal water body) near a point marked in 1991 by a wooden stake (labeled B on said plan), the dimension from point A to point B being N27°10'01"W 610.64';

thence northeasterly along the high water mark of Damariscotta River to an inlet or cove near a point marked in 1991 by a wooden stake (labeled C on said plan), the dimension from point B to point C being N46°33'18"E 524.92';

thence easterly along the high water mark of Damariscotta River and along the inlet or cove to the southerly line of the land now or formerly of Damariscotta River Association as described in a deed recorded in Book 3983 Page 303;

thence S26°44'38"E along the southerly line of Damariscotta River Association 9' more or less to an iron rod set in 1991 at a point labeled D on said plan, the dimension from point C to point D being N72°13'02"E 370.86';

thence continuing S26°44'38"E along the southerly line of Damariscotta River Association 760.56' to an iron rod set in 1996;

thence S78°47'03"E continuing along the southerly line of Damariscotta River Association 192.48' to an iron rod set in 1991;

thence N69°20'54"E continuing along the southerly line of Damariscotta River Association 150.60' to an iron rod set in 1991 at the northwest corner of the land now or formerly of Morrison Holdings, LLC as described in a deed recorded in Book 2755 Page 311;

thence S13°17'23"W along the westerly line of the land of Morrison Holdings, LLC 183.57' to an iron rod set in 1996 on the northerly line of "Private Road A" as shown on said plan;

thence S76°42'37"E along the southerly line of the land of Morrison Holdings, LLC and the northerly line of "Private Road A" 145.86' to an iron rod set in 2004;

thence continuing S76°42'37"E along the southerly line of the land of Morrison Holdings, LLC and the northerly line of "Private Road A" 69.88' to an iron rod set in 1996;

thence S30°00'20"E continuing along the southerly line of the land of Morrison Holdings, LLC and the northerly line of "Private Road A" 120.50' to an iron rod set in 1996 on the assumed northwesterly sideline of Church Street;

thence S57°10'37"W along the assumed northwesterly sideline of Church Street 50.06' to an iron rod set in 1991 at the northeast corner of the land of Rhonda D. Pendleton as described in a deed recoded in Book 1934 Page 84;

thence N30°00'20"W along the northerly line of the land of Pendleton and the southerly line of "Private Road A" 101.38' to an iron rod set in a stonewall in 1991;

thence N76°42'37"W along the stonewall on the northerly line of the land of Pendleton and the southerly line of "Private Road A" 45.52' to a ½" iron pipe found extending 18" above ground at the northeast corner of the land now or formerly of Charles William Burlin III as described in a deed recorded in Book 4894 Page 23;

thence continuing N76°42'37"W along the stonewall on the northerly line of the land of Burlin and the southerly line of "Private Road A" 148.63' to a point not monumented at the end of "Private Road A";

thence continuing N76°42'37"W along the stonewall on the northerly line of the land of Burlin 107.94' to a ¾" iron pipe found extending 8" above ground;

thence N78°47'03"W continuing along the stonewall on the northerly line of the land of Burlin 253.05' to a ¾" iron pipe found extending 8" above ground near the end of the stonewall;

thence S74°27'57"W along the northerly westerly line of the land of Burlin 308.73' to an iron rod set in 1991;

thence S07°16'05"E along the westerly line of the land of Burlin 146.45' to an iron rod set in 1992 at the northwesterly corner of the land now or formerly of Gail F. Burke, Personal Representative of the Estate of Natalie M. Freeman as described in a deed recorded in Book 4947 Page 249;

thence S07°23'28"E along the westerly line of the land of the Estate of Freeman 70.09' to a 1" iron pipe found 2" below ground;

thence S19°34'03"E along the westerly line of the land of the Estate of Freeman 269.40' to a nail set at the base of a bent #5 rebar found extending 3" above ground;

thence S71°29'09"E along the southerly line of the land of the Estate of Freeman 66.68' to a point not monumented at the southwest corner of the land now or formerly of Stanley G. French and Susannah A. French as described in a deed recorded in Book 1551 Page 68;

thence S63°59'03"E along the southerly line of the land of French 116.73' to a ½" iron pipe found 4" below ground at the assumed northwesterly sideline of Church Street;

thence S36°42'15"W along the assumed northwesterly sideline of Church Street 50.88' to the point of beginning, containing 19.08 acres above high water.

The bearings mentioned above are referenced to Grid North, Maine State Plane Coordinate System, West Zone, NAD1927, as shown on said plan. The iron rods recited above as "set" refer to a 5/8" steel reinforcing rod with a 2" diameter aluminum cap stamped "Maine Coast Surveying, Damariscotta PLS 1191".

TOGETHER WITH the Grantor's right, title and interest to all land, rocks, shore, and flats adjacent to the above described real property which is located below the high water mark of Castner Brook, including as said Brook extends to and intersects with the Damariscotta River.

TOGETHER WITH the Grantor's right, title and interest to all land, rocks, shore, and flats adjacent to the above described real property which is located below the high water mark of Damariscotta River. As confirmation, any other lands of Grantee located within the Natalie A. Freeman Subdivision as referenced at Plan Book 57, Page 33 included and hereby includes Grantor's right, title and interest in all land, rocks, shore and flats adjacent to said other lands which is located below the high water mark of the Damariscotta River.

TOGETHER WITH an easement to install, use, maintain, repair, replace, and upgrade utility lines where presently situated extending from Church Street across the land of Gail F. Burke, Personal Representative of the Estate of Natalie M. Freeman as described at the Lincoln County Registry of Deeds in a deed recorded in Book 4947 Page 249 and the land of Susannah A. French as described in a deed recorded in Book 1551 Page 68 as said location is further described in a easement deed recorded at Book 4386 Page 213 at the Lincoln County Registry of Deeds. Notwithstanding the foregoing easement terms to the contrary, said utility easement is (i) subject to the easement rights, restrictions, covenants, terms and conditions as set forth in Confirmatory Easement from Susannah French dated February 6, 2017 and recorded at Book 5104, Page 24 at said Registry of Deeds, and (ii) "utility lines" as used in this easement is for electric power, cable, fiber optic, telephone and other telecommunication type lines only, and (iii) the phrase "where presently situated" shall further mean that where such present utilities are already underground that any additional utility replacements, repairs, or upgrades shall remain underground insofar as located on the land of Grantor described at Book 4947, Page 249 at said Registry. This easement includes as follows (i) the right to temporarily enter the servient tenement solely for the limited purpose of completing utility work, (ii) after any installation, maintenance, repair, replacement or upgrading of utility lines any disturbed lands shall be promptly restored to pre-work condition as best as reasonably practicable, and (iii) any persons causing such utility work to be done or the need for such utility work to be done shall be responsible for the cost of restoration and the utility work.

SUBJECT TO the easement rights to "Private Road A" as shown on the above referenced plan and as referenced in easement deed to Morrison Holdings, LLC, dated February 2, 2017 and recorded at Book ~~5104~~ Page ~~301~~ at said Registry of Deeds. TOGETHER WITH the benefit of any covenants contained in said easement.

SUBJECT TO the easement rights of Sim-Kuen Chan Gregory and Robert B. Gregory as described in a deed recorded in Book 4774 Page 67 at said Registry of Deeds.

TOGETHER WITH the benefit of the restrictions, covenants, terms and conditions as set forth in said deed Sim-Kuen Chan Gregory and Robert B. Gregory as described in a deed recorded in Book 4774 Page 67 at said Registry of Deeds.

SUBJECT TO rights and easements granted to Central Maine Power Company and New England Telephone & Telegraph Company dated March 3, 1999 and recorded in Book 2440, Page 298 at said Registry of Deeds .

SUBJECT TO rights and easement granted to Central Maine Power Company and Tidewater Telecommunications dated August 6, 2004 and recorded in Book 3365, Page 265 at said Registry of Deeds .

Except for any limited utility easement rights as set forth above, there is no right of way granted with this conveyance, neither express nor implied, to use the gravel drive over that real property described in deed to Gail F. Burke, Personal Representative of the Estate of Natalie M. Freeman dated October 2, 2015 and recorded in Book 4947, Page 249 at said Registry of Deeds to access the land conveyed by this deed.

The covenants concerning Parcel 2 in deed to Gail F. Burke, Personal Representative of the Estate of Natalie M. Freeman dated October 2, 2015 are hereby terminated by virtue of Grantor having acquired title to all parcels benefitted by said covenants.

The above described property is a part of the land conveyed to Natalie M. Freeman by the following deeds: from Maine National Bank et. al. and recorded in Book 1154 Page 203; from the Estate of Isabelle K. Varick and recorded in Book 1250 Page 205; from the Bodfish Trust et. al. and recorded in Book 4385, Page 101; from the Launcelot Trust and recorded in Book 4385 Page 99.

Memorandum

To: Damariscotta Planning Board

Fm: Bob Faunce

Dt: December 22, 2020

RE: Lincoln Health Parking Lot

Land Design Solutions on behalf of Lincoln Health has submitted a Site Plan Review Pre-App to develop a 56-space parking lot at the site of the former Teel residence off Bristol Road. As shown on the attached site plan, the parking lot satisfies the minimum 15' setback from Bristol Road but it intrudes 10' or so into a portion of the required 30' side setback. Please note that the existing paved drive and parking spaces are now closer to the side lot line so the proposed pavement represents less of an intrusion into the 30' setback.

Access to the lot will be from the Lincoln Health campus only. The project will replace the existing emergency access onto Bristol Road with a wider accessway. Signage denoting emergency use only is proposed but the project will need to include a breakaway gate.

The applicant and staff have met several times with the only direct residential abutter. It is my understanding that she has been consulted on the proposed evergreen tree buffer. The applicant will need to specify the type, number and size of all proposed plantings.

Following review of pre-app at the January 4, 2020 meeting, the Planning Board should schedule a site walk.

For Office Use Only:
PB Pre-App Meeting Date: _____
PB Site Visit Date: _____

Town of Damariscotta Site Plan Review *Pre-Application* Form

(Submit 10 Copies to Code Enforcement Officer)

General Information

1. Applicant LincolnHealth	2. Applicant's Address 35 Miles Street Damariscotta, ME 04543	3. Applicant's Tel # and Email Pat Parson (207) 563-4901 Patrick.Parson@lchcare.org
4. Property Owner LincolnHealth	5. Owner's Address 35 Miles Street Damariscotta, ME 04543	6. Owner's Tel # and Email Pat Parson (207) 563-4901 Patrick.Parson@lchcare.org
7. Engineer/Consultant Land Design Solutions contact: Peter Biegel	8. Engineer/Consultant Address 1 Faraday Drive, Suite 7 Cumberland, ME 04021	9. Engineer/Consultant Tel # and Email pbiegel@landdesignsolutions.com, (207) 939-1717
10. Location/Address of Property Teel Lot Miles Campus	11. Tax Map/Lot Map 9 / Lot 2 & 63	12. Zoning District C2

<p>13. Description of Proposed Project and Any Requested Waivers (Note - There is a Presumption of No Waivers. The Applicant Must Document the Negative Effects of Denied Waiver(s))</p> <p>The project consists of the renovation and expansion of an existing 16 space parking area, and a 7 space parking area into a larger 56 space parking area providing a net gain of 33 spaces with an improved circulation pattern. The existing 7 space parking area was originally associated with a residential house (known as the Teel House) which had been converted into an office building years ago and was razed late last fall/early winter. The project site is approximately 38,000 s.f. within the 27 acre campus, fronting along Bristol Road. The project will increase the campus's impervious area by approximately 12,630 s.f. With a total disturbed project area of approximately 36,600 s.f. The project proposes to impact approximately 485 s.f. of wetland. A Site Location of Development Act Minor Amendment was submitted and approved by the Maine DEP August 28, 2020. The proposed wetland impact has also been approved by the Maine DEP and the Army Corps of Engineers.</p> <p>While what is proposed is not a large parking area the additional 33 parking spaces are very much needed to support the operations of the LincolnHealth campus.</p> <p>The Owner, LincolnHealth has had multiple conversations with the owners of the adjacent residential parcel concerning the project which has resulted in design decisions being made to minimize the impact of the project on their property. Examples of these design decisions are; the angled parking space layout, light fixture selection, placement of light poles and fixture mounting height, and the evergreen tree buffer planting along the property line.</p>

Sketch Plan

Please include: Outline of the Tract or Parcel with Estimated Dimensions, Road Rights of Way and Existing Easements; North Arrow; Proposed Layout of the Building(s), Driveways and Parking Areas; Identification of General Areas of Steep Slopes, Wetlands, Streams and Flood Plains; and Other Information Pertinent to the Project.

Please see the attached Site Plan.

